

# SOCIAL INFRASTRUCTURE (ASSETS) POLICY COMMUNITY FACILITIES POLICY

*Date this document was adopted*

*non-legislative*

## PURPOSE

This Policy guides strategic investment in social infrastructure assets **community facilities** to achieve outcomes aligned with agreed-upon objectives and principles, delivering to support community wellbeing, resilience, and social impact inclusion.

Social infrastructure is the interdependent mix of facilities, places, spaces, programs, projects, services and networks that maintain and improve the standard of living and quality of life in a community.

This Policy focuses on the buildings, enabling infrastructure and community spaces **community facilities** that facilitate enable the delivery of social services by governments and other service providers (social infrastructure assets) and create places for people to meet. While assets are often considered individually, social infrastructure networks play a significant role in supporting liveability, sustainability, and the economy.

This Policy excludes Community Buildings in the Adelaide Park Lands which are informed by the Adelaide Park Lands Community Buildings (Sport and Recreation) Policy and Adelaide Park Lands Management Strategy.

## STATEMENT

This Policy acknowledges the role of social infrastructure **community facilities** in creating an equitable, inclusive and liveable city.

For the purposes of the Policy, community facilities include facilities such as:

- Community Centres
- Libraries
- Public Toilets
- Playspaces
- Skate and BMX Facilities
- Dog Parks
- Community Gardens.

The City of Adelaide supports the provision of community facilities by other levels of government and organisations in its role as advocate, including:

- Early Childhood Education and Care
- Education and Training

- **Primary and Community Health.**

This Policy excludes Community Buildings in the Adelaide Park Lands which are informed by the Adelaide Park lands Community Buildings (Sport and Recreation) Policy and the Adelaide Park Lands Management Strategy.

The Policy provides criteria for assessing community facilities proposals to ensure they meet agreed objectives and principles. The Policy ~~It aims to guide~~ guides the planning and development of ~~new and upgraded community facilities social infrastructure over and above what is included in existing Asset Management Plans to better serve meet~~ community needs and ~~as the population grows and changes through the timely delivery of, and equitable access to, social infrastructure.~~

Investing in social infrastructure assets ~~community facilities~~ in the right place at the right time will support community facilities that contribute to ~~wellbeing, resilience social fabric, identity, and~~ inclusion for people living, working and visiting the city connection.

### Policy Objectives

1. ~~Place-based planning: Take a place based approach to planning and developing social infrastructure assets~~ Community facilities respond to local context, at a neighbourhood and city-wide scale to address community needs now and for future generations.
2. ~~Equitable access: Ensure users access to social infrastructure assets~~ Community facilities is ~~are~~ convenient, ~~inclusive~~, and affordable, recognising that marginalised and vulnerable populations (priority groups) are at most risk of exclusion.
3. ~~Coordination and Delivery~~ Partnerships: Enable shared investment, programming, and timely delivery of social infrastructure assets to strengthen their community value and support sustainable city growth. Community facilities are delivered and managed through co-design, shared investment, and partnerships to maximise shared use, accessibility, and long-term community benefit.

## Policy Principles

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| <p><b>Responsive</b></p> <p><b>Responsive to current and future community needs</b></p>          | <p>Planning and addressing community needs at a neighbourhood and capital city scale.</p> <p>Using population benchmarks, including population forecasts, to assist in determining facility level and floor space requirements.</p> <p>Recognising the role of <del>social infrastructure</del> <b>community facilities</b> in emergency management such as extreme weather response for people sleeping out <del>rough</del>.</p>                                                                                                                                                                                                                                                                                                                                |
| <p><b>Accessible</b></p> <p><b>Well located and designed for access and social inclusion</b></p> | <p>Sharing and integrating <b>community facilities</b> through <b>co-design</b>, co-location, partnerships and a mix of services (such as social services with residential and/or commercial development) <b>to maximise community benefits</b>.</p> <p>Using existing well-located infrastructure including reuse of buildings <b>and recognition of heritage</b>.</p> <p>Locating <del>assets</del> <b>community facilities</b> where there is access to active and public transport (such as centrally located within neighbourhood or main street settings), including end of trip facilities.</p> <p>Applying universal design and access principles <del>to</del> <b>in</b> the design and management of community facilities (such as sensory spaces).</p> |

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| <p><b>Adaptable</b></p> <p><b>Designed to be flexible and adaptable to changing needs</b></p> | <p>Ensuring that by design and management, <del>social infrastructure assets</del> <b>community facilities</b> are flexible and adaptable to changing needs.</p> <p>Enhancing visibility, comfort, and safety for access day and night.</p> <p>Connecting to the public realm, private and public outdoor spaces, and natural elements for enhanced user experience.</p> <p>Contributing to the provision of public amenities including public toilets, drinking water, technology, charging points, <b>seating</b> and places to shelter; and spaces for functions including kitchen facilities, storage, loading areas and limited on-site car parking.</p> <p>Using public art and design elements for cultural expression and interpretation.</p> |
| <p><b>Sustainable</b></p> <p><b>Sustainable delivery and operation of facilities</b></p>      | <p>Promoting sustainable practices in the development and management of <del>social infrastructure assets</del> <b>community facilities</b>, including financial responsibility, <b>environmental sustainability</b>, economic and social returns.</p> <p>Maximising the <del>value</del> <b>lifespan</b> of <del>social infrastructure assets</del> <b>community facilities</b> through <del>programming</del> <b>timely</b> maintenance, and renewal.</p> <p>Staging the delivery of <del>assets</del> <b>community facilities</b> to enable timely responses to existing and future community needs.</p> <p>Enabling community-led approaches, capacity building and cultural recognition.</p>                                                     |

## City of Adelaide Roles

| Role                                    | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Owner/Custodian/ Direct Provider</b> | Provide funding, planning and <b>operational support for community facilities</b> <del>social infrastructure assets</del> .                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Leader</b>                           | <p>Lead policy settings to enable <del>social infrastructure assets</del> <b>community facilities</b> delivery through appropriate land use and land economics within the City of Adelaide.</p> <p>Adequate allocation of <del>social infrastructure assets</del> <b>community facilities</b> to enable economic delivery and thriving communities.</p>                                                                                                                                                                 |
| <b>Partner</b>                          | Partner with government, non-government, community and private sector partners to deliver <del>social infrastructure assets</del> <b>community facilities</b> outcomes.                                                                                                                                                                                                                                                                                                                                                 |
| <b>Facilitator</b>                      | Facilitate <del>social infrastructure assets</del> <b>community facilities</b> outcomes through coordination, brokerage and support.                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Advocate</b>                         | <p>The City of Adelaide, as the capital city, provides facilities for the Greater Adelaide region, which is also experiencing population growth.</p> <p>Advocate to the State and Federal <b>Governments</b> for <del>social infrastructure assets</del> <b>community facilities and social service</b> outcomes within the remit of other levels of government.</p> <p>Represent community interests to influence <del>social infrastructure assets</del> <b>community facilities and social service</b> outcomes.</p> |

### APPLICATION

The City of Adelaide will implement this Policy through a policy framework (Appendix A) that includes:

- Place-based planning and assessment
- Community Facilities Planning and Investment Framework
- Service planning.

#### Place-based planning and assessment

The City Plan – Adelaide 2036 provides a long-term vision and strategic goals for the development and enhancement of social infrastructure, ensuring alignment with the city's overall objectives for growth and community well-being.

The City Plan integrates social infrastructure considerations into broader urban planning and development policies, ensuring that infrastructure development supports the city's strategic aims and recognises social infrastructure delivery as a city shaping investment.

The City Plan digital tool (CoADE) will be used to determine suitable locations for social infrastructure facilities based on factors such as **population and demographics**, accessibility, land availability, and integration with other land uses.

#### Community Facilities **Planning and Investment Framework Plan**

The City of Adelaide will implement this Policy through the ~~Plan~~ **Community Facilities Planning and Investment Framework** ~~will prioritise investment by investing~~ in the development, upgrade or consolidation of community facilities to meet current and future needs.

The ~~Plan~~ **Framework** will include details on population and floorspace benchmarks, elaborate on design guidelines based on the ~~agreed~~ **Policy objectives and** principles, and discuss funding and investment mechanisms such as government funding, developer contributions, public/private partnerships and social impact investment.

#### Service Planning

The City of Adelaide will plan services to address community needs, recognising **that** marginalised and vulnerable population groups (**priority groups**) benefit most from equitable access.

The City of Adelaide recognises ~~and that~~ in a capital city context, it provides services at a **state**, regional, district and local level.

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## OTHER USEFUL DOCUMENTS

### Related documents

- Active City Strategy
- Adelaide Park Lands Building Design Guidelines
- Adelaide Park Lands Community Buildings (Sport and Recreation) Policy
- Adelaide Park Lands Management Strategy
- Asset Management Plans
- City Plan – Adelaide 2036
- Economic Development Strategy – A thriving economy for all
- Disability Access and Inclusion Plan
- Future Fund and Investment Policy
- Homelessness Strategy – Everyone's Business
- Housing Strategy – Investing in our housing future
- Property Strategy (In development)
- Public Toilets Operating Guidelines
- **Stretch** Reconciliation Action Plan
- Social Infrastructure Assessment (Internal)
- Public Toilet Assessment (Internal)

### Relevant legislation

- *Adelaide Park Lands Act 2005 (SA)*
- *Local Government Act 1999 (SA)*
- *Planning, Development and Infrastructure Act 2016 (SA)*
- *Public Health Act 2011(SA)*

## GLOSSARY

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

**Adelaide Park Lands:** Those areas of the Adelaide Park Lands defined by the Adelaide Park Lands Plan under the *Adelaide Park Lands Act 2005 (SA)*, and including 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.

**Integrated Planning:** Integrated planning coordinates the strategic use of land with the necessary services and infrastructure.

**Neighbourhood:** The City Plan – Adelaide 2036 provides a Local Area Framework that describes the unique attributes and identity, place principles and investment priorities for thirteen neighbourhoods across the City of Adelaide, including key social infrastructure assets.

**Main Street:** The City Plan – Adelaide 2036 references creating a series of main streets to be the vibrant arteries of urban life in the city, serving as the heart of the city's commercial and social activity.

**Priority groups:** Include population groups who require greater support with social determinants of health. In Australia, priority groups include Aboriginal and Torres Strait Islander peoples, children and families, culturally and linguistically diverse people, international students, lesbian, gay, bisexual, transgender, intersex, queer/questioning, asexual (LGBTIQA+), older people – 50 years and over, people experiencing socioeconomic disadvantage, people who are refugees and asylum seekers, people with disability, women, young people – 12 to 25 years.

**Social Services:** Also known as human services, the formal services that provide support, advice, education and information to a wide range of groups within a community.

**Social Infrastructure:** Social infrastructure is the interdependent mix of facilities, places, spaces, programs, projects, services, and networks that maintain and improve the standard of living and quality of life in a community. (*Definition: State Planning Policies for SA*).

**Social Infrastructure Assets:** The buildings and spaces that facilitate the delivery of social services by governments and other service providers. While assets are often considered individually, social infrastructure networks play a significant role in supporting liveability, sustainability, and the economy (*Definition: Infrastructure Australia*).

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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 **2030~~29~~**.

**Review history:**

| Trim Reference | Authorising Body | Date/<br>Decision ID | Description of Edits |
|----------------|------------------|----------------------|----------------------|
| ACC2024/126364 | Council          | Pending              | NA                   |
|                |                  |                      |                      |

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Appendix A – Policy Framework

