

Our Community

Park Lands Community Buildings - Priority Needs Analysis

The purpose of this workshop is to seek the views of Council Members on the proposed pipeline of Community Building projects.

City Culture
Jennifer Kalionis



Council has adopted an **Adelaide Park Lands Community Buildings Policy**, which provides a framework for the redevelopment of community buildings.

The 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; and
- mitigating the effects of climate change and ensuring integrated and sustainable development.

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.

- There are 51 sports-related buildings in the Park Lands that are City of Adelaide assets, including 40 primary community sports facilities such as clubrooms and changerooms.
- Not all buildings are requiring upgrades or redevelopment.
- Council has made an annual commitment of 1.5% of rates revenue (or \$2.225m in 2025/26) to support the implementation of upgrades.
- The Priority Needs Analysis is the means to implement the redevelopment projects outlined in this Policy and is reviewed annually.

- Assessment criteria has been used to identify Community Buildings which are most in need of re-development, ensuring that Council resources are directed toward projects with the greatest need and impact.
- Council approved Golden Wattle Park / Mirnu Wirra (Park 21W) and Mary Lee Park (Park 27B) as the first priority Park Lands Community Building projects for delivery in 2025/26.
- Council requested the removal of priority years and instead adopt priority tiers. As a result, three priority tiers have been established based on the assessment criteria.
- Identifying several priority projects enables early planning, budget forecasting, and efficient project delivery for CoA and external stakeholders.

Key Questions

KEY QUESTION

Do Council members support the Community Building redevelopment priorities within the priority tiers?

KEY QUESTION

How should Council treat Community Building projects that do not require Council funding?

Priority Tier 1 Projects

Location		Current Lessees	Current Number of Buildings
Priority 1 In progress	Golden Wattle Park / Mirna Wirra (Park 21W)	Adelaide Community Sport and Recreation Association (ACSARA)	1
Priority 2 In progress	Mary Lee Park (Park 27B)	West Adelaide Soccer Club	1
	Veale Park / Walyu Yarta (Park 21)	Football SA	2
	Josie Agius Park / Wikaparntu Wirra (Park 22)	SA United Church Netball Association (SAUCNA)	1
	LeFevre Park / Natu Wama (Park 6)	Wilderness	2
	Blue Gum Park / Kurangga (Park 20)	Pulteney Grammar	6
		Adelaide Harriers Athletics Club	1
	Carriageway Park / Tuthangga (Park 17)	Pembroke	2
		Touch Football SA	1
	Denise Norton Park / Pardipardinyilla (Park 2)	Blackfriars Priory School	1

Tier 2 and 3 Projects

Tier 2

Location	Current Lessee	Current Number of Buildings
Bullrush Park / Warnpangga (Park 10)	Adelaide University	2
	Adelaide Archery Club	1
Red Gum Park / Karrawirra (Park 12)	Adelaide University	5
	St Peters College	1
	Christian Brothers College	1
	Torrens Rowing Club	1
	Prince Alfred College	1
	Adelaide High School	1
King Rodney Park / Ityamai-itpina (Park 15)	Prince Alfred College	1
	Christian Brothers College	2
Peppermint Park / Wita Wirra (Park 18)	Adelaide City Football Club	1
Pelzer Park / Pityarilla (Park 19)	Adelaide Comets	1
	Adelaide City Football Club	1
GS Kingston Park / Wirrarninthe (Park 23)	Park 23 Sports Club	1
Tarntanya Wama (Park 26)	Norwood/Unley High Rowing Club	1
	Scotch College	1
	Pembroke College	1

Tier 3

Location	Current Lessee	Current Number of Buildings
Rymill Park / Murlawirrapurka (Park 14)	Adelaide Bowling Club	1
Blue Gum Park / Kurangga (Park 20)	South Park Hockey and Tennis	2
	Club de Petanque d'Adelaide	1
Carriageway Park / Tuthangga (Park 17)	South Terrace Croquet	1
	SA Croquet Association	2
	Dog Obedience Club	1
Ellis Park / Tampawardli (Park 24)	Adelaide High School	1
Rundle Park / Kadlitpina (Park 13)	Feral Aussie Boulistes Petanque Club	1

Veale Park / Walyu Yarta (Park 21)

- A regional soccer facility with multiple playing fields, used by up to nine soccer clubs.
- This site has significant potential, but activation is held back by poor facilities and a lack of community amenity.
- Opportunities to enhance participation is significant within this park.
- Improved amenities would support community courts to the south and open spaces to the north.

 = existing buildings



Current Lessee: Football SA

Expiry: 30 January 2026



Veale Park / Walyu Yarta (Park 21)



Josie Agius Park / Wikaparntu Wirra (Park 22)

- This site experiences very high community use, supporting 24 netball courts and hosting multiple competitions.
- Existing facilities are outdated, with insufficient female toilets and changerooms during peak periods.
- Structural issues have been identified within the current leased building.
- There is an opportunity to consolidate two outdated buildings into a single upgraded facility, with further efficiencies gained by incorporating nearby public toilets in the adjacent park.

 = existing buildings

Current Lessee: SA United Church Netball Association

Expiry: 30 June 2029



Josie Agius Park / Wikaparntu Wirra (Park 22)



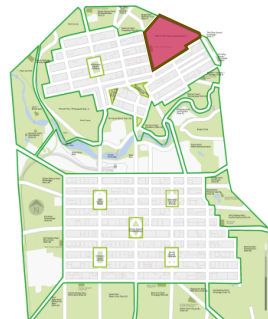
Lefevre Park / Nantu Wama (Park 6)

- Large open playing fields adjacent multiple netball/tennis courts.
- Existing buildings are basic in function, offer limited amenity, and are in poor condition.
- There are currently no public amenities available for community use.
- The site has significant growth potential.

 = existing buildings

Current Lessee: Wilderness School

Expiry: 30 June 2029



Lefevre Park / Nantu Wama (Park 6)



Blue Gum Park / Kurangga (Park 20)

- The site contains multiple buildings that support a range of school and community sports.
- Heavily utilised on weekdays for school sport, with growing demand for community use outside of school hours.
- Each building has functional limitations, with a long-standing storage issue addressed through temporary shipping containers.
- Opportunity exists to consolidate buildings and rationalise storage and maintenance infrastructure.

 = existing buildings

Current Lessee: Pulteney Grammar School
(Primary Lessee)

Expiry: 30 September 2029



Blue Gum Park / Kurangga (Park 20)



Carriageway Park / Tuthangga (Park 17)

- The site has strong growth potential, particularly with investment in facilities to enable increased community use.
- Its size presents an opportunity to accommodate larger community sporting events.
- There is an opportunity to consolidate three buildings into two, with a primary facility to the east and a smaller supporting facility to the west.
- Additional consolidation could be achieved by integrating existing public toilets and other formal sport and recreation infrastructure (e.g. dog obedience areas).

 = existing buildings

Current Lessee: Pembroke School
(Primary Lessee)

Expiry: 31 August 2026



Carriageway Park / Tuthangga (Park 17)



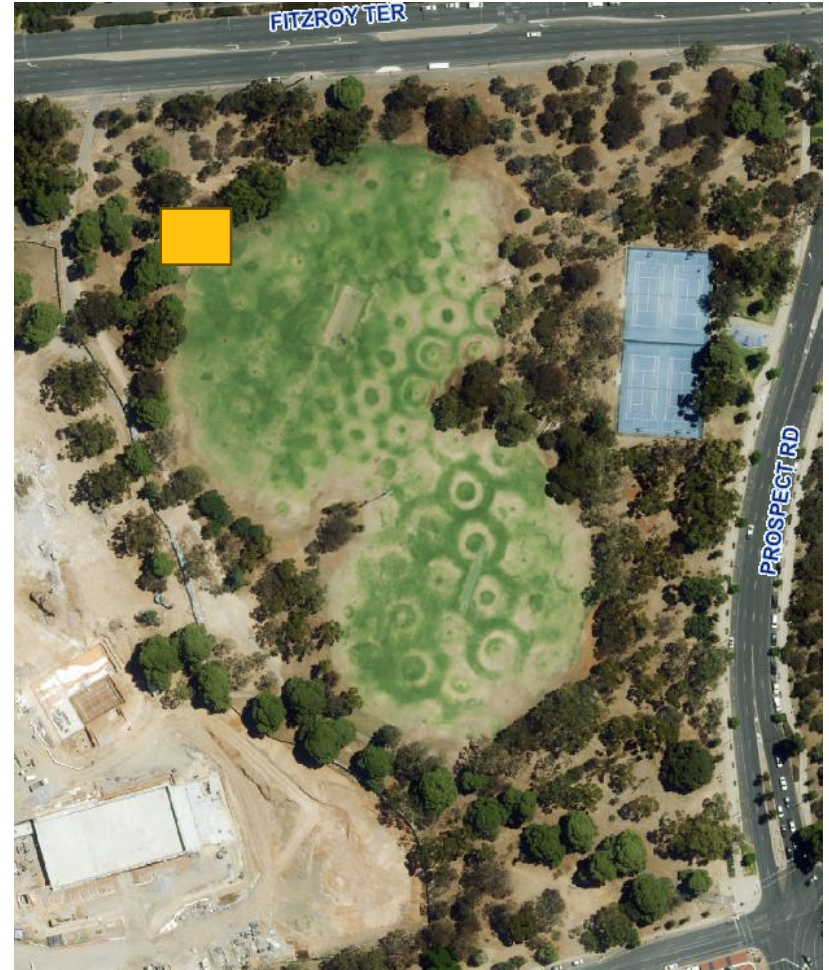
Denise Norton Park / Pardipardinyilla (Park 2)

- Opportunity to consider the location of the facility in the context of the new Aquatic Centre and community playing field.
- The site supports three ovals used for a range of different sports.
- Potential to link the new facility with existing tennis and basketball courts and the playground in Park 2.
- Improved facilities would support increased usage by community clubs and sporting associations.

 = existing buildings

Current Lessee: Blackfriars Priory School

Expiry: 30 June 2026

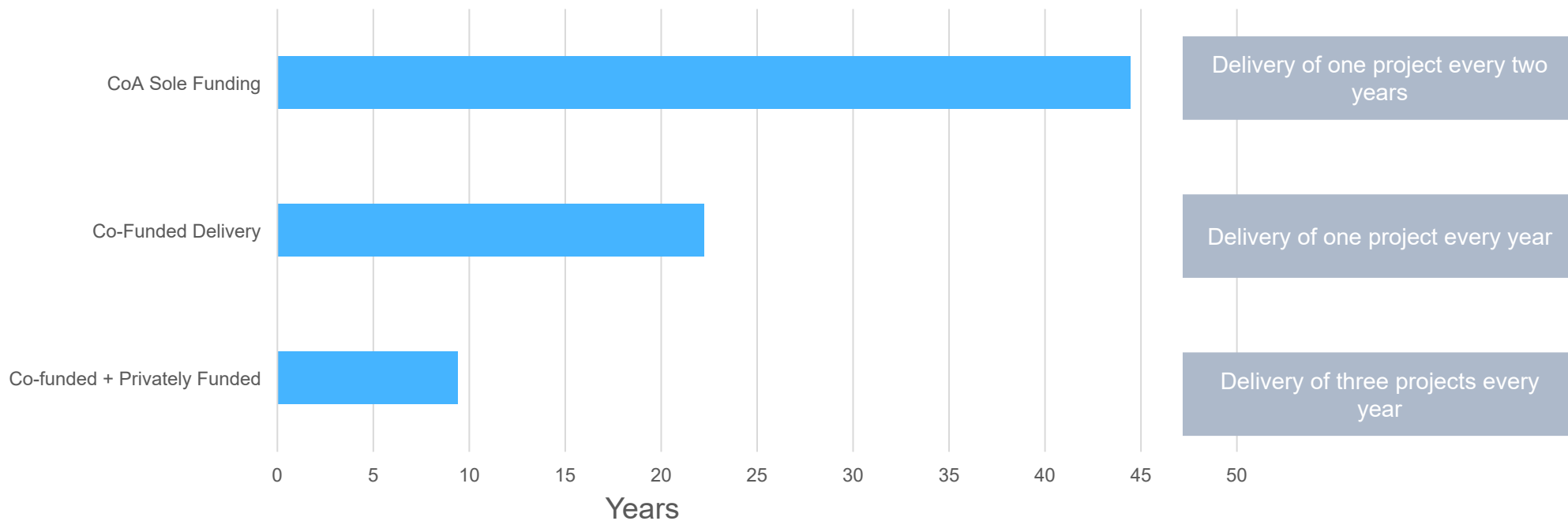


Denise Norton Park / Pardipardinyilla (Park 2)



Accelerated Program

- Community Buildings Policy includes consideration of 'Capacity to Partner'.
- Enabling self-funded projects will accelerate delivery and community outcomes.



(Illustrative example only)

Accelerated Program



To deliver an accelerated program, Council could investigate a range of opportunities, including;

- **Design and Construct delivery model**

Streamline project timelines by integrating design and construction phases, reducing duplication and accelerating delivery

- **Engage expertise through an EOI process**

Secure an architect (or panel of architects) to design multiple community buildings, ensuring consistency in quality, efficiency, and design standards across projects.

- **Early Contractor Involvement (ECI)**

Involve contractors early in the design phase to provide input on buildability, cost efficiency, and risk management, leading to more practical and cost-effective outcomes

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How should Council Administration treat Community Building projects that do not require Council funding?