

Kadaltilla

Golden Wattle Park / Mirnu Wirra (Park 21W) Community Sports Hub

Public

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Board Meeting

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Lifestyle

Purpose

A previous version of the Community Sports Building Concept Plan for Golden Wattle Park/Mirnu Wirra (Park 21W) was presented to Kadaltilla / Park Lands Authority in September 2020. This followed multiple considerations by Kadaltilla and community consultations on the overall Concept Plan and Community Land Management Plan for Park 21W.

The existing community lessee for Park 21W has since raised nearly \$2.7m through its own member organisations and a grant from the Office for Recreation, Sport and Racing.

The purpose of this report is to seek support for the revised Community Sports Building Concept Plan and proposed lease principles.

Recommendation

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That Kadaltilla / Park Lands Authority:

1. Supports the Community Sports Building Concept Plan for Golden Wattle Park/Mirnu Wirra (Park 21W) as shown in Attachment A to Item 6.1 on the Agenda for the Board meeting of Kadaltilla / Park Lands Authority held on 28 July 2022, subject to:
 - 1.1. The existing building being removed and returned to park land within six months of finalising construction of the new building.
 - 1.2. Rationalisation of the proposed path network to minimise the impact on existing trees.
 2. Notes that the Community Sports Building Concept Plan will be implemented in stages as more funding becomes available.
 3. Supports Council negotiating a lease agreement with the Adelaide Community Sports and Recreation Association over for the new building and associated playing fields in Golden Wattle Park/Mirnu Wirra (Park 21W) that considers:
 - 3.1. A maximum lease term of 21 years.
 - 3.2. Lease conditions to enable optimal utilisation by the broader community of the building as well as associated playing fields.
 - 3.3. A requirement to hold an electricity contract with an all-renewable electricity retailer or for accredited green power.
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Implications

Adelaide Park Lands Management Strategy 2015-2025	Adelaide Park Lands Management Strategy 2015-2025 The Strategy supports the development of a hub with various attractions to boost activity and redevelopment of the sporting fields and facilities in Golden Wattle Park/Mirnu Wirra (Park 21W).
APLA 2020-2025 Strategic Plan	Adelaide Park Lands Authority 2020-2025 Strategic Plan Strategic Plan Alignment – Advice Provide advice on plans, projects and policies for the Adelaide Park Lands.
Policy	This project aligns with the Community Land Management Plan for Golden Wattle Park/Mirnu Wirra (Park 21W) and the Adelaide Park Lands Building Design Guidelines. The lease agreement will be prepared in accordance with the Adelaide Park Lands Leasing and Licencing Policy.
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	This project is currently not fully funded and will be delivered in stages as more funding becomes available. Increased activation of Park 21W as a result of this project will put additional pressure on existing car parking and demand for accessible parking spaces.
Opportunities	The provision of a modern, fit-for-purpose facility will provide a community base for recreation, sporting teams, their families, visitors and will improve buildings and amenity within the Park Lands.
City of Adelaide Budget Allocation	Council's 2022/23 Plan and Budget identifies 'Co-deliver Park 21W Concept Plan' as an opportunity that is currently unfunded.
Life of Project, Service, Initiative or (Expectancy of) Asset	The expected life of the asset is ≥ 42 Years.
Ongoing Costs (eg maintenance cost)	It is proposed that lease conditions will require the lessee to be responsible for the maintenance of the leased area including the new building. Council will undertake maintenance of the proposed public amenities and agreed landscape elements as per current maintenance schedules for similar facilities.
Other Funding Sources	\$1.55m grant funding - Office for Recreation, Sport and Racing – Community Recreation and Sports Facilities Program – confirmed. \$1.125m Adelaide Community Sports and Recreation Association (ACSARA) own savings – confirmed.

Discussion

Background

1. In late 2017, following the expiry of the existing lease with Adelaide Community Sport and Recreation Association (ACSARA), Council called for Expressions of Interest (EOI) for the use of a selected portion (approx. 5.26 ha) of the existing licensed sporting facilities (grounds and building) in Golden Wattle Park / Mirnu Wirra (Park 21 West).
2. Following the EOI process, ACSARA was selected as the preferred lessee and in 2019 was granted a five-year lease. The lease acknowledged the intent to develop a new fit for purpose sports building within Park 21W and enter into negotiations for a long-term lease.
3. In August 2018, Council approved a draft Concept Plan for Golden Wattle Park/Mirnu Wirra (Park 21W) for the purpose of community engagement. At the same meeting, Council resolved that it:
 - 3.1. *'Approves in principle building Option 1, being a centralised fit for purpose community sports pavilion of two-level design, subject to the ground footprint not exceeding 465sqm and the design incorporating an undercroft lower level and landscape architecture treatments that reduce the visual impact of the building.'*
 - 3.2. *'Approves in principle the establishment of a car park in Golden Wattle Park/Mirnu Wirra (Park 21W) with up to 150 vehicles and potentially starting with parking either side of an unsealed road leading to the new building, subject to the design of the parking being sensitive to the Park Lands environment with appropriate plantings and permeable surfaces.'*
4. Community engagement on the draft Concept Plan occurred in December 2018 and the findings presented to Kadaltilla, and Council between November 2018 and January 2019.
5. As a result of the community engagement, several changes were made to the Concept Plan including relocating the proposed new clubrooms and car park to the western edge of the park and reducing the car park capacity from 150 to 112 spaces.
6. These changes to the Concept Plan along with other feedback captured in the community engagement process informed the development of a draft Community Land Management Plan (CLMP) for Park 21W.
7. In February 2020, Council approved the Concept Plan for Park 21W and at the same meeting approved the release of the draft CLMP for statutory consultation.
8. Kadaltilla considered the matter on 3 September 2020 and was supportive of the Community Land Management Plan and the preliminary building concept design. Kadaltilla did request that the future building design remain within the previously approved building footprint of 465sqm and that any rainwater tanks be concealed.
9. At its meeting on 10 November 2020, Council adopted the Community Land Management Plan for Golden Wattle Park/Mirnu Wirra (Park 21W) (Link 1 [here](#)) however, Council did not support the additional car parking. As a result of this decision, the 112 off street carparks were removed from the Concept Plan.
10. Council also noted the design intent of the preliminary building concept and requested that once funding is secured by the lessee, a revised building concept based on the design intent be tabled with Kadaltilla and Council and include:
 - 10.1. A maximum footprint of 465sqm on up to two levels (as previously approved in principle) as defined by the Adelaide Park Lands Building Design Guideline.
 - 10.2. Undergrounded rainwater tanks or above ground rainwater tanks that are concealed and counted towards the building ground footprint.
 - 10.3. An examination of the visual and cost differences associated with incorporating and not incorporating an undercroft.

Community Sports Building Concept

11. ACSARA is the head lessee of the sports facilities in Park 21W and has occupied the existing building and used the adjacent sports fields for over 35 years.
12. The existing facilities are used by ACSARA football, cricket, soccer and netball clubs along with Concordia College. The netball club utilises the clubroom facilities in Park 21W and plays on the courts in Park 22.
13. Through sub-leasing and casual hire, the facilities are also used by a range of other community users including SA Flying Disc Association, Sturt Street Community School, Gaelic Football, Glenunga Football Club, Reclink Australia (sports program for vulnerable people), SAPSASA school sport, and many SANFL and AFL run programmes for juniors, women, multicultural groups and AFL 9s.

14. ACSARA estimates that approximately 1,320 players and 34,834 people in total, including officials and supporters, currently visit the facilities each year.
15. The existing building does not meet contemporary community sports requirements, is rapidly ageing and has several major structural issues.
16. It is anticipated that the provision of a new community sports building along with other future facility enhancements will result in a significant growth in participation in this area of the Park Lands.
17. Since the preliminary building concept was presented and supported by Kadaltilla (September 2020), the building concept has been further refined. The more significant changes to the concept include:
 - 17.1. A reduction in the ground floor building footprint from 465m² down to 405m² with an upper-level floor area, including balconies of 465m².
 - 17.2. The relocation of the building further northwards and closer to Goodwood Road.
 - 17.3. The provision of a ramped entry / mound with terraced spectator seating to the southern end of the building in lieu of an external staircase.
 - 17.4. Deletion of rainwater tanks in preference for a connection to GAP for all toilet flushing / grey water usage.
 - 17.5. Reduction in the extent of hardstand surrounds through the removal of the partial undercroft.
18. The building concept plan represents a fit for purpose community sports building incorporating the following key elements:
 - 18.1. 6 x unisex changerooms
 - 18.2. separate umpires changerooms
 - 18.3. medical/first aid room
 - 18.4. public toilets including disabled toilet
 - 18.5. multipurpose community space with elevated viewing area
 - 18.6. kitchen and kiosk
 - 18.7. multiple storage areas
 - 18.8. lift, internal and external stairs to access first floor.
19. The floorplan has been designed to optimise programming opportunities by the lessee for formal sporting activities and by external community groups for non-sporting community development activities. Consideration has been given to:
 - 19.1. Multiple summer sports occurring simultaneously (eg cricket, ultimate frisbee, netball).
 - 19.2. Multiple winter sports occurring simultaneously (eg Australian rules football, soccer, ultimate frisbee, netball).
 - 19.3. Storage facilities to support summer and winter sports, Sturt Street Community School/Children's Centre activities and Southwest City Petanque activities.
 - 19.4. Club development and community development activities on the upper level with change facilities to support performing arts.
 - 19.5. Providing public amenities and kiosk facilities that are externally accessible to all Park Lands users.
20. We have reviewed the updated building concept against the Adelaide Park Lands Building Design Guideline. The following is a summary of our review:
 - 20.1. The proposal provides a new fit-for-purpose community facility that can accommodate multiple user groups simultaneously and offers opportunities for non-sporting community groups to make use of the building and surrounding Park Lands.
 - 20.2. The new location of the building balances passive environmental design with an improved relationship to the sporting fields that allows for greater viewing opportunities. The building is located within what is largely an existing clearing and closer to the park edge, minimising the impact of the building on the 'open' nature of the park. The proposed location also improves public accessibility to the building due to the shorter and more direct access from Goodwood Road.
 - 20.3. Although the relocation of the building and associated landscape works will require the removal of four trees, this is to be offset by additional tree plantings and upgrades to the ground level landscape treatments.

- 20.4. A review of the pathway network indicates that some further changes can be made in the detailed design phase to reduce the impact on existing trees and provide improved and more direct access from the proposed accessible car parking spaces on Goodwood Road. It is recommended that the proposed path network be rationalised to minimise the impact on existing trees.
- 20.5. While the eastern elevation is more 'active' and 'open' to the park, the building has been designed to be viewed 'in the round' with a similar material treatment applied to all elevations of the building.
- 20.6. The proposed material palette is appropriate for a building in the Park Lands, ensuring it will integrate well, be durable and is resistant to graffiti. In addition, the building's materials could be recycled at the end of its life.
- 20.7. The building concept being presented sees the building constructed at grade. This option is seen as an appropriate and balanced solution that achieves an acceptable building height within the context of this park.
- 20.8. The concept of a 'landscaped mound' developed as it enabled direct access to the first floor via an appropriately graded ramp and created opportunities to integrate spectator seating into the side of the mound. Initially the 'mound' extended up to the edge of the building however this reduced the ability of users coming from the western side of the building to get to the 'active' side of the building. It also required the building up of soil against the side wall of the building which is not ideal from an ongoing building maintenance perspective and would add additional construction costs to the project.
- 20.9. To resolve these issues, the concept has been amended with the mound now 'disconnected' from the building. This solution allows for the creation of a pathway around the southern edge of the building providing better access to the more 'active side' of the building and adjacent playing fields. The first floor of the building connects with the landscaped mound via a bridge. The formation of terraces / bleachers into the side of the mound provides improved spectator seating and potential for community groups (eg playgroups, schools) to use the outdoor seating for experiential learning opportunities.
- 20.10. The abovementioned changes are considered to greatly improve the proposal from an access and inclusion perspective and resolve some of the CPTED issues previously created by the proposed external stair and 'connected' mound.
- 20.11. Whilst it is acknowledged that the mound will have some impact on sightlines from Goodwood Road to the playing fields, the mound will be gently graded, with landscaping kept to a low height. When considered in the wider context of the park, the visual impact of the mound will be minimal and when balanced with the opportunities the mound provides is considered a satisfactory outcome.
21. To minimise built form in this park, it is important that the existing sports building is removed within six months of finalising construction of the new building.

Lease

22. In August 2018, Council noted that Administration will undertake lease negotiations with the Adelaide Lutheran Sports and Recreation Association (now known as the Adelaide Community Sports and Recreation Association - ACSARA) as the preferred lessee with a view to proposing a long-term lease to reflect the required investment in improved community sports infrastructure in Park 21W.
23. The current lease, which commenced on 1 May 2019 and expires on 30 April 2024, reflects this decision.
24. At that time, the project was unfunded and discussions on the proposed long-term lease were not progressed. However, at the beginning of 2022, ACSARA were successful in obtaining a grant from the Office of Recreation, Sport and Racing (ORSR) which together with their own fundraising has allowed the project to progress to this point.
25. The funding agreement from ORSR requires ACSARA to commence construction of this project by August 2022. ACSARA has sought an extension to this timeframe.
26. Under the Adelaide Park Lands Leasing and Licensing Policy periods of tenure of up to 21 years may be considered where the proponent has demonstrated excellent alignment with the principles, and a responsible, community orientated use of Community Land. The *Adelaide Park Lands Act 2005* provides for a maximum tenure period of up to 42 years (taking into account any right of extension).
27. In recognition of the scale of investment by ACSARA and in recognition of the strategic value of the project, it is recommended that a lease tenure period of 21 years be offered. It is also recommended that the lease contain conditions that enable optimal utilisation by the broader community of the building as well as the associated playing fields.
28. Important to the accessibility of the new building and its integration with the Park Lands environment is the delivery of the associated landscaping. ACSARA does not have the budget required to deliver the entire Sports Building Concept Plan and will need to implement the project in stages.

Next Steps

29. Incorporating feedback from Kadaltilla, we will present this Community Sports Building Concept Plan to Council in early 2023 seeking formal landlord approval. The timing delay is intentional to comply with the City of Adelaide Caretaker Policy.
30. Subject to support for granting a lease of greater than five years, a future report will be presented to Kadaltilla and Council outlining the draft lease agreement prior to undertaking community consultation.

Attachments

Attachment A – Golden Wattle Park/Mirnu Wirra (Park 21W) Community Sports Building Concept Plan

- END OF REPORT -