CITY OF ADELAIDE

Adelaide Park Lands Community Buildings (Sport and Recreation) Investment Plan

October 2024

CONTENTS

SECTION A

Introduction 3

Methodology ` 6

Investment Plan – Program 9

SECTION B

Context & Background 17

Community Buildings - Priority Buildings 24

Community Buildings – Assessments 49

ACKNOWLEDGEMENT OF COUNTRY

The City of Adelaide acknowledges that we are located on the traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past, present and emerging.

We recognise and respect their cultural heritage, beliefs and relationship with the land.

We also extend that respect to visitors of other Aboriginal Language Groups and other First Nations.

SECTION A

INTRODUCTION

Investment in Community Buildings
Community buildings in the Adelaide Park Lands consist predominantly of sport and recreation, public amenity buildings and small-scale structures. These facilities are extensively utilised by community sport and recreation groups, schools, and the public.

As community buildings reach the end of their useful life and no longer respond to community needs, consideration of the future of these buildings and how the upgrade or redevelopment of these buildings can best serve user groups and the public will be imperative.

The City of Adelaide is proposing a program of annual investment to upgrade or redevelop community buildings in the Adelaide Park Lands so that community buildings respond to current and future needs. Joint investment in the upgrade or redevelopment of community buildings will be required to provide exemplary development outcomes.

The upgrade or redevelopment of community buildings will be prioritised based on asset condition, functionality and community benefit and where the community building will benefit more than one eligible community organisation on an ongoing basis.

A program of building consolidation of existing buildings that no longer meet community expectations will be undertaken to ensure that when a community building is redeveloped the footprint of built form across the Adelaide Park Lands is minimised.

Community buildings will be appropriate in height and form within their landscape context, which may include consideration of topography, vegetation, tree canopy, sight lines to adjacent heritage and built forms, and a building's intended use.

Community buildings will offer the facilities required to meet community expectations and minimum sporting code requirements for the intended use.

INTRODUCTION (cont.)

Sharing resources, services and facilities through collaboration will help create more sustainable and efficient community buildings, as well as provide opportunities to increase diversity of activity and maximise investment in the Adelaide Park Lands. Community buildings will support a range of community organisations including sport and recreation clubs, community education and community service providers.

This will ensure that buildings are activated throughout the day and evening, providing spaces for people to play, learn and interact with the Adelaide Park Lands.

Community Buildings Policy
The investment in Community Buildings upgrades will realise the Council's vision to protect, enhance, and activate our open space and will be delivered in line with the Adelaide Park Lands Management Strategy (APLMS).

A Community Buildings (Sport and Recreation) Policy has been developed to guide this Investment Plan. The investment will be applied to building features that effectively service the intended community purpose including:

- Facilities not exceeding the relevant standards required for community sport and recreation training and competition.
- Legislative, performance, safety and compliance matters, including disability access.
- Shelter and shade, seating, handwashing facilities, drinking fountains, and public toilets to service all Park Lands visitors.
- Initiatives to support environmental health, conserve resources, and create a sustainable future for communities and ecosystems
- Landscaping and access improvements, including bicycle parking, pathways and lighting

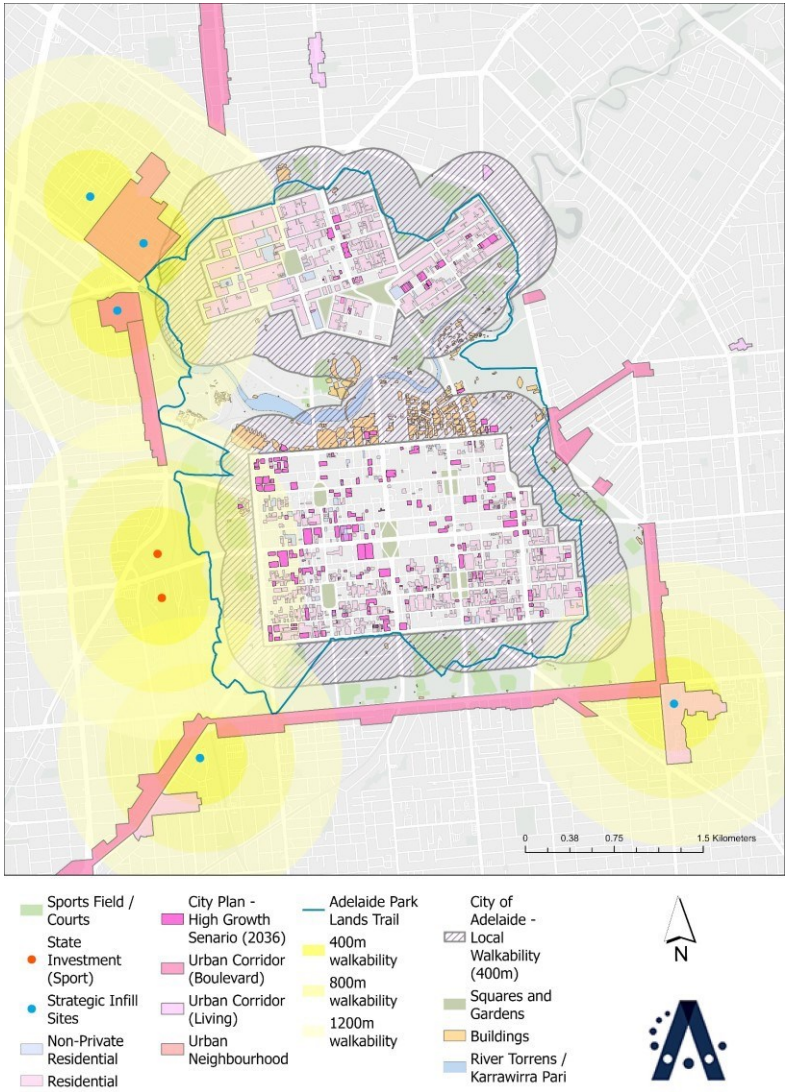


Image: City Plan – city and inner rim growth areas

INTRODUCTION (cont.)

Partnering with our Community
Delivered in partnership, the upgrade and redevelopment of Community Buildings will:

- Maximise investment and community benefits by consolidating buildings and creating shared-use facilities and amenities accessible to the public.
- Enable the provision of Community Buildings that fulfil their intended purpose, with a building footprint and scale, that minimises the impact on the Adelaide Park Lands.
- Create quality, welcoming and inclusive facilities to maximise their benefit to the community.
- Foster diverse participation in sports and recreation by investing in facilities that meet the needs of users and the public.
- Optimise the sustainable development, efficient use and environmental performance of Community Buildings.
- Ensure a consistent approach to designing and developing upgrades and redevelopments of Community Buildings.

Recommendation
There are 67 buildings in the Park Lands that support sport and recreation. 52 of these are identified as a City of Adelaide asset and are leased (or available to be leased). These include clubrooms, maintenance sheds, and scoreboards.

This plan recommends replacing 15 existing community buildings with 10 redeveloped facilities over a 10-year program that will integrate existing ancillary maintenance and storage facilities and public amenities.

METHODOLOGY

Of the 67 community buildings located in the Adelaide Park Lands that enable participation in sport and recreation, 40 have been considered in this Investment Plan. The remaining buildings include structures such as scoreboards, maintenance sheds, pump houses and other facilities.

Each community building has been assessed using data collected by CoA and supplemented by historical data from the Sports Facility Auditor (SFA) program where necessary. The Plan is dynamic, noting that priorities may change over time due to funding availability, changing building conditions, community needs, and other contributory factors.

Each clubroom is given a weighted score based on the following criteria:

Condition rating (1 to 5), including the age of the building and its structural condition. This rating is informed by a condition audit conducted every four years, with the last audit conducted in 2020. A high score (5) indicates that the building is in very poor condition and or nearing the end of its useful asset life.

Functionality rating (1 to 5), including the building's usability for its intended purpose and level of compliance with legislative requirements. A high score (5) indicates that the building has poor disability access and compliance, does not meet community sports facility standards, and contains elements unsuited to current or proposed use.

Community Benefit rating (1 to 5), including the extent of existing usage and or potential for participation by female and male juniors and seniors and broader community use. A high score (5) indicates that the building services a large number of participants, and/or there is significant growth potential, and the building has the potential to support informal community use of adjacent park features.

The scores for each criterion are multiplied by their respective weighting and summed to calculate the overall score for each building.

Building Prioritisation Matrix

Scoring	Condition Rating	Functionality Rating	Community Benefit Rating
1	Very Good	Very Good	Weak
2	Good	Good	Minor
3	Fair	Fair	Moderate
4	Poor	Poor	High
5	Very Poor	Very Poor	Very High
Weighting	35%	30%	35%

In allocating funding to a Park Lands Community Building, CoA will consider the following additional criterion:

Capacity to Partner, including the ability of eligible community organisations to obtain grant funding and or contribute to the upgrade and redevelopment of Community Buildings through their own funds.

Community Buildings - 10 year investment program (in order of priority)							
Order	**Building Type**	**Asset #**	**Score**	**Building Primary Purpose / Use**	**Current Lessee**	**Recommendation**	**Priority (year)**
Golden Wattle Park / Mirna Wirra (Park 21W)							
1	Building - clubroom (375m2)	109786	430	Supports AFL, cricket, soccer, ultimate frisbee, netball, school sports (multiple fields)	Adelaide Community Sport and Recreation Association (ACSARA)	Redevelop existing building	1
Mary Lee Park (Park 27B)							
2	Building A - clubroom (236m2)	109790	412.5	Supports soccer (multiple fields)	West Adelaide Soccer Club	Redevelop existing building	2
3	Building - former clubroom located in John E Brown Park (Park 27A) (74m2)	109787	325	Supported equestrian activities	Formerly leased to the Equestrian Federation and currently unleased.	Demolish and consolidate with 27B.	
Veale Park / Walyu Yarta (Park 21)							
4	Building A - clubroom (75m2)	109809	395	Supported soccer	Formerly leased to Football SA. Currently unleased	Demolish and consolidate with Building B	3
5	Building B - clubroom (51m2)	109774	395	Supports soccer (multiple fields)	Football SA	Demolish and redevelop	
Josie Agius Park Wikaparntu Wirra (Park 22)							
6	Building A - clubroom (202m2)	109788	382.5	Supports 24 netball courts	SA United Church Netball Association (SAUCNA)	Redevelop existing building	4
LeFevre Park / Natu Wama (Park 6)							
7	Building B - clubroom (93m)	109806	377.5	Supports fields for AFL, soccer, hockey, school sports, netball and tennis courts	Wilderness School and sublessees	Redevelop existing building	5
8	Building A - training / storage room (111m2)	109742	360	Building used for rowing training and school sports	Wilderness School. Opportunity to consolidate.	Demolish and consolidate with Building B	
Blue Gum Park / Kurangga (Park 20)							
9	Building A - clubroom (201m2)	109778	360	Supports multiple fields for AFL, cricket, soccer, netball, school sports, athletics	Pulteney Grammar School and sublessees. Opportunity to consolidate.	Demolish, consolidate and redevelop	6
10	Building B - clubroom (170m2)	109781	365	Supports junior and senior athletics, soccer, school sports	Adelaide Harriers Athletics Club. Opportunity to consolidate.	Demolish, consolidate and redevelop	
11	Building C - clubroom (98m2)	109722	330	Supports AFL, cricket, soccer, netball, school sports, athletics	Pulteney Grammar School. Opportunity to consolidate.	Demolish, consolidate and redevelop	
Carriageway Park / Tuthangga (Park 17)							
12	Building A - clubroom (89m2)	109765	360	Supports AFL, soccer, cricket, school sports	Pembroke School and sublessees	Demolish, consolidate and redevelop single building in Park 17	7
13	Building B - clubroom (203m2)	109769	330	Supports multiple Touch Football fields	Pembroke School and sublesses	Demolish, consolidate and redevelop single building in Park 17	
14	Building C - clubroom (204m2)	109770	347.5	Supports AFL, soccer, cricket, school sports	Touch Football SA	Redevelop existing building	8
Denise Norton Park / Pardipardinyilla (Park 2)							
15	Building - clubroom (233m2)	109741	335	Supports AFL, soccer, cricket, school sports	Blackfriars Priory School and sublessees	Redevelop existing building	9

Community Buildings beyond the 10 year investment program (in order of Park)							
Order	**Building Type**	**Asset #**	**Score**	**Building Primary Purpose / Use**	**Current Lessee**	**Recommendation**	**Priority (year)**
Bullrush Park / Warnpangga (Park 10)							
16	Building clubroom / grandstand (228m2)	109747	335	Supports AFL, cricket, soccer and school sports	Adelaide University	Upgrade when appropriate	n/a
17	Building - Clubroom (131m2)	109744	205	Supports archery	Adelaide Archery Club	Upgrade in progress	n/a
18	Maintenance Shed (75m2)	109749	n/a		Adelaide University		n/a
Red Gum Park / Karrawirra (Park 12)							
19	Building - Clubroom (91m2)	109745	312.5	Supports AFL and cricket	Adelaide University	Upgrade when appropriate	n/a
20	Building A - Rowing Clubroom (611m2)	109757	265	Supports rowing	St Peters College	Upgrade when appropriate	n/a
21	Building B - Rowing Clubroom (335m2)	109754	265	Supports rowing	Christian Brother College	Upgrade when appropriate	n/a
22	Building C - Rowing Clubroom (582m2)	109755	235	Supports rowing	Torrens Rowing Club	Upgrade when appropriate	n/a
23	Building D - Rowing Clubroom (582m2)	109753	230	Supports rowing	Adelaide University	Upgrade when appropriate	n/a
24	Building E - Rowing Clubroom (325m2)	109752	230	Supports rowing	Prince Alfred College	Upgrade when appropriate	n/a
25	Building F - Rowing Clubroom (432m2)	109756	230	Supports rowing	Adelaide High School	Upgrade when appropriate	n/a
26	Building - Clubroom / grandstand (486m2)	109476	235	Supports AFL and cricket	Adelaide University	Changerooms recently upgraded	n/a
27	Scoreboard (12m2)	109751	n/a		Adelaide University	n/a	n/a
28	Maintenance Shed (192m)	109748	n/a		Adelaide University	n/a	n/a
Rundle Park / Kadlitpina (Park 13)							
29	Storage Shed (16m2)	109697	n/a	Supports Petanque	Feral Aussie Boulistes Petanque Club	n/a	n/a
Rymill Park /Murlawirrapurka (Park 14)							
30	Building - Clubroom (647m2)	109801	235	Supports lawn bowls	Adelaide Bowling Club	Changerooms recently upgraded	
King Rodney Park / Ityamai-itpina (Park 15)							
31	Building A - Clubroom (159m2)	109760	290	Supports AFL, cricket and school sports	Prince Alfred College	Upgrade when appropriate	n/a
32	Building B - Clubroom (181m2)	109758	282.5	Supports AFL, cricket and school sports	Christian Brothers College	Upgrade when appropriate	n/a
33	Maintenance Shed (98m2)	109759	n/a		Christian Brothers College	n/a	

Community Buildings beyond the 10 year investment program (in order of Park)							
Carriageway Park / Tuthangga (Park 17)							
34	Building - Clubroom (75m2)	109762	295	Supports croquet	South Terrace Croquet	Upgrade when appropriate	n/a
35	Building - Clubroom (179m2)	109763	217.5	Supports croquet and horticulture activities	SA Croquet Association	Upgrade when appropriate	n/a
36	Building - Clubroom (111m2)	109764	200		Dog Obedience Club	Opportunity to consolidate	n/a
37	Storage Shed (26m2)	109766	n/a		SA Croquet Association	n/a	n/a
Peppermint Park / Wita Wirra (Park 18)							
38	Building - Clubroom (208m2)	109823	265	Supports soccer	Adelaide City Football Club	Maintain and upgrade when appropriate	n/a
Pelzer Park / Pityarilla (Park 19)							
39	Building - Clubroom (112m)	109767	325	Supports soccer	Adelaide Comets FC	Upgrade when appropriate	n/a
40	Building - Clubroom (511m2)	109771	252.5	Supports soccer	Adelaide City Football Club	Maintain and upgrade when appropriate	n/a
Blue Gum Park / Kurangga (Park 20)							
41	Building - Clubroom (490m2)	109776	317.5	Support hockey, tennis and school sports	South Park Hockey and Tennis	Upgrade when appropriate	n/a
42	Building - Clubroom (176m2)	109777	282.5	Supports petanque	Club de Petanque d'Adelaide	Upgrade when appropriate	n/a
43	Storage Shed (18m2)	109779	n/a		Pulteney		n/a
44	Storage Shed (74m2)	109773	n/a		Pulteney		n/a
45	Maintenance Shed (40m2)	109780	n/a		Pulteney		n/a
46	Pump House	n/a	n/a		Pulteney		n/a
47	Storage Shed (35m2)	109775	n/a		South Park Hockey and Tennis		n/a
GS Kingston Park / Wirrarninthi (Park 23)							
48	Building - Clubroom (374m2)	109793	282.5	Supports soccer	Park 23 Sports Club	Upgrade when appropriate	n/a
Ellis Park / Tampawardli (Park 24)							
49	Maintenance Shed (112m2)	109783	n/a		Adelaide High School	n/a	n/a
Tarntanya Wama (Park 26)							
50	Building A - Rowing Clubroom (376m2)	109800	265	Supports rowing	Norwood/Unley High RC	Upgrade when appropriate.	n/a
51	Building B - Rowing Clubroom (353m2)	109792	265	Supports rowing	Scotch College	Upgrade when appropriate.	n/a
52	Building C - Rowing Clubroom (406m2)	109791	230	Supports rowing	Pembroke College	Upgrade when appropriate.	n/a

Community Buildings outside of CoA Asset Management Plan (in order of Park)							
	Building Type	**Asset #**	**Score**	**Building Primary Purpose / Use**	**Current Lessee**	**Recommendation**	**Priority**
Possum Park / Pirltawardli (Park 1)							
1	Building - Clubroom	n/a	n/a		Tennis SA	New building recently constructed	n/a
Bundey's Paddock / Tidlangga (Park 9)							
2	Building - Clubroom	n/a	n/a		Prince Alfred College	New building recently constructed	n/a
Bullrush Park / Warnpangga (Park 10)							
3	Building - Clubroom	n/a	n/a		Adelaide University	New building recently constructed	n/a
Ellis Park / Tampawardli (Park 24)							
4	Building - Clubroom	n/a	n/a		Adelaide Comets FC	New building recently constructed	n/a
Gladys Elphick Park / Narnungga (Park 25)							
5	Building - Clubroom	n/a	n/a		SACA	New building recently constructed	n/a
Elder Park /Tarntanya Wama (Park 26)							
6	Building - Rowing Clubroom	n/a	n/a		Adelaide Rowing Club		n/a
7	Building / Stadium	n/a	n/a		Stadium Management Authority	New building recently constructed	n/a
8	Building / Stadium	n/a	n/a		Tennis SA	New building recently constructed	n/a
9	Building - Clubroom	n/a	n/a		Tennis SA	New building recently constructed	n/a
Bonython Park / Tulya Wardli (Park 27)							
10	Building - Rowing Clubroom	n/a	n/a		Riverside Rowing Club		n/a
11	Building - Rowing Clubroom	n/a	n/a		Pulteney Grammar		n/a

SECTION B

Investing in Community Infrastructure – Sports and Recreation: Discussion Paper

In 2022, CoA developed an 'Investing in Community Infrastructure – Sports and Recreation: Discussion Paper' to inform investment in Park Lands community buildings. The paper considered the current provision of Park Lands buildings, with a strong focus on community sports buildings, the majority of which are leased to community organisations along with associated playing fields.

Key findings included:

- The city's population is forecasted to double by 2041, leading to increased reliance on the Park Lands for sports and recreation opportunities.
- Organised sport makes up 20% of visits to the Park Lands, but the extent of formal sporting areas has reduced over the years.
- High-quality infrastructure that supports structured and unstructured participation in sports is important for livability.
- Sports buildings in the Park Lands are generally poor in functionality and do not meet contemporary standards.
- Most councils fund the renewal of community sports facilities through co-funding and asset management plans.

The paper determined that a strategic approach to investing in community sports infrastructure would ensure alignment with outcomes that the CoA was seeking for the city.

One of the key recommendations of this paper was to develop a Community Sports Infrastructure Funding policy.

Adelaide Park Lands Community Buildings (Sport and Recreation) Policy

CoA has developed a Park Lands Community Buildings (Sport and Recreation) Policy to guide the upgrade and redevelopment of community buildings in the Adelaide Park Lands.

This Policy reflects the CoA 2024-2025 Business Plan and Budget, which allocates 1.5% of total rates revenue to the upgrade or redevelopment of community sports buildings in the Park Lands while continuing to invest in the renewal of these CoA assets through the Buildings Asset Management Plan.

STRATEGIC CONTEXT

The Park Lands Community Buildings (Sport and Recreation) Investment Plan is informed by a range of strategies, plans, policies and research developed by the City of Adelaide, government authorities and other agencies. This section provides an overview of the relevant strategic documents.

CITY OF ADELAIDE STRATEGIC PLAN 2024 - 2028

The Vision for the City of Adelaide is 'Our Adelaide. Bold. Aspirational. Innovative.'

Achieving this vision is guided by the following long term aspirations:

Our Community: Vibrant, connected and inclusive

In ten years, Adelaide will be a growing and thriving Capital City with more residents and visitors. Year round events and world-class amenities will create vibrancy, support community development and connections, and celebrate our culture, heritage and diversity.

Our Environment: Resilient, protected and sustainable

In ten years, Adelaide will be a nation leading Green City in a Park showcasing our advanced green infrastructure, increased biodiversity and sustainability and a community that is more resilient to climate change.

Our Economy: Growing, innovative and responsive

In ten years, Adelaide will be the strong economic focal point of the state, attracting investment and talent from around the world. New and diverse industries will complement and build on our economic strengths and city businesses will be successful and connected to global opportunities.

Our Places: Interesting, purposeful and safe

In ten years, Adelaide will be a diverse collection of unique or distinctive neighbourhoods and precincts that are connected and accessible. Our public spaces will be designed for people, making them safe and lively and a reflection of our history and identity

The Strategic Plan 2024-2028 reflects CoA's commitment to working with others to shape the future of the City for the benefit of the whole State.

Key partnerships include those with the Federal, State, and Local Government sectors and strategic non-government (private sector, community groups, and not-for-profit) organisations.

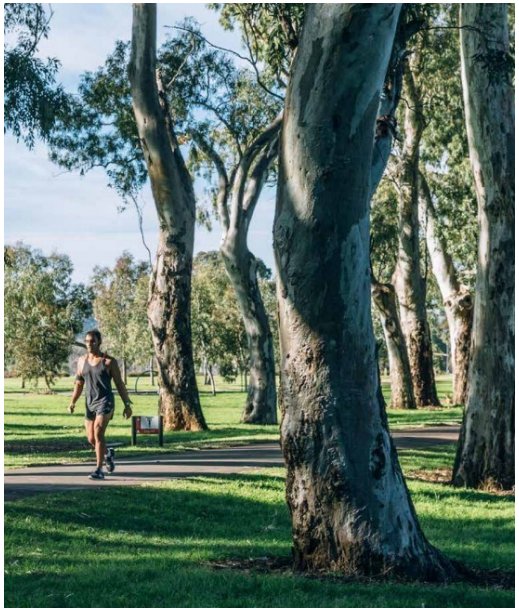
The Strategic Plan 2024-2028 contains the following key actions relevant to this paper:

Our Community

Outcome	Key Action
An interesting and engaging place to live, learn and visit	Enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport.

Our Places

Outcome	Key Action
Community assets are adaptable and responsibly maintained	Create new assets to meet emerging community needs with a focus on safe design, construction and maintenance
Encourage bold, interesting and purposeful development that supports the changing needs of our community and city	Encourage repurposing, adaptive reuse and improvement of buildings and facilities



ADELAIDE PARK LANDS MANAGEMENT STRATEGY 2015 - 2025

The Adelaide Park Lands Management Strategy (APLMS) is designed to provide a comprehensive framework for the preservation, enhancement, and sustainable use of Adelaide's Park Lands.

This Strategy envisages buildings and infrastructure that support use of the Park Lands for outdoor recreation, but does not support residential, commercial or entertainment facilities. The objective is to retain the Park Lands as freely accessible public open space and minimise the area covered by buildings.

The Strategy identifies five outcomes:

- Dynamic, active + tranquil places
- Connected places + spaces
- Welcoming + attractive places
- Sustainable + enduring places
- Memorable + distinctive places

Key strategies and actions of the APLMS are:

Strategy 1.4 - Support activation of the Park Lands by upgrading and enhancing buildings and structures responsive to their park setting

Buildings and structures are critical to making open space functional and meeting the needs and expectations of users. However, it is important that these buildings and structures are designed to complement their Park Land setting and minimise their footprint while ensuring they are fit for purpose.

<u>Actions:</u>
Undertake a program of building consolidation, enhancement and development to ensure that all buildings in the Park Lands:

- Play a role in supporting both active and passive use of the Park Lands for outdoor recreation – both organised sport and informal recreation.
- Are fit-for- purpose and support multiple Park Lands activities (where appropriate)
- Enhance visitor experience at activity hubs

- Complement their park setting and minimise their visual impact
- Reinforce the overall identity of the Park Lands
- Achieve, creativity and boldness in design
- Achieve universal design principles
- Achieve least possible footprint and floor area whilst ensuring facilities are fit for purpose
- Manage building height and form to minimise impact on the landscape
- Are energy efficient and incorporate renewable energy sources (particularly solar) and Water Sensitive Urban Design Principles
- Meet the requirements of the Government Architect's Design Review Panel.

Strategy 1.6 - Strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation

There are around 2 million uses of the Adelaide Park Lands every year involving a host of community and sporting groups and schools. The Park Lands and the facilities they provide are critical to supporting sport at regional, metropolitan, national and international levels. Their role in facilitating a diversity of recreational pursuits is also of importance given increasing concerns about public health and the steady increase in housing with less private open space.

Actions:

Upgrade playing areas, buildings, viewing areas, exercise equipment and other facilities to support sport and recreation.

Provide sports-specific facilities in designated locations to increase the diversity of sports opportunities available to the community.

Deliver a variety of facilities, including clubrooms and small-scale commercial operations, to support community use and participation in sport and recreation.

COMMUNITY LAND MANAGEMENT PLAN FOR THE ADELAIDE PARK LANDS

The Community Land Management Plan (CLMP) for the Adelaide Park Lands is comprised of two main parts. The first (comprised of sections 1-10) provides information that applies to the Adelaide Park Lands system as a whole, while the second (section 11) provides park specific information about the management of individual parks.

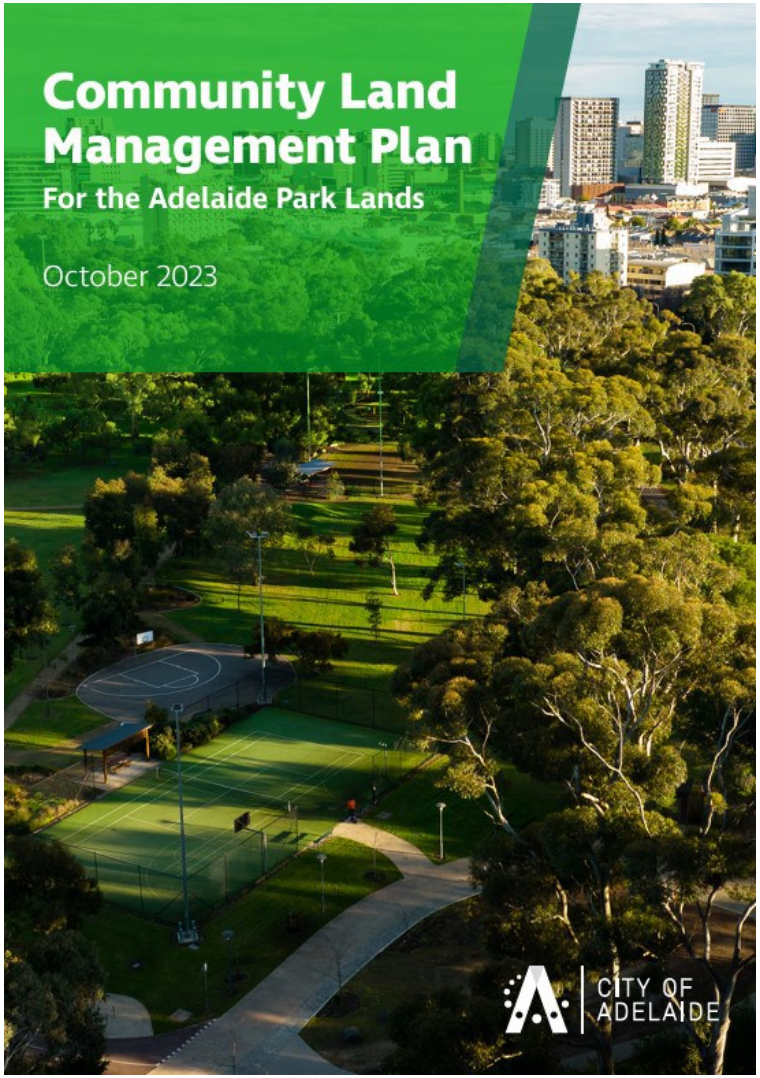
Overall purpose for which the Adelaide Park Lands are held

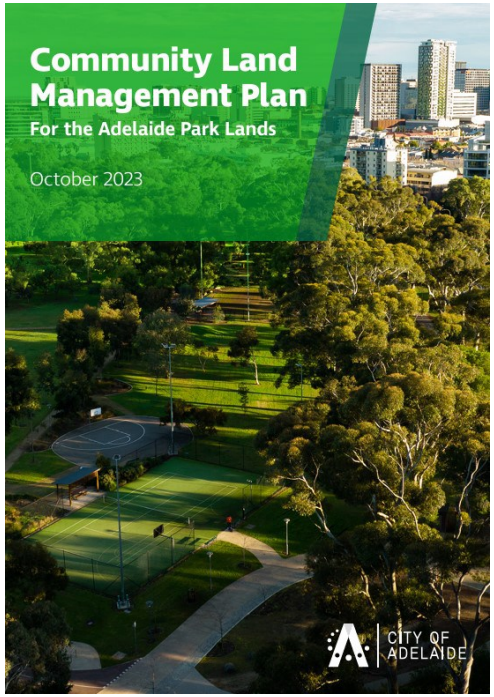
The purpose for which the Adelaide Park Lands is held is to provide benefit to the people of South Australia by being publicly accessible and supporting a diverse range of environmental, natural heritage, cultural, recreational and social values and activities, providing a defining feature to the City of Adelaide, and contributing to the economic and social well-being of the city. In addition to the overall purpose for which the Park Lands are held, each Park may have a specific purpose for which it is held, outlined in the Park Specific Management section (Section 11).

The CLMP states that Park Lands may be subject to leases and licenses for recreation, sporting or commercial activities where the use:

- Is consistent with the objectives of management of the Adelaide Park Lands
- Provides community benefit
- Supports the outdoor recreational use of the Adelaide Park Lands.

The Park Lands Leasing and Licensing Policy provides the City of Adelaide's framework for establishment and management of leases and licences for commercial and sporting activities in the Park Lands.





The table below outlines the relevant objectives, targets and measures of the CLMP:

Category	Objectives	Targets	Measures
Informal use and general recreation	O3 To provide opportunities for informal use and general recreation	T3.1 Park Lands user needs are met regarding informal use and general recreation opportunities	M3.1 Park Lands user satisfaction levels and use of the Adelaide Park Lands as measured through surveys
Sporting use (leases and licences)	O 14 To support a diverse range of sporting uses	T14.1 Leases and licences are held by a variety of sporting groups that respond to sporting demand	M14.1 Range and type(s) of sporting groups are reported through lessee and licensee annual reports
Sporting buildings and facilities (leases and licences)	O15 To support the provision of community sports buildings and facilities that are fit for purpose and of high-quality so as to complement the Park Lands setting and context when viewed from all perspectives. The replacement of an existing building should be considered in the context of the overall building footprint in the Park Lands and not increase total footprint across the Adelaide Park Lands	T15.1 To support upgrades to community sports buildings (where viable) and construction of new community sports buildings that are fit for purpose, and which maximise community participation and diversity of physical activity but to not result in a net increase of built form across the Adelaide Park Lands	M15.1 Audit (at least every five years) of community sports buildings and facilities to provide a strong evidence base for the strategic upgrade of buildings and sporting infrastructure in a prioritised and evidence-based manner and to review and compare built form footprints

INVESTING IN COMMUNITY INFRASTRUCTURE – SPORT AND RECREATION DISCUSSION PAPER NOVEMBER 2022

This reports outlines key findings on community sports infrastructure in the City of Adelaide, including the benefits of participation in community sport, the population demographics, the impact of climate change, the condition of sports buildings, and the funding and management of community sports facilities in the Park Lands.

Key findings include:

- Participation in community sport improves physical and mental health, and personal potential.
- A study found that for every $1 spent on running a football club, there was a $4.40 return in social value.
- The city has a young population, with a significant proportion in tertiary education.
- The city's population is forecasted to double by 2041, leading to increased reliance on the Park Lands for sports and recreation opportunities.
- Less than half of city residents meet the recommended physical activity requirements.
- Organised sport makes up 20% of visits to the Park Lands, but the extent of formal sporting areas has reduced over the years.
- High-quality infrastructure that supports structured and unstructured participation in sports is important for liveability.
- Sports buildings in the Park Lands are generally poor in functionality and do not meet contemporary standards.
- Climate change adaptation is driving the design and performance of built form in the community.
- Most councils fund the renewal of community sports facilities through co-funding and asset management plans.
- The current process for renewing community sports facilities in the Park Lands has disadvantages, including limited community engagement and delays in funding.
- There are opportunities to integrate public toilets within sports buildings in the Park Lands.
- Expired leases and upcoming changes in funding methods could result in significant changes to the Park Lands landscape.
- Inspections for lease and license compliance are not resourced, and lessees do not have maintenance plans or service standards.
- The average tenure period for community leases in the Park Lands is 21 years for educational institutions and 18 years for sports clubs/associations.
- Australian metropolitan councils grant five-year leases, while capital city councils primarily use short-term agreements for community use of open space facilities.

INDUSTRY AND SPORTS STANDARDS

INDUSTRY STANDARDS

It is imperative that community facility design considers industry standards and practices including gender equity, environmental sustainability, accessibility, safety, crime prevention and universal design.

It is also mandated that all community buildings comply with the following (but not limited to):

- National Construction Code / Building Code of Australia
- Australian Standards
- Disability Discrimination Act (DDA) and its relevant standards including Disability (Access to Premises Buildings) Standards 2010, AS1428
- The Environment Protection Act
- Work Health & Safety Act (2011)
- Occupational Health & Safety Act

SPORT STANDARDS

The following SSA and NSO reference documents have informed the sport specific requirements identified within the Guide:

- AFL Preferred Facility Guidelines (2024
- Community Cricket Facility Guidelines (2023)
- Football (Soccer) Facilities Building Development Guide (2019)
- Netball Victoria Facilities Manual (2017)
- Tennis Australia Infrastructure Planning Resource (2018)

INCLUSIVE DESIGN (AFL Preferred Community Facility Guidelines 2024)

Girls and women's football is the fastest growing segment of our game. As demand continues to evolve, more leagues, competitions and clubs are providing more opportunities for girls and women to participate. In addition to players, growing female involvement in umpiring, volunteerism and administration are also evident.

Inclusivity also extends beyond just the inclusion of all genders and must also consider ability and cultural needs, as well as the needs associated with safeguarding children and young people.

All pavilions and associated surrounding amenities must be accessible and universally designed, allowing and promoting use for all.

As we continue to attract a growing diversity of participants to the game, the physical environments provided need to keep pace with all user needs and expectations. Creating welcoming and vibrant facilities that continue to attract people of all ages, genders, backgrounds and abilities to our great game is paramount.

All changerooms recommended in this plan should be designed to be inclusive of all genders. This means lockable showers and private changing areas.

PARK LANDS COMMUNITY SPORTS BUILDING STANDARDS

The Adelaide Park Lands Management Strategy seeks to strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation.

To minimise built form in the Park Lands, it is recommended that community sports buildings meet, where appropriate, the minimum industry and sports-specific standards to achieve fit-for-purpose facilities.

To optimise the community benefit of Park Lands buildings, it is recommended that:

- **All** Park Lands sports buildings contain active facades (see over page).
- **All** Park Lands sports buildings incorporate core elements to support formal and informal community use.
- **Most** Park Lands sports buildings incorporate essential elements to support community sports.
- **Some** Park Lands sports buildings incorporate optional elements to enable community development opportunities.

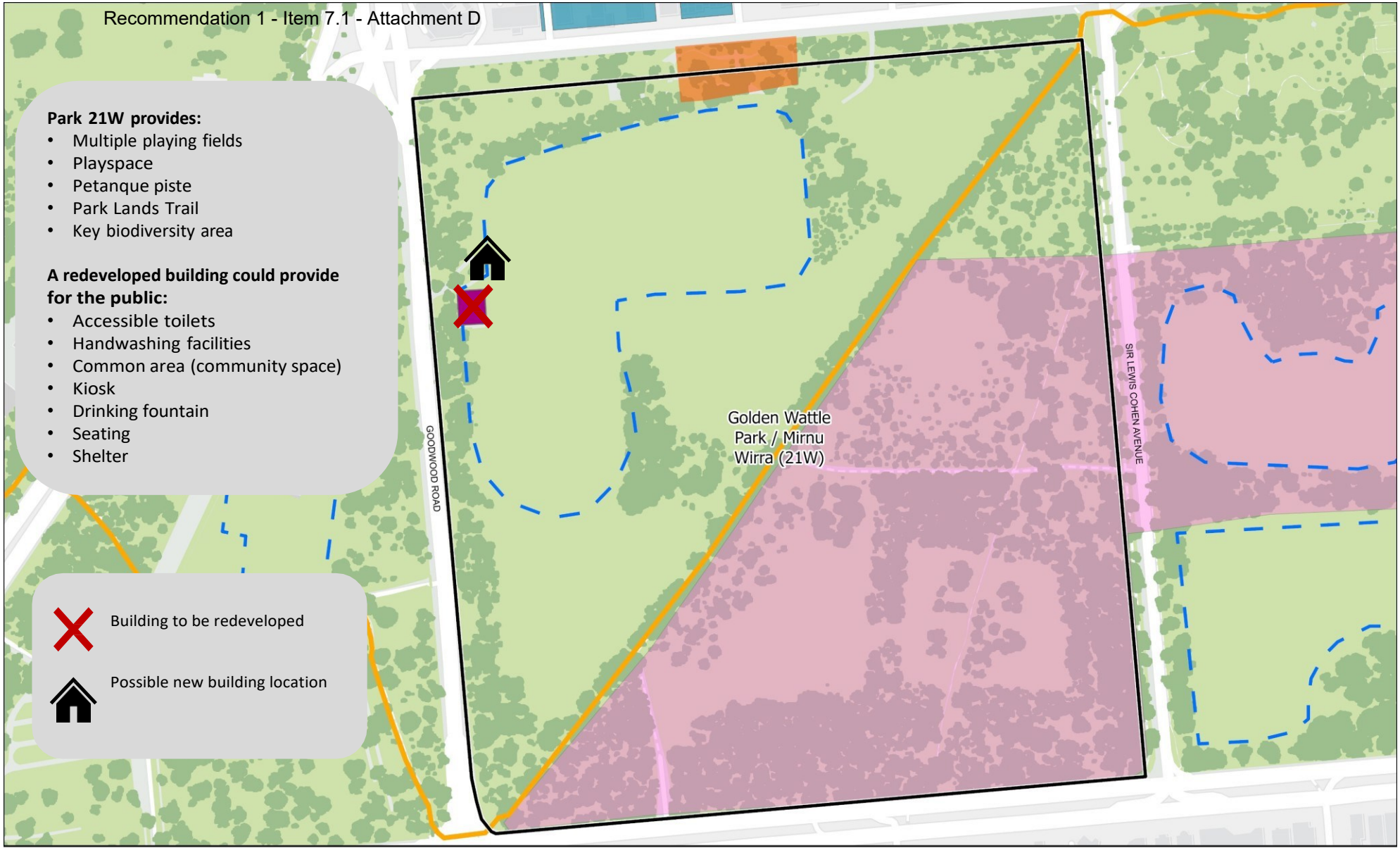
The number of elements provided (eg changerooms) will be informed by the outdoor facilities that are being serviced (eg two full size ovals will require four changerooms).

Where there are multiple sports played, the size of elements will be informed by the largest team sport.

Core Elements	Essential Elements	Optional Elements (considered on a case-by-case basis)
Accessible public toilets (external)	Changerooms (no. depending on extent of outdoor facilities)	Common area
Shelter / Veranda	Match official changerooms (no. depending on extent of outdoor facilities)	Kitchen
Storage (internal)	Showers and toilets in changerooms (no. depending on the minimum sports requirements)	Meeting room
Cleaning space (internal)	First aid room	
Seating (external)	Kiosk	
Handwashing facilities (external)	Bicycle parking facilities	
Drinking fountain (external)		
Lighting (external)		

Community Sports Buildings
Priority Buildings

Golden Wattle Park / Mirnu Wirra (Park 21W)



Legend

- Park Boundary
- Community Building
- Sports License Areas
- Residential
- Park Lands Trail
- Key Biodiversity Areas
- Playspaces
- Tree Canopy 2022
- Park Lands

N

0 37.5 75 150 Meters

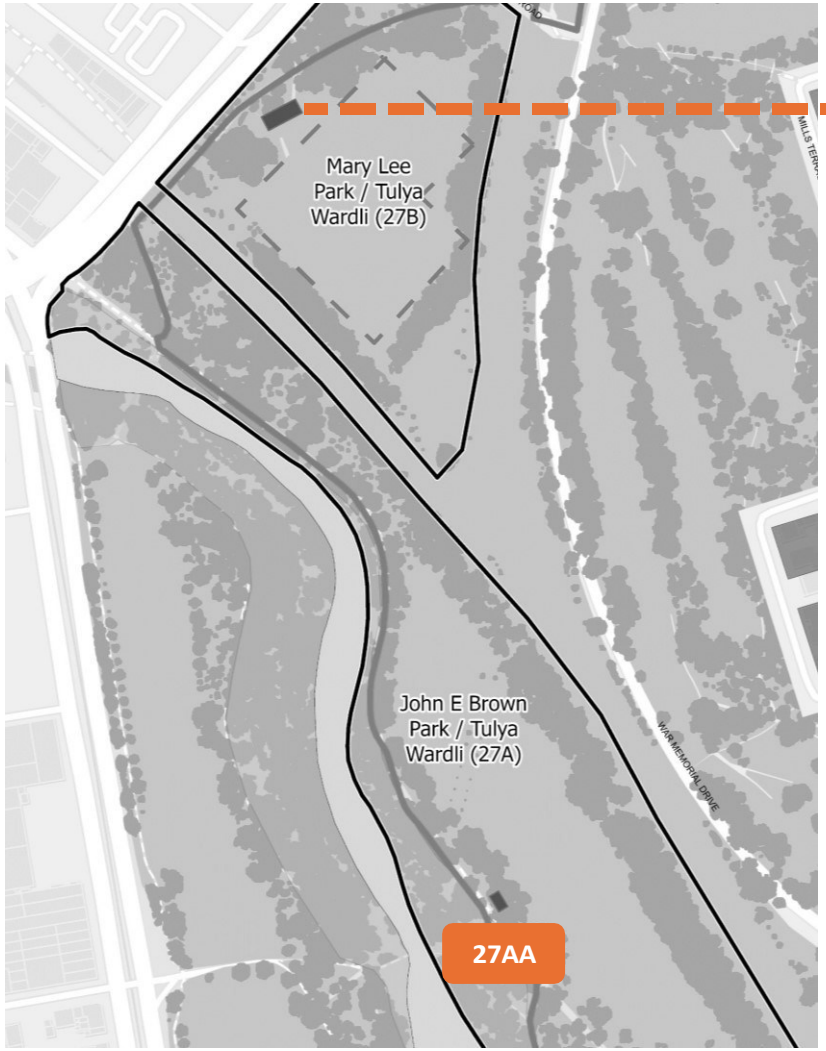
SITE DETAILS AND USER PROFILE – PARK 21W

Level of use / Potential	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Very High Regional facility servicing multiple sports and three open playing fields. Multiple clubs, school groups, sub-lessees and casual hirers already heavily use these facilities. Use will increase through improved facilities including new lighting (southern oval) and improved playing surfaces.	AFL, cricket, soccer, ultimate frisbee, netball, school sports	3 x playing fields/ovals 2 x cricket practice nets Sports lighting	Weeknight and weekend	Weekday	5	Adelaide Community Sports and Recreation Association (ACSARA)

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. & Asset No.	Current Building size (m²)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #21WA #109786	375	3	This building was identified with structural issues in 2010 and has been limiting the growth of ACSARA for many years. The fields are used by a range of teams, clubs and organisations including Sturt St Community School, who use the park more broadly for education purposes.	5	The existing lessee has raised $2.55m including a $1.55m grant from the State Government to construct a new community sports building in Park 21W. The building will service three large playing fields and creates opportunities for growth in participation by both sports participants and non-sporting community groups. An important part of supporting this growth is strengthening the link with Park 22, which does allow for off-street parking to support this sporting precinct including the regional netball facility in Park 22, which the lessee is also part of. This project is the most advanced with regard to planning, including an endorsed Concept Plan for the park. Redevelop the existing building. **Redevelopment requirements: 540m² (floor area)** • 4 x Unisex change rooms with amenities (70m² each) • First Aid room (15m²) • Kitchen/kiosk (30m²) • Cleaners room (5m²) • Internal common area (100m²) • Public toilets (3 - unisex and accessible) (25m²) • Internal Storage (50m²) • Unisex Umpire amenities (35m²)

Mary Lee Park (Park 27B)



Park 27B provides:

- Playing fields
- Community courts
- Playspace
- Skate park
- Community garden
- Park Lands Trail

A redeveloped building could provide for the public:

- Accessible toilets
- Handwashing facilities
- Common area (community space)
- Kiosk
- Drinking fountain
- Seating
- Shelter

Building to be redeveloped/consolidated

Possible new building location

Legend

- Park Boundary
- Community Building
- Sports License Areas
- Key Biodiversity Area
- Park Lands Trail
- Key Biodiversity Areas
- River Torrens / Karrawirra Pari
- Tree Canopy 2022
- Park Lands
- Non private residential
- Residential

N

0 50 100 200 Meters

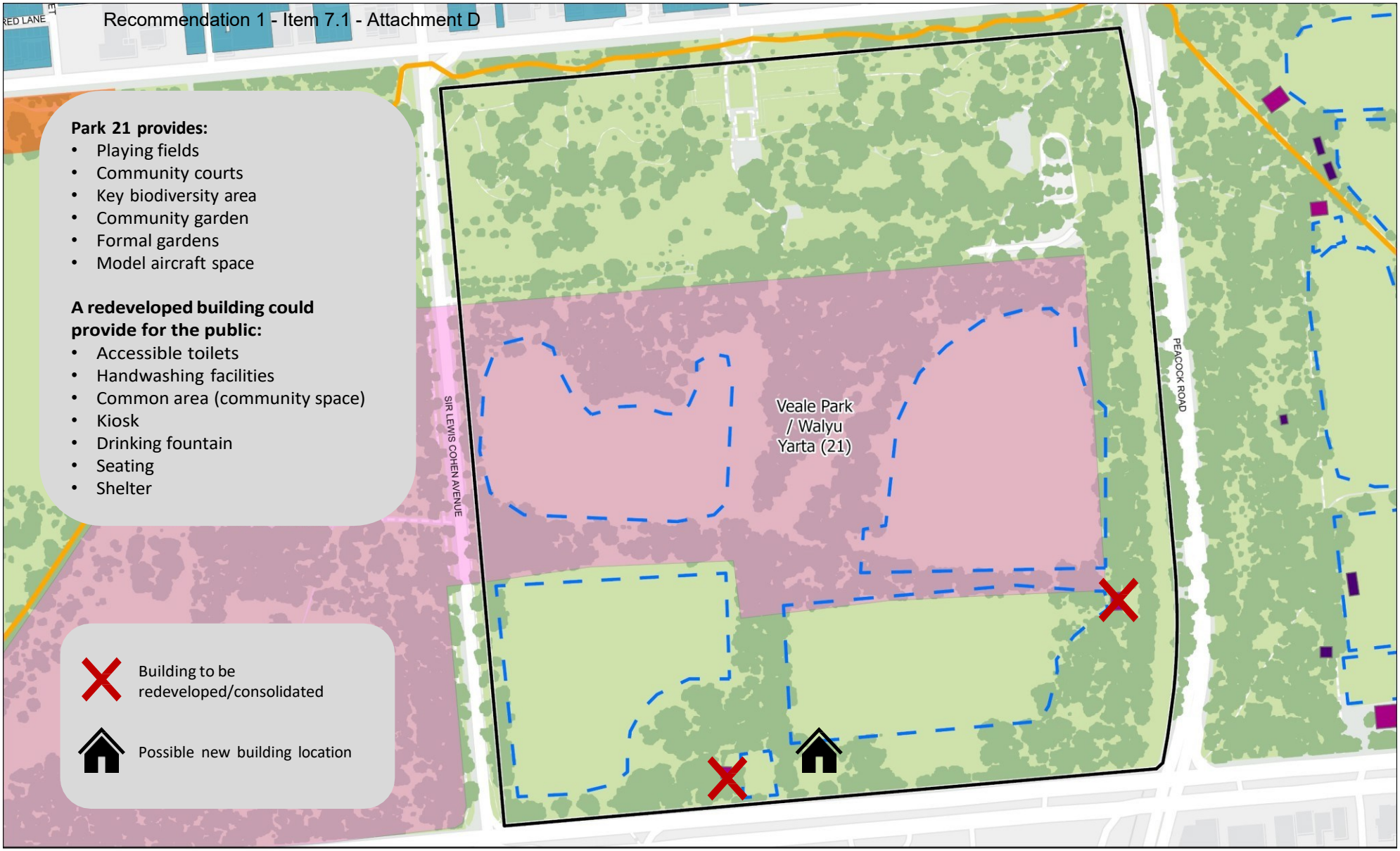
SITE DETAILS AND USER PROFILE – PARK 27B

Level of use / Potential	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Moderate/High Regional junior soccer facility with multiple playing fields. Existing use will be sustained through improved facilities and increase through the co-location of a summer sport.	Soccer – junior boys and girls	3 x soccer fields	Weeknight and weekend	Weekday	3.5	West Adelaide Soccer Club

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. & Asset No.	Current Building size (m²)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #27AA #109787	74	4	Formerly serviced equestrian activities	5	Equestrian activities moved away from Park 27A nearly 20 years ago and the APLMS does not propose any formal sporting opportunities in this space. Remove the existing building in Park 27A to support a redevelopment in Park 27B. CoA has received $2m from the State Government to improve sporting facilities in Park 27B including redevelopment of the existing clubroom. To date, approximately $700,000 of the grant has been allocated to install new sports lighting to support junior soccer training and competition. Consideration of a complementary activity would assist in creating a multi-use facility. Consolidate and redevelop the existing buildings. **Redevelopment requirements: 430m² (floor area)** • 2 x Unisex change rooms with amenities (80m² each) • First Aid room (15m²) • Kitchen/kiosk (30m²) • Cleaners room (5m²) • Internal common area (100m²) • Public toilets (3 - unisex and accessible) (25m²) • Internal Storage (75m²) • Unisex Umpire amenities (20m²)
Clubroom #27BA #109790	236	4	The building is poor functionally and visually and does not reflect the level of use that it receives by its junior members across multiple soccer pitches. Structurally, there are issues with the roof.	5	

Veale Park / Waylu Yatra (Park 21)



Legend

- Park Boundary
- Community Building
- Storage Buildings
- Sports License Areas
- Residential
- Park Lands Trail
- Key Biodiversity Areas
- Playspaces
- Tree Canopy 2022
- Park Lands

N

0 37.5 75 150 Meters

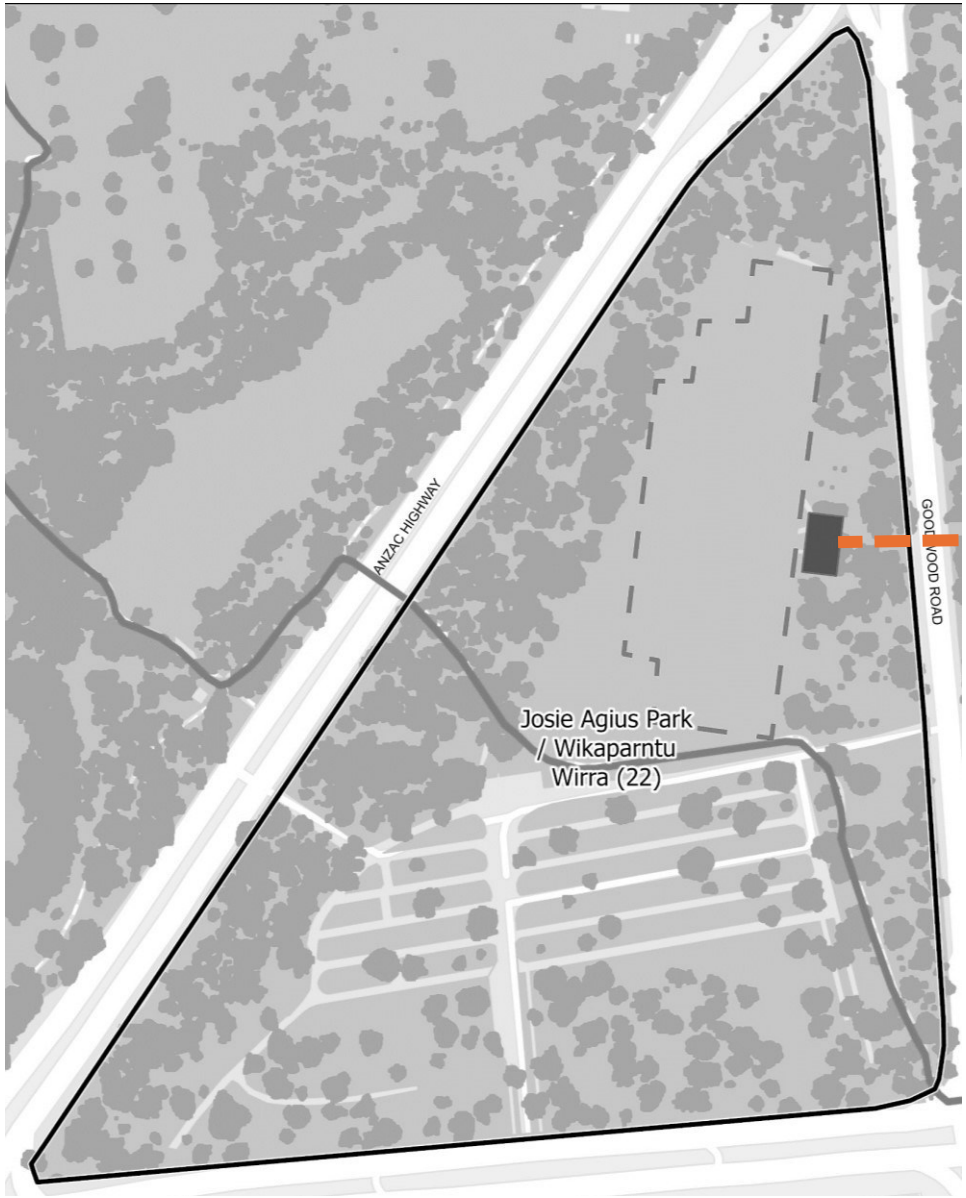
SITE DETAILS AND USER PROFILE – PARK 21

Level of use / Potential	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
High Regional soccer facility with multiple playing fields, used by up to nine soccer clubs. Significant growth potential with improved facilities and playing surfaces, including the enhancement of the unimproved fields to the west.	Soccer	3 x soccer fields 3 x community courts Unimproved playing fields to the west	Weeknights and weekend	Weekday	4	Football SA

BUILDING AND FUNCTIONALITY ASSESSMENT

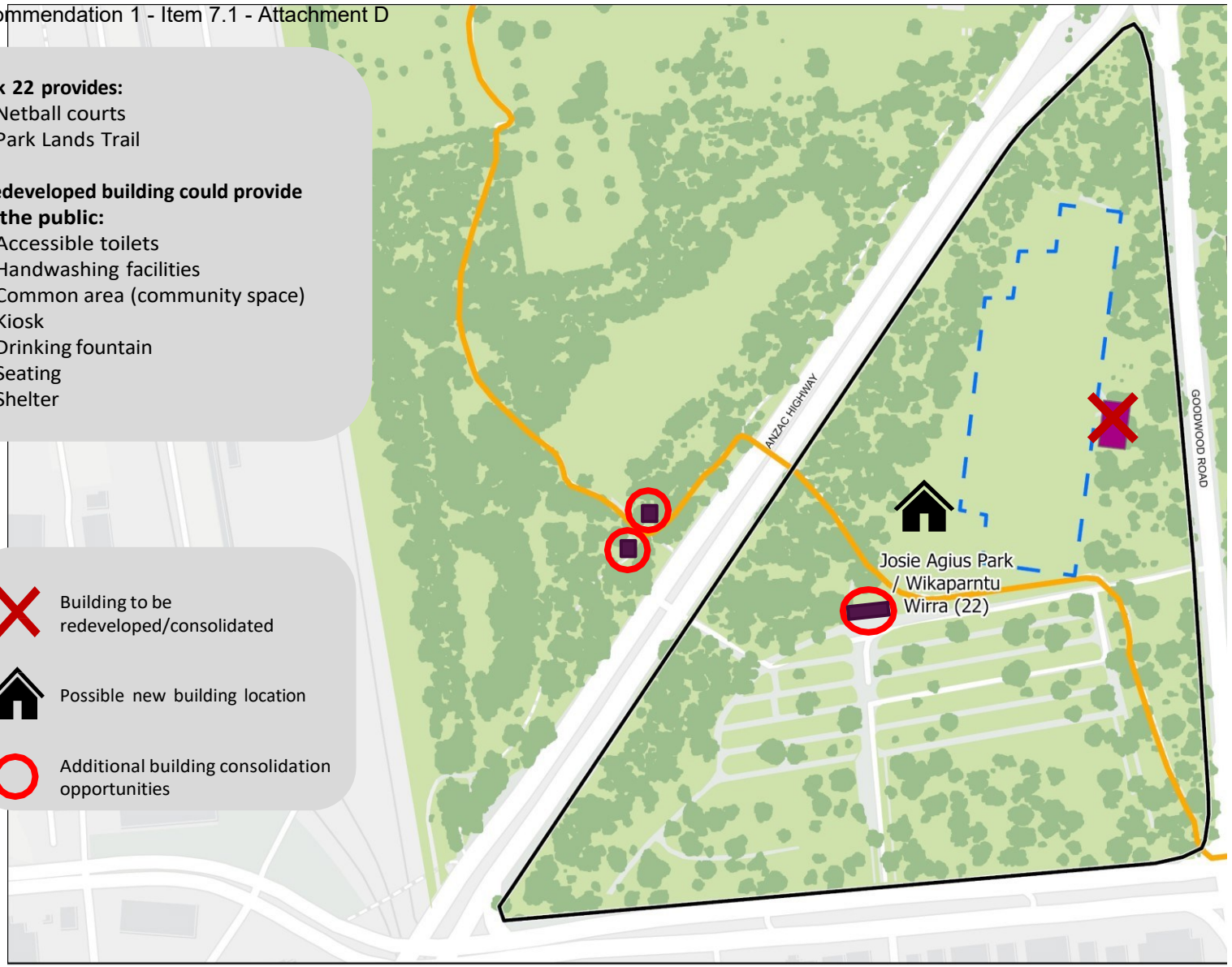
Building Type & Map No. & Asset No.	Current Building size (m^2)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #21A #109809	75	5	Very poor condition and has been identified for disposal. Previous use by soccer clubs has transferred to building 21B.	5	This site has significant potential held back by poor facilities and a lack of community amenity. Opportunities to enhance participation are significant within this park, with a large area earmarked for sport, unimproved (approx. 2.6ha) to the west. The site is within walking distance of a tram stop and linked to Unley via a pedestrian activated crossing. Improved amenities would support informal use of adjacent community courts and open spaces to the north. Consolidate and redevelop the existing buildings. **Redevelopment requirements: 520m² (floor area)** • 4 x Unisex change rooms with amenities (70m² each) • First Aid (15m²) • Kitchen/kiosk (20m²) • Cleaners room (5m²) • Internal common area (100m²) • Public toilets (3 - unisex and accessible) (25m²) • Internal Storage (40m²) • Unisex Umpire amenities (35m²)
Clubroom #21B #109774	51	3	Originally designed to service a two-court tennis club (now redundant), the building is currently servicing multiple soccer fields and up to nine soccer groups/clubs. This very small building does not contain the appropriate facilities required to support the existing use of this park.	5	

Josie Agius Park / Wikaparntu Wirra (Park 22)



Park 22 provides:
- Netball courts
- Park Lands Trail

A redeveloped building could provide for the public:
- Accessible toilets
- Handwashing facilities
- Common area (community space)
- Kiosk
- Drinking fountain
- Seating
- Shelter



Building to be redeveloped/consolidated

Possible new building location

Additional building consolidation opportunities

Legend

Park Boundary
Community Building
Sports License Areas
Park Lands Trail
Key Biodiversity Areas
Playspaces
Tree Canopy 2022
Park Lands

N

SITE DETAILS AND USER PROFILE – PARK 22

Level of use / Potential	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
High/Very High Regional netball facility consisting of 24 courts and hosting netball club, team, school and state competitions drawing participants from across metropolitan Adelaide. Strong demand can be sustained with improved facilities and there are opportunities to explore complementary activities in off peak times.	Netball	24 x netball courts	Weeknight and weekends	Weekdays	4.5	SA United Church Netball Association (SAUCNA)

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. & Asset No.	Current Building size (m^2)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #22A #109788	202	3	Basic clubroom with canteen, toilets, storage and changerooms. Lack of female toilets during peak times. Some known structural issues.	4	Redevelop the existing building. **Redevelopment requirements: 505m² (floor area)** • 4 x Unisex change rooms with amenities (45m² each) • First Aid room (20m²) • 2 x Unisex Umpire amenities and duty room (45m²) • Administration area/meeting room (45m²) • Kiosk (30m²) • Cleaners room (5m²) • Internal common area (100m²) • Public toilets (6 - unisex and accessible) (50m²) • Internal Storage (30m²) Further building consolidation can be achieved through consolidating public toilets from the adjacent park (Anzac Highway edge of Park 23) and integrating CoA Horticulture requirements.

Lefevre Park / Nantu Wama (Park 6)

6A

6B

Park 6 provides:

- Playing fields
- Community courts
- Park Lands Trail
- Key Biodiversity areas
- Horse agistment paddocks and bridle trail
- Playspace

A redeveloped building could provide for the public:

- Accessible toilets
- Handwashing facilities
- Common area (community space)
- Kiosk
- Drinking fountain
- Seating
- Shelter

Legend

- Park Boundary
- Community Building
- Sports License Areas
- Residential
- Park Lands Trail
- Horse Depasturing Boundary
- Key Biodiversity Areas
- Playspaces
- Tree Canopy 2022
- Park Lands

N

0 45 90 180 Meters

SITE DETAILS AND USER PROFILE – PARK 6

Level of use / Potential	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Moderate/High Large open playing fields adjacent multiple netball/tennis courts. Significant growth potential with improved facilities and the establishment of sports lighting to increase community sports use.	AFL, soccer, lacrosse, hockey, tennis, netball, school sports	Multiple fields, 5 x tennis/netball courts	School hours on weekdays	After school and on weekends	3.5	Wilderness School

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. & Asset No.	Building size (m²)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #6A #109742	111	3	Both buildings are very basic in their provision and in poor condition. One functions as change rooms, the other has been adapted to support a rowing program. The change rooms service a large expanse of open playing fields, with multiple netball and tennis courts adjacent. There are no public amenities to support community use of these facilities.	5	Fit for purpose changerooms, sports lighting and public amenities would facilitate significant participation growth and multi-use opportunities in this park, supporting both structured and unstructured activity. Consolidate and redevelop the existing buildings. **Redevelopment requirements: 365m² (floor area)** • 2 x Unisex change rooms with amenities (70m² each) • Kitchen/kiosk (20m²) • Internal common area (100m²) • First Aid (15m²) • Public toilets (3 - unisex and accessible) (25m²) • Internal Storage (40m²) • Cleaners room (5m²) • Unisex Umpire amenities (20m²)
Clubroom #6B #109806	93	3		5	

Blue Gum Park / Kurangga (Park 20)

Legend

- Parks for Priority Investment
- Community Building
- Ancillary Buildings
- Sports License Areas
- Playspaces
- Tree Canopy 2022
- Park Lands
- Residential

N

0 37.5 75 150 Meters

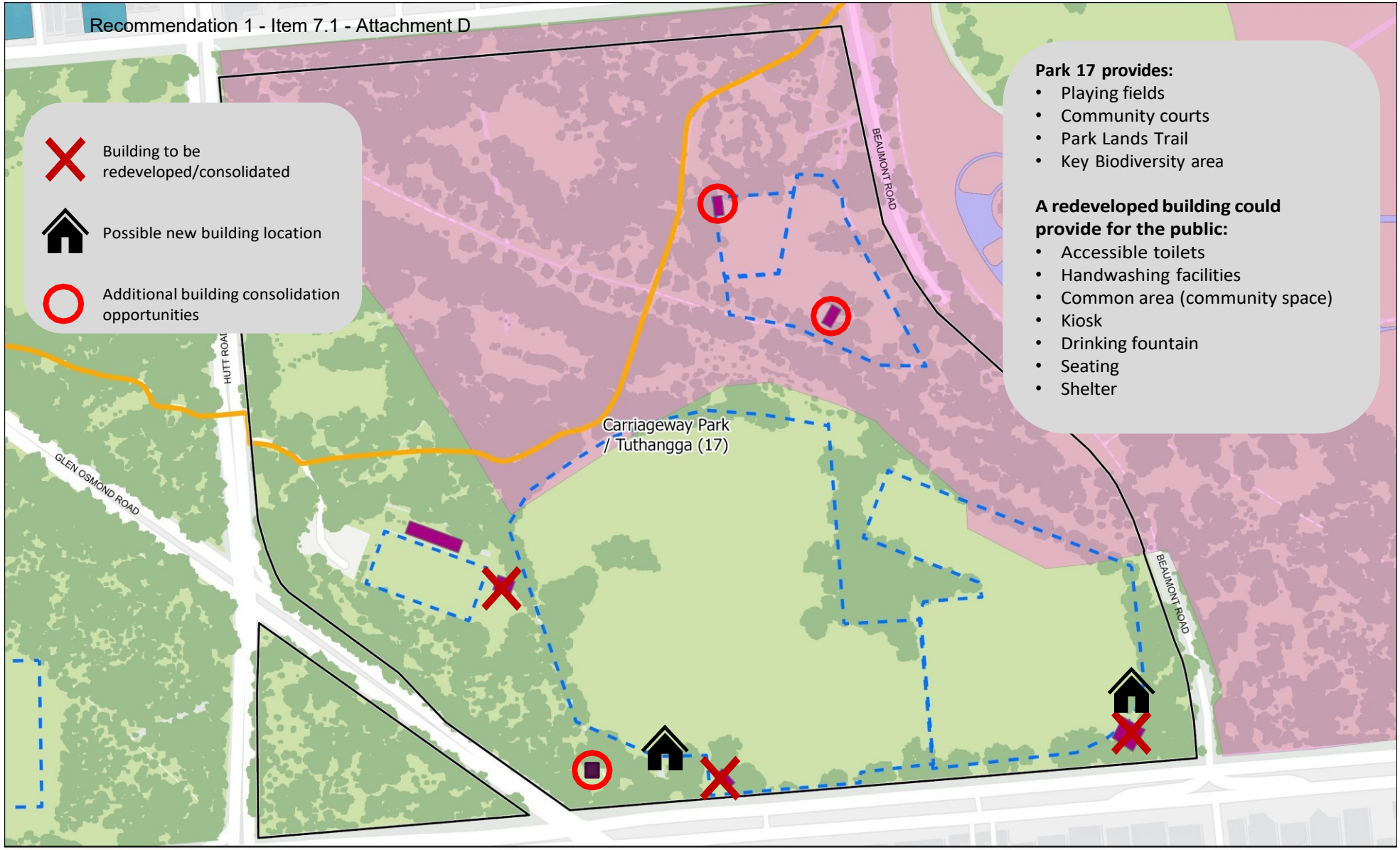
SITE DETAILS AND USER PROFILE – PARK 20

Level of use / Potential	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Moderate Regional senior athletics club with growing junior athletics program. Space shared with school. Potential for growth with improved facilities including lighting and storage.	Athletics – junior and senior, soccer	1 x natural turf athletics field with long jump, throwing facilities 1 x soccer pitch	Weekdays and weekends	Weeknights	3	Adelaide Harriers Athletics Club
Very High Heavily programmed space of multiple fields and courts with school sports on weekdays and increasing community sports use on weeknights and weekends. Improved facilities including additional sports lighting would facilitate greater community use.	School sports, AFL, cricket, soccer, netball, basketball, rugby, softball	5 x playing fields/ovals 14 x cricket nets 2 x basketball/netball courts	Weekdays and weekends	Weeknights	5	Pulteney Grammar School

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. & Asset No.	Current Building size (m²)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #20A #109778	201	3	Basic clubroom with two shipping containers sited adjacent for storage of athletics equipment.	5	There are multiple buildings servicing a range of school and community sports in this park. Each building has its functional limitations. Storage is a chronic issue for the athletics users, with two shipping containers on site to store equipment. Consolidate and redevelop the existing buildings. **Redevelopment requirements: 555m² (floor area)** • 4 x Unisex change rooms with amenities (70m² each) • First Aid room (20m²) • Kitchen/kiosk (30m²) • Cleaners room (5m²) • Internal common area (100m²) • Public toilets (3 - unisex and accessible) (25m²) • Internal Storage (60m²) • Unisex Umpire amenities (35m²) Further building consolidation can be achieved in the park through consolidating ancillary (storage and maintenance) buildings, noting this is likely to require a redeveloped building separate to the clubrooms.
Clubroom #20B #109781	170	2	Basic change rooms in okay condition, with recent plumbing issues reported.	4	
Clubroom 20C #109772	98	3	Basic change rooms.	4	

Carriageway Park / Tuthangga (Park 17)



Legend

- Park Boundary
- Community Building
- Sports License Areas
- Park Lands Trail
- Wetlands
- Key Biodiversity Areas
- Tree Canopy 2022
- Park Lands
- Residential

N

0 37.5 75 150 Meters

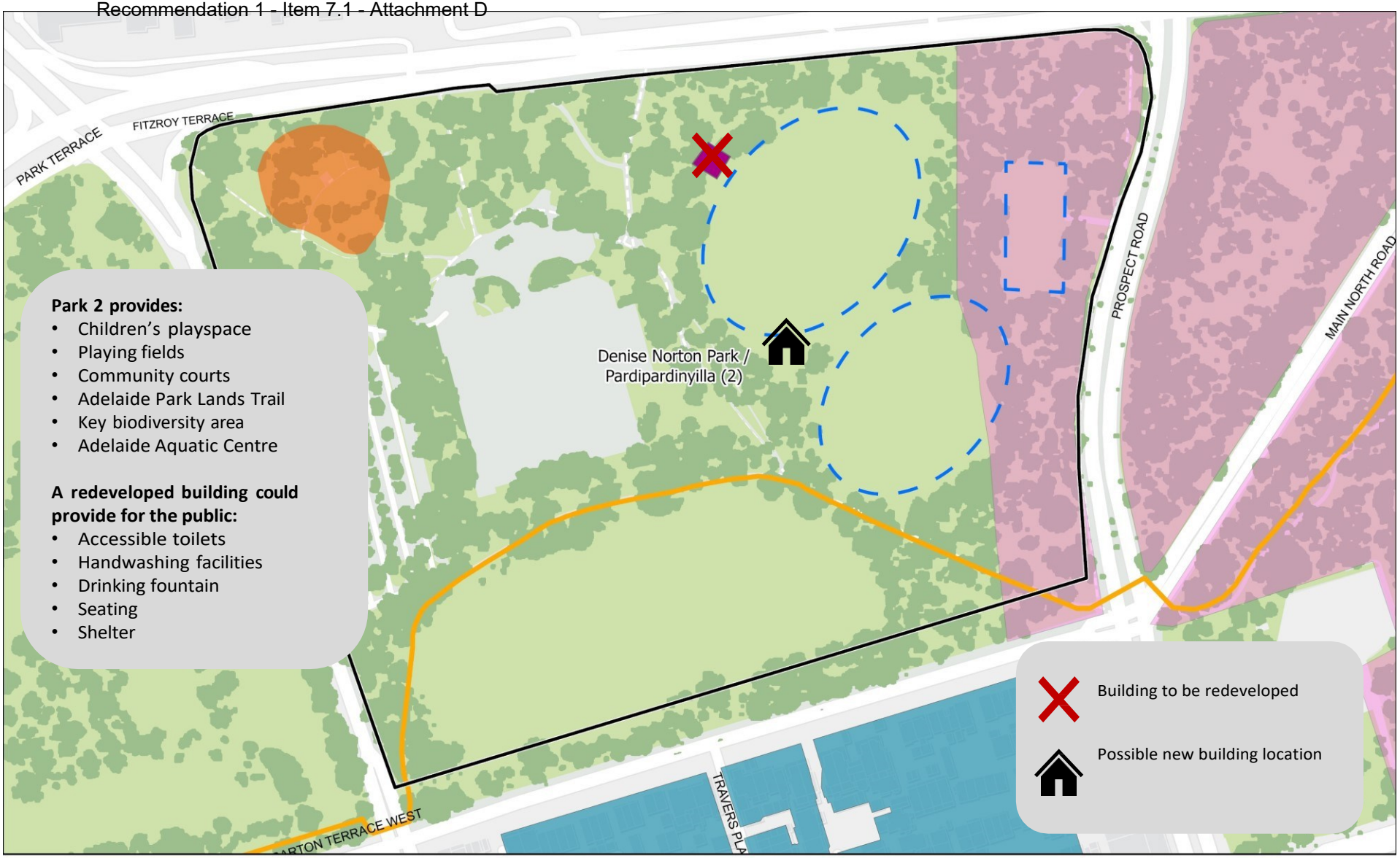
SITE DETAILS AND USER PROFILE – PARK 17

Level of use / Potential	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Moderate Large expanse of multiple playing fields that are moderately programmed. Improved facilities including sports lighting would result in increased community use by sports clubs and associations.	AFL, soccer, cricket, softball, school sports	4 x playing fields/ovals	Weekdays	Weeknights, weekends	3	Pembroke College
Moderate/High Multiple rectangular fields that accommodate various Touch Football clubs, associations and competitions, including state development programs.	Touch Football, hockey (junior)	5 x playing fields	Weeknights and weekends	Weekdays	3.5	Touch Football SA

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. & Asset No.	Building size (m^2)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #17C #109770	204	3	There are three buildings that service a large expanse of playing fields. One building is particularly poor internally (17A), while another was originally constructed to service facilities that are no longer in the park (17B). As a result, the building entrance faces away from the playing fields. The third building is nestled into the corner of the park and is well serviced by off street	4	As a collective, this is a large area of open playing fields with potential to host large participation sporting events, particularly when combined. Given the expansive area, it is recommended to consolidate and redevelop the existing buildings, with a primary facility established to the east, and a smaller satellite facility to the west. **Primary - Redevelopment requirements: 520m² (floor area)** • 4 x Unisex change rooms with amenities (70m² each) • First Aid room (15m²) • Kitchen/kiosk (30m²) • Cleaners room (5m²) • Internal common area (100m²) • Public toilets (3 - unisex and accessible) (25m²) • Internal Storage (30m²) • Unisex Umpire amenities (35m²) **Satellite - Redevelopment requirements: 205m² (floor area)** • 2 x Unisex change rooms with amenities (70m² each) • Cleaners room (5m²) • Public toilets (3 - unisex and accessible) (25m²) • Internal Storage (15m²) • Unisex Umpire amenities (20m²) Further building consolidation can be achieved through integrating existing public toilets and other formal sport and recreation facilities (eg dog obedience).
Clubroom #17B #109769	203	3		4	
Clubroom #17A #109765	89	3		4	

Denise Norton Park / Pardipardinyilla (Park 2)



Park 2 provides:

- Children's playspace
- Playing fields
- Community courts
- Adelaide Park Lands Trail
- Key biodiversity area
- Adelaide Aquatic Centre

A redeveloped building could provide for the public:

- Accessible toilets
- Handwashing facilities
- Drinking fountain
- Seating
- Shelter

Legend

- Park Boundary
- Community Building
- Sports License Areas
- Residential
- Park Lands Trail
- Key Biodiversity Areas
- Playspaces
- Tree Canopy 2022
- Park Lands

N

0 25 50 100 Meters

SITE DETAILS AND USER PROFILE – PARK 2

Level of use / Potential	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
High The space includes two ovals that support a range of field sports, with a third oval to be established to the west following demolition of the Adelaide Aquatic Centre. Four community tennis/basketball courts with sports lighting are adjacent the existing fields. Improved facilities including additional sports lighting will enable increased use by community clubs and associations.	AFL, soccer, cricket, tennis, basketball, school sports	2 x playing fields/ovals 4 x tennis/basketball courts	Weekdays	Weeknights, weekends	4	Blackfriars Priory School

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. & Asset No.	Current Building size (m²)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #2A #109741	233	3	Basic community building servicing multiple playing fields.	3	Redevelop the existing building. Consider a location that will service multiple playing fields and support use of the adjacent community courts. With the Aquatic Centre located in this park, it is recommended to provide a minimum clubroom building footprint. **Redevelopment requirements: 380m² (floor area)** • 4 x Unisex change rooms with amenities (70m² each) • First Aid room (15m²) • Cleaners room (5m²) • Public toilets (3 - unisex and accessible) (25m²) • Internal Storage (20m²) • Unisex Umpire amenities (35m²)

Community Sports Buildings Building Assessments

Denise Norton Park / Pardipardinyilla (Park 2)

SITE DETAILS AND USER PROFILE - PARK 2

Comments	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
The space includes two ovals that support a range of field sports, with a third oval to be established to the west following the demolition of the Adelaide Aquatic Centre. Four community tennis/basketball courts with sports lighting are adjacent to the existing fields. Improved facilities, including additional sports lighting, will enable increased use by community clubs and associations.	Soccer, AFL, cricket, tennis, basketball, school Sports	Multiple fields, 4 x tennis courts (with informal basketball)	Morning and Afternoon - weekdays	Weekends	4	Blackfriars Priory School

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. # Asset No. #	Current Building size (m^2)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #2A #109741	233	3	• Basic and Aged building • Change rooms are less than the desired size for AFL (less than 45m2) • Not female friendly (open showers) • Umpires room contains no showers or toilets • Small storage area • Small Kitchen area connected to social area	3	Redevelop the existing building. Consider a location that will service multiple playing fields and support use of the adjacent community courts. With the Aquatic Centre located in this park, it is recommended to provide a minimum clubroom building footprint. **Redevelopment requirements: 380m² (floor area)** • 4 x Unisex change rooms with amenities (70m² each) • First Aid room (15m²) • Cleaners room (5m²) • Public toilets (3 - unisex and accessible) (25m²) • Internal Storage (20m²) • Unisex Umpire amenities (35m²)

Lefevre Park / Nantu Wama (Park 6)

SITE DETAILS AND USER PROFILE – PARK 6

Comments	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Large open playing fields adjacent multiple netball/tennis courts. Significant growth potential with improved facilities and the establishment of sports lighting to increase community sports use.	AFL, soccer, lacrosse, hockey, tennis, netball, school sports	Multiple fields, 5 x tennis/netball courts	School hours (weekday)	After school hours available dependent on light	3.5	Wilderness School

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. # Asset No.	Building size (m²)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubrooms #6A #109742	111	3	• Both buildings are very basic in their provision and in poor condition. The are dysfunctional and not connected to each other. • One functions as change rooms, the other has been adapted and is primarily used for a school rowing program. The changerooms service a large expanse of open playing fields, with multiple netball and tennis courts adjacent. There are no public amenities to support community use of these facilities.	5	Fit for purpose changerooms, sports lighting and public amenities would facilitate significant participation growth and multi-use opportunities in this park, supporting both structured and unstructured activity. Consolidate and redevelop the existing buildings. **Redevelopment requirements: 365m² (floor area)** • 2 x Unisex change rooms with amenities (70m² each) • Kitchen/kiosk (20m²) • Internal common area (100m²) • First Aid (15m²) • Public toilets (3 - unisex and accessible) (25m²) • Internal Storage (40m²) • Cleaners room (5m²) • Unisex Umpire amenities (20m²)
Clubrooms #6B #109806	93	3		5	

Bullrush Park / Warnpangga (Park 10)

SITE DETAILS AND USER PROFILE – PARK 10

Comments	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Services single sport (archery), albeit largest archery club in SA.	Archery	1 x archery field	Weekend	During the weekday	2	Adelaide Archery Club
Multiple playing fields supporting a range of community sports and surrounded by the Uni Loop, a 2.2km walking/running trail that is a popular informal recreation facility.	Soccer, ultimate frisbee, lacrosse, rugby, athletics, tennis, school programs	Ovals x2 Soccer fields x 3 Lacrosse field x 1 Tennis courts (lawn) x 8 Touch/ultimate frisbee field x 1	Night and Weekends	During the weekday	4	University of Adelaide

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. # Asset No. #	Building size (m^2)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #10A #109744	131	3	• Small, but very tidy building with basic facilities. • With the support of a CoA Infrastructure Grant, the Lessee is undertaking improvements including accessible amenities, increased storage and an upgrade of the building façade.	4	Maintain building following completion of current upgrade works.
Grandstand/ Clubroom #10B #109747	243	3	• Change rooms are less than the desired size for AFL (less than 45m2) • Are not female friendly (open showers) • No umpire changerooms are provided	3	There is demand for public amenities in this area. Upgrade changerooms within the building when appropriate including public amenities.
Storage shed #10C #109749	75	3	n/a		n/a

Red Gum Park / Karrawirra (Park 12)

SITE DETAILS AND USER PROFILE – PARK 12

Comments	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Multiple playing fields supporting a range of community sports.	AFL / Cricket / Soccer	Ovals x 2 Soccer fields x 3	Night and weekends	Weekdays	2	Adelaide University
Single use rowing activities.	Rowing		Morning and Afternoon - weekdays	Weekends	2	Christian Brother College
Single use rowing activities.	Rowing		Morning and Afternoon - weekdays	Weekends	2	University of Adelaide
Single use rowing activities.	Rowing		Morning and Afternoon - weekdays	Weekends	2	Prince Alfred College
Single use rowing activities.	Rowing		Morning and Afternoon - weekdays	Weekends	2	St Peters College
Single use rowing activities.	Rowing		Morning and Afternoon - weekdays	Weekends	2	Torrens Rowing Club
Single use rowing activities.			Morning and Afternoon - weekdays	Weekends	2	Adelaide High School

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. # Asset No. #	Building size (m²)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Scoreboard #12A #109751	12	2	• Electronic scoreboard	n/a	n/a
Maintenance Shed #12B #109748	193	2	• Large maintenance shed	n/a	n/a
Grandstand / Clubroom #12C #109746	486	2	• Lessee has just upgraded changerooms and umpire areas to provide unisex provision • Small social area on top of changerooms with kitchen/bar	2	State heritage facility. Maintain as per upgraded facilities.
Change rooms (women's) #12D #109745	91	3	• Changerooms are not unisex	5	Upgrade changerooms within the building when appropriate.
Clubroom #12E #109754	335	3	CBC's rowing clubroom is a two-storey facility with aged and basic amenities. Downstairs contains storage for the boats, toilet, and gym area. Upstairs contains basic change rooms, toilets, and social space. No wheelchair accessibility to the second floor.	3	Upgrade changerooms within the building when appropriate including public amenities.
Clubroom #12F #109753	582	2	Adelaide University's rowing clubroom is a two-storey facility with aged and basic amenities. Downstairs contains storage for the boats and a maintenance room. Upstairs contains change rooms, toilets, social space, kitchenette, gym area and a bar.	3	Upgrade changerooms within the building when appropriate including public amenities.

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. # Asset No. #	Building size (m²)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #12G #109752	325	2	PAC's rowing clubrooms is a two-storey facility with aged and basic amenities. Downstairs contains storage for the boats, male toilet, female/accessible toilet, and a shower. Upstairs contains a social space and storage rooms. No wheelchair accessibility to the second floor. Half of downstairs is sublet to Seymour College	3	Upgrade changerooms within the building when appropriate.
Clubroom #12H #109757	611	3	St Peter's rowing clubrooms is a two-storey facility with aged and basic amenities. Downstairs contains storage for the boats. Upstairs contains a social space, toilet and change rooms, kitchenette, and kitchen area. No wheelchair accessibility to the second floor.	3	Upgrade changerooms within the building when appropriate.
Clubroom #12I #109755	584	3	Torrens rowing clubrooms is a two-storey facility with aged and basic amenities. Downstairs contains storage for the boats, gym area and maintenance/storage area. Upstairs contains a large social space, bar, kitchen area, balcony area, storage room, toilet, change rooms and accessible toilet/baby change room.	2	Upgrade changerooms within the building when appropriate.
Clubroom #12J #109756	432	2	Adelaide High School's rowing clubrooms is a two-storey facility with aged and basic amenities. Downstairs contains storage for the boats. Upstairs contains basic change rooms, toilets, and social space	3	Upgrade changerooms within the building when appropriate.

Rundle Park / Kadlitpina (Park 13)

SITE DETAILS AND USER PROFILE

Comments	Activities Provided at site	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Single use facility supporting formal petanque activities on weekends. Space is impacted by events.	Petanque	Weekends	Weekdays and nights	1.5	Feral Aussie Boulistes Petanque Club

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. # Asset No. #	Current Building size (m^2)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Storage Shed #13A #109697	16	3	• Storage area which services a small group of pétanque /bocce players. • Boutique venue.	n/a	Maintain as is.

Rymill Park / Murlawirrapurka (Park 14)

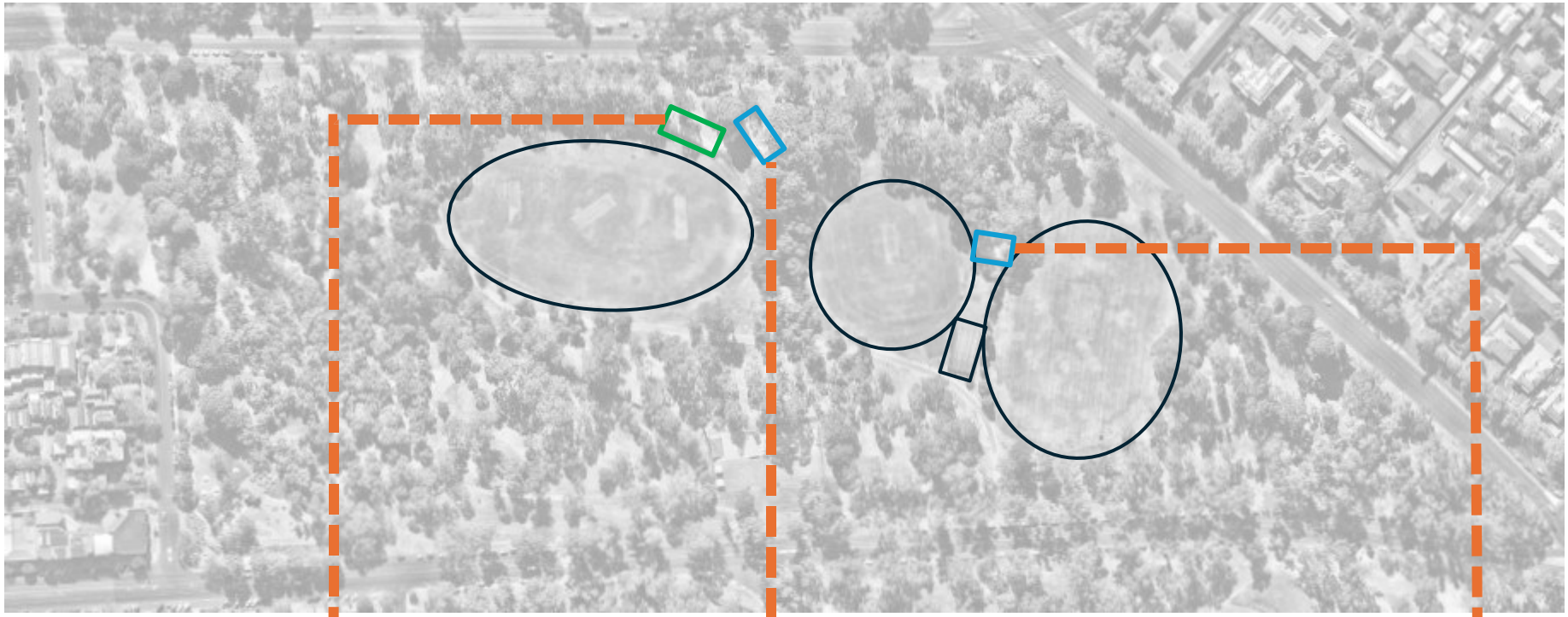
SITE DETAILS AND USER PROFILE – PARK 14

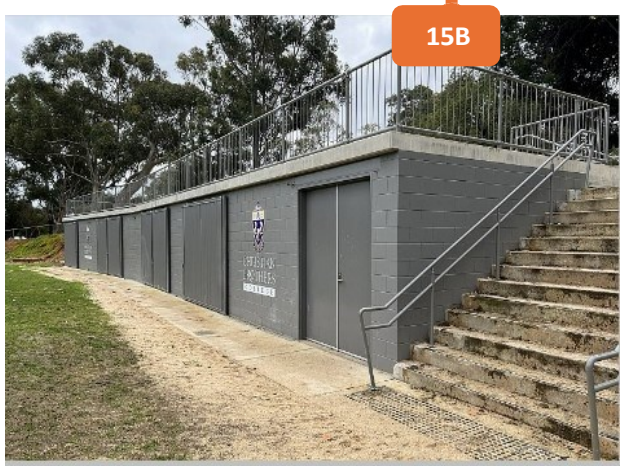
Comments	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Regularly programmed bowling facility catering for formal and informal participants. Recently hosted major lawn bowls competition.	Lawn Bowls	3 x bowling greens	Weekday and Weekends	n/a	2	Adelaide Bowling Club

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. # Asset No. #	Current Building size (m^2)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #14A #109801	647	3	• Large clubroom, which includes toilets, change rooms, two bars, commercial kitchen, office and storage/maintenance shed.	2	Longer term, consider opportunities to improve the building layout and reduce the building footprint.

King Rodney Park / Ityamai-itpina (Park 15)





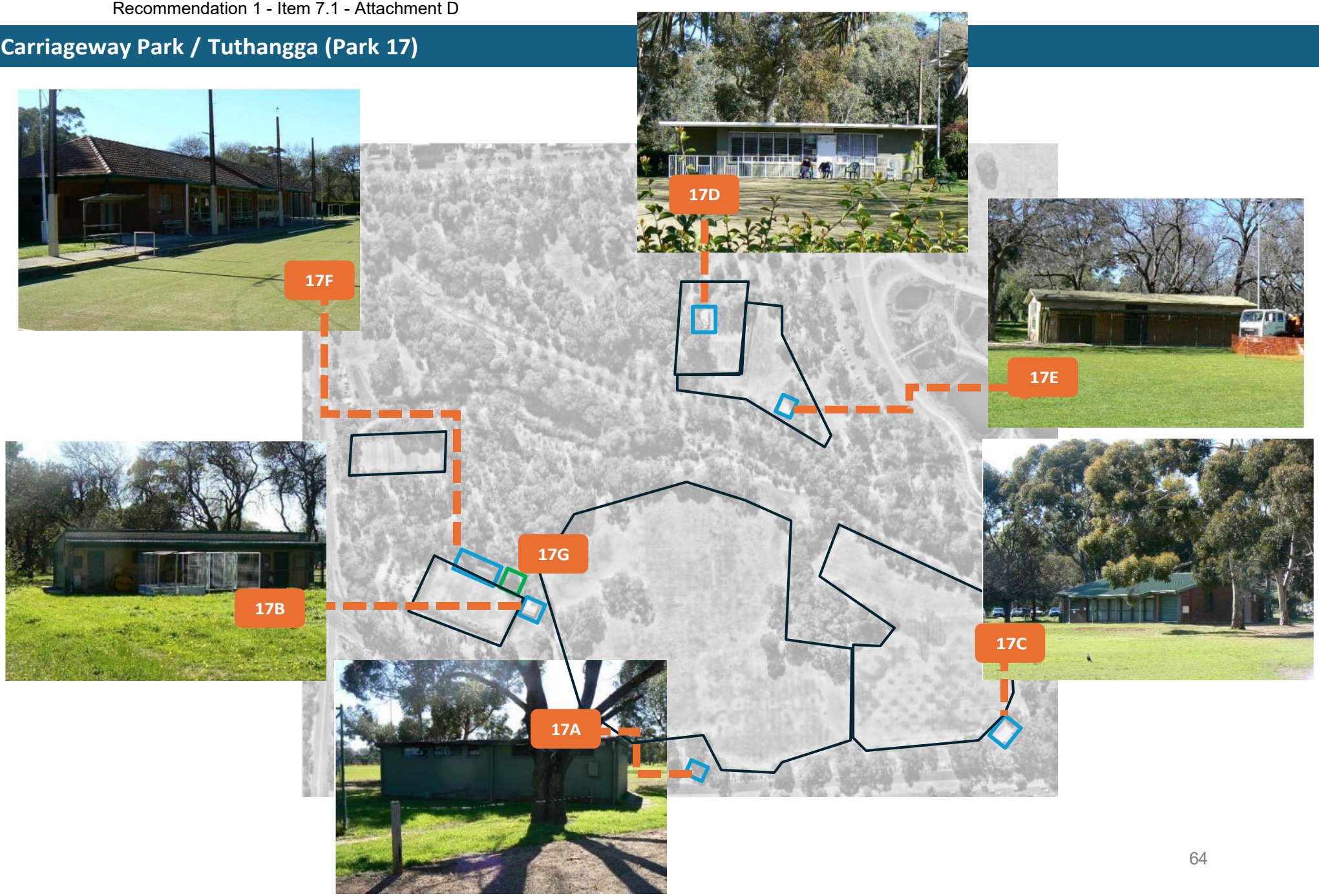
SITE DETAILS AND USER PROFILE – PARK 15

Comments	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Two playing fields with capacity to increase programming, particularly on weeknights with improved sports lighting.	Soccer, AFL, cricket, school sports	2 x playing ovals	Weekdays and Weekends	Weeknights	2.5	Christian Brothers College
Single playing field with sports lighting.	AFL, soccer, school sports	1 x playing oval	Weekdays and Weekends	Weeknights	2	Prince Alfred College

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. # Asset No. #	Building size (m²)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #15A #109758	181	3	• Aged and basic amenities provided	3	When current clubrooms reach end of life, consider consolidating existing clubrooms and redeveloping, including: • Unisex change rooms with amenities (70m² each) • Small kiosk (20m²) • Internal community space (100m²) • Public toilets (3 - unisex and accessible) (25m²) • Internal Storage (20m²) • Unisex Umpire amenities (35m²)
Maintenance Shed / storage #15B #109759	105	2	• Maintenance shed recently renewed.	n/a	
Clubroom #15C #109760	159	2	• Basic amenities provided	5	

Carriageway Park / Tuthangga (Park 17)



SITE DETAILS AND USER PROFILE – PARK 17

Comments	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Small local croquet club, single use facility with limited capacity to expand. Current APLMS recommends exploring co-location with State Croquet facility in the same park.	Croquet	2 x croquet courts (lawn)	Weekday and weekends	Weeknights and Weekends	2	South Terrace Croquet Club
Minimum use of facilities and could be accommodated in existing facility.	Dog training	1 x open space	Weekdays	Weekdays and Weekends	2	SA Dog Obedience Club
State based venue. Multiple rectangular fields that accommodate various Touch Football clubs, associations and competitions, including state development programs and team's competition.	Touch Football	5 x playing fields	Nights and weekends	Weekdays	3.5	Touch Football SA
Large expanse of multiple playing fields that are moderately programmed. Improved facilities including sports lighting would result in increased community use by sports clubs and associations.	AFL, soccer, cricket, softball, school sports	7 x soccer pitches 4 x hockey pitches 4 x cricket ovals 3 x touch fields Softball	Weekday	Weeknights, weekends	3	Pembroke College
State based venue. Three croquet greens accommodate croquet clubs from across South Australia. Clubroom building shared with CoA Horticulture Staff.	Croquet	3 x croquet courts (lawn)	Weekday and Weekends	Weeknights	2.5	South Australia Croquet Association

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. # Asset No. #	Building size (m²)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #17D #109762	75	2	• Small clubroom to service small local croquet club	4	At building end of life, consider consolidating with another facility.
Clubroom #17E #109764	111	2	• Small clubroom to service single club • Multi-purpose area with toilets	2	At building end of life, consider consolidating with another facility.
Clubroom #17C #109770	204	3	• There are three buildings that service a large expanse of playing fields. • One building is particularly poor, while another was originally constructed to service facilities that are no longer in the park. As a result, the building entrance faces away from the playing fields. • Sports lighting to date has been adhoc and provides limited coverage.	4	As a collective, this is a large area of open playing fields with potential to host large participation sporting events, particularly when combined. Given the expansive area, it is recommended to consolidate and redevelop the existing buildings, with a primary facility established to the east, and a smaller satellite facility to the west. **Primary - Redevelopment requirements: 520m² (floor area)** • 4 x Unisex change rooms with amenities (70m² each) • First Aid room (15m²) • Kitchen/kiosk (30m²) • Cleaners room (5m²) • Internal common area (100m²) • Public toilets (3 - unisex and accessible) (25m²) • Internal Storage (30m²) • Unisex Umpire amenities (35m²) **Satellite - Redevelopment requirements: 205m² (floor area)** • 2 x Unisex change rooms with amenities (70m² each) • Cleaners room (5m²) • Public toilets (3 - unisex and accessible) (25m²) • Internal Storage (15m²) • Unisex Umpire amenities (20m²)
Clubroom #17B #109769	203	3		4	
Clubroom #17A #109765	89	3		4	
Storage Shed #17G #109766	26	4	• Small storage shed next to clubroom building	N/A	Maintain as is.
Clubroom #17F #109763	179	2	• Clubroom with community space, kitchen, bar and amenities	2	

Peppermint Park / Wita Wirra (Park 18)

SITE DETAILS AND USER PROFILE – PARK 18

Comments	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Multiple field soccer facility with single club use.	Soccer	3 x soccer pitches	Weeknights and weekends	Weekdays	3	Adelaide City Football Club

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. # Asset No. #	Current Building size (m^2)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #18A #109823	212	2	• Basic clubroom	3	Maintain as is.

Pelzer Park / Pityarilla (Park 19)

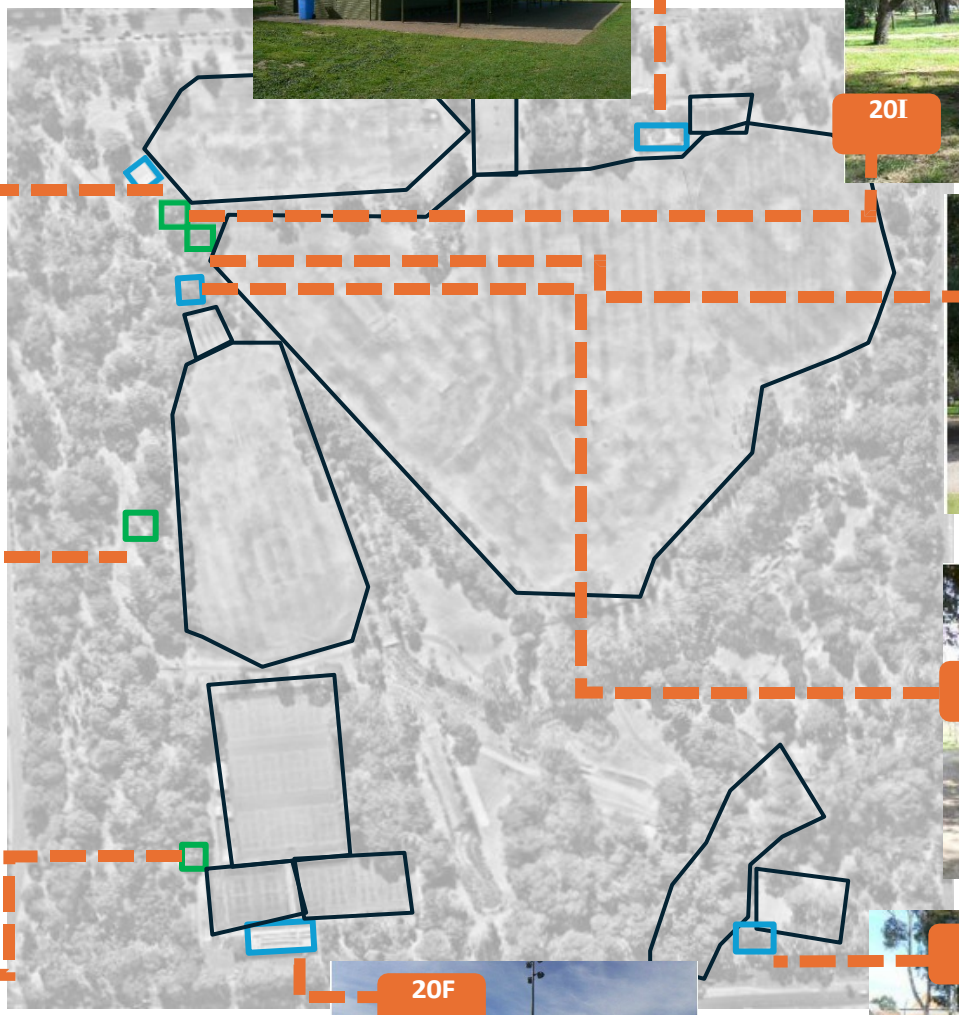
SITE DETAILS AND USER PROFILE – PARK 19

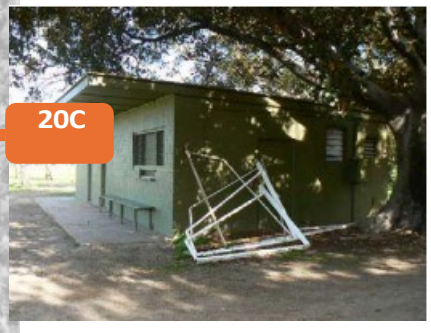
Comments	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Two rectangular playing fields servicing single soccer club.	Soccer	2 x soccer fields	Weeknights and weekends	Weekdays	2	Adelaide Comets Football Club
Multiple rectangular playing fields servicing single (junior) soccer club.	Soccer	5 x soccer fields	Weeknights and weekends	Weekdays	3.5	Adelaide City Football Club

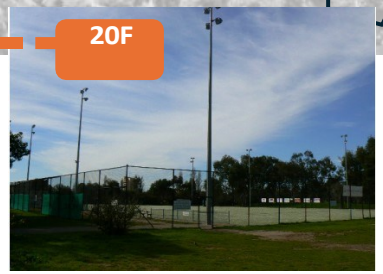
BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. # Asset No. #	Current Building size (m^2)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #19A #109767	112	3	• Very basic clubroom with small change rooms and amenities	5	At the appropriate time, redevelop the existing building to service the southern end of the park. **Redevelopment requirements: 240m² (floor area)** • 2 x Unisex change rooms with amenities (70m² each) • Kiosk (20m²) • Public toilets (male, female and accessible) (25m²) • Internal Storage (20m²) • Unisex Umpire amenities (35m²)
Clubroom #19B #109771	511	2	• Large clubroom with changerooms, kitchen and social area	2	Upgrade changerooms within the building when appropriate.

Blue Gum Park / Kurangga (Park 20)







SITE DETAILS AND USER PROFILE – PARK 20

Comments	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Small petanque club with no space to expand.	Pétanque	2 x pétanque pistes	Weekends	Weekdays and Weeknights	2	Club de Pétanque d'Adelaide
Combination of school sports, a large hockey club and (seniors) tennis association utilise this facility year-round.	Hockey, tennis, school sports	18 x tennis courts, 1 x full size synthetic turf hockey pitch and 1 x warm up area	Weeknight and weekends	Weekdays	3.5	South Parklands Hockey & Tennis
Heavily programmed space of multiple fields and courts with school sports on weekdays and increasing community sports use on weeknights and weekends. Improved facilities including additional sports lighting would facilitate greater community use.	School sports, AFL, cricket, soccer, netball, basketball, rugby, softball	5 x playing fields/ovals 14 x cricket nets 2 x basketball/netball courts	Weekday, weeknights and weekends	-	5	Pulteney Grammar School
Regional senior athletics club with growing junior athletics program. Space shared with school. Potential for growth with improved facilities including lighting and storage.	Athletics – junior and senior, soccer	1 x natural turf athletics field with long jump, throwing facilities 1 x soccer pitch	Weekday	Weeknights, weekends	3	Adelaide Harriers Athletics Club

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. #	Current Building size (m²)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #20G	176	3	• Small clubroom with community space, kitchenette and toilets	3	Retain building as is. Consider future opportunities to consolidate in another park.
Clubroom #20F	490	3	• Large hockey and tennis clubroom, originally constructed as a lawn bowls facility	3	Upgrade changerooms within the building when appropriate.
Storage #20E	35	2	• Storage shed	n/a	Consider consolidating as part of new clubroom or satellite maintenance facility.
Storage #20D	18	3	• Storage shed that is regularly flooded	n/a	Consider consolidating as part of new clubroom or satellite maintenance facility.
Maintenance Shed #20H	40	3	• Storage shed	n/a	Consider consolidating as part of new clubroom or satellite maintenance facility.
Pump House (storage) #20I	-	4	• Pump housing	n/a	Consider consolidating as part of new clubroom or satellite maintenance facility.
Clubroom #20A #109778	201	3	• Basic clubroom with two shipping containers sited adjacent for storage of athletics equipment	5	There are multiple buildings servicing a range of school and community sports in this park. Each building has its functional limitations. Storage is a chronic issue for the athletics users, with two shipping containers on site to store equipment. Consolidate and redevelop the existing buildings. **Redevelopment requirements: 555m² (floor area)** • 4 x Unisex change rooms with amenities (70m² each) • First Aid room (20m²) • Kitchen/kiosk (30m²) • Cleaners room (5m²) • Internal common area (100m²) • Public toilets (3 - unisex and accessible) (25m²) • Internal Storage (60m²) • Unisex Umpire amenities (35m²) Further building consolidation can be achieved in the park through consolidating ancillary (storage and maintenance) buildings, noting this is likely to require a redeveloped building separate to the clubrooms.
Clubroom #20B #109781	170	2	• Basic changerooms in okay condition, but with recent plumbing issues reported	4	
Clubroom #20C #109772	98	3	• Basic changerooms	4	

Veale Park / Waylu Yatra (Park 21)

SITE DETAILS AND USER PROFILE – PARK 21

Comments	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Regional soccer facility with multiple playing fields, used by up to nine soccer clubs. Significant growth potential with improved facilities and playing surfaces, including the enhancement of the unimproved fields to the west.	Soccer	3 x soccer fields 3 x community courts Unimproved playing fields to the west	Weeknights and weekend	Weekday	4	Football SA

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. & Asset No.	Current Building size (m^2)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #21A #109809	75	5	Very poor condition and has been identified for disposal. Previous use by soccer clubs has transferred to building 21B.	5	This site has significant potential held back by poor facilities and a lack of community amenity. Opportunities to enhance participation are significant within this park, with a large area earmarked for sport, unimproved (approx. 2.6ha) to the west. The site is within walking distance of a tram stop and linked to Unley via a pedestrian activated crossing. Improved amenities would support informal use of adjacent community courts and open spaces to the north. Consolidate and redevelop the existing buildings. **Redevelopment requirements: 520m² (floor area)** • 4 x Unisex change rooms with amenities (70m² each) • First Aid (15m²) • Kitchen/kiosk (20m²) • Cleaners room (5m²) • Internal common area (100m²) • Public toilets (3 - unisex and accessible) (25m²) • Internal Storage (40m²) • Unisex Umpire amenities (35m²)
Clubroom #21B #109774	51	3	Originally designed to service a two-court tennis club (now redundant), the building is currently servicing multiple soccer fields and up to nine soccer groups/clubs. This very small building does not contain the appropriate facilities required to support the existing use of this park.	5	

Golden Wattle Park / Mirnu Wirra (Park 21W)

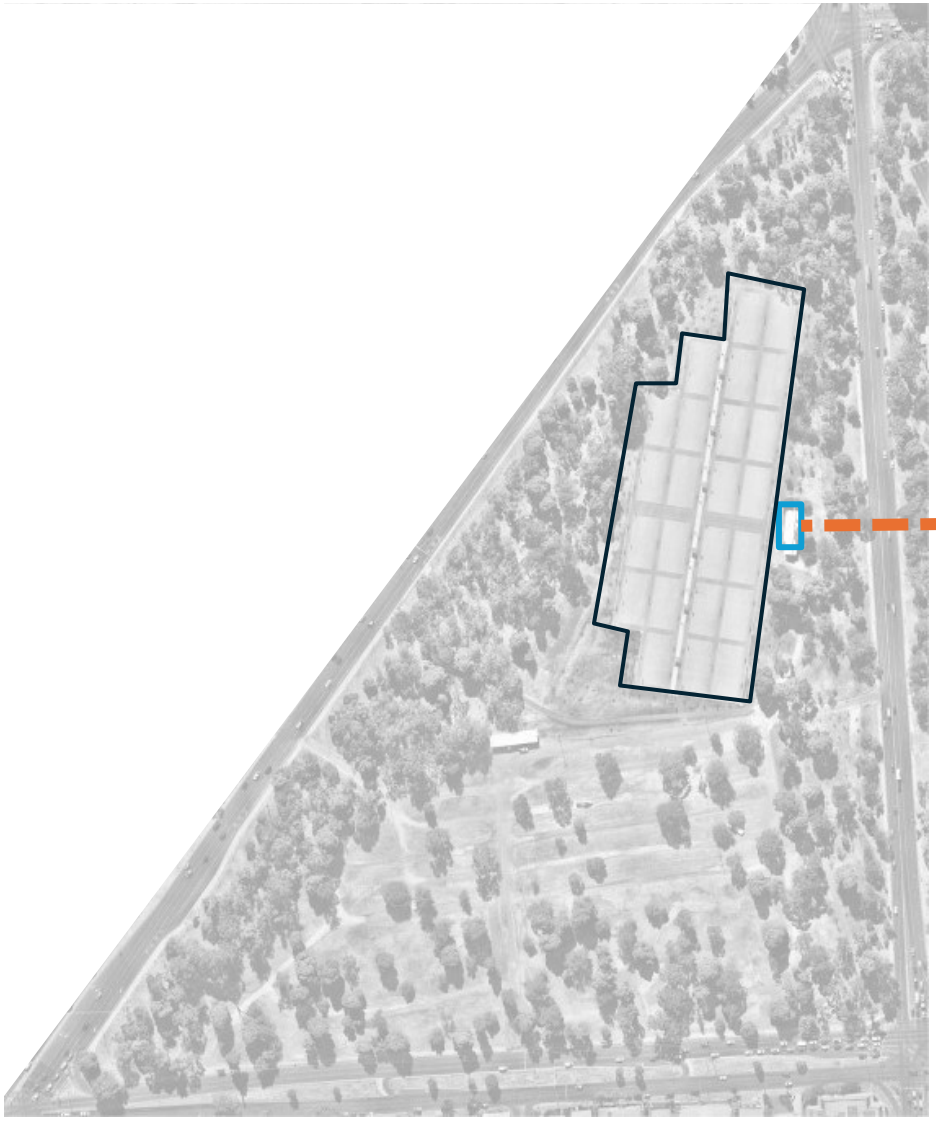
SITE DETAILS AND USER PROFILE – PARK 21W

Comments	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Regional facility servicing multiple sports and three open playing fields. Multiple clubs, school groups, sub-lessees and casual hirers already heavily use these facilities. Use will increase through improved facilities including new lighting (southern oval) and improved playing surfaces.	AFL, cricket, soccer, ultimate frisbee, netball, school sports	3 x playing fields/ovals 2 x cricket practice nets Sports lighting	Weeknight and weekend	Weekday	5	Adelaide Community Sports and Recreation Association (ACSARA)

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. & Asset No.	Current Building size (m²)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #21WA #109786	375	3	This building was identified with structural issues in 2010 and has been limiting the growth of ACSARA for many years. The fields are used by a range of teams, clubs and organisations including Sturt St Community School, who use the park more broadly for education purposes.	5	The existing lessee has raised $2.55m including a $1.55m grant from the State Government to construct a new community sports building in Park 21W. The building will service three main playing fields and creates opportunities for growth in participation by both sports participants and non-sporting community groups. An important part of supporting this growth is strengthening the link with Park 22, which does allow for off-street parking to support this sporting precinct including the regional netball facility in Park 22. This project is the most advanced with regards to planning, including an endorsed Concept Plan for the park. Redevelop the existing building. **Redevelopment requirements: 540m² (floor area)** • 4 x Unisex change rooms with amenities (70m² each) • First Aid room (15m²) • Kitchen/kiosk (30m²) • Cleaners room (5m²) • Internal common area (100m²) • Public toilets (3 - unisex and accessible) (25m²) • Internal Storage (50m²) • Unisex Umpire amenities (35m²)

Josie Agius Park / Wikaparntu Wirra (Park 22)



SITE DETAILS AND USER PROFILE – PARK 22

Comments	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Regional netball facility consisting of 24 courts and hosting netball club, team, school and state competitions drawing participants from across metropolitan Adelaide. Strong demand can be sustained with improved facilities and there are opportunities to explore complementary activities in off peak times.	Netball	24 x netball courts	Weeknight and weekends	Weekdays	4.5	SA United Church Netball Association (SAUCNA)

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. & Asset No.	Current Building size (m^2)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #22A #109788	202	3	Basic clubroom with canteen, toilets, storage and changerooms. Lack of female toilets during peak times. Some known structural issues.	4	Redevelop the existing building. **Redevelopment requirements: 505m² (floor area)** • 4 x Unisex change rooms with amenities (45m² each) • First Aid room (20m²) • 2 x Unisex Umpire amenities and duty room (45m²) • Administration area/meeting room (45m²) • Kiosk (30m²) • Cleaners room (5m²) • Internal common area (100m²) • Public toilets (6 - unisex and accessible) (50m²) • Internal Storage (30m²) Further building consolidation can be achieved through consolidating public toilets from the adjacent park (Anzac Highway edge of Park 23) and integrating CoA Horticulture requirements.

GS Kingston Park / Wirrarninthi (Park 23)

SITE DETAILS AND USER PROFILE – PARK 23

Comments	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Single field presently programmed with soccer and cricket.	Soccer, cricket	1 x oval	Weeknights and weekends	Weekdays	2.5	Park 23 Sports Club

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. #	Current Building size (m^2)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #23A	373.5	3	Large clubroom building with public amenities servicing adjacent playspace.	3	Upgrade changerooms within the building when appropriate.

Ellis Park / Tampawardli (Park 24)

SITE DETAILS AND USER PROFILE – PARK 24

Comments	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Servicing this significantly large area is a maintenance shed. Closest public amenities are at the adjacent Comets FC facility.	AFL, cricket, soccer, tennis, netball, basketball, school sports	Maintenance Shed				Adelaide High School

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. #	Current Building size (m²)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Shed #24A #109783	112	3	Maintenance shed	1	Consider future provision of clubroom facilities to support community use of the sports and recreation facilities provided at this site.

Elder Park / Tarntanya Wama (Park 26)

SITE DETAILS AND USER PROFILE

Comments	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Single use rowing facility.	Rowing		Morning and Afternoon weekdays	Weekends	2	Norwood/Unley RC
Single use rowing facility.	Rowing		Morning and Afternoon weekdays	Weekends	2	Scotch College
Single use rowing facility.	Rowing		Morning and Afternoon weekdays	Weekends	2	Pembroke College

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. #	Current Building size (m^2)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #26A #109800	376	3	Rowing clubrooms and storage	3	At the end of their useful asset lives, consider a consolidated shared rowing facility.
Clubroom #26B #109792	353	3	Rowing clubrooms and storage	3	
Clubroom #26C #109791	406	2	Rowing clubrooms and storage	3	

John E Brown Park (Park 27A)

SITE DETAILS AND USER PROFILE

Comments	Total Participants	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Building is not required for organised sport	N/A					1	Facility is no longer leased

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. #	Current Building size (m^2)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #27AA #109787	74	4	Building that formerly serviced equestrian activities	5	Equestrian activities moved away from this park nearly twenty years ago. The APLMS does not propose any formal sporting opportunities in this space. Remove the existing building in Park 27A to support a redevelopment in Park 27B.

Mary Lee Park (Park 27B)

SITE DETAILS AND USER PROFILE – PARK 27B

Level of use / Potential	Activities Provided at site	Available facilities (what the space does or can accommodate)	Peak Usage	Off Peak Usage Capacity	Community Benefit Rating (1-5)	Current Lessee
Moderate/High Regional junior soccer facility with multiple playing fields. Existing use will be sustained through improved facilities and increase through the co-location of a summer sport.	Soccer – junior boys and girls	3 x soccer fields	Weeknight and weekend	Weekday	3.5	West Adelaide Soccer Club

BUILDING AND FUNCTIONALITY ASSESSMENT

Building Type & Map No. & Asset No.	Current Building size (m^2)	Condition Rating (1-5)	Description / Comments	Functionality Rating (1-5)	Recommendation and Future building size required to be fit for purpose (size is approx. and does not include walkways/corridors)
Clubroom #27BA #109790	236	4	The building is poor functionally and visually and does not reflect the level of use that it receives by its junior members across multiple soccer pitches. Structurally, there are issues with the roof.	5	CoA has received $2m from the State Government to improve sporting facilities in Park 27B including redevelopment of the existing clubroom. To date, approximately $700,000 of the grant has been allocated to install new sports lighting to support junior soccer training and competition. Consideration of a complementary activity would assist in creating a multi-use facility. Redevelop the existing building. **Redevelopment requirements: 430m² (floor area)** • 2 x Unisex change rooms with amenities (80m² each) • First Aid room (15m²) • Kitchen/kiosk (30m²) • Cleaners room (5m²) • Internal common area (100m²) • Public toilets (3 - unisex and accessible) (25m²) • Internal Storage (75m²) • Unisex Umpire amenities (20m²)