

Park Lands Community Buildings

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

Consultation closes 5:00pm, Monday, 14 October 2024.



**Our
Adelaide**



CITY OF
ADELAIDE

Customer Centre
25 Pirie Street, Adelaide
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Project Information

The draft Adelaide Park Lands Community Buildings (Sport and Recreation) Policy (draft Policy) applies to the upgrade and redevelopment of community buildings that can be leased to eligible community sport and recreation groups and educational organisations.

Community feedback is sought on the draft Policy to inform the final version of the Policy before it is presented to Council for adoption in November 2024.

In addition to committing 1.5% of rates revenue to the upgrade and redevelopment of Park Lands community buildings, the Draft Policy proposes:

- Consolidating buildings to ensure shared resources and multiple users
- Broad utilisation throughout the day and evening
- Infrastructure aligned to the outdoor areas being serviced
- Design prioritising compact layouts, multi-functional space, efficient circulation and shared use
- All community buildings containing core elements that are publicly accessible, e.g. public toilets, seating
- Most community buildings containing essential elements, e.g. changerooms, amenities
- Some community buildings containing optional elements, e.g. common room, kitchen
- To achieve 5-star Green Star or equivalent rating and encourage sustainable transport options
- City of Adelaide lead the design process for community buildings
- Utilising the skills and knowledge of Kadaltilla Board Members for design reviews including a visual impact assessment
- City of Adelaide investment focused on:
 - Facilities not exceeding the minimum standards
 - Accessible core elements
 - Landscaping
 - Compliance
 - Sustainability

Background

The City of Adelaide (CoA) is committed to investing in the upgrade and redevelopment of community buildings in the Adelaide Park Lands. This investment includes demolishing and consolidating existing community buildings.

This investment realises Council's vision to protect, enhance and activate the Park Lands, while meeting the needs of our community into the future.

Community consultation on a previous version of the draft Policy occurred in October and November 2023. The main themes from the feedback received were:

Theme	Context
Fit for Purpose Buildings	Strong support to replace existing sports buildings in the Park Lands with new community sports buildings that were fit for purpose in relation to the facilities and users they intended to serve.
Quality Design	Strong support for new community sports buildings to be inclusive, safe, environmentally sustainable and accessible.
Shared Facilities	Strong support for creating shared facilities that serviced multiple sporting groups and non-sporting community use.
Co-funding Essential	Strong support was given to co-funding community sports buildings, with multiple references to quality design buildings being beyond the financial capacity of community organisations.
Greater Flexibility	Multiple respondents did not agree with the policy regarding: • no additional car parking, with suggestions that car parking be provided on permeable surfaces • no loss of trees, with suggestions that any loss of trees be replaced with new plantings to achieve an overall net increase • no net loss of Park Lands was deemed unrealistic in the context of replacing existing building footprint with fit for purpose shared facilities, with suggestions for multi-level buildings and an overall reduction in the number of Park Lands buildings.
Competing Objectives	Multiple respondents indicated that the policy objectives of creating fit-for-purpose shared facilities, avoiding a net loss of Parklands, and using low-scale single-level buildings to optimise accessibility were conflicting.

This feedback was workshopped with the Kadaltilla / Adelaide Park Lands Authority and Council Members, and a revised draft Policy was developed.

Revisions to the draft Policy include:

- defining key elements of Park Lands community buildings
- shared and consolidated community buildings
- optimising broader community use
- providing community buildings that meet the needs of the number of users and fields serviced
- using a design process to respond to each community building and park setting on a case-by-case basis to achieve the best outcome for each park

Council intends to implement this Policy through an investment plan, with priority community building upgrade and redevelopment projects considered annually as part of the Council's Business Plan and Budget process.

On 10 September 2024, Council approved this draft Policy for the purpose of public consultation.

For further information about the previous consultation on the draft Adelaide Park Lands Community Buildings (Sport and Recreation) Policy visit ouradelaide.sa.gov.au/park-lands-community-buildings

Timeline

Consultation on the draft Policy will occur between Monday 16 September and Monday 14 October 2024.

Consultation findings will be presented to Council on 5 November 2024.

Frequently Asked Questions

Is this policy replacing or updating an existing City of Adelaide policy?

No. If adopted, this will be a new policy for the City of Adelaide.

Why is the City of Adelaide consulting on this Draft Policy again?

The *Local Government Act 1999 (SA)* requires consultation on the development of a council policy. This Draft Policy substantially differs from the version consulted on in 2023. Consultation on this version will enable the Council to validate the changes requested by the community.

Will this policy identify where sports facilities are located in the Park Lands?

No. That is the role of the Adelaide Park Lands Management Strategy and Adelaide Park Lands Community Land Management Plan.

Does this policy inform how these sports facilities are managed?

No. The Adelaide Park Lands Leasing and Licensing Policy informs how leased and licensed areas on the Park Lands are managed.

Will this policy result in more community sports buildings in the Adelaide Park Lands?

No. Research conducted to date indicates that better-quality buildings are needed rather than more buildings in the Park Lands.

Why are community sport facilities provided in the Park Lands?

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

Research shows that providing quality infrastructure that enables structured and unstructured participation in sports and recreation activities is an important contributor to liveability.

In 2018, a report titled *The Value of Community Sport* found that 8 million Australians use community sporting infrastructure annually, and community sports facilities contribute close to \$16 billion in economic benefits.

Grassroots sports clubs and associations are at the core of strong communities. A study by The Centre for Sport and Social Impact at La Trobe University found that members of sporting clubs gave greater social support to other members than through any other social networks, including work, education or other community groups.

Why should the City of Adelaide consider co-funding community sports buildings that are leased to external organisations?

Most Australian councils fund the renewal of leased/licensed community sports facilities. The majority undertake some form of co-funding with either a contribution from another government agency, the lessee or a combination of the two. Very few have a predetermined funding ratio.

The City of Adelaide's historical approach to the renewal of community sports infrastructure in the Park Lands is triggered, led and funded by a lessee. The disadvantages of this approach are:

- The need and planning for the facilities are driven from a single perspective, with co-location and/or multipurpose not always considered
- Lessees determine the level of community access
- Costs are borne by lessees in the planning and design phase without certainty of approval
- Lessee resources are allocated to project manage significant projects in the Park Lands, impacting their capacity to deliver day to day services
- Lessees seek long term leases to protect their investment
- Community engagement occurs near the end of the project (and is focused on the lease)
- Projects can be on hold for years due to the inability of the lessee to raise the necessary funds

Why are new community sports buildings typically larger than existing buildings in the Park Lands?

Most buildings in the Park Lands were constructed before consideration was given to design elements that are now required and/or expected of community facilities, including:

- disability access
- gender inclusive change rooms and amenities
- separate change room facilities for officials
- adequate storage space for contemporary sports and safety equipment
- separate spectator amenities
- common areas
- kiosks with adequate food preparation and storage space

Even achieving the minimum requirements of current community facility guidelines will require new buildings to have a larger footprint than most existing Park Lands buildings.

The desired objective of consolidating buildings and shared facilities will also result in larger building footprints.

How do I provide my feedback?

There are a number of ways in which you can provide feedback:

Submission Form (attached to this information pack)

Online at ouradelaide.sa.gov.au

Email your comments to ouradelaide@cityofadelaide.com.au

Meet with a staff member

Ray Scheuboeck, Team Leader Community Lifestyle, will be available to meet between 16 September and 1 October 2024. Email ouradelaide.sa.gov.au to arrange a meeting.

Written Submissions

All written submissions must be received by 5.00pm on the date advertised and should be addressed to:

Community Consultation
Park Lands Community Buildings
GPO Box 2252, Adelaide SA 5001

What happens next?

We will acknowledge your feedback either by email or in writing.

Consultation findings will be presented to Council on 5 November 2024.

For enquires please contact:

Daniel Clisby

City Culture Strategic Project Lead

T: 8203 7108

E: d.clisby@cityofadelaide.com.au

Or visit ouradelaide.sa.gov.au

Submission Form

Submissions close **5.00pm, Monday, 14 October 2024.**

This form can also be completed online at ouradelaide.sa.gov.au.

Please include your name and residential address to ensure your submission is considered by Council. Formal submissions including names and addresses of respondents may on occasions be made public through reports to Council.

First Name:		Last Name:	
Email Address:			
Address:			
Business/Organisation Name (if applicable):			
Gender:	☐ Male ☐ Female ☐ Other Identity	Year of Birth:	
Are you a City of Adelaide Ratepayer?	☐ Yes ☐ No		
Are you associated with and/or a member of an organisation that leases sports facilities in the Park Lands?			
☐ Yes ☐ No	If yes, please identify the organisation		

[OurAdelaide.sa.gov.au](https://ouradelaide.sa.gov.au) is Council's online consultation website. It is your chance to be kept up-to-date and provide feedback on areas of the city that interest you. Would you like to sign up to Our Adelaide to receive the monthly newsletter and be notified of new projects that match your interests?

☐ Yes* ☐ No **Please provide your email address above*

Q1. To what extent do you agree or disagree with the draft Policy? (please circle)

Strongly agree Agree Neutral Disagree Strongly disagree

Please explain your response.

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Q2. Is there anything that you would add, remove or amend in the draft Policy?

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