

# Adelaide Park Lands Community Buildings (Sport and Recreation) Policy

*Date this document was adopted*

*legislative*

## PURPOSE

This policy guides the design and investment in Community Buildings in the Adelaide Park Lands to support:

- participation in active lifestyles, leisure, sport and recreation
- meeting community needs for accessible and inclusive community-level sports and recreation
- protecting and promoting the Adelaide Park Lands
- mitigating the effects of climate change and ensuring integrated and sustainable development

This policy applies to the upgrade and redevelopment of existing Community Buildings that can be leased to eligible community sport and recreation groups, and educational organisations.

The location of Community Buildings is informed by the Adelaide Park Lands Management Strategy and its targets and Adelaide Park Lands Community Land Management Plans.

Leasing eligibility and use of these facilities is governed by the Adelaide Park Lands Lease and Licence Policy.

## STATEMENT

Investing in the upgrade and redevelopment of Community Buildings in the Adelaide Park Lands will ensure that our community have the facilities they need now and for future generations.

### Objectives:

1. Maximise investment and community benefits by consolidating buildings and creating shared-use facilities and amenities accessible to the public.
2. 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.
3. Create quality, welcoming and inclusive facilities to maximise their benefit to the community.
4. Foster diverse participation in sports and recreation by investing in facilities that meet the needs of users and the public.
5. Optimise the sustainable development, efficient use and environmental performance of Community Buildings.
6. Ensure a consistent approach to designing and developing upgrades and redevelopments of Community Buildings.

The City of Adelaide acknowledges the Kurna people as the Traditional Owners of the Country where the city of Adelaide is situated, and pays its respect to Elders past, present and emerging.

## **ADELAIDE PARK LANDS COMMUNITY BUILDINGS (SPORT AND RECREATION) POLICY**

### **OBJECTIVES**

#### **Objective 1 – Maximise investment and community benefits by consolidating buildings and creating shared-use facilities and amenities accessible to the public.**

Community Building upgrades and redevelopments will incorporate publicly accessible elements and consider the option to incorporate more than one eligible community organisation on an ongoing basis.

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, optimise utilisation of a public asset 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 Community Buildings are activated throughout the day and evening, providing spaces for people to play, learn and interact with the Adelaide Park Lands.

#### **Objective 2 – 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.**

Council will plan for, and support the provision of Community Buildings in the Adelaide Park Lands that are located to fulfil their intended purpose and use, with the extent of infrastructure aligned to the outdoor areas being serviced.

Community Buildings will offer the facilities required to meet community expectations for the intended use.

Community Buildings will not exceed the relevant standards recommended for community sport and recreation training and competition, while adhering to a park-by-park design response.

The design of Community Buildings will reflect the SA Government (ODASA) Principles of Good Design and prioritise:

- compact layouts
- multi-functional spaces
- efficient circulation
- shared-use facilities

Community Buildings will be of an appropriate height and form, and will consider site-specific landscape contexts including topography, vegetation, tree canopy, sight lines to adjacent heritage and built forms, balanced with the building's intended use.

**Objective 3 – Create quality, welcoming and inclusive facilities to maximise community benefit.**

All Community Buildings will incorporate core elements that are accessible to all Park Lands visitors to support formal and informal community use of the Park Lands.

Most Community Buildings will incorporate essential elements to support community sports.

Some Community Buildings will incorporate optional elements to enable community development and shared use opportunities.

Through on-street design and management, Council will prioritise safe and accessible disability, drop-off, and loading and unloading parking spaces adjacent to Community Buildings.

[Council will consider access and car parking requirements in accordance with the provisions of the Adelaide Park Lands Management Strategy.](#)

**Objective 4 – Foster diverse participation in sports and recreation by investing in facilities that meet the needs of users and the public.**

Council will commit 1.5% of annual rate income to the upgrade and redevelopment of Community Buildings in the Park Lands.

Council investment will be applied to the following building features that service the intended community purpose:

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

## **ADELAIDE PARK LANDS COMMUNITY BUILDINGS (SPORT AND RECREATION) POLICY**

### **Objective 5 – Optimise the sustainable development, efficient use and environmental performance of Community Buildings.**

Council will prioritise upgrading and consolidating existing Community Buildings to meet community needs before considering the redevelopment of Community Buildings.

When a Community Building redevelopment project is proposed, the scope of works will include either the redevelopment of the existing Community Building or the rebuild/replacement of a Community Building and disposal of the existing Community Building.

The council will aim to achieve a 5-star Green Star (or equivalent) certification for all new and upgraded Community Buildings.

To encourage sustainable transport options, Council will plan for end-of-trip facilities and links to public transport and cycling and walking networks.

### **Objective 6 – Ensure a consistent approach to designing and redeveloping the upgrade and redevelopment of Community Buildings.**

Council will lead the design development process for all Community Building upgrades and replacements and refer to the Adelaide Park Lands Building Design Guidelines.

Council will engage with relevant stakeholders to inform the building features required to service the intended community purpose.

Council will implement a design review process, utilising the skills and knowledge of the Kadaltilla / Adelaide Park Lands Authority to provide advice on all Community Building upgrades and replacement designs.

As part of the design review process, a visual impact assessment of the selected site for replacing a Community Building will be undertaken.

Council will consider the resourcing and funding of each Community Building project annually as part of the Business Plan and Budget process.

[Final consideration of any Community Building proposal will be subject to Council approval.](#)

**APPLICATION**

Council will implement this policy through the Adelaide Park Lands Community Buildings (Sport and Recreation) Priority Needs Analysis.

The upgrade or redevelopment of Community Buildings will be prioritised where the Community Building will benefit more than one eligible community organisation on an ongoing basis and will be informed by:

Asset Condition: including the age and structural condition of the building, informed by the City of Adelaide Buildings Asset Management Plan.

Functionality: including the building's useability for its intended purpose and level of compliance with legislative requirements.

Community Benefit: including the extent of existing use, envisaged future use of the building and broader community participation in sport and recreation.

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.

**Investment in partnership**

Council will consider investment in partnership with eligible community organisations and government agencies to fund the upgrade and redevelopment of Community Buildings. This will be undertaken in line with the City of Adelaide Procurement Policy and Project Management Framework.

**OTHER USEFUL DOCUMENTS****Related documents**

- **Adelaide Park Lands Community Buildings (Sport and Recreation) Priority Needs Analysis**
- Adelaide Park Lands Building Design Guidelines
- Adelaide Park Lands Community Land Management Plan
- Adelaide Park Lands Lease and Licence Policy
- Adelaide Park Lands Management Strategy
- Buildings Asset Management Plan
- City of Adelaide Strategic Plan

**Relevant legislation**

- *Adelaide Park Lands Act (SA) 2005*
- *Local Government Act (SA) 1999*

## ADELAIDE PARK LANDS COMMUNITY BUILDINGS (SPORT AND RECREATION) POLICY

### GLOSSARY

Throughout this document, the below terms have been used and are defined as:

**Adelaide Park Lands:** Those areas of the Park Lands defined by the Adelaide Park Lands Plan under the *Adelaide Park Lands Act 2005*, and includes the City Squares and Gardens, roads running through or bordering the Adelaide Park Lands; and any other land vested in or under the care, control or management of, the Crown, a state authority or a local government body.

**Adelaide Park Lands Community Land Management Plan:** A document required under the *Local Government Act (SA) 1999*, that informs how community land under the care and control of the City of Adelaide will be managed in accordance with the Adelaide Park Lands Management Strategy, including the identification of leased and licensed areas.

**Adelaide Park Lands Management Strategy:** A document required under the *Adelaide Park Lands Act (SA) 2005*, that sets the strategic framework for the overall planning and management of the Adelaide Park Lands.

**Building Footprint:** The total ground level area of a building measured to the outside wall line, not including open hardstand areas such as footpaths.

**Community Building:** For the purposes of this policy, a Community Building is a leasable (whether tenanted or vacant) building in the Park Lands that is provided for the primary purpose of supporting organised use of adjacent outdoor sports and recreation facilities, with its amenities available for broader community use.

**Consolidation:** Dispose of existing Community Buildings to consolidate as part of a new Community Building redevelopment.

**Consortium:** A consortium is an association of two or more organisations, including independent and government educational institutions, that is legally constituted to hold a lease on behalf of the organisations.

**Core Elements:** Accessible public toilets, storage, shelter (including verandas), seating, handwashing, lighting, public drinking fountain, cleaning/utility spaces.

**Disposal:** The demolition and remediation of an existing Community Building.

**Essential Elements:** Changerooms, showers and toilets (the number of which depends on the extent of outdoor facilities serviced and consideration of minimum sporting requirements), umpires/match officials changerooms, first-aid room, kiosk, and bicycle parking facilities.

**Optional Elements:** Common area, kitchen, meeting room.

**Eligible Lessee:** Community organisations or educational institutions.

**Lessee/Licensee:** An organisation that has a direct legal relationship with Council via a lease or licence.

**Relevant Standards:** The current standard of facility provision recommended by state and national sporting associations to support community level junior and senior sports training and competition. These recommended standards provide guidance only.

**Not-for-Profit Organisation:** A legally constituted organisation whose constitution or rules state that profits or surpluses must be used to further the organisation's objectives. Any profits or surpluses cannot be distributed to owners, members or any other individual or group of individuals. The constitution or rules should also make provision for the transfer of assets to a similar organisation should they cease operations.

**Publicly Accessible Elements:** This includes public toilets, water fountains, seating and shelter.

**Redevelopment of a Community Building:** Replacement of an existing Community Building with a new Community Building that fulfils its intended purpose for its location and use, with the extent of infrastructure aligned to the outdoor areas being serviced.

**Relevant Stakeholders:** Including but not limited to the existing or proposed leaseholder(s), state sporting associations and the Kaurna Community.

**Upgrade of a Community Building:** Improvements to an existing Community Building to provide higher service levels to fulfil its intended purpose for its location and use, with the extent of infrastructure aligned to the outdoor areas being serviced.

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## ADMINISTRATIVE

As part of Council's commitment to deliver the City of Adelaide Strategic Plan, services to the community and the provision of transparent information, all policy documents are reviewed as per legislative requirements, or when there is no such provision, a risk assessment approach is taken to guide the review timeframe.

This Policy document will be reviewed every **five** years unless legislative or operational change occurs beforehand. The next review is required in **2029**.

### Review history:

Trim Reference	Authorising Body	Date/ Decision ID	Description of Edits

### Contact:

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