

Kadaltilla

Adelaide Park Lands Authority

Mary Lee Park (Park 27B) – Community Building Detailed Design

**Wednesday, 24 June 2026
Board Meeting**

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Public

Purpose

The purpose of this report is to seek Kadaltilla / Adelaide Park Lands Authority's (Kadaltilla) support of the Detailed Design for the Park Lands Community Building at Mary Lee Park (Park 27B).

On 9 December 2025, Council resolved (in part):

'That Council;

- 1. Approves the draft concept design for the new Community Building at Mary Lee Park (Park 27B), as contained in Attachment A to Item 5.1 on the Agenda for the Special meeting of City Community Services and Culture Committee held on 2 December 2025, subject to the following considerations:*
 - 1.1. More specific design solutions responding to the Design Drivers presented.*
 - 1.2. Presentation of the building to the public realm and within the natural landscape setting.*
- 2. Reinforces the importance of inclusion of renewable energy initiatives for Park Lands buildings and financial sustainability for lease holders as identified in City of Adelaide Integrated Climate Strategy and building design guidelines.*
- 3. Notes that a public consultation report and a Detailed Design of the Community Building will be presented to Kadaltilla and Council in 2026.*

Park 27B is a key open space within the western Park Lands supporting organised sport and informal recreation. The West Adelaide Soccer Club (WASC) has been based at the site for over 49 years and operates its junior program from this location, with 302 registered players across 28 teams, comprising male and female participants aged four to 17 years.

This report presents the Detailed Design and assesses its alignment with Council's strategic directions, relevant policies, and the design drivers endorsed at the concept stage. It outlines how the design:

- meets the functional and operational needs of current and future users;
- integrates with and enhances the Park Lands landscape;
- supports universal access and inclusion; and
- incorporates environmentally sustainable design principles, including renewable energy initiatives.

The design has been informed by stakeholder engagement and technical advice and reflects a balanced approach to meeting community needs while respecting the environmental and cultural values of the Adelaide Park Lands.

The proposed development will establish Park 27B as a high-quality sport and recreation hub while also creating a welcoming and inclusive destination for broader community use.

Subject to Kadaltilla's endorsement, the Detailed Design will be presented to Council for consideration and approval in July 2026.

Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Supports the Detailed Design of the Park Lands Community Building at Mary Lee Park (Park 27B), as contained in Attachment A to Item 6.1 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 24 June 2026.
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Implications

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| <p>Adelaide Park Lands Management Strategy – Towards 2036</p> | <p>Adelaide Park Lands Management Strategy – Towards 2036 Acknowledges that the Park Lands are a hub for sport and recreation:</p> <ul style="list-style-type: none"> • Strategy 1.4 - Upgrade or redevelop Community Buildings that provide for a diversity of uses including recreational, sporting, educational and cultural uses that prioritise community access and inclusion. • Strategy 1.6 - Create spaces to accommodate cultural, sporting, artistic and recreational events of varying types and sizes. • Strategy 1.8: Strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation. • Strategy 1.9: Optimise the community use of sport and recreation areas outside formal game and training times. |
| <p>2023-2028 Strategic Plan</p> | <p>Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice Function as the peak advisory body for policy, development, heritage, and management of the Park Lands based on sound data and evidence.</p> |
| <p>City of Adelaide Strategies</p> | <p>The City of Adelaide Strategic Plan 2024–2028 seeks to enable community-led services that enhance wellbeing, strengthen social connections, and encourage participation in active lifestyles, leisure, recreation, and sport.</p> |
| <p>Policy</p> | <p>Consistent with the Adelaide Park Lands Community Land Management Plan (2023), the Adelaide Park Lands Leasing and Licensing Policy (2016), and the Adelaide Park Lands Community Buildings (Sport and Recreation) Policy (2024).</p> |
| <p>Consultation</p> | <p>The Community Building at Mary Lee Park (Park 27B) has been developed through ongoing consultation with the West Adelaide Soccer Club (WASC), project design consultants and relevant stakeholders. Workshops and meetings were undertaken with WASC to inform the operational requirements, building functionality, accessibility outcomes and broader community use of the facility. Aboriginal Urban Design (AUD) was engaged to work in partnership with Kurna Yerta Aboriginal Corporation (KYAC) to identify opportunities to include Aboriginal Cultural Heritage within the building and landscape design.</p> |
| <p>Resource</p> | <p>Project delivery and ongoing project management will be supported through existing Council resources and the approved project budget.</p> |
| <p>Risk / Legal / Legislative</p> | <p>Due to the site's proximity to Karrawirra Pari (River Torrens), Level 1 and Level 2 Aboriginal Heritage Searches were undertaken in consultation with Kurna Yerta Aboriginal Corporation (KYAC). Administration is engaging a specialist consultant to prepare a Cultural Heritage Management Plan, including Kurna Aboriginal cultural heritage surveys and reporting, and to facilitate any <i>Aboriginal Heritage Act 1988</i> (SA) permit requirements associated with the project. The Detailed Design has also been informed by an arborist and has included accessibility and stormwater investigations, with no removal of existing trees proposed as part of the project.</p> |

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| Design | <p>The Detailed Design for Mary Lee Park (Park 27B) has been developed in response to the identified design drivers, operational requirements and relevant policies and guidelines, including:</p> <ul style="list-style-type: none"> • Adelaide Park Lands Community Buildings (Sport and Recreation) Policy. • Adelaide Park Lands Building Design Guidelines. • City of Adelaide Integrated Climate Strategy 2030. • City of Adelaide Integrated Transport Strategy. • Relevant community sport facility guidelines and accessibility requirements. |
| Opportunities | <p>The project will deliver a contemporary facility that supports organised sport, informal recreation and broader community use, while enhancing biodiversity, cultural heritage outcomes and accessibility for all visitors to the Adelaide Park Lands.</p> |
| City of Adelaide Budget Allocation | <p>The Community Building redevelopment project budget is \$6.561 million and comprises:</p> <ul style="list-style-type: none"> • Prior year budget allocation – \$1.403 million • 2026/27 New and Upgrade funding – \$3.400 million • 2026/27 Renewal funding – \$1.117 million (including \$317,000 for bridge and service road renewal works) • Delivery costs and overheads – \$641,000 |
| Capital Infrastructure Projects | <p>Construction of a new Community Building and disposal of an existing Community Building asset.</p> |
| Life of Project, Service, Initiative or (Expectancy of) Asset | <p>Construction of the new Community Building is anticipated to be completed in late 2027 or early 2028.</p> |
| Ongoing Costs (eg maintenance cost) | <p>The Lessee will undertake maintenance of the leased and licensed assets in accordance with the Lease and relevant legislation.</p> |
| Other Funding Sources | <p>The WASC has contributed \$2M towards the project through a State Government grant.</p> <p>An external open space grant allocation equivalent to \$184,000 could be reallocated from the Victoria Park / Pakapakanthi (Park 16) Master Plan project, currently on hold, to deliver a rest stop in Mary Lee Park/ Tulya Wardli (Park 27B) in line with the Adelaide Park Lands Rest Stop Design Guidelines under the Adelaide Park Lands Management Strategy - Towards 2036. This would need to meet the conditions of the open space grant requirements.</p> |

Discussion

Background

1. The West Adelaide Soccer Club (WASC) holds a Park Lands Community Lease Agreement for 2.51 hectares of sports grounds and a Community Building at Mary Lee Park (Park 27B).
2. The existing Community Building, constructed in the 1960s with an approximate footprint of 150 sqm, has supported the Club's operations at the site for 49 years. WASC uses the site as its primary junior base, supporting 302 registered players across 28 teams, including 51 female and 251 male participants.
3. The existing Community Building no longer meets the functional, accessibility and operational requirements of the Club or broader community use, creating the need for a contemporary, fit-for-purpose facility that supports current and future participation.
4. On 27 November 2025, Kadaltilla resolved (in part).
'That the Kadaltilla / Adelaide Park Lands Authority'
 1. *Notes the concept design for the new Community Building at Mary Lee Park (Park 27B), as contained in Attachment A to Item 5.1 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 27 November 2025 subject to the following considerations:*
 - 1.1 *More specific design solutions responding to the Design Drivers presented.*
 - 1.2 *Presentation of the building to the public realm and within the natural landscape setting.*
 2. *Reinforces the importance of inclusion of renewable energy saving initiatives for Park Lands buildings and financial sustainability for lease holders as identified in City of Adelaide Integrated Climate Strategy and building design guidelines.*
 3. *Notes that a public consultation report and a detailed design of the Community Building will be presented to Kadaltilla / Adelaide Park Lands Authority in 2026.*

Community Building Detailed Design

5. The Concept Design noted by Kadaltilla in November 2025 identified that the existing building does not:
 - 5.1. adequately service the needs of existing users.
 - 5.2. provide accessible and inclusive amenities for players, officials and spectators.
 - 5.3. align with relevant community sports facility guidelines.
 - 5.4. provide broader benefit to Park Lands visitors not associated with WASC.
6. To address these matters and inform the development of Detailed Design, a series of workshops and meetings were undertaken involving WASC, Council Administration and the project design consultants. The design development process was informed by a range of investigations and stakeholder engagement activities, including:
 - 6.1. Arborist assessment
 - 6.2. Landscape planning and site analysis
 - 6.3. Traffic and access considerations
 - 6.4. Environmentally Sustainable Design (ESD) considerations
 - 6.5. Review of relevant community sport facility guidelines
 - 6.6. Level 2 Aboriginal Heritage Search
 - 6.7. Cultural Heritage workshops
7. The Detailed Design package for the Community Building at Mary Lee Park (Park 27B) is contained in **Attachment A** to this report.
8. The Detailed Design has been developed in response to the identified design drivers, operational requirements and relevant policies and guidelines, including:
 - 8.1. Adelaide Park Lands Community Buildings (Sport and Recreation) Policy
 - 8.2. Adelaide Park Lands Building Design Guidelines
9. The Detailed Design maintains the 378 sqm building footprint endorsed by Council in December 2025.

10. An assessment of how the Detailed Design responds to the relevant policies, guidelines and design drivers is summarised below.

| Detailed Design Element | Community Building Policy Alignment | Building Design Guideline Response | Design Driver |
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| Low-scale, single-level building form integrated within the Park Lands setting. | Deliver a building footprint and scale that minimises impact on the Park Lands. | Buildings must demonstrate high-quality design that responds appropriately to the Park Lands setting through form, scale and material selection. | Celebrating Community and Park Lands Identity. |
| Integration of Kaurna cultural heritage through landscape and design elements. | Recognise and celebrate cultural heritage and strengthen connection to place. | Buildings and landscapes should acknowledge and celebrate Kaurna and cultural heritage through integrated design and artistic expression. | |
| Natural materials and integrated landscape design response. | Ensure a consistent approach to designing and redeveloping Community Buildings in the Park Lands. | A cohesive palette of durable and sustainable materials and finishes should reinforce the character and sense of place of the Park Lands. | |
| Flexible community spaces and covered outdoor areas supporting formal and informal Park Lands use. | Maximise investment and community benefit through shared-use facilities. | Buildings must provide fit-for-purpose facilities that support community gathering and broader enjoyment of the Park Lands. | Fostering Community Connection. |
| Accessible public toilets, handwashing facilities, drinking fountain, shelter, seating and ground-level access. | Create quality, welcoming and inclusive facilities to maximise community benefit. | Buildings must be welcoming to a diverse community and be accessible to all through universal design. | |
| Improved pedestrian connectivity between the building, Park Lands trail network and surrounding recreation facilities. | Maximise community benefit and accessibility. | Buildings must connect with existing pedestrian and cycling networks, including the Adelaide Park Lands Trail. | |
| Flexible unisex changerooms and adaptable internal layouts. | Foster diverse participation in sport and recreation. | Buildings must support inclusive participation in sport and recreation through unisex facilities. | Efficient and Flexible. |
| Passive design initiatives including natural ventilation and natural lighting. | Improve the efficient use and environmental performance of Community Buildings. | Building designs must consider siting, orientation, natural ventilation, daylight and opportunities for integrated greening. | |
| All-electric building with rooftop solar panels. | Optimise the sustainable development, efficient use and environmental performance of Community Buildings. | Buildings must incorporate sustainable design initiatives, including integration of solar energy technology. | |
| Integrated service and maintenance access designed to minimise | Support efficient operation and servicing of shared-use Community Buildings. | Service access must be smartly located to minimise | |

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| impacts on the Park Lands setting. | | disruption to the park and surrounding landscape. | |
| Swale rehabilitation and Water Sensitive Urban Design initiatives. | Optimise sustainable development and environmental performance. | Integrate natural stormwater management within the Park Lands setting. | Sensitivity to Nature. |
| Native and drought-tolerant planting integrated with the surrounding landscape to enhance biodiversity. | Optimise the sustainable development, efficient use and environmental performance of Community Buildings. | Buildings must respond to and integrate with the landscape character, vegetation and natural features of the Park Lands setting. | |
| Retention and integration of existing vegetation and tree canopy with no removal of existing trees. | Minimise impact on the Adelaide Park Lands. | Buildings should respond to existing vegetation and natural landscape features. | |

Cultural Heritage Management

11. Due to the site's close proximity to Karrawirra Pari (River Torrens), the project team identified the potential for both tangible and non-tangible Aboriginal Cultural Heritage significance through internal discussions.
12. A Level 1 Aboriginal Heritage Search undertaken by Council identified the project area within Area ID41 – Karrawirra Pari zone, containing detailed and sensitive cultural heritage information.
13. The project team undertook a Level 2 Aboriginal Heritage Search through Kaurna Yerta Aboriginal Corporation (KYAC) to better understand the cultural significance of the site, identify any areas of cultural sensitivity requiring avoidance, and explore opportunities to integrate cultural heritage outcomes within the project.
14. To support ongoing project planning and compliance requirements, the project team engaged Integrated Heritage Services to:
 - 14.1. Undertake an Aboriginal Cultural Heritage survey of the project area.
 - 14.2. Prepare a Cultural Heritage Management Plan (CHMP) in consultation with Kaurna Traditional Owners through KYAC and in accordance with Aboriginal Affairs and Reconciliation requirements.
 - 14.3. Provide advice, input and support for permit application and cultural monitoring in line with the SA *Aboriginal Heritage Act 1998* (SA).
15. The project team also engaged Aboriginal Urban Design (AUD), to assist in interpreting the heritage information, facilitate engagement with KYAC and explore opportunities for integration of cultural heritage, artwork and storytelling within the project.
16. An introductory meeting was held with the KYAC Board, facilitated by AUD, to present the project, discuss the site context and seek guidance on culturally appropriate inclusion of Aboriginal cultural heritage within the Community Building and surrounding landscape.
17. KYAC representatives participated in a workshop with AUD, Studio Nine Architects and the project team to discuss the cultural history and significance of the area and identify elements that could be meaningfully reflected within the project design.
18. AUD subsequently prepared a Design Report to inform the ongoing Detailed Design process and future integration of cultural heritage outcomes within the project (pages 5-6 of Attachment A).
19. The project team has worked with the Park Lands and Sustainability team to scope the delivery of a rest stop in conjunction with the project in accordance with the Adelaide Park Lands Rest Stop Design Guidelines.
20. An external open space grant allocation of \$184,000 could be reallocated from the Victoria Park / Pakapakanthi (Park 16) Master Plan project to deliver a rest stop in Mary Lee Park/ Tulya Wardli (Park 27B).

Additional Project Works

21. In addition to the Community Building redevelopment, the Project Team is assisting with the Asset Management Renewal program to deliver renewal of the existing bridge (\$200,000) and service road (\$117,000) within the project area.
22. Delivering these works concurrently with the Community Building redevelopment will provide efficiencies through a coordinated design and construction approach, reducing project management, design and construction costs, and delivering more integrated outcome across the site.

Next Steps

23. Subject to Kadaltilla support, the Detailed Design for the Community Building will be presented to the City Community Services and Culture Committee in July 2026 for approval, prior to finalisation of planning and tender documentation for construction.

Attachments

Attachment A – Adelaide Park Lands Community Building Detailed Design Pack – Mary Lee Park (Park 27B)

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