

Adelaide Park Lands Community Buildings (Sport and Recreation) Policy and Investment Plan

Strategic Alignment - Our Community

Confidential - s 90(3) (b) commercial advantage/prejudice commercial position of council

Tuesday, 3 September 2024
City Community Services and Culture Committee

Program Contact:
Jennifer Kalionis, Associate Director City Culture

Approving Officer:
Iliia Houridis, Director City Shaping

EXECUTIVE SUMMARY

The Council has committed investment across the Long Term Financial Plan (LTFF) for the upgrade and redevelopment of Community Buildings in the Adelaide Park Lands. These community venues are an envisaged use in the Adelaide Park Lands and support active lifestyles, enable diverse participation in sport and recreation.

This investment in Community Buildings upgrades realises the Council's vision to protect, enhance, and activate our open space and will be delivered in line with the Adelaide Park Lands Management Strategy (APLMS), with the intent to meet the needs of our community into the future.

At its meeting on 14 May 2024, Council noted the next steps involved in addressing the provision and management of Community Buildings to facilitate sport and recreation in the Adelaide Park Lands. They included a revised Draft Adelaide Park Lands Community Buildings (Sport and Recreation) Policy (Draft Policy) for public consultation approval and Draft Adelaide Park Lands Community Buildings (Sport and Recreation) Investment Plan (Investment Plan) ([Link 1](#)).

This report seeks approval to undertake public consultation on the Draft Policy and noting of the Investment Plan.

Consistent with the APLMS and the Adelaide Park Lands Community Management Plans (CLMPs), the Investment Plan considers asset condition, functionality, and community benefit to prioritise funding and partnerships to strategically invest in the upgrade and redevelopment of our Community Buildings.

The Investment Plan provides a prioritisation approach with the attached plan identifying 15 existing Community Buildings for concept design and detailed design to inform upgrade, redevelopment or demolition over the duration of the Investment Plan.

Detail of the advice and decisions that have informed the development of the Draft Policy and Investment Plan is included in the discussion within this report.

The Investment Plan and Community Buildings Projects will be reviewed annually as part of the Annual Business Plan and Budget, with the LTFF and Asset Management Plans to be revised as required.

On 28 March 2024 at Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) and 2 April 2024 City Community Services and Culture Committee considered a series of Park Lands outcomes that were in tension with one another relating to Park Lands uses and community buildings that facilitate use of the Park Lands for their intended purpose. These tensions are detailed in the presentation to Kadaltilla and Committee ([Link 2](#)) and were borne out through numerous consultations that took place between 2021 and 2023 and included the consultation on the Draft Community Buildings Policy (2023), Kadaltilla Annual Community Forum (2023), the Draft Adelaide Park Lands CLMP (2023), the CoA Draft Strategic Plan 2024-2028 (2023), the Adelaide Park Lands Management Strategy Review (2022) and the CoA Resident Survey (2021/22).

Revisions to the Policy takes into account feedback provided by the community, Kadaltilla and the Committee, particularly relating defining the key elements of Park Lands Community Buildings, shared and consolidated Community Buildings, rationalising and demolishing underutilised assets, optimising broader community use and access, buildings that meet the needs of the number of users and fields serviced by each building, and using the design process to respond to each community building and park setting on a case by case basis to achieve the best outcome for that Park.

RECOMMENDATION

The following recommendation will be presented to Council on 10 September 2024 for consideration

THAT THE CITY COMMUNITY SERVICES AND CULTURE COMMITTEE RECOMMENDS TO COUNCIL THAT COUNCIL

1. Approves the draft Adelaide Park Lands Community Building (Sport and Recreation) Policy as contained in Attachment A to Item 10.1 on the Agenda for the meeting of the City Community Services and Culture Committee held on 3 September 2024, for public consultation.
 2. Notes the draft Adelaide Park Lands Community Buildings (Sport and Recreation) Investment Plan as contained in Attachment B to Item 10.1 on the Agenda for the meeting of the City Community Services and Culture Committee held on 3 September 2024.
 3. Notes the proposed projects within the draft Investment Plan will be reviewed annually as part of the Annual Business Plan and Budget Process.
 4. Notes the draft Adelaide Park Lands Community Buildings (Sport and Recreation) Investment Plan be reviewed following adoption of the Adelaide Park Lands Community Building (Sport and Recreation) Policy.
 5. Authorises that, in accordance with Section 91(7) and (9) of the *Local Government Act 1999 (SA)* and because Item 10.1 [Adelaide Park Lands Community Buildings (Sport and Recreation) Policy and Investment Plan] listed on the Agenda for the meeting of the City Community Services and Culture Committee held on Tuesday 3 September 2024 was received, discussed and considered in confidence pursuant to Section 90(3) (insert provision reference) of the *Local Government Act 1999 (SA)*, this meeting of the City Community Services and Culture Committee do order that
 - 5.1. The resolution become public information and included in the Minutes of the Council meeting.
 - 5.2. The Draft Adelaide Park Lands Community Building (Sport and Recreation) Policy (Attachment A) become public on approval by Council for the purpose of public consultation.
 - 5.3. The report, the discussion and any other associated information submitted to this meeting and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2025.
 - 5.4. The confidentiality of the matter be reviewed in December 2024.
 - 5.5. The Chief Executive Officer be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Community Key Action - Enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport.
Policy	<u>Adelaide Park Lands Management Strategy 2015-2025</u> Strategy 1.4: Support activation of the Park Lands by upgrading and enhancing buildings and structures responsive to their park setting. Strategy 1.6: Strengthen the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation.
Consultation	Community consultation on a Draft Policy occurred between 20 October and 27 November 2023 in accordance with Council's Community Consultation Policy. Subsequent workshops were held with Kadaltilla / Adelaide Park Lands Authority and Council Members on 28 March and 2 April 2024 to discuss the consultation findings. This report the revised Draft Policy progress to public consultation as it substantially differs from the version consulted in 2023.
Resource	Consultation on the Draft Policy will be undertaken utilising existing resources.
Risk / Legal / Legislative	No additional risks were identified as a result of this report.
Opportunities	Consultation on the Draft Policy will enable the City of Adelaide to validate the changes requested by the community.
24/25 Budget Allocation	The City of Adelaide (CoA) 2024/25 Business Plan and Budget includes: <ul style="list-style-type: none"> • \$2.027 million in capital • \$100,000 - Golden Wattle Park / Mirnu Wirra (Park 21) – Community Sports Building (detailed design) • \$100,000 - Bonython Park / Tulya Wardli (Park 27B) – Community Sports Building (detailed design)
Proposed 25/26 Budget Allocation	The Draft Policy and Investment Plan outline the priority Park Lands Community Buildings projects for investment through a combination of new capital and asset renewal allocations that are reflected in the LTFFP. The investment in Community Buildings will be primarily funded through the annual allocation of 1.5% of rates revenue as capital. The balance (\$1,200,000) of a \$2,000,000 State Government will be carried forward into 2025/26 for improvements to sporting facilities in Mary Lee Park (Park 27B), following the establishment of new sports lighting in 2023/24 and detailed design in 2024/25. In line with the approach proposed in the draft Investment Plan, Administration will seek partner investment for prioritised projects.
Life of Project, Service, Initiative or (Expectancy of) Asset	The upgrades and redevelopment of Park Lands Community Buildings will be reflected in the Buildings Asset Management Plans.
24/25 Budget Reconsideration (if applicable)	Not applicable.
Ongoing Costs (eg maintenance cost)	The Draft Policy and Investment Plan relate to assets leased to community organisations. The Adelaide Park Lands Leasing and Licensing Policy (2016) informs maintenance responsibilities.
Other Funding Sources	The current Lessee (ACSARA) of Golden Wattle Park / Mirnu Wirra (Park 21W), holds a \$1,550,000 State Government grant and has committed a further \$1,000,000 contribution to the project. The State Government has provided a \$2.0M to Council grant toward the redevelopment of 27b Mary Lee Park (Park 27B).

GROUNDS AND BASIS FOR CONSIDERATION IN CONFIDENCE

Grounds

Section 90(3) (b) of the *Local Government Act 1999 (SA)*

- (b) information the disclosure of which—
- (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - (ii) would, on balance, be contrary to the public interest

Basis

This Item is commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting business, prejudice the commercial position of the council and prejudice the commercial position of the person who supplied the information and confer a commercial advantage on a third party.

The disclosure of information in this report may adversely impact project viability, prejudice the ability to undertake/participate in future negotiations on the proposal and prejudice the Council's commercial position and opportunity for Council to participate in future like considerations or discussions.

Public Interest

The Committee is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information may severely prejudice Council's ability to discuss/participate or influence a proposal for the benefit of the Council and the community in this matter and in relation to other contract negotiations.

DISCUSSION

Adelaide Park Lands Community Buildings (Sport and Recreation) Policy

1. The Draft Policy as contained in **Attachment A** to this report incorporates feedback received through past community consultations and workshops.
2. The 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. The Draft Policy is consistent with the Adelaide Park Lands Management Strategy and Adelaide Park Lands Community Land Management Plans.
3. An investment will be allocated annually to the upgrade and replacement of Community Buildings located in the Park Lands. This will complement any renewal funding allocated annually through the City of Adelaide's (CoA) Buildings Asset Management Plan, including re-timings to align with priority Community Building projects. This approach will be managed through the Annual Business Plan and Budget process.
4. Council's investment will be applied to building features that service the intended community purpose including:
 - 4.1. Facilities not exceeding the minimum standards required for community sport and recreation training and competition.
 - 4.2. Building design that ensures shelter and shade, seating, handwashing facilities, drinking fountains, and public toilets are accessible to service all Park Lands visitors.
 - 4.3. Landscaping and access improvements, including bicycle parking, pathways and lighting.
 - 4.4. Legislative, performance, safety and compliance infrastructure, including disability access.
 - 4.5. Initiatives to support environmental health, conserve resources, and create a sustainable future for communities and ecosystems.
5. Delivered in partnership the upgrade and redevelopment of Community Buildings will meet the following objectives:
 - 5.1. Maximise investment and community benefits by consolidating buildings and creating shared-use facilities and amenities accessible to the public.

- 5.2. Enable the provision of Community Buildings that fulfil their intended purpose while minimising their footprint, scale, and impact on the Park Lands.
- 5.3. Create quality, welcoming and inclusive facilities to maximise their benefit to the community.
- 5.4. Foster diverse participation in sports and recreation by investing in facilities that meet the needs of users and the public.
- 5.5. Optimise the sustainable development, efficient use and environmental performance of Community Buildings.
- 5.6. Ensure a consistent approach to designing and developing upgrades and redevelopments of Community Buildings.
6. To deliver on Community Building projects, Council's investment will need to be and augmented with partner funding. This includes State and Federal governments investment (direct commitments or through grant programs) and funds generated by the groups utilising the venues. Partner investment will be integral to projects being prioritised and delivered.
7. To ensure the above principles and goals are achieved it is proposed through the Draft Policy that the City of Adelaide (CoA) lead the Community Building design development process, irrespective of how the construction of Community Building projects are funded.
8. CoA's Building Asset Management Plan (AMP) has forecast renewal funding. The AMP and its associated four-year renewal program will be reviewed on an annual basis to ensure alignment with the Investment Plan and confirmed priorities as part of the Annual Business Plan and Budget process.
9. Leasing eligibility and use of these facilities is governed by the Adelaide Park Lands Leasing and Licensing Policy (2016).

Adelaide Park Lands Community Buildings (Sport and Recreation) Investment Plan

10. Council will implement the Policy through the Investment Plan, contained in **Attachment B** of this report.
11. The upgrade or redevelopment of Community Buildings has been prioritised in relation to asset condition, functionality and community benefit.
12. The Investment Plan includes an assessment and building prioritisation matrix for existing Community Buildings to inform the prioritisation for investment.

Building Prioritisation Matrix			
Scoring	Condition Rating	Functionality Rating	Community Benefit Rating
1	Very Good	Very Good	Weak
2	Good	Good	Minor
3	Fair	Fair	Moderate
4	Poor	Poor	High
5	Very Poor	Very Poor	Very High
Weighting	35%	30%	35%

13. The weighted score of each building has been determined using the following criteria:
 - 13.1. Asset Condition – the age and structural condition of the building informed by the CoA Buildings Asset Management Plan.
 - 13.2. Functionality – the Community Building's useability for intended purpose and level of compliance with legislative requirements such as disability access.
 - 13.3. Community benefit – the extent of existing use, envisaged future use and broader community participation in sport and recreation such as the potential for participation growth by female and male juniors and seniors.
14. All Community Buildings that are confirmed as prioritised by Council, would proceed to concept and detailed design to inform their upgrade, redevelopment or demolition, this provides numerous touch points to

Kadaltilla and Council to ensure that the investment is consistent with expectations of Council and governing policy.

15. There are 52 buildings identified as Community Buildings (sport and recreation) across the Adelaide Park Lands.
16. A number of these buildings have recently been redeveloped and as such are not prioritised. Their utility will be beyond the LTFFP, and therefore are also not considered in that context for anything other than maintenance.
 - 16.1. The majority of these buildings also have their general maintenance as the responsibility of the lessee.
17. Using this weighted scoring, 15 Community Buildings have been prioritised either for upgrade, redevelopment or demolition and are summarised in the table below:

Park	Score	Building Purpose and Use	Current Lessee	Recommendation	Priority Year
Golden Wattle Park / Mirna Wirra (Park 21W)	430	Supports 3 ovals - AFL, cricket, soccer, ultimate frisbee, netball, school sports	Adelaide Community Sport and Recreation Association (ACSARA)	Redevelopment of existing building	2024/25
Mary Lee Park (Park 27B)	412.5	Supports 3 soccer pitches	West Adelaide Soccer Club	Redevelopment of existing building in Park 27B	2025/26
John E Brown Park (Park 27A)	325	Supports former equestrian activities	Not leased since 2006/07 (Formerly to Equestrian Federation)	and demolish building in Park 27A	2025/26
Veale Park / Walyu Yarta (Park 21) (A)	395	Supports soccer pitches	Not currently leased (Formerly to Football SA)	Demolish existing buildings and replace with new building redevelopment	2026/27
Veale Park / Walyu Yarta (Park 21) (B)	395	Supports 3 soccer pitches	Football SA		2026/27
Josie Agius Park Wikaparntu Wirra (Park 22)	382.5	Supports 24 netball courts	SA United Church Netball Association (SAUCNA)	Redevelopment of existing building	2027/28
LeFevre Park / Natu Wama (Park 6) (A)	377.5	Supports fields for AFL, soccer, hockey, school sports, netball and tennis courts	Wilderness School and eight sublessees	Demolish existing buildings and replace with new building redevelopment	2028/29
LeFevre Park / Natu Wama (Park 6) (B)	360	Used for rowing training and school sports	Wilderness School and eight sublessees		2028/29
Blue Gum Park / Kurangga (Park 20) (B)	365	Supports multiple fields for AFL, cricket, soccer, netball, school sports, athletics	Pulteney Grammar School and 14 sublessees	Demolish existing buildings and replace with new building redevelopment	2029/30 and 2030/31
Blue Gum Park / Kurangga (Park 20) (A)	360	Supports junior and senior athletics, soccer, school sports	Adelaide Harriers Athletics Club		2029/30 and 2030/31
Blue Gum Park / Kurangga (Park 20) (C)	347.5	Supports AFL, cricket, soccer, netball, school sports, athletics	Pulteney Grammar School and 14 sublessees		2029/30 and 2030/31
Carriageway Park / Tuthangga (Park 17) (A)	360	Supports AFL, soccer, cricket, school sports	Pembroke College and six sublessees	Demolish existing buildings and replace	2031/32

Park	Score	Building Purpose and Use	Current Lessee	Recommendation	Priority Year
Carriageway Park / Tuthangga (Park 17) (B)	330	Supports AFL, soccer, cricket, school sports	Pembroke College and six sublessees	with new building redevelopment	2031/32
Carriageway Park / Tuthangga (Park 17) (C)	347.5	Supports multiple Touch Football fields	Touch Football SA	Redevelopment of existing building	2032/33
Denise Norton Park / Pardipardinyilla (Park 2)	335	Supports AFL, soccer, cricket, school sports	Blackfriars Priory School and two sublessees	Redevelopment of existing building	2033/34

18. The full assessment and priority matrix of all Community Buildings in the Park Lands is included in the Investment Plan - **Attachment B** of this report.

Background

19. On 2 May 2023, a workshop was held with Council Members to obtain feedback on a proposed investment strategy to improve Park Lands sites, which included budget estimates for multiple Park Lands enhancement projects.
20. On 27 June 2023, Council resolved:
- 'That Council:*
- 1. Seeks a report from the Administration by September 2023 providing policy options for Park Lands buildings for the provision of fit for purpose facilities including toilets, changerooms and storage.*
 - 2. Requests Administration works with ACSARA to submit a revised proposal.*
 - 3. Notes that there are no existing approvals by Council to fund or build the ACSARA project proposal to redevelop an existing change room facility on Golden Wattle / Mirnu Wirra (Park 21W).'*
21. Feedback from workshops held with Council Members on 15 August 2023 and Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) Board Members on 24 August 2023 informed the development of a Draft Adelaide Park Lands Community Buildings (Sport and Recreation) Policy (Draft Policy).
22. On 10 October 2023, Council resolved:
- 'That Council:*
- 1. Approves the Draft Park Lands Community Buildings (Sport and Recreation) Policy, Attachment A to Item 7.4 on the Agenda for the City Community Services and Culture Committee held on 3 October 2023, for public consultation, commencing 9:00am 20 October to 5:00pm 27 November 2023 subject to the following change: - include an indication in each column on page 4 of the Policy that no minimum will be stated.'*
23. Public consultation on the Draft Policy took place between 20 October and 27 November 2023.

Draft Policy Consultation Findings

24. Consultation feedback was analysed, and the summary is provided at [Link 3](#). In its analysis of the feedback, strategic tensions in relation to delivery of Community Buildings that perform their purpose to contemporary standards and requirements which will likely require a greater building footprint, while prioritising objectives such as no loss of Park Lands and historical built-form footprint measures, were revealed and have been addressed in the current Draft Policy.
25. The primary themes from the feedback received were:

Theme	Context
Fit for Purpose Buildings	There was 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	There was strong support for new community sports buildings to be inclusive, safe, environmentally sustainable and accessible.
Shared Facilities	There was strong support for creating shared facilities that serviced multiple sporting groups and non-sporting community use.

Co-funding Essential	There was strong support for co-funding of 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: <ul style="list-style-type: none"> 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, no net loss of Park Lands and low scale single level buildings to optimise accessibility, were conflicting.

26. Reports on the Administration's analysis of community feedback received through public consultation were presented to Kadaltilla and Council on 22 February and 5 March 2024.

27. On 12 March 2024, Council resolved:

'That Council:

- Notes the findings of the community consultation undertaken on the Draft Park Lands Community Buildings (Sport and Recreation) Policy as shown in Attachments A, B and C to Item 7.4 on the Agenda for the meeting of the City Community Services and Culture Committee held on 5 March 2024.*
- Notes that a workshop will be scheduled at Kadaltilla and following that workshop a subsequent report will be brought back to Council.'*

Kadaltilla / Adelaide Park Lands Authority Workshop

28. On 28 March 2024, a workshop was held with Kadaltilla to discuss some of the strategic tensions identified through the public consultation on the Draft Policy. Advice from Kadaltilla included:

Kadaltilla Advice	Administration Comment
Include a design review process consistent with the Office for Design and Architecture and City of Adelaide design guidelines	The Draft Policy has been amended to include a design review process (under Objective 6).
The design review process ought to include a requirement for a visual impact assessment	The Draft Policy has been amended to require a visual impact assessment (under Objective 6).
Draft Policy should provide high-level principles that crystallise the standards of building design in the Park Lands and signalling to proponents that it is a privilege to develop assets in the Park Lands	The Draft Policy has been amended to demonstrate alignment with the Office for Design and Architecture's 'Principles of Good Design' (under Objective 2).
A deliberate investment in a strong design process would allow the City of Adelaide to review each building design on a case by case basis and heighten its role as a custodian of good design	Noted

City Community Services and Culture Committee Workshop

29. On 2 April 2024, a workshop was held with Council Members to discuss some of the tensions identified through the public consultation on the Draft Policy. Advice from Committee included:

Committee Advice	Administration Comment
Not supportive of the term 'no net loss of Park Lands'	This terminology is used in the CoA Strategic Plan under Our Environment, with a measure/target being 'no loss of Park Lands and seek to reclaim Park Lands green space in line with the Kadaltilla Strategic Plan'. The Draft Policy has been amended, with a focus on minimising footprint and scale, and building consolidation.
Footprint and hardstand are not interchangeable	The Draft Policy has been amended, with the focus on minimising footprint and scale, and building consolidation
Define fit for purpose	The Draft Policy includes a definition of fit for purpose in the Glossary
Introducing common rooms in new Community Buildings may create more car parking demand	Parking demand is unlikely to increase due to common areas, as visitation to outdoor sports training and competition areas will exceed visitation to minimum sized common areas.
Minimise footprint by excluding common areas and kitchens	The Draft Policy has been amended and identifies common areas and kitchens as Optional Elements of Park Lands buildings.
Common areas enable important social interactions	The Draft Policy has been amended and identifies common areas as Optional Elements of Park Lands buildings.
Allow for bicycle infrastructure to encourage active travel by Park Lands visitors	The Draft Policy has been amended, including bicycle parking as an Essential Element
Building designs need to be flexible and site-responsive	The Draft Policy guides building design but is not overly prescriptive.
Building design and funding are separate issues	The Draft Policy deals with both, with the policy principles applying to all projects, irrespective of how they are funded.
The City of Adelaide should not be solely financially responsible for sports buildings in the Park Lands	The Draft Policy has been amended to propose a maximum Council contribution of 50% towards the upgrade and redevelopment of Community Buildings.
Clarify the City of Adelaide's role as a landlord	This will be dealt with in the review of the Adelaide Park Lands Leasing and Licensing Policy.

30. On 23 April 2024, as part of approving the Draft 2024/25 Business Plan and Budget for public consultation, Council resolved (in part):

'That Council:

6. *Notes an allocation of 1.5% of rates revenue to upgrade Park Lands Buildings. This amount of \$2.027m for 2024/25 is to be funded through a minor increase in rates revenue of \$0.164m and operating savings of \$1.863m to be identified during the consultation period. Council requests the Administration to fund the design of the initiatives identified for Park 27B and Park 21W pending the presentation to Council of a strategy by which Council is able to:*
 - 6.1 *prioritise the funding for the upgrade of buildings to deliver fit for purpose toilet, shower and change facilities, with an emphasis on supporting inclusive community based lease holders offering sport and recreation.*
 - 6.2 *devise an equitable means of providing support for the same facilities for community based lease holders contributing their own funding to upgrade Park Lands buildings.'*

31. On 14 May 2024, Council resolved:

'That Council:

1. *Notes the next steps involved in addressing the provision and management of leased community sport and recreation buildings in the Adelaide Park Lands, including:*
 - 1.1. *A revised Draft Park Lands Community Buildings (Sport and Recreation) Policy presented to the City Community Services and Culture Committee seeking approval for public consultation.*

- 1.2. *A revised Draft Park Lands Lease and Licence Policy presented to the City Community Services and Culture Committee seeking approval for public consultation.*
- 1.3 *A draft Park Lands Community Buildings Investment Plan setting out a mechanism that will assist Council to determine what are the elements of inclusive, fit for purpose facilities and the criteria by which buildings can be prioritised for funding to be presented to the City Community Services and Culture Committee by the end of QF1.'*

Next Steps

Adelaide Park Lands Community Buildings (Sport and Recreation) Policy

32. Subject to Council approval, the Draft Policy will be consulted on for four weeks during September and October 2024.
33. The advice of Kadaltilla will be sought during this consultation period.
34. The Draft Policy, along with the consultation findings, will be presented to Council in November 2024 for adoption.

Adelaide Park Lands Community Buildings (Sport and Recreation) Investment Plan

35. The Investment Plan will be presented to Kadaltilla for noting at a future date.
36. It is proposed to review the Investment Plan following adoption of the Policy. Assuming Council endorse the draft Policy and final version post consultation, it is the intent to present this to Council in November 2024 for adoption.
37. The Investment Plan will also be converted into a digital layer of the City Plan's spatial, strategic urban planning tool.
38. Design is underway in line with Council's 2024/25 Annual Business Plan and Budget, for two of the priority projects with allocations of \$100,000 respectively for:
 - 38.1. Golden Wattle Park / Mirna Wirra (Park 21W), and
 - 38.2. Mary Lee Park (Park 27B).

Adelaide Park Lands Leasing and Licensing Policy

39. Leasing eligibility, use and maintenance of Community Buildings is governed by the Adelaide Park Lands Leasing and Licensing Policy (2016).
40. The current Adelaide Park Lands Leasing and Licensing Policy will remain in effect until a new policy is adopted by Council.

DATA AND SUPPORTING INFORMATION

Link 1 – Council Minutes – Tuesday 14 May 2024

Link 2 – Workshop – Park Lands Community Buildings Policy

Link 3 - Draft Park Lands Community Buildings (Sport and Recreation) Policy Consultation Summary

ATTACHMENTS

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

Attachment B – Draft Adelaide Park Lands Community Sports Buildings (Sport and Recreation) Investment Plan

- END OF REPORT -

10 Confidential Reports for Recommendation to Council**10.1 Park Lands Community Buildings (Sport and Recreation) Policy and Investment Plan [S90(3) (b)]**

Discussion ensued

It was then –

Moved by Councillor Noon,
Seconded by Councillor Siebentritt -

**THAT THE CITY COMMUNITY SERVICES AND CULTURE COMMITTEE RECOMMENDS TO COUNCIL
THAT COUNCIL**

1. Approves the draft Adelaide Park Lands Community Building (Sport and Recreation) Policy as contained in Attachment A to Item 10.1 on the Agenda for the meeting of the City Community Services and Culture Committee held on 3 September 2024, for public consultation.
2. Notes the draft Adelaide Park Lands Community Buildings (Sport and Recreation) Investment Plan as contained in Attachment B to Item 10.1 on the Agenda for the meeting of the City Community Services and Culture Committee held on 3 September 2024.
3. Notes the proposed projects within the draft Investment Plan will be reviewed annually as part of the Annual Business Plan and Budget Process.
4. Notes the draft Adelaide Park Lands Community Buildings (Sport and Recreation) Investment Plan be reviewed following adoption of the Adelaide Park Lands Community Building (Sport and Recreation) Policy.
5. Authorises that, in accordance with Section 91(7) and (9) of the *Local Government Act 1999 (SA)* and because Item 10.1 [Adelaide Park Lands Community Buildings (Sport and Recreation) Policy and Investment Plan] listed on the Agenda for the meeting of the City Community Services and Culture Committee held on Tuesday 3 September 2024 was received, discussed and considered in confidence pursuant to Section 90(3) (insert provision reference) of the *Local Government Act 1999 (SA)*, this meeting of the City Community Services and Culture Committee do order that
 - 5.1. The resolution become public information and included in the Minutes of the Council meeting.
 - 5.2. The Draft Adelaide Park Lands Community Building (Sport and Recreation) Policy (Attachment A) become public on approval by Council for the purpose of public consultation.
 - 5.3. The report, the discussion and any other associated information submitted to this meeting and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2025.
 - 5.4. The confidentiality of the matter be reviewed in December 2024.
 - 5.5. The Chief Executive Officer be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.

Discussion continued, during which with the consent of the mover, seconder and the meeting part 1 of the motion was varied to include the words 'with the inclusion of a capacity to contribute criteria' before the words 'for public consultation.'

The motion, as varied, was then put and carried