



# **PEPPERMINT PARK / WITA WIRRA (PARK 18) AND PELZER PARK / PITYARILLA (PARK 19)**

## **COMMUNITY SPORTS BUILDING CONCEPT DESIGN, SAFETY INFRASTRUCTURE, GROUNDS REVITALISATION**

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**Angelo Carrozza, President, Adelaide City Football Club**

**Matt Neagle, Director Stakeholders, Adelaide City Football Club**



**Community Sports Building Concept Design**



# Introduction

- Proposed for central location S/E Park Lands Precinct.
- Adelaide City Football Club long-term lessee of Park 19B / Park 18.
- Caters for a diverse range of 10 community user groups.
- Schools, Sporting Organisations, Non-For-Profits.
- Equating to more than 60,000 participants annually.
- Continued growth expected, particularly across female participation.
- Seeking feedback from Kadaltilla members on design.
- Seeking support to progress to detailed design.
- State and Federal Government's engaged.
- Adelaide City Football Club celebrates 80 years in 2026.



**Community Sports Building Concept Design**



## Community Users

- Adelaide City Football Club.
- Adelaide City Unito Football Club.
- Hutt Street Centre and Support Services.
- Prince Alfred Collegians Soccer Club.
- St Aloysius College.
- Adelaide Elite Football Academy.
- Christian Brothers College.
- Gianluca Academy.
- Glide Association.
- Aboriginal Soccer Academy.





## Existing Buildings

- Peppermint Park / Wita Wirra (Park 18 Community Sports Facility).
- Bounded by Glen Osmond Road, Hutt Road, and South Terrace.
- Built in the 1980s and paid for by the Adelaide City Football Club.
- Leased by the Adelaide City Football Club.
- 212 SQM.
- Supports three sporting fields.
- The Park 18 facility has minimal use by community users, due to its poor condition.
- The toilets and storage areas are used periodically as required during participation activities.



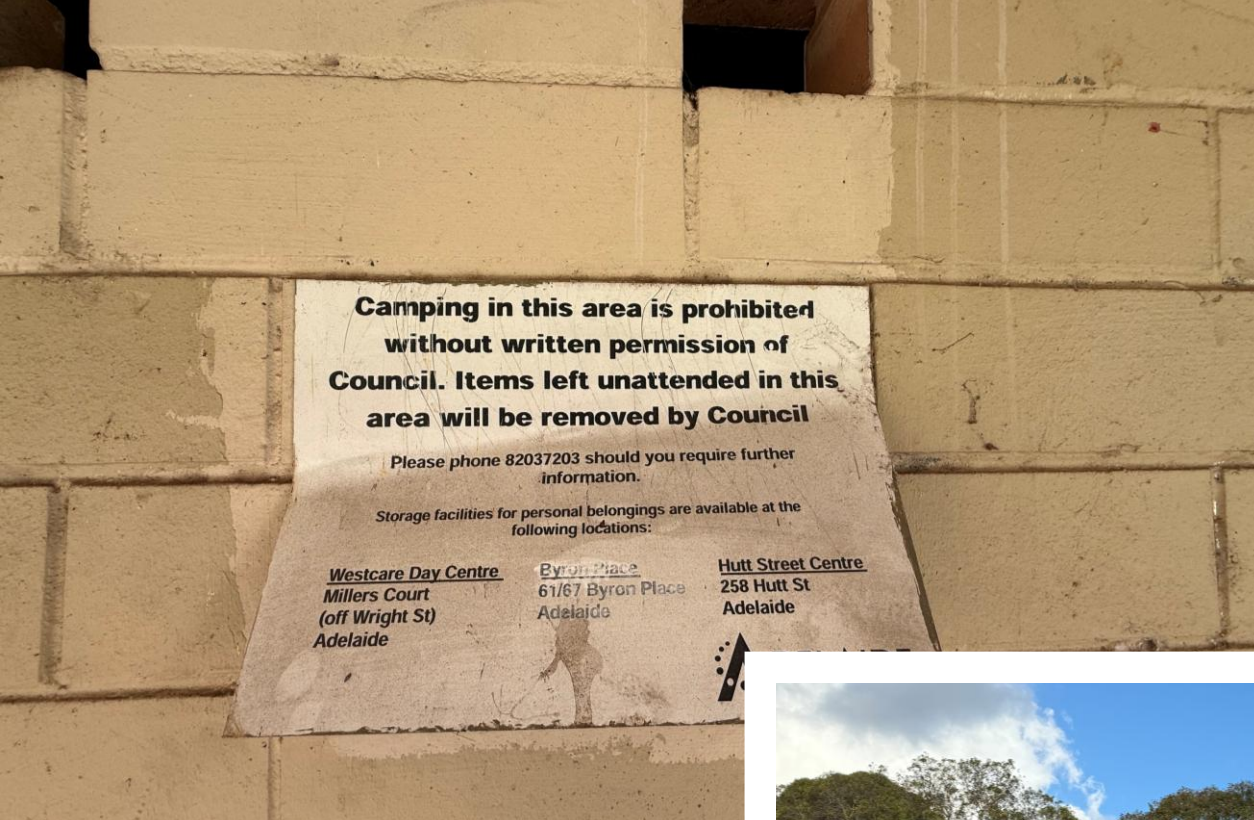
## Park 18





## Existing Buildings

- Pelzer Park / Pityarilla (Park 19A Community Sports Facility).
- Bounded by Glen Osmond Road, Unley Road, Greenhill Road, and Hutt Road.
- Built in the 1980's by the city of Adelaide.
- Leased by the Adelaide Comets Football Club.
- Existing community sporting facility size 112 sqm.
- Supports two sporting fields.
- The Park 19A facility has minimal use by community users, due to its poor condition.
- The toilets are used periodically as required during participation activities.



**Park 19A**



## Existing Buildings

- Pelzer Park / Pityarilla (Park 19B Community Sports Facility).
- Bounded by Glen Osmond Road, Unley Road, Greenhill Road, and Hutt Road.
- Built in the 1980s and paid for by the Adelaide City Football Club.
- Leased by the Adelaide City Football Club.
- Existing community sporting facility size 511 sqm (Main Community Sports Building).
- Supports six sporting fields.
- Those constructing the existing Community Sports Buildings would not have envisaged the level of usage that it now services. The usage will grow as the Adelaide City Football Club and governments continue investing in the playing surfaces and sports lighting, expanding carrying capacity and programming opportunities.

# Park 19B





## Risks To Safety

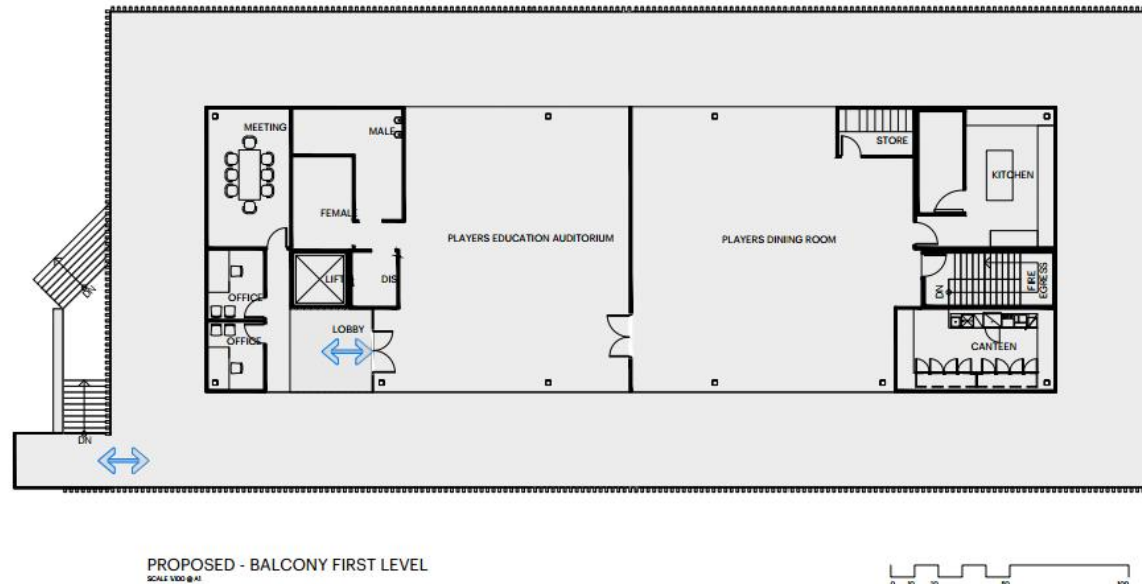
- Limited lighting and dark pathways from designated on-street parks.
- Increasing number of itinerants, some drug affected.
- Participants including young children need to navigate at night.
- Current facility a significant distance from playing fields.
- Increased risk for those who require medical aid or amenities.
- Limited parking along boundary thoroughfares pose significant risks for drop-off or pick-up – often during peak hour traffic.
- Increased vandalism to infrastructure including copper theft.





## Concept Design

- Community clubroom for social and cultural activities.
- Meeting rooms to support collaboration.
- Small canteen/kitchen/bar to support community events.
- 5 versatile change rooms catering for male and female participants.
- Gymnasium.
- Public washrooms and amenities including access to fresh water.
- Meets contemporary requirements for access, size and quality.
- Meets Australian building standards for diversity access.
- Sustainability considerations for building and site.



EXISTING FACILITIES  
FOOTPRINT AREA 511m<sup>2</sup>

PROPOSED FACILITY  
FOOTPRINT AREA 500m<sup>2</sup>



## Community Sports Building Concept Design



**Community Sports Building Concept Design**



**Community Sports Building Concept Design**



**1** Existing Pitch (Grass)

**3** Enlarged Main Pitch (Grass)

**2** New Community Sports Building

**4** Existing Jnr. Pitch (Grass)

## Community Sports Building Concept Design



## Funding and Scope

- Adelaide City Football Club has committed \$250,000.
- An estimated further \$6,250,000 is required.
- Federal and State Governments have indicated support.
- City of Adelaide is not being asked for a financial contribution.
- New facility would service 6 large playing fields in Park 19B.
- Potentially a further 4 playing fields in Park 18 and Park 19A.
- Seeking to construct fit for purpose building – smaller footprint.
- Upgrade condition and sustainability of existing pitches.
- Install improved safety lighting, pathways and access.



## Policy Alignment

- Alignment with the Adelaide Park Lands Community Buildings (Sport and Recreation) Policy.
- Alignment with the Adelaide Park Lands Management Strategy – Towards 2036.
  - Goal 1 - Places and Spaces.
  - Goal 2 – Connections and Networks.
  - Goal 3 – Natural Systems, Cultural Landscapes, and Climate Resilience.
- Meets the purpose for which the land is held, including providing supporting fields and fit for purpose support facilities.
- Supports the consolidation of facilities and return of open space to the community.
- Considered expectation for minimal facilities requirements across Football Australia, Football SA, Office of Recreation & Sport, Adelaide Park Lands Community Building Design Guidelines.



## Benefits Realised

- All-inclusive and safe environment for more than 500 Adelaide City Football Club players, families, supporters and visitors.
- Supports significant participant growth across all community organisations, in-particular females.
- Supports growth in the City and surrounding Council areas.
- Provides trail, path connectivity and improving active access.
- Enhances connectivity along waterways and biodiversity corridors.
- Protects and enhances Aboriginal cultural heritage and practices.
- Acknowledges population trends and demographic projections.
- Improves response to climate resilience in the Park Lands.
- Returns space, improves vegetation quality / tree canopy coverage.



# Integration Hutt Street South

- Proposed Community Sports Building adjacent Hutt Street Entry Statement Project.
- Presents a unique opportunity to contribute to a practical and meaningful extension to the Hutt Street project, to ensure that the adjacent Park Lands are incorporated, with not just a pedestrian or cyclist pathway, but by invigorating the entire precinct and encouraging connectivity.





# Honour Indigenous Sporting Stars

- Our desire is to honour our Indigenous sporting stars through the construction of a permanent tribute integrated into the proposed Community Sports Building precinct.
- Would also recognise and celebrate our cultural diversity.
- Recognise the deep Indigenous connections to the Southern Park Lands and educate the broader community about this story.



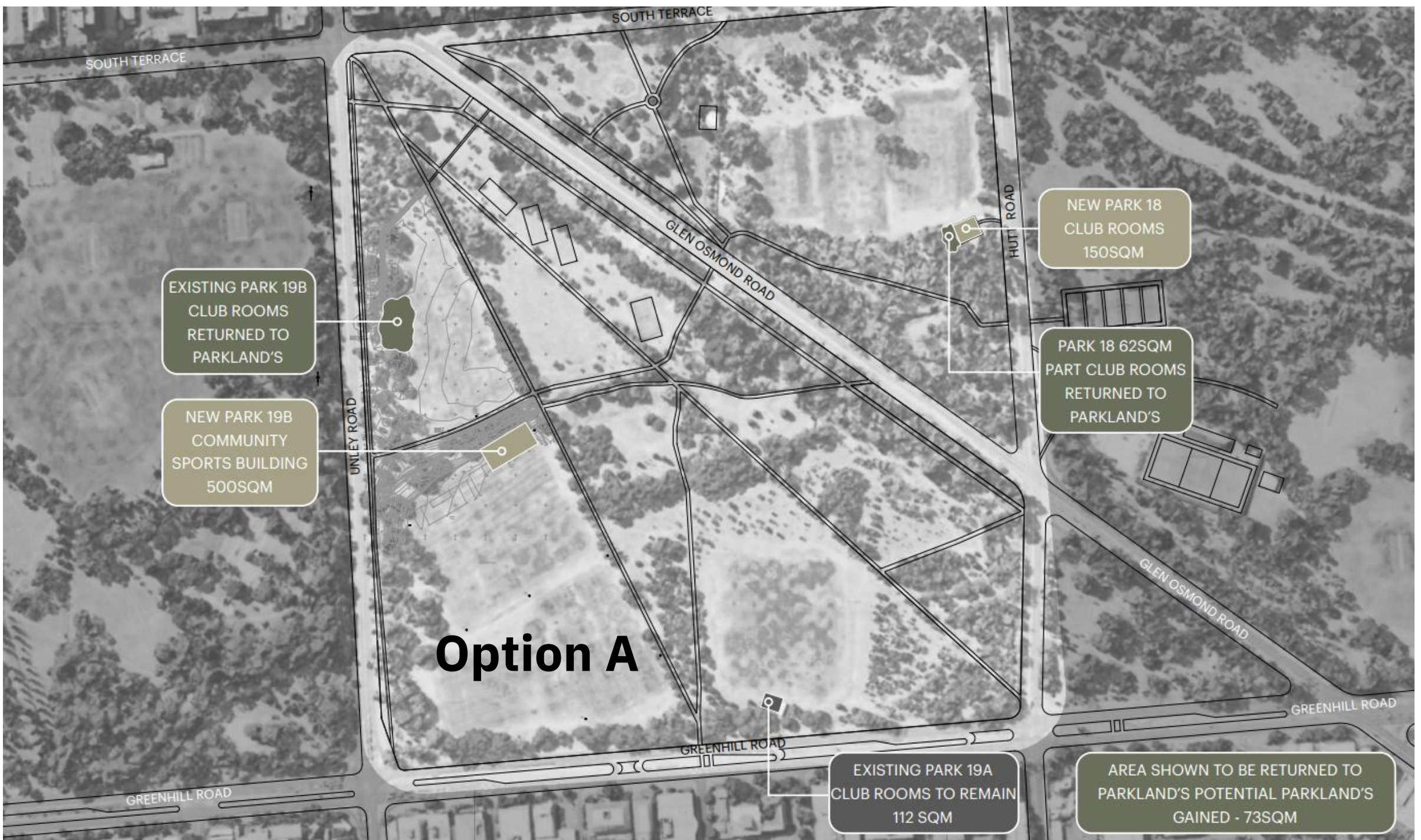
# Indigenous Sporting Stars Tribute



# Open Space Returned

| Park                                                 | Facilities Footprint SQM |
|------------------------------------------------------|--------------------------|
| Current Park 18                                      | 212                      |
| Current Park 19B                                     | 511                      |
| Current Park 19A                                     | 112                      |
| Existing Total Facilities Footprint                  | 835                      |
| Option A (if Park 19A building remains)              | Facilities Footprint SQM |
| New Park 18 Concept Design                           | 150                      |
| New Park 19B Concept Design                          | 500                      |
| Potential Parklands Gained                           | 73                       |
| Option B (includes demolishing of Park 19A facility) | Facilities Footprint SQM |
| New Park 18 Concept Design                           | 150                      |
| New Park 19B Concept Design                          | 500                      |
| Potential Parklands Gained                           | 185                      |

73-185 SQM



SOUTH TERRACE

SOUTH TERRACE

GLEN OSMOND ROAD

HUT ROAD

NEW PARK 18  
CLUB ROOMS  
150SQM

PARK 18 62SQM  
PART CLUB ROOMS  
RETURNED TO  
PARKLAND'S

EXISTING PARK 19B  
CLUB ROOMS  
RETURNED TO  
PARKLAND'S

NEW PARK 19B  
COMMUNITY  
SPORTS BUILDING  
500SQM

UNLEY ROAD

Option A

GLEN OSMOND ROAD

GREENHILL ROAD

GREENHILL ROAD

GREENHILL ROAD

EXISTING PARK 19A  
CLUB ROOMS TO REMAIN  
112 SQM

AREA SHOWN TO BE RETURNED TO  
PARKLAND'S POTENTIAL PARKLAND'S  
GAINED - 73SQM

## Option B

EXISTING PARK 19B  
CLUB ROOMS  
RETURNED TO  
PARKLAND'S

NEW PARK 19B  
COMMUNITY  
SPORTS BUILDING  
500SQM

NEW PARK 18  
CLUB ROOMS  
150SQM

PARK 18 62SQM  
PART CLUB ROOMS  
RETURNED TO  
PARKLAND'S

EXISTING PARK 19A  
CLUB ROOMS RETURNED  
TO PARKLAND'S

AREA SHOWN TO BE RETURNED TO  
PARKLAND'S POTENTIAL PARKLAND'S  
GAINED - 185SQM





**THANK YOU**