

CITY OF UNLEY COMMUNITY INFRASTRUCTURE PLAN



ACKNOWLEDGEMENT

We would like to acknowledge this land is the Traditional Lands for the Kaurna people and that we respect their spiritual relationship with their country.

We also acknowledge the Kaurna people as the Traditional Custodians of the Adelaide region and that their culture and heritage beliefs and still as important to the living Kaurna people today.

DATE	DOCUMENT CHANGE	STATUS
22 April 2026	Draft CIP	001
26 May 2026	Draft CIP for exhibition	002
11 August 2026	Final CIP	003

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Executive summary

Why we developed this strategy

The solution to planning effectively for the future lies in clever and pragmatic planning undertaken collaboratively with Council, key stakeholders, and communities, through effective engagement and strategic solutions to enhance and retain existing social assets. This Plan is an important step in that process.

The City of Unley is a well-established inner-metropolitan council area immediately south of the Adelaide CBD, covering just over 14 square kilometres. It is defined by leafy residential streets, heritage character, village-style main streets, quality open spaces, and vibrant activity centres such as Unley Road, King William Road and Goodwood Road. While predominantly residential, the area also supports a growing mix of small businesses, cafés, creative industries and community organisations that contribute to its strong local identity.

Although Unley is largely built out, it is expected to continue growing through infill development, changing household structures and an ageing population, with several thousand additional residents projected by 2050. This growth will increase demand for diverse, accessible and contemporary community infrastructure and services, while broader metropolitan growth across Greater Adelaide will also shape Unley's future planning needs. Council's long-term direction is set out in the Community Plan Towards 2050, which envisions Unley as “a connected, progressive, and resilient city” and is guided by four themes: Community, Economy, Environment, and Places & Spaces.

The Community Infrastructure Plan has been prepared to strengthen Council's evidence base for future infrastructure planning and delivery, with a focus on supporting community wellbeing, resilience and liveability to 2050. It recognises that community infrastructure — including libraries, community and cultural facilities, parks, recreation spaces and local services — is essential for social connection, participation, learning, health and creativity. The Plan aims to understand community and stakeholder expectations of Council's role, identify current gaps, assess future infrastructure needs in terms of quantity, location and accessibility, and ensure Unley is well placed to meet projected demand over time.

How we understood community needs

Equally important to the planning process are qualitative considerations. Need for infrastructure and services is not homogenous across every growing community; policy, emerging trends, existing facilities, local needs, area context, and stakeholder perspectives must all contribute to each local planning process.

The following methodological points guided the development of the Plan and informing needs analysis:

- Community infrastructure includes both open space and recreation, and community and cultural facilities – providing the places and spaces for people to meet, be active, connect, create and learn.
- This study primarily assesses the 'hard' community infrastructure, the built facilities and open spaces, that support community connection and cohesion. This study assesses the whole ecosystem of community infrastructure to provide a holistic picture, including infrastructure types that Council does not have primary responsibility for delivering.

This study uses a range of tools to understand community needs, including:

- **Understanding** current and future demographic characteristics to detail who is and will be living in Unley, and what they might need
- **Mapping** the existing facilities and analysing how far they are from the people that use them
- **Applying** 'benchmarks' to future population (e.g. 1 library per 20,000 residents), to determine the number of facilities Unley will need as a whole
- **Listening** to what you told us about your community, and what you need, in engagement for this Plan and with Council previously
- **Auditing** existing facilities to understand how they are used, what condition they are in, and what Council's plans are for their future use.

What we found – Unley’s challenges and opportunities

Unley’s challenges can also be its best opportunities. Many of the issues identified through the needs analysis do not point to a simple lack of infrastructure overall, but rather to the need to renew, adapt and better connect the existing network of community facilities, open space and recreation assets. Unley has a strong base of provision, supported by access to surrounding district and regional facilities, but future growth, population ageing and higher-density living will place increasing pressure on the quality, flexibility, accessibility and capacity of that network.

Key challenges and opportunities for Unley include:

- **An ageing population and growing risk of social isolation.** Unley has a higher median age than Greater Adelaide, strong growth in older age groups, and a high proportion of lone person households. This will increase demand for age-friendly, universally accessible and socially connective infrastructure that supports ageing in place, mental wellbeing and everyday participation in community life.
- **Higher-density growth and reduced private open space.** Growth will be increasingly concentrated in infill and higher-density areas, where residents are more reliant on shared public facilities, local parks, streetscapes and community hubs. This creates an opportunity to strengthen walkable neighbourhood infrastructure and ensure growth areas are supported by accessible local community infrastructure.
- **A strong existing network, but one that is not uniformly fit for purpose.** Unley already has a substantial supply of community floorspace and a diverse portfolio of community, cultural, sport and recreation assets. However, several facilities are ageing, were not originally designed as multipurpose spaces, or face accessibility and operational constraints, suggesting that renewal and repositioning of existing assets should be a major focus.
- **Uneven accessibility across parts of the Local Government Area.** While the overall distribution of facilities is generally strong, there are still localised walkability and access issues, including gaps in the southern part of the Local Government Area and barriers created by limited east-west connectivity. Improving how people move to and between facilities will be as important as the facilities themselves.
- **A need for more flexible youth, wellbeing and creative space.** The analysis identifies growing demand for youth-oriented space, stronger health and wellbeing responses, and more flexible community and creative spaces. This suggests an opportunity to embed youth, wellbeing, learning, meeting and creative production functions more deliberately across the community infrastructure network.
- **Open space and recreation demand in a land-constrained inner-urban environment.** Unley currently has a strong and generally well-distributed open space network, but maintaining today’s level of provision under future growth would require an unrealistic increase in land supply. The opportunity therefore lies in improving the quality, capacity and resilience of existing parks, sports fields and recreation spaces, including targeted upgrades, increased hours of play, better support infrastructure and smaller pocket park responses in higher-density areas.
- **Climate resilience is now a core infrastructure requirement.** Community infrastructure and open space will increasingly be expected to perform as cooler, greener and more resilient places. This creates opportunities to expand stormwater harvesting and reuse, improve shade and greening, and ensure upgraded facilities are better suited to hotter and more extreme conditions.
- **Delivery will depend on partnership, shared use and strategic use of land.** Given Unley’s compact urban form and limited land supply, future infrastructure delivery will rely on more than direct Council provision alone. There are clear opportunities to leverage partnerships with schools, cultural institutions, sports clubs and developers, to pursue co-location and shared-use models, and to use catalyst sites and growth precincts to secure broader community benefit.

Overall, Unley’s opportunity is to build on an already strong base of provision by focusing on quality over quantity, flexibility over single-purpose provision, and partnership-led renewal over duplication.

Vision

The City of Unley in 2050 has a thriving network of high-quality facilities, spaces and places to connect, work, learn, create and play. Our shared spaces are safe, welcoming and fit for all — from the young to the elderly. They are vibrant, multipurpose and adaptable, and respond to the needs of our growing community.

Principles

Principle 1 Living locally

Principle 2 Build on what we've got

Principle 3 Design for all ages and abilities

Principle 4 Make places flexible and multipurpose

Principle 5 Strengthen health, wellbeing and social connection

Principle 6 Embedding resilience

Principle 7 Enhance what makes Unley special

Principle 8 Sequence delivery with growth

Delivery strategies

- Consolidate and enhance existing infrastructure to vibrant community hubs through co-location to create destinations for connecting, learning, socialising and creating
- Leverage Council-owned land to deliver broader community benefit
- Renew Unley's existing community infrastructure network to efficiently support population growth
- Explore all opportunities through strategic partnership and collaboration
- Focus on quality, accessibility and governance—not just supply of community infrastructure
- Create a network that adapts to community needs

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PART ONE: CONTEXT



1. INTRODUCTION

1.1 Background

“Social sustainability can be defined as a process for creating sustainable, successful places that promote wellbeing, by understanding what people need from the places they live and work. Social sustainability combines design of the physical realm with design of the social world – infrastructure to support social and cultural life, social amenities, systems for citizen engagement and space for people and places to evolve.”¹

The City of Unley is a well-established inner-metropolitan Local Government Area (LGA) located immediately south of the Adelaide CBD. Covering just over 14 square kilometres, our LGA is characterised by its leafy residential neighbourhoods, vibrant village-style main streets, heritage character, and a network of high-quality open spaces. While largely residential, Unley also contains significant activity centres—including Unley Road, King William Road and Goodwood Road—alongside a growing number of small businesses, cafés, creative industries and community organisations that contribute to its distinct local identity.

Although the LGA is largely built-out, the community continues to experience incremental population growth driven by infill development, changing household structures, and an ageing population. By 2050, Unley is projected to accommodate several thousand additional residents, creating increased demand for diverse, accessible and contemporary community infrastructure and services. Our LGA is also closely connected to broader metropolitan growth areas across Greater Adelaide, meaning regional population change and service needs also influence Unley's planning future. The City of Unley has also established itself as a leader in active transport, with an extensive walking and cycling network that

supports day-to-day movement and strengthens connections to community infrastructure across the LGA.

The community's aspirations and Council's long-term strategic direction are articulated in Unley's Community Plan Towards 2050, which sets a bold vision for the future: “to be a connected, progressive, and resilient city.” This plan was developed through extensive engagement with residents, businesses and stakeholders and outlines four strategic themes—Community, Economy, Environment, and Places & Spaces—that guide Council's decision-making and investment priorities.

Council recognises that high-quality community infrastructure—such as libraries, community and cultural facilities, parks, recreation spaces, and local services—is fundamental to achieving liveability, wellbeing and social connection for all residents. Such infrastructure complements private and non-profit services and is planned in collaboration with partners to support a cohesive and inclusive City that enables people of all ages and backgrounds to access opportunities for connection, learning, health, creativity and participation.

1.2 Purpose of this Plan

The City of Unley Community Infrastructure Plan will strengthen Council's evidence base to guide its future planning for effective infrastructure delivery to support community wellbeing. Effectively planning and delivering community infrastructure requires a nuanced understanding of contemporary local social conditions and broader social trends (e.g., rapid population growth, rising inequality driven by the rising cost of housing, and climate change adaptation), as well as a recognition that unexpected events and trends may emerge during the planning horizon. High quality community facilities can significantly enhance sense of place and community identity, foster social connectedness and strengthen social capital over time as an area grows and develops.

¹ Social Life, UK, 2013, Design for Social Sustainability:

http://www.sociallife.co/media/files/DESIGN_FOR_SOCIAL_SUSTAINABILITY_3.pdf

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CONTEXT

Careful planning of social infrastructure for the future – which this Plan will support Council to achieve – will help to ensure that residents of Unley continue to thrive as the area grows. It will lay a critical foundation for sustaining community wellbeing and resilience and enable effective decision making by Council about future community infrastructure investment and delivery to 2050.

1.3 Key objectives

The Community Infrastructure Plan (CIP) aims to:

- Provide a thorough understanding of community and stakeholder visions and expectations regarding Council's role in community infrastructure provision
- Identify current gaps in existing community infrastructure provision
- Ensure Unley is sufficiently supplied with community infrastructure to accommodate for population projections to 2051
- Provide an understanding of community infrastructure needs in terms of quantity, location, and ease of access
- Provide a clear understanding of Council's role in the provision of necessary community infrastructure.

1.4 Our approach

The solution to planning effectively for the future lies in clever and pragmatic planning undertaken collaboratively with Council, key stakeholders, and communities, through effective engagement and strategic solutions to enhance and retain existing social assets. This Plan is an important step in that process.

Our approach to assessing the need for community infrastructure takes into consideration multiple indicators including:

- Demographics and research - What are the characteristics of the existing and future community and what community infrastructure needs does this indicate?

- Strategic context - What's the big picture planning and thinking that will shape the character of local areas and the LGA into the future?
- Auditing, utilisation and quality assessment - What community infrastructure currently exists or is planned? What is the existing utilisation of community infrastructure? How do people access it?
- Benchmarking - What do population benchmarks and best practice trends indicate we need in terms of community facilities, services and programs for the LGA and each planning catchment area?
- Community/stakeholder engagement - What has the community told us about what they need?

One of the above indicators is not more important than the other, instead all of these five indicators need to be read together to determine the future community infrastructure needs for the City of Unley LGA.

1.5 How does the CIP relate to other Council Strategies?

The Community Infrastructure Plan sits beneath and supports the Unley City Plan, and has been developed alongside a suite of other strategies — including the City of Unley Planning for Growth Strategy, the Greater Adelaide Regional Plan, and the Living Locally principles that underpin both. In particular, the following documents have informed the preparation of this Plan:

- The City of Unley Planning for Growth Strategy, which provides the growth targets, approaches and parameters that this CIP seeks to facilitate through the timely, effective and high-quality provision of supporting community infrastructure.
- The Greater Adelaide Regional Plan, which establishes the metropolitan-wide strategic planning framework, including directions for housing supply, population growth, employment, transport, open space and community infrastructure, and informs how local infrastructure planning should respond to anticipated growth and change across the Greater Adelaide region.
- Relevant State planning policies and guidelines, including those relating to social and community infrastructure provision, accessibility, health and wellbeing, and inclusive design, which guide best-practice infrastructure planning and service delivery.
- Council's existing strategies, master plans and asset plans, which provide direction on current service levels, facility performance, asset condition, renewal priorities and long-term capital planning.

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2.0 WHAT IS COMMUNITY INFRASTRUCTURE AND WHY IS IT IMPORTANT?

“Social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities. It helps us to be happy, safe and healthy, to learn, and to enjoy life. The network of social infrastructure contributes to social identity, inclusion and cohesion and is used by all Australians at some point in their lives, often on a daily basis. Access to high-quality, affordable social services has a direct impact on the social and economic wellbeing of all Australians.”²

Community infrastructure includes open space, recreation and community facilities that provides places and spaces for people to meet, be active, connect, create and learn. They also represent an important touchpoint for service providers to connect with the community through the delivery of services and amenities.

Community infrastructure is a combination of hard and soft infrastructure. Hard community infrastructure includes the facilities, buildings and spaces, and soft infrastructure includes the programs, services and networks that occur in these spaces. Built assets, such as libraries and recreation centres, facilitate the delivery of social services by governments and other service providers.

It is also useful to distinguish between social infrastructure and social capital. Social capital describes the trust, relationships and networks that bind people together; social infrastructure describes the places and spaces in which those

connections are formed. The two are intrinsically linked, and considering social capital alongside the provision of community infrastructure gives a clearer picture of how and where communities connect — helping direct investment towards the places that most strengthen local resilience.

It is widely recognised that community infrastructure provision is essential for the development of sustainable, liveable, resilient and socially cohesive communities.³ Quality community infrastructure is not only the “building block for the enhancement of human and social capital,”⁴ but also works to attract investment, growth and economic development to local communities.⁵

There is also growing evidence that failing to provide adequate community infrastructure results in significant costs to governments and communities.⁶ Further, deficiencies in community infrastructure provision can create long-term, complex social problems that require costly remedial measures, particularly in socio-economically disadvantaged areas.⁷ Conversely, there is a substantial body of evidence that the benefits of community infrastructure far exceed the economic costs of provision.⁸ The South Australian Centre for Economic Studies has estimated a return on investment of \$3.50 for every dollar of council investment,⁹ while research from Victoria demonstrated a socioeconomic benefit of \$4.30 for every dollar invested in libraries.¹⁰

² Infrastructure Australia, Australian Infrastructure Audit 2019, <https://www.infrastructureaustralia.gov.au/sites/default/files/201908/Australian%20Infrastructure%20Audit%202019%20-%206.%20Social%20Infrastructure.pdf>

³ British Property Foundation, 2010, Planning for Social Infrastructure in Development Projects: A guide to tackling the key challenges; Teriman et al., 2010, Social infrastructure planning and sustainable community: example from south east Queensland, Australia; Brown and Barber, 2012, Social infrastructure and sustainable urban communities.

⁴ Teriman et al., 2010, page 3.

⁵ City of Greater Geelong, 2015, Social Infrastructure Plan 2014-2031.

⁶ Teriman et al., 2010; Casey, 2005, Establishing Standards for Social Infrastructure.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

¹⁰ Ibid.

PART ONE: CONTEXT

2.1 What is Council's role and who is responsible for community infrastructure?

The governance and delivery of community infrastructure is multi-layered. A range of organisations are typically involved in the delivery and ongoing management and operation of community infrastructure.

These are primarily State government agencies, local governments, and third-party providers/operators — including private sector and non-profit organisations such as charities delivering community services — with the support of the Federal Government, particularly for large-scale community infrastructure.

Community infrastructure plans such as this are primarily concerned with public community infrastructure delivered by State and local governments, as a core responsibility of governing for and providing for the needs of communities. The role of third parties in this context is orchestrated by government agencies, including through:

- Leveraging funding for the delivery of community infrastructure through planning agreements, development contributions frameworks, or other structured delivery arrangements, such as public-private partnerships.
- Managing/ operating community infrastructure assets owned by government, through lease arrangements and management contracts. This is a common model for aquatic and specialist sports facilities, along with childcare centres, for example, which are run by specialist service providers. (Noting that private and non-profit organisations increasingly both own and operate childcare centres).
- Advocating through formal and informal channels for the delivery of key community infrastructure by third parties, or government agencies.

Other activities can be guided by Council through advocacy, via both formal and informal channels with key third parties or government agencies. Council is close to the issues and is often best placed to provide insight into where community infrastructure gaps exist and which community needs require attention.



Figure 1: Council's role in planning for the delivery of community infrastructure

Source: Cred Consulting, 2019

PART ONE: CONTEXT

2.2 Community infrastructure hierarchy

Community infrastructure is categorised into the following hierarchy, based on population size:

Regional

Regional facilities usually serve population of one or more LGAs of around 100,000 people or more. Regional facilities include major cultural or civic facilities such as civic centres, performing arts facilities (e.g. around 400+ seating capacity), major libraries, exhibition space, and higher order recreation spaces (e.g. Adelaide Parklands). These facilities service a radius of more than 15km and travel time of approximately 30 minutes.

Regional example – Adelaide Showground



District

District level facilities are more specialized and operate on an LGA-wide planning area, usually for approximately 30,000-50,000 people (e.g. one or two facilities for an LGA of Unley's size). District level facilities are most often located in activity centres, ideally linked to public transport and in locations where people have a reason to gather and visit. District level facilities would usually have a staff presence whether that is a local government or service provider personnel and could include: multipurpose community centres; cultural facilities, district libraries, recreation centres and large district scale parks.

District example – Fullarton Park Community Centre and Gallery



Local / neighbourhood

Local level services and facilities are focused on neighbourhood needs and are usually planned to serve a catchment of about 5,000 to 20,000 people. Local level facilities provide a basis for community involvement and the development of social capital through opportunities to build social networks and community connections. Local level facilities typically include multi-purpose community centres providing flexible spaces for local activities and programs and may also offer access to family support, health and other support services. They service a local catchment of approximately 1 to 2km and an ideal radius of a 15minute walk.

Local example – Henry Codd Reserve



PART ONE: CONTEXT

2.3 Planning areas

While planning for community infrastructure is predominantly taken at a whole of LGA scale, it is useful to break down an LGA into catchment areas that are based on existing suburb boundaries. This recognises that residents often move in more local neighbourhoods, and corresponds with a desire in community infrastructure planning to encourage walkable neighbourhoods.

Within the study area, five 'planning areas' have been identified as Secondary Study Areas (SSA) which represent local neighbourhood centres and unique geographical areas within the City of Unley. These areas have been selected based on the boundaries of suburbs and the Statistical Area One boundaries identified by the Australian Bureau of Statistics.

While they do not exactly align to the key precincts identified in the Planning for Growth strategy, these Precincts will be considered as part of local area planning.

These planning areas assist in planning for community infrastructure delivery from a walkability and accessibility perspective when considering locations for new infrastructure, arising from the community needs analysis or gap analysis that is undertaken at the whole-of-precinct level. This Plan provides information throughout on supply, demand (arising from population growth), community needs and potential locations to meet those needs through applying precinct, cluster, and sub precinct geographies as appropriate to particular stages of analysis.

Figure 3 overleaf outlines the selected catchment areas.

2.4 Typology

The typology provided in **Figure 2** to the right breaks down the key types of community infrastructure which are assessed in this Strategy. In applying this typology, 'community' is understood broadly to include communities of interest — for example, Unley's business community, which encompasses more than 6,000 businesses and a significant home-based business sector. Community infrastructure accordingly supports not only residents and visitors but also business activation, with community centres functioning as flexible meeting

spaces, support and service-delivery locations, and venues for after-hours activity that reinforces village character, main streets and extended trading and activity periods. Further detail on the specific types and scales of infrastructure associated with each of these categories is provided in **Appendix B Benchmarking Methodology**.



Figure 2: Types of Community Infrastructure Assessed

City of Unley Planning Areas

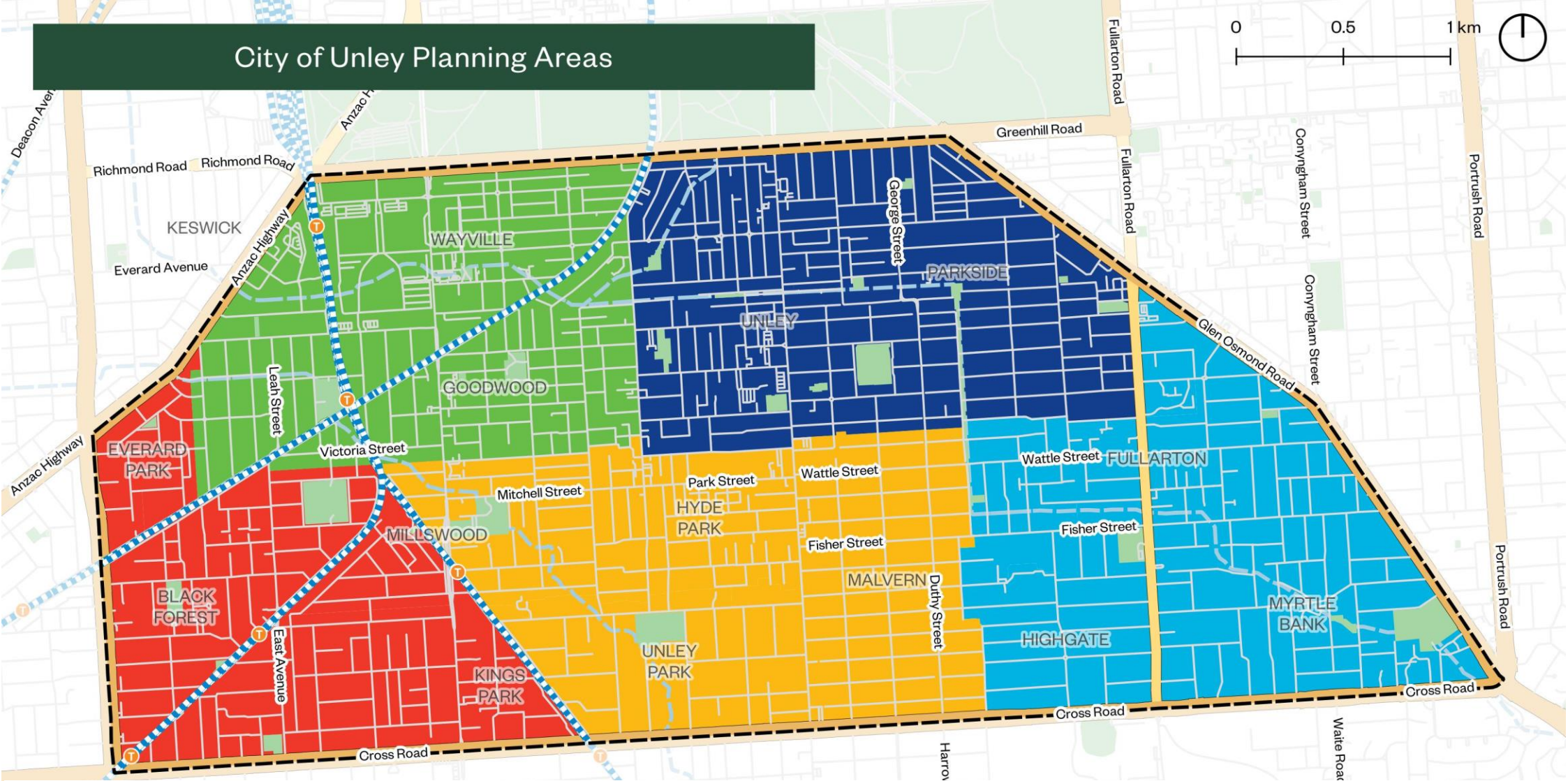


Figure 3: Planning Areas

Legend

City of Unley

Planning areas

Area 1 (Goodwood – Wayville – Forestville)

Area 2 (Clarence Park – Millswood – Everard Park – Black Forest – Kings Park)

Area 3 (Unley Park/South)

Area 4 (Unley – Parkside)

Area 5 (Highgate – Fullarton – Myrtle Bank)

Trunk road

Primary road

Road

Train station

Train line

Park

Stream

3.0 STRATEGIC CONTEXT

This section overviews strategic policy and planning with bearing on the provision of community infrastructure in Unley. Strategic policy provides guidance on community needs for infrastructure typologies, as well as identifying opportunities for collaboration and partnership. Place-based planning is critical in identifying opportunities on the ground for the recommendations outlined in this Plan to be implemented as part of ongoing site redevelopment and greenfield precinct master planning. Key outcomes of the following review of strategic policy have been incorporated into the recommendations of this Plan, where relevant.

The following key findings have been identified:

- **There is strong strategic alignment on direction and key pressures.**
The reviewed state and local policy framework demonstrates a high degree of alignment around shared objectives of liveability, inclusion, climate resilience, and integrated infrastructure delivery. However, population growth, housing intensification and demographic change, particularly in inner-urban councils such as Unley, are accelerating faster than the renewal and expansion of community infrastructure. This creates increasing pressure on existing assets to perform multiple roles simultaneously, often beyond their original design intent.

While strategic intent is well articulated, there is a growing gap between policy ambition and the physical capacity, adaptability and funding of community infrastructure to support higher-density living.

The Greater Adelaide Regional Plan establishes clear expectations for higher-density infill development in established inner-urban areas, with Unley identified as a location that must absorb growth without

greenfield expansion. This places greater reliance on local-order community facilities, libraries, community centres, open space, and recreation assets, being accessible within walkable catchments.

- **Existing community infrastructure provision has not consistently been recalibrated to reflect increased population density, smaller dwelling sizes and reduced private open space, highlighting a gap in infrastructure capacity relative to projected infill growth.**

Across state infrastructure strategies, sport and recreation guidelines, and Council plans, there is a consistent emphasis on co-location, shared use and adaptable facilities to maximise value from limited land and funding. This reflects both fiscal constraints and the physical limitations of dense urban environments.

Many existing facilities remain single-purpose or constrained by legacy design, limiting their ability to support shared programming, extended hours or diverse user groups. There is a gap between best-practice guidance and the current functional flexibility of Unley's asset base.

- **Ageing population and accessibility demands are intensifying.** Unley's status as a World Health Organisation-recognised Age-Friendly City, combined with a significantly ageing population and legislated accessibility obligations under the Disability Access and Inclusion Plan, places heightened expectations on the accessibility, comfort and inclusiveness of community infrastructure.

Not all existing facilities consistently meet contemporary universal design standards or support ageing-in-place outcomes, indicating a gap between demographic need and the inclusivity of the current infrastructure network.

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- **Open space and recreation demand is increasing in a constrained environment.** State and regional sport and recreation strategies reinforce the substantial economic, health and social value of community sport and physical activity infrastructure. In Unley's high-density context, demand for active and passive recreation is increasing while land availability is static or declining.

There is a growing mismatch between participation demand and the capacity of existing open space and recreation assets, particularly for informal recreation, shared use and emerging participation trends. This highlights a strategic gap in the provision of flexible, multi-use recreation spaces.

- **Climate resilience is a core infrastructure requirement:** State and local strategies consistently identify climate adaptation, urban greening and heat mitigation as essential infrastructure outcomes. Community facilities and open spaces are increasingly expected to function as cooling refuges, resilient gathering places and environmentally sustainable assets.

Many existing assets were not designed for hotter, drier conditions or extreme weather events, creating a gap between current infrastructure performance and future climate resilience expectations.

- **Digital infrastructure is now community infrastructure.** The Smart City Strategy and Digital Unley expand the definition of community infrastructure to include digital connectivity, smart systems and data-enabled service delivery. Community facilities are increasingly expected to support hybrid physical-digital engagement.

There is uneven integration of digital infrastructure across community facilities, revealing a gap in readiness to support digitally enabled services, inclusion and operational efficiency.

- **Governance and funding coordination remain critical risks.** The South Australia 20-Year State Infrastructure Strategy and the Greater Adelaide Regional Plan both emphasise coordinated delivery, early land reservation, and fit-for-purpose funding mechanisms. Local governments

are expected to advocate, partner and sequence infrastructure investment effectively.

Without a clear, prioritised and evidence-based implementation framework, there is a risk that community infrastructure delivery will lag behind growth, reinforcing the need for the CIP to guide investment, partnerships and advocacy.

PART ONE: CONTEXT

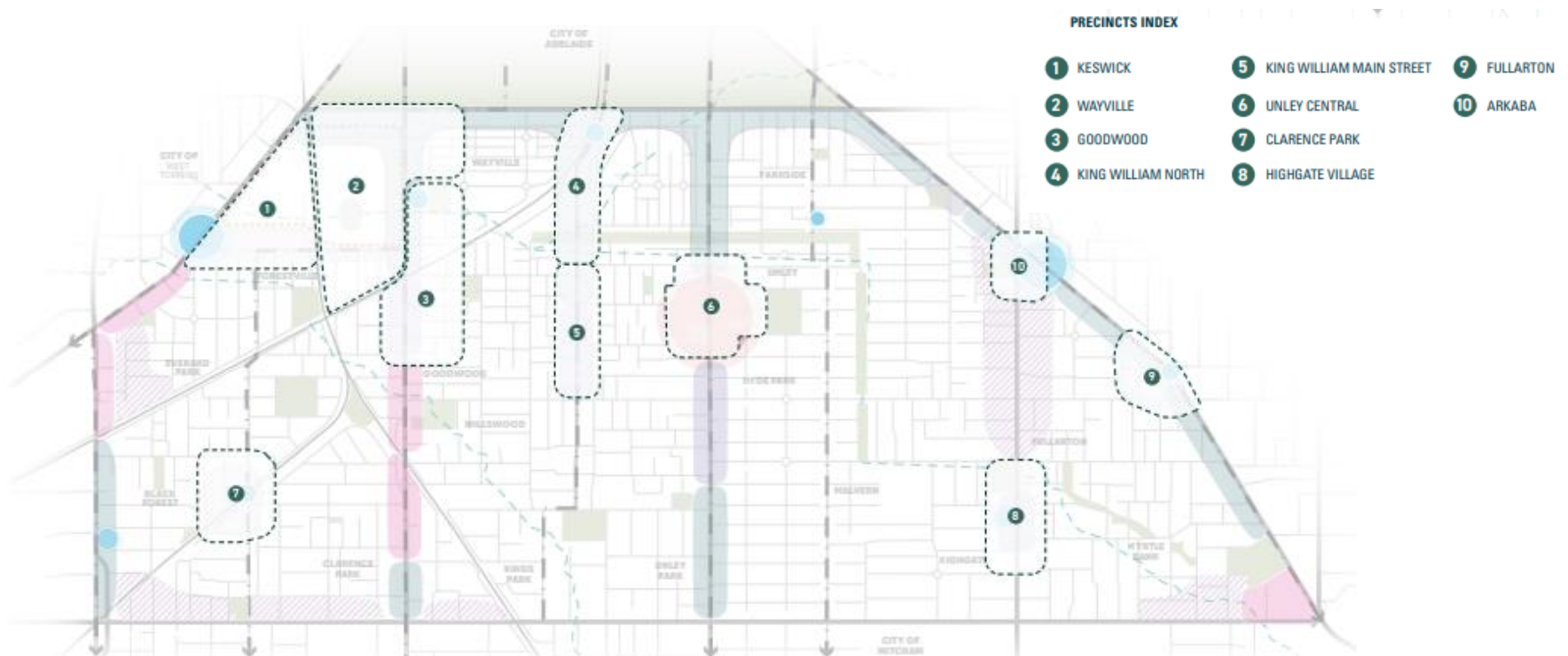
3.1 Planning for Growth

Planning for Growth outlines the Council's proposed approach to meet the State Government's housing targets for the City of Unley up to 2050. It will also be used to inform other strategic bodies of work being undertaken by the Council, particularly the Unley City Plan (a spatial expression of the Unley Community Plan Towards 2050) and a Local Area Plan (required by the State Government to illustrate achievement of meeting the City's housing targets).

The aim of the Plan is to focus growth in areas (known as precincts) that support the concept of 'living locally' (where people can live, work, and access increased services and facilities) with the long-term goal of creating neighbourhoods that are:

- **Connected:** easy to get around, with a high degree of tree canopy and quality public realm.
- **Convenient:** daily needs are close to home, underpinned by greater local employment and services based on the historic village-style main streets and centres of activity.
- **Cohesive:** a strong sense of local community, with increased and more diverse housing to meet the changing needs of its existing and future community while protecting the established character of the City and the quality of life that the community value.
- **Climate-smart:** high quality designed sustainable development supported by public and active transport, improved green spaces.

The map below illustrates the key precincts in Planning for Growth.



4.0 WHO WE ARE AND HOW WE WILL CHANGE

Key findings

The City of Unley is a relatively advantaged, well-educated and culturally diverse community, with a higher median age than Greater Adelaide and clear evidence of population ageing. Strong growth in older age groups, a high proportion of lone-person households and couples without children, and increasing medium- and high-density living are defining characteristics shaping demand for community infrastructure.

While many residents have high household incomes, pockets of vulnerability persist among renters, particularly among lower-income households and some families with children, reinforcing the need for equitable and affordable access to community facilities.

These demographic trends increase reliance on shared community infrastructure to support ageing in place, social connection, mental wellbeing, lifelong learning and everyday physical activity, particularly for residents with limited private outdoor space or weaker social networks.

Overall health outcomes are positive. However, mental health challenges, loneliness, chronic disease and low physical activity remain evident, and place-based responses are needed to address early childhood vulnerability and youth social connection in specific locations.

Population trends since 2016 confirm continued growth in older age groups, slower growth in households with children and a declining share of younger workers, reinforcing the importance of age-friendly and universally designed infrastructure alongside child-friendly and family-oriented facilities.

With moderate to high growth anticipated through infill and higher-density development, a proactive and adaptable approach for the City of Unley is required, prioritising accessible, walkable and multipurpose facilities that support residents across all ages and respond to future growth.

4.1 Demographic overview – current population

The following section extracts key demographic findings for the City of Unley as a whole. It then discusses high level community infrastructure implications for these identified findings.

- **Older median age and ageing population:** The median age in the City of Unley is 43 years, higher than Greater Adelaide (39), and has increased steadily since 2011, indicating an ageing population. While 77.8% of residents are under 65, there has been strong growth in residents aged 70–84 and 85+. This profile suggests increasing demand for accessible, age-friendly infrastructure including walking paths, seating, shade, toilets, community centres, health-related services and programs that support ageing in place. Facilities should prioritise universal design while remaining attractive to younger cohorts to support intergenerational use.
- **High proportion of lone person households:** Lone person households are the most common household type (30.1%), a higher proportion than Greater Adelaide. A large share of these households are middle-aged and older adults. This increases the importance of informal community infrastructure—such as libraries, neighbourhood centres, cafés, parks and community programs—that supports incidental interaction, reduces social isolation and promotes mental wellbeing, particularly for people living alone.
- **Relatively high socio-economic status with pockets of vulnerability:** The City of Unley has a high median weekly household income (\$1,999) and a large proportion of high-income households (37%). However, renters and lower-income households remain present, and housing and rental costs are higher than the Greater Adelaide average. Community infrastructure should balance high-quality amenity with affordability, ensuring that cost is not a barrier to participation in community life, particularly for older adults, students and renters.
- **High educational attainment and professional workforce:** A significantly higher proportion of residents hold a Bachelor degree or higher (46.5%) compared to Greater Adelaide. This suggests demand for cultural, learning-oriented and enrichment-based infrastructure such as

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libraries, lifelong learning programs, co-working spaces, cultural events, and volunteering or mentoring opportunities. Community infrastructure can leverage resident skills and professional capacity to support community leadership, volunteering and intergenerational knowledge sharing.

- **Smaller households and fewer families with children:** While families with children remain well represented, the City of Unley has fewer one-parent families (8.4%) and a higher proportion of couples without children and older couples. This suggests that while playgrounds and family-oriented facilities remain important, there is also strong demand for adult-focused recreation, fitness, arts, cultural programming and social spaces that cater to couples, singles and older residents.
- **High proportion of medium- and high-density housing:** Around 40.6% of dwellings are medium or high density, significantly higher than Greater Adelaide. Residents in apartments and higher-density housing typically have less private outdoor space, increasing reliance on public open space, streetscapes and community facilities. This elevates the importance of high-quality parks, dog-friendly spaces, walkable streets, urban greening and accessible local facilities within walking distance.
- **High rental rates and residential mobility:** Approximately 30.7% of households rent, with rental costs higher than the Greater Adelaide average. Higher levels of renting and population turnover can weaken long-term social ties. Community infrastructure should therefore focus on welcoming, inclusive spaces and programs that help new residents integrate quickly, build local connections and develop a sense of belonging.
- **Cultural diversity with high English proficiency:** Around 19.4% of residents speak a language other than English at home, with Mandarin and Greek the most common. Most residents who speak another language have high English proficiency. This supports a predominantly mainstream service model, while still requiring culturally inclusive design, targeted communication (where appropriate) and opportunities to celebrate cultural diversity through events, programs and shared spaces.
- **Strong volunteering culture:** Volunteer participation (21.3%) is higher than Greater Adelaide, although it has declined since 2016. This indicates strong social capital and community capacity. Community infrastructure should continue to support volunteering through provision of meeting spaces, flexible facilities, and programs that recognise and enable

volunteer participation, particularly among older residents who form a significant volunteer base.

- **High levels of car ownership with growing active transport and working from home:** Most households own at least one vehicle (91.2%), but there has been growth in working from home, cycling and walking. Community infrastructure planning should integrate safe pedestrian and cycling connections, localised services and amenities, and adaptable community spaces that support daytime use by residents working locally or from home.

4.2 Community health profile

The City of Unley Living Well Plan 2021-2025 provides data on the prevailing health profile of the community. Given the relative stability of the local community profile, it is considered that the findings of that document remain current. The following information is summarized from that strategy.

The region has two Population Health Area (PHA), Unley-Parkside, and Goodwood-Millswood. Achieving an overall 'Socio-Economic Indexes for Areas (SEIFA)*' score of 1066, the City of Unley ranks relatively highly, with scores of 1068 for the Goodwood-Millswood area and 1065 for the Unley-Parkside area. This is above the metropolitan Adelaide score of 989, indicating that the population in the City of Unley is relatively advantaged socioeconomically, in comparison to metropolitan Adelaide, and Australia overall. Higher socio-economic advantage is linked with a lower likelihood of preventable health issues according to the SA Health State Public Health Plan 2019-2024,

The following outcomes can be observed:

- Children in the City of Unley generally experience positive health and wellbeing outcomes, supported by low levels of socio-economic disadvantage and strong educational engagement. This indicates that the Community Infrastructure Plan should continue to support family-friendly facilities, early learning environments and inclusive play spaces that reinforce these positive outcomes.
- A proportion of children experience developmental vulnerability in their first year of school, particularly in the Goodwood-Millswood area. This suggests the Community Infrastructure Plan should consider place-

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based infrastructure responses that support early childhood development and access to support services in areas of higher need.

- Residents report good access to health and wellbeing services, including during times of crisis. This reinforces the role of community facilities as accessible, local points of connection to services within the Community Infrastructure Plan.
- Mental health challenges, including stress, anxiety, depression and loneliness, affect a notable proportion of the community, including young people. This indicates the Community Infrastructure Plan should prioritise spaces that encourage social connection, reduce isolation and support informal wellbeing and mental health outcomes.
- Young people increasingly engage through digital platforms, which may limit opportunities for face-to-face interaction. This highlights the importance of youth-friendly physical spaces within the Community Infrastructure Plan that support safe, in-person social interaction and participation.
- Chronic disease outcomes are comparatively favourable, with higher life expectancy and lower rates of premature mortality than Greater Adelaide.

This suggests the Community Infrastructure Plan should focus on maintaining and enhancing infrastructure that supports healthy ageing and active lifestyles.

- Despite favourable outcomes, chronic disease remains prevalent and aligned with national health priorities. This underscores the need for the Community Infrastructure Plan to continue supporting accessible recreation facilities, walking and cycling networks and opportunities for everyday physical activity.
- Physical activity and healthy eating are highly valued by residents, though a significant proportion of adults engage in low levels of physical activity. This indicates the Community Infrastructure Plan should prioritise convenient, safe and well-distributed spaces for exercise, active transport and recreation.
- Increasing medium-density housing may reduce access to private outdoor space for some residents. This reinforces the importance of high-quality public open space and community facilities within the Community Infrastructure Plan to meet recreational and social needs.
-

4.3 General trends: changes in community profile from 2016 to 2021

A review of key changes in the demographic profile of the study areas can be undertaken by investigating variations that have occurred between the 2016 and 2021 Census.

In summary, with some minor exceptions, existing population trends have remained consistent to that identified based on 2016 data. Thus, the recommendations in the report based on demographic analysis are largely reinforced by a continuation of those trends in 2021.

In comparison to metropolitan Adelaide, Unley has a smaller proportion in age cohorts below 34 years of age, and a higher proportion in age cohorts above 35 years of age. These discrepancies have increased between 2016 and 2021 with:

- stronger growth in retirement aged persons than metropolitan Adelaide (with the 70-74 years age bracket recording the largest change; a 46% increase)
- a decline in the number of youths and young workers compared to metropolitan Adelaide which by contrast experienced growth in these age brackets.

Subsequently the number of households with children in the City has increased at a slower rate than the metropolitan Adelaide rate.

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4.4 The future Unley community

Current and future population forecasts for residents and workers have been prepared using 2021 census data and rebased to the latest ABS population estimates. An examination of historic trends, similar growth areas and official targets have been considered. These projections also factor in policy statements and an understanding of building trends and approvals with bearing on the rate and scale of population growth.

The Greater Adelaide Regional Plan (GARP) predicts an increase population for the metropolitan region of between 304,500 to 672,000 by 2050. The GARP sets a housing target for the City of Unley of an additional 3,440 dwellings, which correlates to an estimated increased population of approx. 6,190 people by 2050 (resulting in an estimated total population of approx. 47,000).

Modelling of capacities of the key precincts and main road corridors identified in Planning for Growth, estimates a potential increase of dwellings of approx. 6,250 by 2050 (resulting in an estimated total population of approx. 52,000).

Whilst the modelling of the proposed approach results in estimates greater than the GARP dwelling target for the City, it is suggested that working to a higher potential capacity is preferable, given that not all development sites identified will be progressed or the development potential of each site fully realised. Importantly, the difference in infrastructure requirements between low, medium and high growth scenarios is not substantial, while the consequences of under-planning are. Should major redevelopment opportunities such as the Keswick Barracks site proceed, lower growth scenarios may quickly become obsolete; planning to the higher capacity ensures the Plan remains relevant and proactive over its life.

Additionally, in community infrastructure planning, planning for a theoretically

Table 2: Population projections 2026-2051

Planning area	Population – Current*	2035		2040		2045		2050	
		Medium	High	Medium	High	Medium	High	Medium	High
Total LGA	41,090	43,306	45,181	44,538	47,454	45,769	49,727	47,000	52,000

*Current population derived from the ABS LGA 2024 Regional population by age and sex 2024, applying a 0.94% growth rate to March 2026 (assumed date of CIP completion). 0.94% is the average growth rate documented in the Local Area (SA2 and LGA) Population Projections for South Australia, 2021 to 2041, for Inner Metro sub region (published March 2024).

higher rate of growth is preferable so long as clear population triggers are provided for investment – ensuring that planning is proactive rather than reactive should growth track in line with the higher end of forecasting.

The predicted age composition of the estimated population of 52,000 by 2050 is shown below.

Table 1: Population projection 2050 - by age group

Age group	Projected population by age group (%) – Inner Metro Subregion, Greater Adelaide Regional Plan	Unley LGA – medium growth scenario (no.)	Unley LGA – high growth scenario (no.)
0-9	10%	4700	5200
10-24	20%	9400	10400
25-39	20%	9400	10400
40-54	19%	8930	9880
55-74	20%	9400	10400
75+	14%	6580	7280

While Unley's ageing profile is a defining characteristic of the LGA, the projections also show that the future community will not be uniformly older. Under the adopted growth scenario, residents aged under 25 are projected to comprise approximately 30% of the population by 2050, only marginally fewer than the approximately 34% aged 55 and over. Planning for community infrastructure therefore needs to respond to a genuinely intergenerational community, and reinforces the youth, wellbeing and inclusion responses set out in Key move 4.

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1-2m

EMERALD
COLD
WATER 2023
ZOO

WILEY
SWIMMING
CENTRE

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5.0 EXISTING COMMUNITY INFRASTRUCTURE

This section provides an audit of all community infrastructure located within our area and owned by Council, NGOs, private sector, and government agencies.

5.1 What do we have

The City of Unley has a diverse and extensive portfolio of community infrastructure spanning civic, cultural, recreational, sporting, childcare, and open space assets. This section provides a comprehensive overview of the existing community infrastructure held by Council, drawing on the insurance asset schedule, building valuation register, land register, lease register, community centre utilisation data, and operational briefings from Council's key facilities.

The infrastructure described in this section supports a broad range of services and programs delivered directly by the City of Unley, as well as those provided by community organisations, sporting clubs, and commercial operators through lease and licence arrangements on Council-owned land.

Council's community infrastructure portfolio encompasses land, buildings, sporting facilities, parks and reserves, and aquatic facilities. Assets are held under a mix of tenure arrangements including freehold ownership, care and control under the Crown, and Community Land classifications pursuant to the Local Government Act 1999 (SA). The portfolio is maintained under Council's asset management frameworks and is subject to ongoing revaluation and renewal programming.

Figure 4 overleaf maps Council's existing assets across all categories. Significant clusters of assets emerge on this review – including at Fullarton Park, Unley Oval, Goodwood, and Forestville Reserve. Expanding on these existing community

infrastructure nodes would further improve existing co-location of assets in the LGA.

With a diverse array of assets and facilities that are well used and enjoyed by the community, Council has a significant base of infrastructure to expand on and improve to meet growing and changing community needs into the future.

City of Unley Council Facilities

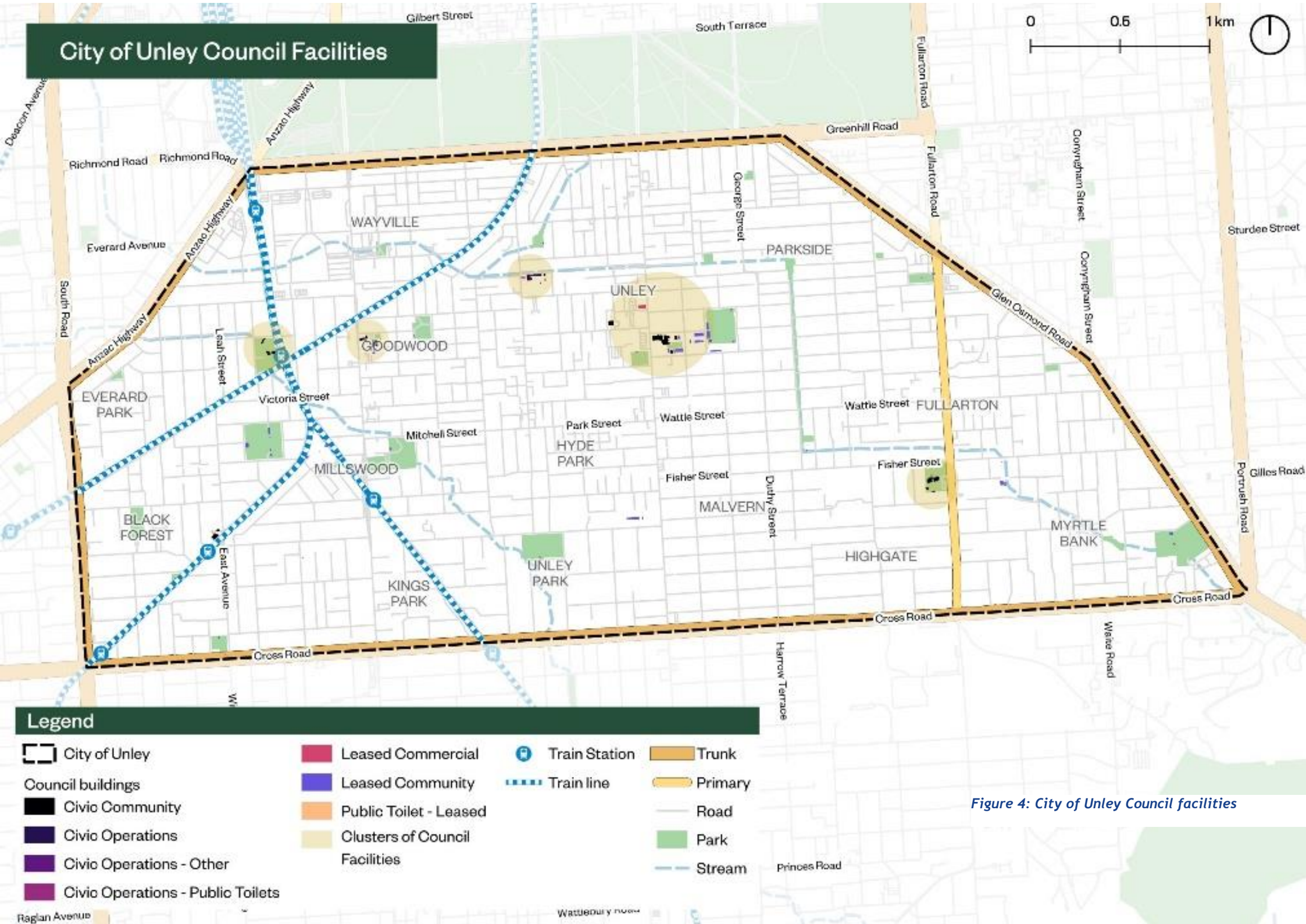


Figure 4: City of Unley Council facilities

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WHAT DO WE HAVE?

5.2 District facilities in neighbouring LGAs

Method note

Community infrastructure outside the study area (City of Unley LGA) is considered in a qualitative way through this Plan. This infrastructure has not, however, been quantified for the purposes of the benchmark-based supply/demand analysis, which has been undertaken for City of Unley council specifically.

In applying this approach, if a facility is located in or planned for an area outside but proximate to the study area (for example, a 'gap' library provision identified through the supply/demand analysis undertaken) this will be considered in the development of final recommendations. However, it will not be counted in provision benchmarking within the study area, as it is recognised that library is likely to be meeting (or be planned to meet) community needs outside the study area, within the area in which it located.

In applying the benchmarking methodology to community infrastructure planning, demand and supply both need to be taken into account. A comprehensive supply/demand analysis of the adjoining area in which the library is located, for example, may in fact show that library will be at capacity through meeting community needs in that adjoining area. This would indicate that the identified gap within the study area would need to be met within the study area, and the nearby library cannot be relied on to meet that need.

The City of Unley does not operate in isolation. As a compact, predominantly residential inner-suburban LGA located immediately south of the Adelaide CBD, Unley sits within a broader network of district and regional community infrastructure provided by neighbouring councils, State Government agencies and the Adelaide CBD cultural precinct. Understanding this wider supply is essential to defining the appropriate role and scale of Council's own facilities, and to distinguishing genuine service gaps from facility types that are already accessible across municipal boundaries.

Figure 5 overleaf identifies 17 examples of district and regional facilities in the LGAs surrounding the City of Unley, spanning the Cities of Adelaide, West Torrens,

Marion, Burnside and Mitcham, as well as the Hills Face Zone and National Parks to the south. These facilities include metropolitan sporting venues, State and council libraries, community centres, aquatic facilities, health infrastructure and large-format recreation parks.

The City of Unley (shown in blue) is bordered by the City of Adelaide to the north, Burnside to the east, Mitcham to the south-east and south, Marion to the south-west and West Torrens to the west. Because Unley is centrally located within metropolitan Adelaide, many of these facilities sit within short travel distances of the LGA and provide realistic cross-boundary access for residents.

Council's own usage data also indicates that this relationship works in both directions: community centre hirer data records non-resident use, and swimming centre postcode data from the 2024/25 extended season shows a catchment extending beyond the municipal boundary.

The concentration of State-managed parks to the south, major cultural and research institutions in the Adelaide CBD, and district-level library, community and civic facilities across surrounding LGAs supports a planning approach in which the City of Unley concentrates investment on quality, accessibility and distinctiveness within its community centre, aquatic, library and cultural infrastructure, rather than expanding into facility types already well provided at a regional scale.

District Facilities in Neighbouring LGAs

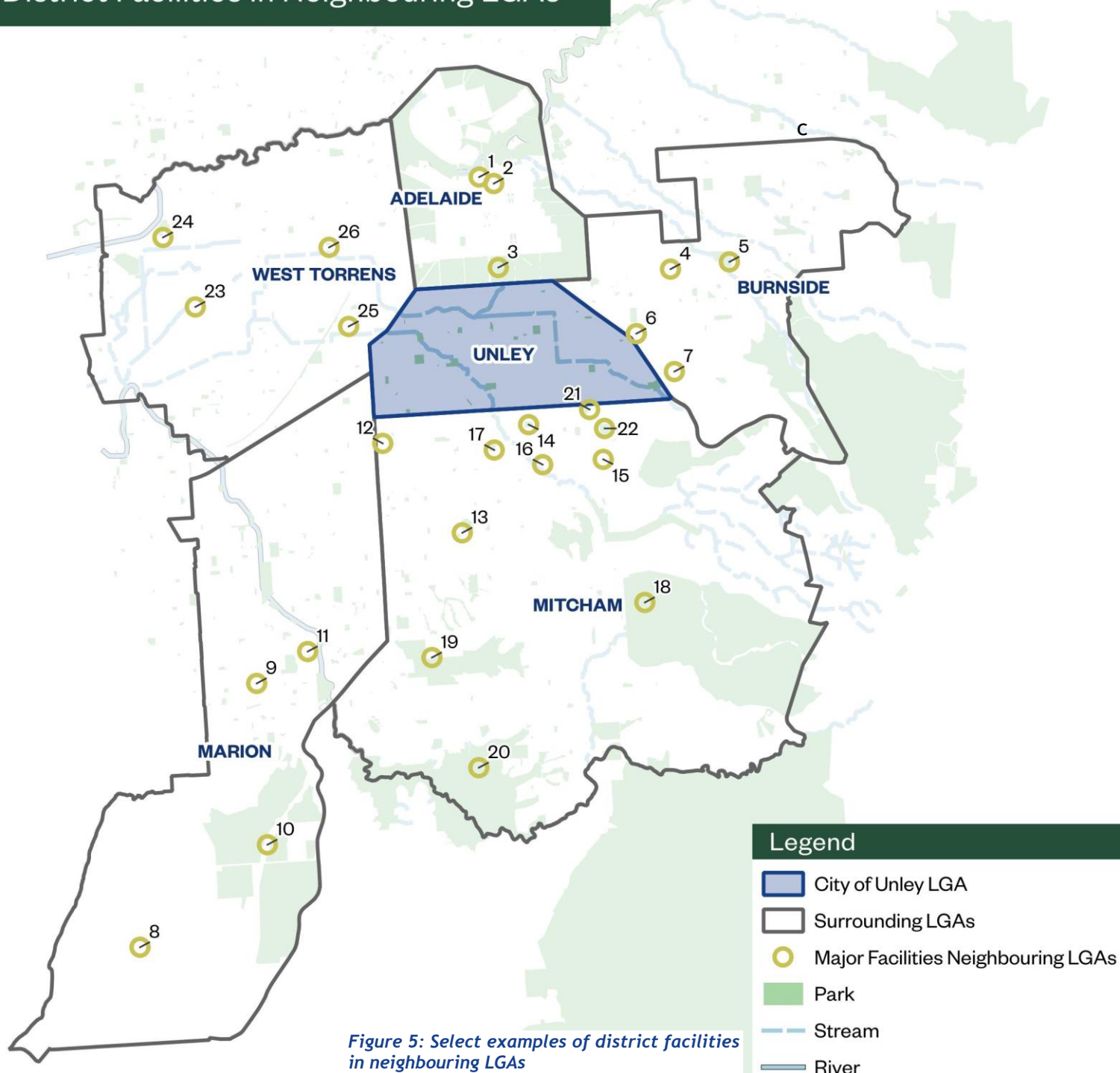
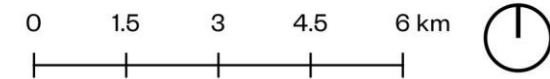


Figure 5: Select examples of district facilities in neighbouring LGAs

id	Name
1	Adelaide Oval and Riverbank Precinct
2	State Library of South Australia
3	Adelaide Parklands
4	Burnside Library and Burnside Community Centre
5	George Bolton Swimming Centre
6	Glenunga International High School
7	Seymour College
8	Cove Civic Centre
9	Cultural Centre Library
10	Glenthorne National Park
11	MarionLIFE Community Services
12	AA Bailey Reserve
13	Repat Health Precinct
14	Kingswood Oval
15	Mitcham Cultural Village
16	Mitcham Library
17	Price Memorial Oval
18	Belair National Park
19	Shepherds Hill Recreation Park
20	Sturt Gorge Recreation Park
21	Urrbrae Agricultural High School
22	Waite Oval
23	Adelaide Airport
24	Lockleys Sporting Facility
25	Peake Gardens Riverside Tennis Club
26	West Torrens Library

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5.3 Existing services and programs

This section provides an overview of the existing services and programs that are provided for our community by a range of community, government and private providers. By identifying what we have now, we are able to better understand what gaps there are in the area and how we can deliver more facilities and services that will support our community.

The City of Unley benefits from a highly diverse and active community services ecosystem, with 166 community, cultural, social and support groups currently operating across the LGA. These services are delivered by a mix of Council, not-for-profit, faith-based, community-led and private providers, and collectively contribute to social connection, health and wellbeing, lifelong learning, cultural expression and civic participation. Services include:

Council maintains a regular hirers database for its community centres, with over 190 individual organisations and hirers recorded as at November 2025. The hirers represent a diverse cross-section of the community organised across the following service categories:

Hirer types include private individuals (Unley residents and non-residents), registered not-for-profit groups and charities (both within and outside the LGA), sporting clubs and associations, and commercial and government agencies. This range reflects Council's centres as genuinely mixed-use public assets serving a broad catchment beyond the LGA boundary.

Table 3: Service category with example hirers

Service Category	Example Hirers
Early Childhood, Children & Family	Child and Family Health Service, Goodwood Community Childcare, Let's Play Together, Ready Steady Go Kids, Tiny Talkers
Education, Learning & Skills	Adelaide Maths Tutor, Adelaide GO Academy, Kumon Black Forest, Italian Conversation, Spectrum Writing, STEM Birds
Health, Wellbeing & Therapeutic	ACH Group, Anglicare, Dementia Australia, Skylight Mental Health, Hospital Research Foundation, Weight Watchers, Life Care (Churches of Christ)
Seniors & Ageing-Related	ECH Inc, Fitness After Fifty, Life Care (Churches of Christ), Probus Club of Unley, SA Retirement Villages Residents Assoc
Disability, Inclusion & Carer Support	All Abilities Cheer and Dance, Carers SA, ISHA Inc
Sport, Recreation & Active Lifestyle	Adelaide Kenyukai Kendo Club, Adelaide Wing Chun Kuen, Australian World Taekwondo, Confetti Dance, D-Volleyball SA, Goodwood Volleyball
Arts, Culture & Creative	Ballet @ Fullarton Park, Chinese Music & Arts SA, Cloth Doll Club, Bears and Friends, Arty Kids, Australian Plangon
Cultural, Faith-based & Multicultural	Bangladesh Australia Society, Bangladesh Puja and Cultural Society, Australia Sri Lanka Association, Australian Friends of Palestine, C3 Parkside, Cornish Association of SA
Community Interest & Hobby Groups	Adelaide Retro Computing Group, Amateur Winemakers and Brewers Club, Ancient Egypt Study Group, Budgerigar Society of SA
Registered NFP / Charities	Anglicare, Birthing Kit Foundation, AVCON, Australian Foundation for Fostering of Learning in the Philippines, ACA – Adult Children of Alcoholics & Dysfunctional Families

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6.0 FUTURE PLANNED INFRASTRUCTURE

Mecone has reviewed a number of documents, including Council's Annual Budget, Capital works program, and public announcements to identify the following key planned upgrades with bearing on this gap analysis.

Cultural Facilities

- **Unley Museum and Galleries:** Significant project aimed at enhancing the cultural experience in the Unley area. The redevelopment will increase gallery space tenfold, include a library and research center, workshop, classroom, expanded collection storage, and a working studio. The upgrade will also enhance pedestrian access and open space within the Village Green, sensitively restore the heritage façades of the Edmund Avenue cottages, and upgrade infrastructure for more public events and activations.

Sporting Facilities

- **Goodwood Oval Sporting Precinct:** Key upgrades have been delivered, including the grandstand redevelopment, with further improvements planned such as new competition standard tennis courts, improved irrigation and drainage, safer cricket facilities, and future community benefits including a new playground, adaptive reuse of buildings, and additional green space following the Hockey Club's relocation in 2026. Further engagement will be undertaken to identify longer term opportunities to enhance community appeal across the park, including a new playground, adaptive reuse of buildings, and additional green space following the Hockey Club's relocation in 2026.
- **Ridge Park Master Plan Implementation:** Planning and design for a Junior Sports Hub will establish a reconfigured oval, lighting renewed multiuse hard courts and new changing rooms, storage and community hub. In addition, planning and design for new nature play and wilding features along the existing creek environs will be undertaken. Both initiatives represent the advancement of 2 of the 4 key priorities of the Master Plan, delivered in 2023.
- **Unley Swimming Centre:** Key initiative is the electrification of the Heat

Pump designed to replace the existing gas boilers with a more sustainable solution.

- **Millswood Bowling Club:** Detailed design, co-funded by the Club, for a building extension and reconfiguration to improve efficiency. Key improvements include unisex toilets, upgraded bar facilities, expanded function/bar area, and enhanced storage and office spaces.
- **Unley Park Sports Club:** Installation of cool room, co-funded by the Club, to provide a safer and more functional bar to improve the ability to host functions and support the revenue stream for the Club.

The Office for Recreation, Sport and Racing commitments made in the recent State Election include:

- \$5.25 million towards a Ridge Park Redevelopment Master Plan to ensure improved sporting facilities, community engagement spaces and biodiversity.
- \$1.05 million towards upgrades including accessible, gender-inclusive changerooms, improving toilet facilities, expanding social spaces, at Sturt Bowling Club.
- \$950,000 for upgrades to facilities — including roofing, ceilings, toilets, storage and rearranging the layout to improve safety and accessibility — for the benefit of Millswood Bowling Club.

Open Spaces

Several minor park enhancements are to be undertaken with the renewal of identified assets, in accordance with Council's Open Space Asset Management Plan.

- Howard Florey Reserve (Stage 2): Works were finalised in 2025, including new planting beds and irrigation to define park edges.
- Leicester Park: Construction scheduled for 2026–27, including renewal of playground equipment, pedestrian and play surfaces, and site furniture.
- Wayville Reserve (Stage 1): Construction commencing in 2026, including new playground equipment, landscaped garden beds, furniture

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replacement and new pedestrian connections.

- Soutar Park Toddler Playground: Renewal of the toddler play area with new playground equipment, furniture, upgraded play and pedestrian surfaces, landscaped garden beds and additional tree planting.
- Scammell Reserve: Enhancements to playground space, pedestrian connections, landscaped garden beds and furniture.
- Orphanage Park Playground: Improvements to play space equipment, playground surfaces, pedestrian connections and landscaping.
- Princess Margaret Playground: Renewal of identified ageing playground equipment and playground surface.
- Dora Gild Playground: Improvements to playground equipment, playground surfaces and furniture.

Transportation

Road safety and access improvements are proposed through Council's Local Area Traffic Management and Walking and Cycling Implementation Plans. Key projects to be delivered include:

- Florence Street speed humps
- Intersection improvements at Ferguson Avenue and Wooltana Avenue
- Young Street Neighbourhood Bicycle Route (Stage 2), between Unley Road and George Street
- Wattle Street Neighbourhood Bicycle Route (Stage 3), between Windsor Street and Fullarton Road

Generally, Council's focus on improving existing assets, rather than wholesale delivery of new assets, accords with the gap analysis' findings that quality will make a more tangible difference to delivering on community needs than quantity of asset alone given the high existing amount of infrastructure in the LGA.

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7.0 TRENDS IN NEEDS AND PARTICIPATION

7.1 Living local

Introduced by State Government in the Greater Adelaide Regional Plan (GARP), Living Locally equips residents with the opportunity to live, work, and access services within their own neighbourhood. This is underpinned by the broader objective of integrating local employment and services with greater housing options through a mixed-use approach. Living Locally intends to support the long-term goal of creating neighbourhoods that are:

- Connected: easy to get around
- Convenient: daily needs are close to home
- Cohesive: with a strong sense of local community
- Climate-smart: support sustainable and active travel

Through this plan, the City of Unley adopts the ability to support an increase in employment and residential diversity; establishing more shops, services, and local job opportunities, while staying resilient and keeping its unique character.

7.2 Age friendly approach to community infrastructure planning

An age-friendly approach to urban planning is essential to creating an inclusive urban environment that works for everyone. An inclusive city “creates a safe, liveable environment with affordable and equitable access to urban services, social services, and livelihood opportunities for all the city residents and other city users to promote optimal development of its human capital and ensure the respect of human dignity and equality.”¹¹ Planning and designing urban environments that consider the needs of the youth and the elderly is key to creating supportive environments that enable people to live healthy and fulfilling lives.

The global megatrend of ageing population and growing urban population have major implications for urban areas and how these will function in the future.¹² The World Health Organisation developed a framework for age-friendly cities, identifying eight interconnected domains of urban life that allow the participation of older people and promote their wellbeing, as shown in Figure 6.¹³ Likewise, child-friendly urban planning ensures current and future generations are given the best chances to face the challenges of tomorrow. Furthermore, if urban areas fail to provide a conducive environment for children’s development and wellbeing, they risk outward migration that entail economic and cultural impacts.¹⁴ The benefits of child-friendly cities are not limited to children but ripple through the community – uniting and promoting progressive agendas such as health and wellbeing, local economy and social cohesion, safety and sustainability.¹⁵

Council’s approach to age-friendly community infrastructure is guided by South Australia’s Plan for Ageing Well, and by the World Health Organisation Age-Friendly Cities framework, consistent with Unley’s standing as a WHO-recognised Age-Friendly City. Changes in the service landscape for older residents, including in the delivery of home support services, increase the importance of community facilities as accessible local points for information, connection and support. Applying an age-friendly lens across the network, covering physical access, seating and shade, legible wayfinding, opening hours, transport and parking access, and non-digital ways of booking and enquiring, benefits residents of all ages.

¹¹ Enabling Inclusive Cities (Asian Development Bank, 2017)

¹² Cities Alive: Designing for Ageing Communities (ARUP, 2019)

¹³ Global Age-friendly Cities: A Guide (WHO, 2007)

¹⁴ Cities Alive: Designing for Urban Childhoods (ARUP, 2017)

¹⁵ Cities Alive: Designing for Urban Childhoods (ARUP, 2017)

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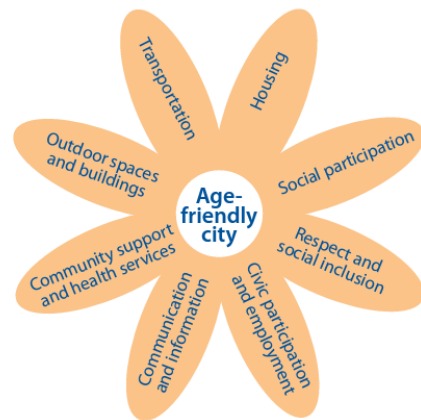


Figure 6: Age-friendly city framework
Source: World Health Organisation

7.3 Cultural infrastructure to the fore

Cultural infrastructure is defined in Create NSW's *Cultural Infrastructure Plan 2025+* to include buildings and spaces that accommodate or support culture. It is more than just traditional museums, galleries, and theatres; including all places where the cultural sector and broader community to come together to create, share, learn and store products or experiences.¹⁶

Local governments play a key role in facilitating cultural activities, events and festivals, and several studies have demonstrated the economic benefits of cultural investment for local economies.¹⁷ These benefits are seen through both direct employment opportunities, and the economic flow-on effects of increased visitation and expenditure in local areas. For example, Museums and Galleries NSW reported that cultural facilities across seven major regional cities, generated a 69% average return on investment by Local, State and Federal governments.

¹⁶ *Cultural Infrastructure Plan 2025+ (Create NSW, 11).*

¹⁷ Museums and Galleries NSW, 2010, *Value Added! The economic and social contribution of cultural facilities in Central NSW*; Museums and Galleries NSW, 2014, *A report on the economic impact of the cultural facilities of the Evocities.*

¹⁸ Kelaher et al., 2014, *Evaluating community outcomes of participation in community arts: A case for civic dialogue.*

Other Australian research has highlighted other significant social benefits of local cultural activities, including: the promotion of civic dialogue in disadvantaged communities¹⁸ and increased social capital for community members involved in planning and organising activities and festivals.¹⁹

Creative placemaking

Creative placemaking is defined as the utilisation of artistic practices through programmatic (events-based) approach or through built form (e.g. creative studios, performance venues, public art etc) to make a place more interesting and vibrant.²⁰ Local creative infrastructure can serve as both catalyst and platform for generating subsequent economic, social and environmental values especially for newly developed or renewed areas. A multitude of benefits can arise from creative placemaking including but not limited to increased civic participation, improved health and wellbeing, place attachment, reduced crime, increased infrastructure investment, education and skills development, employment opportunities, increased retail and local business, flow-on effects on tourism and place-brand value, investments to public domain and improved walkability.²¹

Creative placemaking amenities such as public venues for cultural and creative practices and activities such as staging of festivals and exhibits can deliver socio-economic values to growth areas. They not only attract businesses, inward investment and talented workforce to the local area to boost the local economy but also serve as “vehicles for social capital” that facilitate community processes, which have the power to create new social networks and strengthen sense of community in the long term.²²

¹⁹ Reid, 2004, *The Social Consequences of Rural Events: The Inglewood Olive Festival.*

²⁰ Tourism planning and place making: place-making or placemaking? (Lew, 2017)

²¹ Valuing Creative Placemaking (Cohen et al, 2018)

²² Valuing Creative Placemaking (Cohen et al, 2018, p.21)

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7.4 Macro trends in the arts and cultural sector

There are a number of macro trends that are impacting the arts and cultural sectors, and creative communities, in Adelaide that are common across Australia – and the world. Key macro trends include:

- **Diversity and inclusion is improving, but there is a long way to go.** While opportunities may exist, not all people are able to participate in these to the same extent. This is caused by social barriers that impact people unevenly, and are heightened by intersections of age, geographic location, socio-economic status, disability, language and cultural difference, gender, and sexuality. Additionally, there continues to be logistical barriers to more deeply involving linguistic diversity in our cultural offerings and a financial imperative that favours broadest possible audience appeal. However, the intention to transform our cultural identity to more accurately reflect the diversity of our communities is enthusiastically shared and more work is needed in this area.²³
- **Costs of compliance can be a major barrier to operating creative spaces and producing events.** Compliance costs continue to make many creative endeavours unsustainable. The costs associated with applying for approvals often outstrip the projected proceeds of smaller events and cultural activities.

The City of Sydney's Cultural Strategy 2025-2035 identified that all levels of government had a culture of 'risk elimination' that is not being matched with resources for risk management. The Strategy noted that cultural producers are expected to meet increasing user-pays police and security requirements, and safety measures like hostile vehicle mitigation, with no added funding or resources. Those operators whose business models can't absorb these costs are simply 'out of the game', further reducing our event offerings to either very big, or very small.²⁴

Additionally, for those looking to open a new creative space, the startup

costs associated with meeting contemporary accessibility and safety standards are prohibitive, especially in the types of older and underused building stock most often on offer to creative enterprise.

- **Unaffordable housing is displacing creative workers and making participation in the arts more difficult.** Housing costs in many inner urban areas around the world, and particularly in Australia, are becoming increasingly expensive for creative people. The flow on impacts of unaffordable housing extends not just to the creative workforce, but also limits the amount of time that residents have to participate in cultural and creative pursuits – limited by a need to work more hours to afford to live in places like the City of Unley.
- **Investment is mostly focused on presentation, not production.** There is a general trend, which has been reinforced over many years, to focus investment of government funding on infrastructure that supports predominantly major cultural institutions and focused on places to present and consume culture, rather than the kinds of creative spaces where culture is made.

The City of Sydney's Cultural Strategy 2025-2035 identifies that these productive spaces are most at risk in a commercial property market that is pricing-out creative operators. Likewise, cultural funding programs tend to still favour a trickledown approach to subsidising the price-point where culture is consumed, rather than invest in its development and production. The City heard through consultation that all levels of cultural funding are overly focused on outcomes and audience, with limited attention is being given to sustaining everyday participation in a creative practice, which is not just essential for health and wellbeing, everyday practice is vital to achieving artistic innovation.²⁵

The Create SA Cultural Policy further notes that the current highly competitive funding environment, compounded by increasing costs, is a major challenge for many arts, cultural and creative organisations, posing a threat to a sustainable, healthy and diverse arts ecosystem.²⁶

²³ See eg., City of Sydney Cultural Strategy 2025 - 2035, page 29, Create SA Cultural Policy page. 15

²⁴ City of Sydney Cultural Strategy 2025 - 2035, page 27.

²⁵ City of Sydney Cultural Strategy 2025 - 2035, page 28.

²⁶ Page 15.

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7.5 Accommodating new ways of living and working

The way that people and communities live, work and create is changing, and these new patterns need to inform the design and management of facilities. For example, many organised community groups are choosing to meet in café's, restaurants and other public places due to food and beverage offerings or other public amenities. Challenges arise when change takes place rapidly or is not foreseen. It is important to design spaces that are flexible enough to be readily and efficiently adapted over time. Higher density living associated with changing working trends (e.g. working from home and the start-up economy) requires new ways of thinking.

Opportunities to integrate co-working spaces as part of future upgrades or provision of new community infrastructure could enable further activation of the existing community facilities network by providing shared spaces for Council staff to work more flexibly between locations.

Additionally, opportunities to blend public space, parks and small commercial nodes such as for cafes can increase support for local employment and improve place making outcomes. The flexible use of public space to support activities such as group fitness (e.g. boot camp) and temporary uses such as markets or pop up activations, adds to overall liveability and enhances multiple outcomes from public investment.

The rise of coworking

Co-working is a major trend in workplace economics which sees workers from different companies assemble in a neutral space; sharing facilities, communal areas, and even desks without long-term leases. Coworking in Australia has emerged as both a fully-fledged real estate sector in its own right, as well as a concept that alludes to changing work styles and modern office behaviour.

With millennials expected to make up three quarters of the Australian workforce by 2025, these digital natives embrace a flexible daily routine and expect that lifestyle to be accommodated within the workplace, as a site for collaboration, digital interacting, life-long learning, and socialising. With a downward effect on the price per desk, up to 4% of current commercial workspace is currently taken

up by flexible coworking.

Looking to the future, although Covid-19 caused a temporary decline in the industry, it is rapidly rebounding as employers are equipped with the tools to work more flexibly, and workers demand more flexible spaces but miss the casual interactions and knowledge sharing office spaces provide. With a projected market share of 30% by 2030, coworking is a dominant trend shaping the character of workplaces in Sydney's CBD.

Social and demographic trends – understanding the rise of coworking

Coworking spaces are quickly becoming an essential ingredient to a city's economic development. By design and operation they are set up to incubate new businesses, create new technologies and foster innovation and knowledge transfer. They also provide an easy platform for entrepreneurs to enter the market and test their ideas.

The coworking concept first emerged in San Francisco in 2005 when a group of people from the creative industries decided to work alongside each other in an open and shared space. Their goal was to bring together like minded individuals who could collaborate and learn from each other. The format has been very successful and since this time the number of coworking spaces worldwide has grown rapidly and as of 2017 were estimated to exceed 10,000 spaces.

Australia was an early adopter of coworking spaces with some of the first coworking space opening in 2006. Since 2006 the industry has grown across Australia and Sydney. Sydney is home to the largest number of coworking spaces and is estimated to account for approximately 30% of all coworking spaces available in Australia .

Growth Drivers

From a social and economic perspective operating in a coworking space has the following advantages:

- **Low Entry Costs** - help reduce financial barriers to secure office space and equipment. Reduce costs and risk of starting a new business and they help enable freelance and small businesses set themselves up in proximity to where their target clients reside or work. Should the business be successful they are able to scope of scale up within the

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location.

- **Knowledge Creation and Innovation** – assist in knowledge transfer and spread of ideas that leads to innovations. Enable opportunities for collaboration and networking between workers across similar and different types of industries. Coworking spaces foster and encourage an entrepreneurial workplace culture that is conducive to the creation of new ideas.
- **Talent Attraction and Retention** – provide flexibility and a lifestyle that attracts and aligns with preferences of a subset of the working population. Coworking spaces provide a different type of work environment to what is typically available.
- **Flexibility** – business models to occupy coworking spaces can be casual, weekly, monthly. Great for businesses or entrepreneurs that are developing their product or travel locations for work.
- **Digital Technology** – with the rise of digital and mobile technologies, there is now greater capacity to “work from anywhere”; however, there’s also a need for face to face contact and coworking spaces provide an important element to bridge the “work from anywhere” philosophy with the need for face to face contact.
- **Access** – community fostered environment of coworking spaces mean that staff and businesses get access to more networks, training, learning and development opportunities and potential clients than operating from serviced offices.

Coworking spaces come in a variety of types and sizes, with coworking spaces being planned and fitted out differently to align with a particular branding and culture to suit their target tenant profile. A healthy coworking space market needs to cater to and attract tenants so they can foster a dynamic, diverse and innovative start up culture. Research by the University of Sydney has identified the following range of tenant profiles that utilise coworking space:

- **‘Urbanpreneurial’ Pad** - a large proportion of coworking spaces tend to be this type. They cater towards emerging businesses that are looking to grow as well as professionals that are looking for professional development and networking opportunities.
- **Digital Den** – catering towards the tech industry and persons with a computing and information technology background. These coworking spaces aim to create a work environment that can foster digital

innovation.

- **Corporate Community** – geared towards a more corporate focused professional. These coworking spaces aim to facilitate networking between corporate professionals and assisting them in meeting with their clients.
- **Townhall Terminal** – a coworking space that is located in country towns. These coworking spaces aim to provide affordable spaces for local businesses and community groups.
- **Executive Establishment** – a coworking space catering towards high end and executive professionals. Provide an exclusive space for high end corporate professional to interact with their clients.
- **Social Studio** – catering towards not-for-profit individuals and groups that are guided by a particular social value.
- **Creative collective** – a coworking space that aims to foster creative collaboration between artists, creative types and designers.

Key Findings and Implications

- Coworking spaces provide a low-cost entry point of entry for start up businesses that are close to high skilled labour and in proximity to clients and markets. They provide flexibility and a worklife culture that is conducive to innovation.
- Coworking spaces are utilised by relatively young and highly educated workers. Coworking space workers tend to want to work close to home.
- Coworking spaces range in size and in the amenities they provide. Typical floorspace is 8.1sqm per member, and the medium range coworking office caters for ~250 members with ~1,800 sqm gross floorspace.
- In Adelaide, coworking spaces are clustered around the CBD and CBD fringe. More established and larger coworking spaces are in the CBD, while the CBD fringe is occupied by smaller coworking tenants and workers.
- Coworking spaces vary in terms of location and size and culture and cater for a range of relatively young and highly educated workers, and both emerging and established, small and large, start up businesses.

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7.6 Sport participation trends

Sport and recreation occurs within a dynamic environment responding to changing social and individual needs. Reviewing trends assists in strategic planning of sport and recreation assets and identifying development and improvement opportunities.

Recent impacts from Covid-19 have initiated a rethink of the way in which sport and recreation is managed, promoted and delivered within the community. Lessons learnt will influence outcomes over subsequent years.

Sport Australia's AusPlay surveys undertaken in 2020-21 provide the following insights:

- Adults became more physically active on purpose during COVID-19, resulting in a significant increase in the frequency of their participation. This appears to have been driven by women. The pandemic also caused a significant decrease in children's participation in organised sport. This was largely due to the restrictions placed on community gatherings.

Every sport has unique characteristics that appeal to different interests, abilities, and expectations. There is also a complex mixture of social and economic factors influencing patterns of behaviour and sport participation choices. The decision to participate in one sport or activity over another, or to participate at all, is usually the result of many factors.

The AusPlay Survey (AusPlay) is a large-scale national population tracking survey funded and led by the Australian Sports Commission (ASC) that tracks Australian sport and physical activity participation behaviours to help inform investment, policy and sport delivery.

The 2021 Ausplay survey results for adult participants (15+ year of age) in South Australia showed that:

- 88.9% of the adult population participated in physical activity.
- The top activity for adults was walking (48.5%) followed by fitness/gym

(34%). Both these activities are less structured forms of physical activity and can be done individually or with others.

- 78.6% of the adult population in SA participate in a physical activity at least once a week, while 58.1% participate at least 3 times per week.
- AFL, Golf, Netball and Tennis were the top activities for sport club participation for adults.

The 2021 Ausplay survey results for child (0-14 years) participants in South Australia showed that:

- 73.1% of the child population participated in physical activity.
- Children generally participate in more organised sport and activities than adults.
- AFL, Soccer, Netball and Basketball were the top activities for sport club participation for children.
- 44.8% of children in SA participate in a physical activity at least once a week, while 24.8% participate at least 2 times per week (outside of school hours)
- Both Adults and Children on average participate in 2 activities.

The 2021 Ausplay survey results showed that for people living in the Unley LGA that:

- The most popular physical activity was Walking (recreational), followed by Fitness/Gym, Running/Athletics and Cycling for all ages.
- Walking (recreational) was the most popular for both female and male participants.
- Football / Soccer was the top activity for sport club related participation for all ages followed by AFL, Tennis and Golf.

Following a desktop review of a number of State Sporting Bodies Participation and Infrastructure plans, the following was found that relates to the City of Unley's participation and infrastructure in the following sports (refer table overleaf)

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Table 4: Sport facilities strategy with key findings

Strategy	Key findings
HOCKEY SA STATEWIDE FACILITIES STRATEGY 2021	- The Southern Adelaide region has seen a 15% increase in participation between 2020-2021 - There is only 1 pitch in the region. - The region has a pitch to player ratio of 1: 619 which exceeds the benchmark of 1: 300. - The strategy recommends that membership numbers and population growth of the region continue to be monitored to determine if an additional pitch is required. - It also outlines that a new pitch maybe be developed at Unley High School. If this does occur, then this may decrease the pressure in the region and lower the pitch to player ratio.
FOOTBALL SA INFRASTRUCTURE PLAN 2021-2031:	- There are 46 venues in the Southern Adelaide region - The Southern Adelaide region has seen a 17% increase in participation between 2018-2021. - No Identified or recommendations for the City of Unley given the lack of Football venues in the council area.
SANFL INFRASTRUCTURE PLAN 2021-2031:	- The Southern Adelaide region has seen an 87% increase in participation between 2014-2019 - Female participation has increased in the region by 616% (387 to 2,772) - The region consists of 34 sites and 79 changerooms. Only 35% of changerooms are female friendly. - The region has a field to player ratio of 1: 449 which exceeds the benchmark of 1: 175. - The southern Adelaide region is expected to see an increase in participation across the region of 430 players by 2031.
SOUTH AUSTRALIAN CRICKET INFRASTRUCTURE STRATEGY 2019 - 2029:	- The City of Unley falls within the South Central Metro region. This region has some of the state's largest associations. It has the highest number of registered club participants (9,642) of any other regions across the State. - The region has the largest number of female club participants with the state. - Only 2% of changerooms in this area are female friendly. 35% of playing fields have lighting infrastructure. - This region is expected to see an additional 800 registered players by 2026.
SOUTHERN ADELAIDE TENNIS, NETBALL, AFL AND CRICKET STRATEGY (2020-2030):	- City of Unley has 9 tennis venues, 3 cricket/AFL venues and 0 Netball venues. - Sustained growth in participation is being experienced across club-based football, netball and cricket throughout the Region, particularly in female football. - Provision of amenities to cater for participation diversity, particularly women and all abilities, needs to be addressed across the region

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8.0 WHAT YOU TOLD US WE NEED

This section provides an analysis of community infrastructure needs based on what the community has told us about the types of community facilities, services and programs they need, or aspire to.

8.1 Previous engagement activities

Engagement findings were taken from the Citywide Community Survey, early engagement survey, stakeholder interviews, Council staff workshop and open-ended survey responses. Quantitative survey data was used to identify priority service gaps, while qualitative feedback provided insight into accessibility, ageing infrastructure, capacity pressures, amenity and community connection. Council workshop outcomes further informed operational considerations. Together, this feedback helped identify the community and stakeholders shared priorities and directly shape the focus, direction and actions of the Community Infrastructure Plan.

Key documents reviewed include:

- Towards 2050 – Our New Community Plan
- Unley 360 Communication and Engagement Strategy (2023–2027)
- Planning for Growth [draft].

Analysis of community and stakeholder feedback identified ten priority themes for community infrastructure planning in the City of Unley:

- **Upgrade everyday access and safety.** Footpaths, lighting, roads and public toilets were rated as highly important but showed the largest gaps between importance and satisfaction. Residents frequently raised uneven footpaths, trip hazards, poor lighting and limited toilet access — concerns that disproportionately affect older people, children and people with mobility needs.
- **Improve accessibility, affordability and age-friendly services.** Accessibility barriers, complex booking systems, digital-only processes and cost were raised by long-term users and older adults. Stakeholders

highlighted the need for simpler communication, plainer language and inclusive design across all facilities and programs.

- **Strengthen walking and cycling connections.** Respondents called for safer pedestrian crossings, continuous cycling links, clearer wayfinding and safer routes to schools and community centres. Parking availability and public transport access were also identified as key influences on participation in community programs.
- **Renew ageing facilities and improve flexibility of indoor spaces.** Many facilities operate in older or constrained buildings that limit accessibility, storage capacity, acoustics and program delivery. Furniture setup arrangements and air-conditioning were among the most commonly raised practical concerns.
- **Respond to capacity pressures and competing uses.** Growing participation in sport, arts, community programs and library services is placing increasing pressure on existing facilities. Limited training and meeting space and constrained indoor capacity are emerging as barriers to meeting demand.
- **Improve amenity, comfort and environmental performance.** Gaps were identified in shade provision, lighting quality, weather protection and acoustics across a range of facilities. Stakeholders also raised energy efficiency and climate-responsive design as priorities for future investment and renewal.
- **Protect green space, heritage and local character.** Respondents strongly value established trees, heritage buildings and neighbourhood character. Protecting existing green space while accommodating growth was a consistent theme. Libraries in particular were recognised as important community anchors and valued civic assets.
- **Strengthen community connection through well-activated community spaces.** Fewer residents reported feeling strongly connected to their local community than in previous surveys. Community centres,

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libraries and programs were seen as vital for social connection, but awareness of available services and collaboration between organisations remain limited.

- **Improve communication, transparency and meaningful consultation.** Community members and stakeholders called for clearer and more proactive communication, simpler processes and more genuine engagement — particularly around major infrastructure decisions where the community wants to understand the reasoning behind choices, not just be informed of outcomes.
- **Deliver a staged, practical implementation program.** Participants expressed a strong desire for action on everyday issues, demonstrable value for money and clearer timelines for delivery. The community wants to see commitments translated into tangible improvements, with progress reported openly.

8.2 Engagement conducted to inform this Plan

Stakeholder survey

Early engagement activities were undertaken to inform the City of Unley Community Infrastructure Plan and ensure broad community input. Flyers were distributed to high traffic community facilities including Unley Swim Centre, Unley Community Centre, Goodwood Community Centre, Goodwood Library, Unley Library, and Clarence Park Community Centre promoting the hirers and service users community survey.

The community survey gathered feedback from a diverse range of hirers and service users. Where respondents were asked a series of questions to understand how community members and hirers use and experience Council facilities. Respondents were asked how long they had been using or leasing a facility and which sites they accessed most often. They rated their satisfaction with the quality and condition of facilities and described what currently works well, the challenges they face, and the types of improvements that would best support their needs. Questions also explored how facility use contributes to community wellbeing and social connection, views on the role Council should play in supporting community and community infrastructure, and the importance of key features such as parking to guide future planning.

As part of the early engagement phase, organisations and members who use their services were invited to complete a short online survey. The survey aimed to capture broader community perspectives on access, usage, challenges, and emerging needs across local community infrastructure. Insights from the survey will help identify priorities for more equitable, accessible, and sustainable facilities and services across the City of Unley. Fifteen respondents completed the survey, with fairly equal representation from community members/service users and from representatives of leaseholders (community groups or clubs).

The survey responses reflected a broad mix of organisations operating in the City of Unley, including community, cultural, recreational and special-interest groups. These groups engage a wide range of community members, from children and young people involved in scouting and martial arts, to adults participating in sporting and volunteer associations, and seniors connecting through cultural and social programs. Their activities support social connection, cultural expression, recreation, skills development and lifelong learning.

Respondents reported high levels of satisfaction with the condition and quality of the facilities they use. **Most felt their needs were well supported, although several practical challenges were identified.** These included parking constraints, lighting, cost pressures, acoustics, air-conditioning, toilet quality and the need to regularly move furniture. Additional comments highlighted issues such as insurance costs, lease renewal processes, limited bike racks and increasing local traffic.

The top three themes are:

- Long-term and frequent users are generally satisfied with facilities but noted practical issues such as parking, lighting, acoustics and furniture setup
- Accessibility, affordability and simpler communication and booking processes are important, especially for older adults
- Future priorities include protecting green space, improving indoor spaces, and ensuring more meaningful consultation and collaboration.

Additional insights were collected through stakeholder interviews with community organisations, sporting clubs, and local service providers alongside site visits to major facilities which further supported an understanding of how spaces are currently used and where improvements could be made. Together,

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these activities provided a clear understanding of community needs, priorities, and expectations for future infrastructure.

Council internal workshop

The Council workshop conducted by Mecone in October 2025 included internal staff from Asset Management, Community Connections, Development and Regulatory, Community and Cultural Centres, Property Assets, Communications, and Community Shaping. The workshop captured a wide range of insights on the current performance of Council's community infrastructure network and on future needs over the next 10–20 years.

Staff emphasised that population growth will place increasing demand on community infrastructure, underscoring the need for proactive planning, improved facility design, and clearer service delivery priorities. The following key outcomes from this workshop were identified:

Community and cultural facilities

- Expansion of arts and cultural spaces
- Strengthened after-hours activity
- Accessibility, security, condition and compliance upgrades seen as critical
- Discussions also highlighted the potential to enhance wayfinding, consolidate or co-locate facilities, and strengthen programming at locations such as Ridge Park and the museum, particularly in support of school partnerships and community engagement.

Sport and recreation

- Additional indoor sports facilities may be required to better meet a growing population, with opportunities for the Adelaide Showground noted.
- Community interest in new recreation assets, such as skate park, to better enhance the youth recreation services provided.

Process improvements

- Clearer frameworks on service provision and outcomes expected from

facilities

- Partnership opportunities were seen as critical to future success. These included collaborations with schools, cultural institutions, showgrounds, and sports clubs, as well as exploring co-location models and shared-use agreements.
- Partnership with developers was identified as an opportunity in growth and redevelopment areas to deliver community infrastructure through new development sites.

8.3 What we heard during public exhibition

The draft Community Infrastructure Plan was placed on public exhibition from 25 June to 16 July 2026, with feedback invited through Council's Your Say Unley platform. Sixty-nine survey responses were received, including 35 written comments in response to the open question, together with two formal submissions. Respondents were predominantly ratepayers (84%) and residents (68%), with an age profile weighted towards older residents: 55% were aged 60 or over and 7% were under 35. Survey responses showed clear support for the directions set out in this Plan:

- Community infrastructure should support all ages and abilities — 93% agreed or strongly agreed.
- Community spaces should be flexible and multi-use — 94% agreed or strongly agreed.
- Climate resilience should be a key consideration — 74% agreed or strongly agreed.
- Council should focus on improving existing facilities rather than building new ones — 69% agreed or strongly agreed. Asked to choose, 44% preferred investment in upgrading existing facilities and a further 54% preferred a balance of upgrading and new provision; one respondent preferred building new facilities alone.
- Working with partners to deliver infrastructure attracted the least agreement of the five directions tested, at 68%, with a quarter of respondents neutral.
- On the scale of facilities, 55% preferred a mix of larger and smaller spaces, 31% preferred smaller local spaces closer to home, and 14% preferred larger central hubs.

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The priorities most frequently nominated for improvement were:

- the quality and condition of existing facilities (49%)
- environmental sustainability including shade, cooling and greening (43%)
- walking and cycling connections (41%)
- safety, lighting and comfort (33%), and
- supporting older people and ageing well (30%).

Looking to the future, respondents most often identified more spaces for health, wellbeing and recreation (55%), more shade, greenery and climate-resilient places (55%), and better use of existing spaces (49%).

The written comments raised a consistent set of themes:

- the condition of footpaths and lighting and the safety of walking and cycling routes
- the need for a stronger age-friendly response
- better use and longer opening of existing facilities; retention of tree canopy and the water needed to sustain it
- the cost to ratepayers and the equity of investment across the LGA
- affordability of access for households of limited means
- localised gaps in provision, and the economic development potential of community facilities, and
- the place of built heritage in Unley's identity.

Engagement during the exhibition period also included a session with the City of Unley Ageing Well Reference Group on 2 July 2026 at the Unley Community Centre, attended by 13 members. Members identified community centres and libraries as the facilities they use most, emphasised the importance of friendly, familiar staff, and confirmed that accessible venues are important now and will become more so. Members raised dementia-friendly facilities as a matter Council should consider, and reinforced the role of facilities in supporting social connection.

Feedback received during public exhibition also included identified matters outside the scope of a community infrastructure plan — including waste collection, hard rubbish, street tree maintenance, public transport frequency and speed limits — which have been referred to the relevant Council teams and agencies.

The profile of survey respondents should be borne in mind when reading these results. Respondents were weighted towards older residents, with 55% aged 60 or over and 7% under 35, and residents born overseas or speaking a language other than English at home were under-represented relative to the community as a whole. At the same time, five respondents identified as living with a disability and three as caring for someone who does, providing valuable lived-experience input on accessibility. Where the survey profile is not representative, the Plan relies on the demographic, benchmarking and spatial analysis in Parts Two and Three to supplement the plan.

Feedback raised has informed amendments to the Plan as exhibited.

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9.0 WHAT THE DATA TELLS US WE NEED

Planning for future provision of community facilities and cultural infrastructure is essential to support a healthy and sustainable community in Unley. This section sets out the findings of a community needs analysis that has been methodically undertaken to help understand the gaps in provision, and that informs the recommendations for future provision. Although this assessment has focused on Council owned and/or managed assets, it is important to consider and appreciate the role of other facilities, both within and outside Council, which play a supplementary role in supporting the existing community infrastructure network.



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9.1 Community facilities

Community facilities are the community halls, bookable venues, and spaces that facilitate gathering and connecting. There are typically Council-provided and satisfy a range of community infrastructure needs.



What do the numbers say?

The City of Unley operates four principal community centres that function as key nodes of community life, hosting a wide variety of programs, hirers, and services. These centres collectively support hundreds of community organisations, health and wellbeing providers, sporting groups, cultural associations, and early childhood services across the LGA. They also play a role in supporting Unley's business community — including its substantial home-based business sector — by providing flexible meeting spaces, locations for support and service delivery, and venues for after-hours activity that complements main streets, village character and extended trading and activity periods.

The benchmarking analysis indicates an oversupply of community floorspace relative to population size, likely reflecting the scale of existing local community centres, which exceed minimum benchmarks for local-order facilities.

However, the analysis also identifies a potential gap in district-scale provision, with a need for an integrated multipurpose community centre of at least 2,500sqm. This could include a library, community space, bookable meeting rooms and cultural space. The gap is likely to become more pronounced as population growth continues to 2051.

Rather than suggesting a need for significant new infrastructure, these findings point to an opportunity to adapt and revitalise existing assets. Upgrading and repositioning one facility to serve a district-level function could address the gap while aligning with the benchmarking outcomes.

Additionally, there is an identified quantitative need for 1 dedicated youth centre/space by 2036 based on growing demand.



What do the maps tell us?

The maps show that there is a good distribution of community facilities across the LGA. These are located within close proximity of local centres and contribute to creating walkable neighbourhoods.

There is a minor walkability gap in the Southern Portion of the LGA to a local community centre, which should be explored. Additionally, there is some duplication of services in Unley – with close proximity of the major District integrated hub at the Civic Centre and Library, and the Seniors Citizens Centre. A future Civic Centre redevelopment presents a significant opportunity to consolidate and rationalise existing facilities through an integrated civic, community and library model — co-locating civic offices, the library, community centre and Town Hall functions — which could simultaneously address the identified gap in district-scale multipurpose provision.

Community centre and civic infrastructure is also available across surrounding LGAs, including Burnside Community Centre, Cove Civic Centre and other council venues. However, Unley's four community centres serve a dense inner-metropolitan catchment and already attract cross-boundary participation. This supports continued investment in quality, flexibility and accessibility within Unley's existing network rather than simple numerical expansion.



How suitable is our current infrastructure?

The City of Unley has a variety of existing community spaces that are well used and loved, catering for a wide variety of programs and activities. Ageing buildings that require comprehensive renewal, inconsistent opening hours, and accessibility barriers at some sites. Stakeholders engaged as part of this project noted that many existing community centres were not originally designed as multipurpose facilities, contributing to functional limitations. Public transport access, particularly east-west connectivity and parking constraints continue to affect community access.

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Key finding

Focus on quality, not just supply. City of Unley has a sufficient level of community floorspace to meet current and future demand. Opportunity to improve and build on existing facilities to ensure they remain fit for purpose to meet current and future needs.

9.2 Creative and cultural infrastructure



What do the numbers say?

The City of Unley is strongly provided in performance spaces, including across music and the arts, provided by Council and the private sector. There are no issues identified in relation to access.

The Fullarton park Community Centre, including the Hughes Gallery, and the Unley Museum and Galleries are district scale arts centres. The Unley museum and Galleries, in particular, is currently being upgraded and fulfills the LGA's community arts centre needs at a district level.

There are limited opportunities for 'messy spaces' in the LGA – with a current focus on presentation style facilities. These are sometimes underprovided by local governments as they can conflict with other programming and services in general multipurpose community.



What do the maps tell us?

Arts and cultural infrastructure in surrounding LGAs is mixed. Major State cultural institutions are concentrated in the Adelaide CBD, while district-level community arts infrastructure in neighbouring councils is more limited. Mitcham Cultural Village, Burnside's civic and community venues, and Marion's Cultural Centre provide some complementary cultural offer, but

Fullarton Park Community Centre retains a distinct role in community-based arts, heritage and creative programming.



How suitable is our current infrastructure?

Existing community centres often not purpose built for their uses. For example, many community centres were not designed to be community centres and have had to be retrofitted for this use. Similarly, the Broughton Arts Society Hall has not been purpose built for its current use.

The community generally have a high level of ownership and sense of engagement with their spaces. Additionally, there is a proliferation of community groups who are relatively mature in organising cultural and creative events and programs in the LGA.



Key finding

There is a strong network of creative infrastructure in the LGA, with significant investment by both the Private Sector and by Council. Focusing future investment on messy spaces for the creation of art and culture will round out the existing network. Additionally, considering methods to facilitate affordable artistic spaces, including artists' in residence, will assist in supporting the sector in the City of Unley.

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9.3 Libraries



What do the numbers say?

Library space is well provided in the City of Unley to meet current population needs. The two existing library spaces, provided in Unley and Goodwood, are centrally accessible to catchment needs and provide an adequate quantum of floorspace to meet population demand.

By 2050, in a high growth scenario, 559sqm of additional library floorspace would be required to meet population needs. However, based on the benchmarking, there is no need for an additional standalone library facility in the LGA. The additional floorspace would therefore be best accommodated through expansion and renewal of the existing library spaces, rather than delivery of additional facilities.



What do the maps tell us?

The current libraries are centrally located, however some residents may experience difficulty accessing due to a current lack of East-West movement in the LGA. Supporting access through targeted movement upgrades would be supported, and the potential provision of additional local scale library uses co-located with other community facilities.

Library services are well distributed across the wider catchment. Burnside Library, West Torrens Library, Mitcham Memorial Library, the State Library of South Australia, Marion's Cultural Centre Library and Cove Civic Centre Library all sit within the broader inner-metropolitan network alongside Unley's own libraries. This supports a planning approach focused on quality, amenity and local accessibility, rather than geographic expansion of the branch network.



How suitable is our current infrastructure?

Across the network of facilities, libraries and community centres were consistently viewed as strengths. They are well used, offer diverse and high-quality programs, and form an important part of Council's identity.

Stakeholder engagement conducted as part of this project identified the following in relation to quality and usability:

- A need for incremental spatial expansion or reconfiguration to delivery more bookable individual study rooms / pods, and quiet zones separated from programmed areas.
- A need to upgrade electrical infrastructure to increase access to power at tables
- Enhance accessibility of facilities through targeted upgrades
- Review printing and service pricing to ensure equity of access
- Resource additional staff to expand hours and deliver digital literacy and outreach programs .



Key finding

Future investment in library infrastructure should concentrate on increasing the quality and size of existing facilities, rather than delivery of new libraries in the LGA. Additionally, considering how existing community centres and future local space can accommodate forms of modern library use – such as meeting, gathering, and working – would support the LGAs growth.

PART THREE

WHAT DO WE NEED?

9.4 Schools and education



What do the numbers say?

The City of Unley is well serviced by a comprehensive and diverse network of schools, education and early years facilities, including primary schools, secondary schools, preschool, day care centres, outside school hours care and supporting playgrounds. These facilities are broadly distributed across the LGA.

The following additional places will be required to meet high growth scenario population demand in 2050:

- 900 public primary school places
- 1,357 public high school places.



What do the maps tell us?

Spatial analysis of schools demonstrates that the majority of residential areas within the City of Unley fall within a 500m to 1km catchment of a primary or secondary school. Schools are relatively evenly distributed across the LGA, with overlapping catchments in central areas such as Unley, Goodwood, Wayville and Hyde Park. This pattern provides good accessibility, choice and resilience within the education network, with no significant LGA-wide gaps identified for primary or secondary education.



Key finding

Future responses are likely to be best addressed through targeted, localised solutions rather than large-scale new facilities. Continued collaboration with the Department for Education will be important to ensure education provision remains aligned with enrolment demand, demographic change and community needs.

9.5 Early years



What do the numbers say?

The City of Unley owns several facilities that support early childhood education and childcare services within the LGA. These include Unley Kindergarten, Goodwood Community Childcare, Clarence Park Child Care Centre, Oxford Montessori Pty Ltd, Women's & Children's Health Network Inc.

The following additional places will be required to meet high growth scenario population demand in 2050: 93 childcare places, 184 preschool places, and 232 Out of School Hours Care places.



What do the maps tell us?

Early years facilities are also generally well distributed, with a strong clustering of childcare and preschool services in central and western parts of the LGA. These areas benefit from overlapping catchments and proximity to parks and playgrounds, supporting integrated early childhood development and access to outdoor play opportunities. Most residential neighbourhoods are located within a 1km catchment of an early years facility, indicating an overall adequate level of provision. Notwithstanding this, minor localised gaps in early years provision are evident, particularly in the south-eastern portion of the LGA (around Highgate and Myrtle Bank), where some residential areas fall outside the preferred 500m walkable catchment and rely on broader catchments.



Key finding

This scale of increased demand is typically capable of being accommodated by the private sector, although zoning to enable delivery in future mixed use development and the potential impact on more affordable services provided within Council facilities should be considered.

PART THREE

WHAT DO WE NEED?

9.6 Health and emergency services



What do the numbers say?

The City of Unley is very well provided for in health and emergency services, reflecting its strategic location, established commercial corridors and proximity to major metropolitan health infrastructure. A wide range of services are distributed across the LGA, including medical centres, specialist medical services, allied health, dental clinics, mental health services and emergency response facilities.

The following additional seniors care places will be required to meet a high growth scenario population demand in 2050: 117 low intensity beds and 97 high intensity beds. An additional 10 GPs would also be required, equivalent to approximately 2–3 medium-sized medical centres. It is also noted that there is currently no 7-day clinic operating in the City of Unley, representing a gap in after-hours primary care provision.



What do the maps tell us?

Emergency services are strategically located along major transport routes, ensuring effective coverage across the LGA and beyond. In addition, the City of Unley benefits from close proximity to major metropolitan hospitals, including facilities located in neighbouring LGAs, which significantly strengthens access to acute and specialised care and reduces reliance on locally based hospital infrastructure. Based on the spatial analysis, there are no significant gaps in access to health and emergency services, with a substantial supply of infrastructure relative to population size.



Key finding

The number of beds required for future population needs represents potentially one or two additional aged care facilities to meet projected needs, which is accentuated by the City of Unley's ageing population. Considering methods to encourage these uses within future growth areas will be important, in appropriate locations.



PART THREE

WHAT DO WE NEED?

9.7 Sport and recreation

The City of Unley owns and manages a substantial sporting infrastructure portfolio comprising multiple grounds, pavilions, clubrooms, and ancillary facilities. Sporting infrastructure is generally managed through lease and licence arrangements with sporting clubs and associations, with Council retaining ownership of land and principal built assets.\

The City of Unley has 18 sites for Sport and Recreation throughout the council area. The City is generally well serviced by its sport and recreation facilities. A growing tension exists, however, between the needs of organised sport — which requires dedicated, configured surfaces — and informal, passive recreation. This Plan considers both buildings and open space, and emphasises flexibility and multi-use design as a means of accommodating both uses on a constrained land base.

Major metropolitan sporting infrastructure, including Adelaide Oval, reduces any expectation on Unley to provide stadium-scale event infrastructure. At the same time, facilities provided in neighbouring LGAs contribute to the wider sporting ecosystem beyond Unley's boundaries, and there is understood to be additional capacity at the Adelaide Showgrounds due to existing underutilization. Unley Oval is therefore most appropriately understood as a SANFL home ground and community sporting precinct rather than a metropolitan event venue.

It is important to also acknowledge the proximity of the Adelaide Park Lands to the City of Unley, along with some other major sport and recreation facilities in adjoining council areas. With over 200 hectares available for a range of different uses, research by Adelaide City Council and the City of Unley indicates these spaces receive high use by City of Unley residents, and opportunities exist to ensure these spaces continue to meet current and future demand.

The City of Unley is located in close proximity to the Adelaide CBD and a range of district and regional facilities in other Council areas. The City is reasonably well connected through public transport links and cycling and walking paths, and the topography is relatively flat. Consideration must therefore be given to other non-Council facilities and organisations in the City of Unley. The main

facilities are outlined on the adjacent map.

The pages overleaf outline findings from the assessment for specific typologies within the sport and recreation category.



PART THREE

WHAT DO WE NEED?

9.7.1 Field sports



What do the numbers say?

Field sports include ovals and sports grounds capable of supporting a variety of codes, including Soccer, AFL, and Cricket. With 7 sports fields available in the City of Unley, and a number of additional fields located in adjacent Adelaide Parklands, there is considered to be no quantitative gap in provision. While benchmark analysis run for the LGA only does identify some gaps, these are considered to be offset by proximity to significant opportunities in the surrounding area. One area that may warrant investment is in Cricket Nets, which are currently undersupplied, to encourage casual, local practice.



What do the maps tell us?

There is good access to sports fields for residents in the LGA, including both Council provided facilities and provided by other Council areas. This reflects a historically high level of provision relative to population size for inner Adelaide.



How suitable is our current infrastructure?

Stakeholders raised some areas of improvement for existing sports fields, including a desire to resolve congested times and areas by increasing the hours of play, clearly defining access arrangements, and delivering supporting infrastructure. Resolving these issues will be important as population growth increases the subscription on existing Council fields and generates other challenges such as traffic and parking.



Key finding

Focus on increasing the quality of supporting infrastructure (e.g. toilets and change rooms) and the hours of play of Unley's existing sports fields with targeted investment and upgrades.

9.7.2 Court sports



What do the numbers say?

There is demand to 2050 in a high growth scenario for up to four additional outdoor sports courts. Additionally, the State Basketball Centre at the Adelaide Showground provides a number of indoor sports courts available for City of Unley residents.



What do the maps tell us?

Sports courts, particularly outdoor courts, are fairly well provided across the LGA. Future investment in outdoor courts should concentrate on areas that are currently less well provided. Indoor sports courts have access gaps in the East of the LGA, accentuated by a lack of East-West connections in the LGA which would enable easier access to facilities at the Adelaide Showgrounds. While there are a number of courts provided in the Adelaide Parklands, sports courts are generally preferred in a more local catchment to enable more casual, local play.



How suitable is our current infrastructure?

Some existing outdoor sports courts are ageing, and may not be suitable for all forms of use. Consider targeted upgrades in areas of the highest use, including catering for both Basketball / Netball and half-court play through appropriate line marking.



Key finding

Focus on increasing the provision of outdoor courts through targeted upgrades. Explore provision of an indoor facility in the East of the LGA, e.g. through future higher density development or the Keswick Barracks opportunity area, recognising the realistic land availability constraints across existing local open spaces, to meet a local need for indoor sports courts (e.g. two indoor courts).

PART THREE

WHAT DO WE NEED?

9.7.3 Net sports



What do the numbers say?

Tennis is very well provided (technically 'oversupplied' relative to population size) in the City of Unley, and no gaps are identified in provision to meet future population growth. There may, however, be opportunities to improve access to other net sports, such as Pickleball, which are growing in popularity. This is a quantitative finding about the number of courts relative to population, and does not diminish the case for renewal of ageing tennis assets. Consistent with Principle 2 (Build on what we've got), sufficiency of supply should be read alongside the condition, accessibility and quality of existing courts and associated clubroom facilities.



What do the maps tell us?

There is sufficient access to tennis courts across the LGA. No gaps are identified, with residents in the north able to access facilities in neighbouring LGAs, including within the Adelaide Park Lands.



How suitable is our current infrastructure?

Some existing tennis court infrastructure is ageing. Council should consider enhancing the multi-use of tennis courts to cater for changing demand patterns, including for alternative net-based sports such as Pickleball and Badminton.



Key finding

With tennis sufficiently supplied in the LGA, Council should focus on enhancing access to emerging forms of net sports – including Pickleball – in the LGA. Council should also continue to support renewal of existing tennis assets through the asset renewal plan described in Key move 3.

9.7.4 Playgrounds and skate parks



What do the numbers say?

There is a need for one additional skate park in a high growth scenario to 2050. Playgrounds are well provided for in the LGA in terms of local access. A number of these are of a district / regional scale, such as the recently upgraded Heywood park playground, which satisfy benchmarking requirements for these scales.



What do the maps tell us?

Playground provision is generally good, although there are some areas that are currently underserved within 500m – although more than 95% of residents are within 1 kilometre of playground uses. There are a number of district and regional play spaces. Skate Parks are well distributed, although access for residents in Unley and Parkside is somewhat more limited due to distances to Forestville and Ridge Park. For young people, who rely on public transport or walking / cycling, enhancing access to youth-focused infrastructure is important to instill a sense of independence.



How suitable is our current infrastructure?

Playgrounds are generally considered to be high quality in the City of Unley, with significant investment by Council in previous years. Continuing to maintain and enhance existing infrastructure will be important to meet community needs as the population grows.

PART THREE

WHAT DO WE NEED?



Key finding

Rather than requiring significant investment in new playgrounds, the priority is ensuring local access for future children living in higher density areas and lifting the inclusion standard across the existing network. All playgrounds should aim to be inclusive, with universal design and accessibility embedded, and there is an opportunity to deliver a district-quality inclusive play experience. Unley does have skate facilities, but their quality and contemporary suitability are limited — the need is for upgraded, higher-quality, more contemporary and inclusive youth recreation spaces rather than additional facilities per se. With a shift to apartment living for families, encouraging private development to incorporate play opportunities within buildings is also important for child development and wellbeing.



PART THREE

WHAT DO WE NEED?

9.7.5 Aquatic



What do the numbers say?

The Unley Swimming Centre, located at Ethel Street, Forestville (postcode 5061), is the City of Unley's primary aquatic infrastructure asset. Originally opened in October 1962 and comprehensively refurbished in 2003–04, the Centre operates the longest outdoor pool season of any metropolitan Adelaide facility — a nine-month season running from September through to the end of May, comprising 32 weeks of normal operating hours and four weeks of reduced hours.

The Swimming Centre has recorded strong and consistent patronage over its operating history. Since September 2006, 1,762,374 visitors have utilised the facility, with an average of 92,757 visitors per season. In 2024/25, during an extended 13-month season (including an ORSR partnership arrangement) the Centre recorded its highest-ever annual visitation of 132,793.

In 2024/25, membership holders accounted for 44% of total visitation, casual visitors for 34%, and program participants for 22%. Postcode data collected during the winter extension period confirms that the Centre's primary catchment is firmly within the City of Unley and immediately adjacent suburbs, with the highest visitation from postcodes 5034, 5061, and 5062.

In 2023, the SA Office for Recreation, Sport and Racing (ORSR) approached the City of Unley to provide outdoor aquatic space during the winter months to accommodate swimmers displaced by the rebuild of the Adelaide Aquatic Centre. The arrangement ran across two phases: August–September 2024 (Phase 1) and May–September 2025 (Phase 3), with normal Centre operations occurring in between (Phase 2: September 2024–May 2025).

Community feedback during the extended season was overwhelmingly positive, with recurring themes centred on the mental health benefits of year-round outdoor aquatic access and the strong sense of community fostered at the Centre. Letters of support were received from patrons advocating for

future extended season considerations.

The extended season data provides a valuable evidence base for future service planning at the Unley Swimming Centre, including assessment of the viability of year-round operations, cost benchmarking, and catchment analysis.

According to quantitative benchmarking, only one facility is required to meet population needs in the City of Unley. The focus of future planning should be on annual and daily demand trends, with potential overcrowding experienced at key times of day during population growth if not managed effectively.



What do the maps tell us?

The existing aquatic centre is located in the North West of the LGA and is somewhat limited for access by residents in other parts of the LGA. Increasing parking and public transport/active transport access east–west for residents would enhance its use.



How suitable is our current infrastructure?

High operating costs and seasonal staffing shortages for the Unley Swimming Centre limits potential. Potential to embed energy transition upgrades through heat pumps, solar expansion, and smart metering have the potential to improve financial sustainability and climate performance, albeit with some upfront capital costs.



Key finding

Extremely strong patronage and community support for the Unley Swimming Centre, along with demonstrated financial resilience with an extended season. There is an opportunity to formalise the centre's role as a health and wellbeing hub, not just a pool, and provide more space for related wellness activities and redeveloped meetings rooms to support community education and dry-land programs.

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WHAT DO WE NEED?

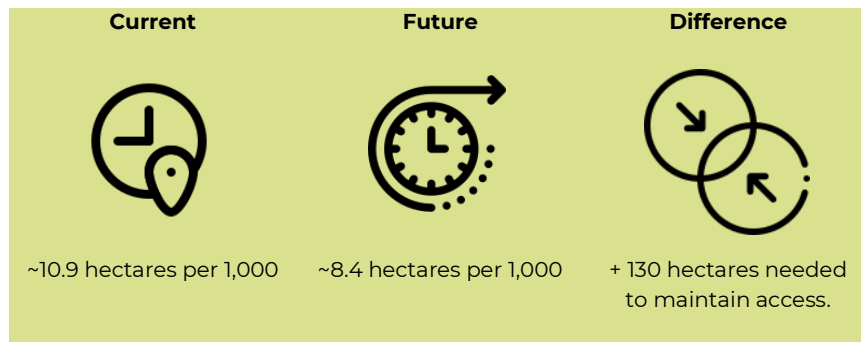
9.8 Open space



What do the numbers say?

The City of Unley, across all of its local, district, and regional open spaces and sports fields, has more than 436 ha of open space. This results in a current ratio of 10.9ha per 1,000 residents, which is well in excess of minimum provision standards applied in the industry. This indicates that a focus on improving the quality and usability of existing spaces is more important than providing additional open spaces.

To maintain current levels of provision in a high growth population scenario, an additional 130ha would be required. This would be very difficult to achieve given land supply considerations, and corresponds to the existing high provision relative to population size. Focusing on improving the quality of existing spaces, and targeted provision of smaller pocket parks in high density areas of the LGA, would contribute to maintaining current levels of provision into the future.



What do the maps tell us?

The City of Unley is supported by a generally strong and well-distributed network of local parks and open spaces, generally good distribution across the LGA. Across much of the central and northern areas of the LGA, including

Unley, Goodwood, Hyde Park, Wayville and Parkside, residents benefit from frequent access to small neighbourhood parks within a 500m catchment. These areas are characterised by overlapping catchments, reflecting fine-grain open space network embedded within established residential neighbourhoods.

Nature-based recreation is strongly supplied by the State. Shepherds Hill Recreation Park, Sturt Gorge Recreation Park, Belair National Park and Glenithorne National Park-Ityamaitpinna Yarta provide extensive bushland, trail and passive recreation opportunities to the south of Unley. These are large-format State-managed assets that complement, rather than compete with, Unley's urban parks and reserves network.



How suitable is our current infrastructure?

Stakeholder engagement conducted for this project identified the following:

- Opportunities to improve climate resilience through expanding stormwater harvesting and re-use
- Exploring expansion or replication of community gardens to meet consistent levels of demand.

Land availability limits delivery of new open spaces, requiring reliance on smaller parks delivered as part of new infill development or capitalising on areas of vacant or underutilised land for pocket parks.



Key finding

Unley currently has a strong and well-distributed open space network, with provision well above industry minimums at 10.9ha per 1,000 residents. However, under future growth this would fall to around 8.4ha per 1,000 residents, and because securing an additional 130ha is unlikely, the priority should shift to improving the quality, resilience and local accessibility of existing parks, with targeted pocket parks and community garden opportunities in higher-density areas. Strengthening connectivity to the Adelaide Park Lands is also a strategic priority, given their proximity and high use by Unley residents.

PART THREE

WHAT DO WE NEED?

10.0 SUMMARY CHALLENGES AND OPPORTUNITIES



An ageing population and more people living alone

Unley's older age profile, high proportion of lone person households and growing reliance on shared community infrastructure mean there is a strong need for age-friendly, inclusive and socially connective places that support ageing in place and reduce isolation.



Health, wellbeing and youth connection need a stronger place-based response

Despite generally positive outcomes, the health outcomes analysis identifies ongoing issues around loneliness, mental health, low physical activity and youth face-to-face connection. This creates a clear opportunity for more welcoming local spaces, informal gathering places and dedicated youth-oriented infrastructure.



Higher-density growth and reduced private open space

As infill and apartment living increase, more residents will depend on public parks, streetscapes, libraries and community facilities for recreation, daily activity and social connection, creating pressure to deliver more walkable, multipurpose local infrastructure.



A strong existing network, but uneven access

Unley is comparatively well provided with community, cultural, library, sport and open space assets. However, there is some unevenness in access and east-west movement remains a barrier to reaching some facilities.



Libraries and community centres are strengths that can do more

These facilities are well used and well regarded, but they face growing demand, fixed footprints and access constraints. There is an opportunity to expand their role through reconfiguration, outreach, co-location and more flexible



study, meeting and lounge spaces.

Creative infrastructure is strong, but production space is thin

Unley has a solid network of arts and cultural facilities, yet much of it is weighted toward presentation rather than creation. The opportunity is to round out the offer with affordable “messy spaces”, artist workspaces and upgraded creative hubs.



Sport and recreation are well supplied, but peak pressure and facility gaps remain

While the city is broadly well served, growth will increase pressure on existing ovals and courts, especially at peak times. Opportunities include better supporting infrastructure, shared-use management, more hours of play, additional outdoor courts and a new indoor recreation offer.



Unley's regional location is a major advantage

Because Unley sits within a wider inner-metropolitan network of libraries, cultural venues, sport facilities and major parks, it does not need to duplicate everything. The opportunity is to focus on distinctiveness, local accessibility, co-location and partnership, while leveraging surrounding regional infrastructure.



Climate resilience and digital capability are now core infrastructure issues

Future facilities and open spaces will need to perform better in hotter conditions and support more digitally enabled services. This opens opportunities around stormwater reuse, greening, energy upgrades, smart systems and digitally inclusive community spaces.

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11.0 GUIDING PRINCIPLES AND VISION

Vision

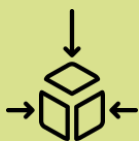
The City of Unley in 2050 has a thriving network of high-quality facilities, spaces and places to connect, work, learn, create and play. Our shared spaces are safe, welcoming and fit for all — from the young to the elderly. They are vibrant, multipurpose and adaptable, and respond to the needs of our growing community.

Principles



Principle 1 Living locally

Prioritise community infrastructure that is walkable, well-connected and embedded in the heart of neighbourhoods so all residents can access everyday services, recreation and social connection close to home.



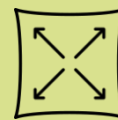
Principle 2 Build on what we've got

Focus investment on upgrading, adapting and intensifying the performance of existing assets before pursuing new standalone facilities. The City of Unley has well performing assets with room for enhancement to meet future population needs.



Principle 3 Design for all ages and abilities

Ensure all community infrastructure supports ageing in place, universal access and intergenerational use. These should include digitally enabled places that can support both in-



Principle 4 Make places flexible and multipurpose

Support co-location, shared use and adaptable design so facilities can respond to changing demand, diverse user groups and higher-density living over time.



Principle 5 Strengthen health, wellbeing and social connection

Use community infrastructure to reduce isolation, support mental wellbeing, encourage everyday physical activity and provide welcoming places for residents across all life stages.



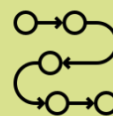
Principle 6 Embedding resilience

Plan facilities and open spaces as climate-responsive, shaded, sustainable and resilient assets that respond to future environmental conditions.



Principle 7 Enhance what makes Unley special

Invest in distinctive local community, cultural and civic infrastructure that reflects Unley's village character, while avoiding duplication of facility types already well supplied in the broader metropolitan catchment. This includes Unley's built heritage which is central to its character and cultural and visitor appeal.



Principle 8 Sequence delivery with growth

Use clear priorities, partnerships and population triggers to ensure infrastructure investment keeps pace with infill

person and hybrid community life, and universal design principles, including dementia-enabling features, so that people living with cognitive change and their carers can continue to use community facilities.

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growth rather than lagging behind it.

12.0 DELIVERY STRATEGIES

The delivery strategies propose guiding directions for planning infrastructure to respond to the vision, principles, and challenges identified for the City of Unley

Consolidate and enhance existing infrastructure to vibrant community hubs through co-location to create destinations for connecting, learning, socialising and creating.

Community and cultural facilities, and open space and recreation, should be designed as destinations – not just services. Embedding destination approaches into the design of new facilities, and identifying opportunities in renewal of existing infrastructure, will create lingering places for connecting, learning, socialising, and creating. Specifically, Council should invest in spaces for the community to meet that are informal and casual. These spaces can be partnered with learning and work hubs, or creative uses such as workshops, gallery space, or performance venues. Co-locating different types of destination space can encourage the community to linger and interact, driving social cohesion and connection across the diverse people of Unley.

Leverage Council-owned land to deliver broader community benefit

Council-owned land represents a critical lever to secure long-term community outcomes as Unley continues to grow. Strategic use of these assets can support the integration of community facilities with affordable housing for key workers, creative workers, and community service providers, ensuring essential services remain embedded within the LGA. As renewal and revitalisation of centres drives up residential and commercial rents, there is an increasing risk that the very workers and organisations that sustain community life are priced out. Proactively planning for mixed-use, community-focused outcomes on Council land can help mitigate displacement, support workforce retention, and maintain social diversity as the city evolves.

Renew Unley's existing community infrastructure network to efficiently support population growth

Renewal of the existing community infrastructure network will need to focus on efficient, cost-effective responses to growing community need. For example, there may be opportunities to refurbish older, existing facilities that have a single user group, to make them accessible to a broader range of users. To facilitate renewal of facilities and spaces in the context of population growth and limited funding, Council can seek to explore shared use models, partnerships with community service providers and the private sector, and models that take account of new development to deliver new community infrastructure. Undertaking an asset upgrade strategy will help guide this process. Incorporate significant opportunities for codesign and input by the community to ensure that renewal meets local community needs.

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Leverage all opportunities through strategic partnership and collaboration

Adapting to changing community needs also means proactively planning for the delivery of infrastructure in growth areas, as these come online. Council should undertake internal strategy and policy development to proactively manage growth and identify opportunities for strategic partnership with landholders and developers. Strategic opportunities to partner and collaborate with state agencies, community service providers, and local community groups will be important to maximise opportunities to provide community infrastructure and ensure existing networks are well utilised and of a high quality.

Focus on quality, accessibility and governance—not just supply of community infrastructure

Meeting future community need is not solely about delivering more infrastructure, but about improving how existing and new spaces function. Priority should be given to enhancing access to and connections between community facilities and open spaces, ensuring they are easy to reach, inclusive, and safe to use. Increasing the hours of operation and play capacity of existing assets can unlock significant additional value without major capital investment. Strong governance models are essential to support this approach, enabling shared use, extended hours, partnerships, and flexible programming that maximises usability while maintaining asset quality. A quality-led approach will ensure infrastructure works harder for the community and delivers lasting social benefit.

Create a network that adapts to community needs

New infrastructure projects should be prioritised to address the areas of greatest community need. Investment should focus on maximising the resolution of identified service and provision gaps, while ensuring long-term financial and social sustainability. Community infrastructure should be inclusive, adaptable and designed to meet changing community needs over time.

Delivery priorities should be guided by best-practice community infrastructure planning principles, of which this Plan forms one component. Council should also establish processes to monitor the performance of the community infrastructure network against social sustainability outcomes. Key metrics should be tracked over time to assess whether facilities and services are meeting community needs and to enable proactive adjustments where required.

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13.0 KEY MOVES

The key moves translate the vision, guiding principles and delivery strategies into a set of priority directions for Council over the life of this Plan. They respond directly to the challenges and opportunities identified in Part Three, and set the agenda for the more detailed actions, sequencing and funding advice contained in the supporting Implementation Plan (internal).

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Key move 1 – Consolidate and strengthen Unley’s community hubs

Unley’s existing community, civic, library and cultural assets represent a significant investment and a strong platform for the future. Rather than pursuing new standalone facilities, the focus should be on consolidating activity around a small number of well-located, well-connected community hubs. Concentrating services such as community centres, childcare, service providers and sport and recreation assets creates a community binder – strengthening interaction and cohesion.

In pursuing co-location, Council will safeguard the distinct role community centres play in community development. Exhibition feedback highlighted that incidental connection, participation and volunteering can be diluted where community development functions are combined with transactional service delivery. Hub design and operating models should therefore be informed by feedback from users, volunteers and hirers, within a consistent network-wide operating framework. The social value of a community facility also depends on the experience of using it, and operating models should consider how a welcoming presence is provided at community centres and libraries.

A priority may be consolidating the Unley 'heart' into an integrated destination that brings together civic, library, community, creative and open space uses. Council may explore opportunities such as shared operational models and precinct coordination to ensure programming, bookings and activation are aligned.

Where community floorspace is genuinely underutilised or duplicates nearby provision, Council may consider rationalisation to release value for higher-performing, better-located community and creative space. Any such change would be informed by engagement with affected users, hirers and volunteers.





Key move 2 – Broaden access to library, lounge, learning and meeting functions to accommodate new ways of working

Unley's library offer is a major strength, but population growth and higher-density living will place increasing pressure on existing facilities. Council should extend library-style functions, including informal lounge areas, study and meeting spaces, digital access and flexible programming, into appropriately located community centres, particularly in growth areas and locations with limited access to district-level facilities. Outreach, mobile and digital services should complement the physical network, consistent with the Living Locally principle.

Council should prioritise improving the capacity and flexibility of existing facilities through reconfiguration, adaptable room layouts and extended opening hours, rather than constructing new standalone buildings. Where rooms are regularly unused, Council should review operating hours and explore models in which revenue from paid programming helps subsidise affordable or free community access.

Community facilities could also support local enterprise by accommodating co-working, business workshops, training, networking, maker activities and industry forums, including during evenings and other underused periods. Council should explore leasing or licensing suitable existing assets for these purposes.

Physical upgrades should be supported by reliable connectivity, bookable digital facilities and hybrid participation options consistent with Digital Unley. Where mobile or broadband coverage is inadequate, Council should advocate to carriers and the State Government, recognising digital connectivity as an essential service, amenity and safety consideration..

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Key move 3 – Create an asset renewal plan for existing facilities

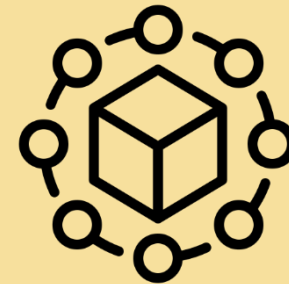
Ageing buildings, inconsistent opening hours and accessibility barriers reduce the fitness for purpose of Unley's community facility network. Many community centres were not designed as multipurpose facilities, which further limits their flexibility and use.

Council should continue to develop, maintain and evolve its Asset Management Plan, treating the renewal and upgrade of community facilities as a major strategic priority, with staged investment that allows facilities to remain operational while being upgraded, reconfigured or redeveloped. Mixed-use and co-location models should also be considered where they improve viability and community benefit, provided community functions remain prominent and accessible.

The asset renewal plan should include Council-owned community and sporting buildings occupied by clubs and community organisations under lease or licence. It should set out a forward renewal program and incorporate relevant facility proposals and budget submissions prepared by tenant organisations.

Renewal projects should be informed by feedback from users, volunteers and local communities to ensure spaces respond to local needs, within a consistent network-wide operating framework. Designs should use durable, fit-for-purpose materials and address practical requirements such as independently accessible amenities, public toilets at high-use reserves, natural light in creative spaces and improved accessibility. Upgrades and improvements should also apply universal design principles, including dementia-enabling features.

Investment in major precincts should not come at the expense of smaller, volunteer-run facilities. Council should establish a clear co-funding pathway for upgrade and replacement projects that combines Council grants, State Government funding and contributions from clubs or community organisations.





Key move 4 – Build a stronger youth, wellbeing and inclusion offer through the community infrastructure network

Unley's infrastructure network has an important role to play in supporting mental wellbeing, reducing isolation, and strengthening youth connection.

It is suggested that Council explore a range of delivery options rather than committing to a single model — including co-location with existing community centres, integration with upgrades to recreation and aquatic facilities, or partnership with youth-serving organisations on a semi-permanent or trial basis. Designing with young people is strongly recommended to shape the location, programming and identity of the space.

Whichever delivery pathway is pursued, the youth offer should be positioned so that it supports safe in-person social interaction, links easily to open space and active transport, and is legible as a space designed with and for young people.

Affordability of participation is also a determinant of access. While Unley is a comparatively advantaged area, the demographic analysis identifies localised pockets of disadvantage, and cost was raised during public exhibition as a barrier to using community facilities and programs. Council should have regard to fee structures, subsidised or no-cost programming, and the location of inclusive programming where need is concentrated, so that the network supports participation across the full range of household circumstances.

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Key move 5 – Strengthening creative and cultural production capacity

Unley has an established cultural and creative base, but the analysis indicates an opportunity to broaden the offer beyond traditional presentation-focused infrastructure. Artists, makers and creative enterprises have limited access to affordable workspace, while rising rents across the inner metropolitan area increase the risk of displacement.

Council will complement existing presentation facilities with a more deliberate offer of affordable production, maker and rehearsal space — the “messy” side of creative practice. Council will focus on embedding these uses into upgrades of existing community and cultural facilities, leveraging underutilised or transitioning Council-owned buildings, and considering subsidised lease arrangements where appropriate.

Creative placemaking, pop-up activations and programmed uses of public space are recommended as lower-cost complements to built infrastructure, helping to activate centres and corridors and reinforce Unley’s distinctive village character.

Unley’s built heritage and local history are part of the creative and cultural offer rather than separate from it. Opportunities to link heritage places with programming, interpretation, the Museum and festivals should be pursued, consistent with Council’s heritage conservation role.





Key move 6 – Invest in quality, diversity and resilience of sport and recreation assets

Sport and recreation are generally well supplied in Unley, but population growth, changing participation trends and peak-time pressure are creating gaps in court provision, sportsfield capacity and supporting amenities. Council should consider new or expanded indoor recreation provision, preferably co-located with existing community, recreation or open space assets, and explore opportunities to incorporate local-scale facilities into future development and redevelopment sites.

The aquatic centre could be strengthened as a broader health and wellbeing hub, with additional space for wellness activities, community education, meetings and dry-land programs. This could occur through expansion of the existing site or redevelopment in another location, such as the Adelaide Showgrounds as it evolves into a regional recreation hub.

For existing ovals, courts and clubrooms, investment should focus on increasing hours of play and participation through shared-use arrangements, inclusive change facilities, improved lighting and surfaces, and stronger governance and booking systems. Regional strategies and partnerships with neighbouring councils and State agencies will also be important in meeting higher-order sporting needs. Where playing surface renewal and clubroom upgrades compete for funding, sequencing should balance continuity of core sporting activity with Council's objective of creating more flexible, multipurpose facilities, recognising that the level of Council asset responsibility and prioritisation may differ depending on leasing arrangement and asset type.

PART FOUR

THE PLAN

Key move 7 – Lead, advocate and partner to secure broader community benefit

Council should strengthen advocacy and partnerships with the State Government, neighbouring councils, education providers, major landholders and service organisations to influence the delivery of regional community, recreation and open space infrastructure. This should include advocacy for the future use of State-owned land, such as opportunities associated with Keswick Barracks, and collaboration with the City of Adelaide regarding the Adelaide Park Lands.

Planning agreements, developer partnerships and collaboration with community housing providers and State agencies should be used to help fund and deliver infrastructure alongside new development. Joint-use agreements with schools, sporting and cultural organisations, and community service providers can also expand access to ovals, courts, practice facilities and community spaces without significant new capital investment.

Council-owned land should be used strategically to secure long-term community benefit. When renewing or redeveloping community assets, Council should explore integrated models that combine community facilities with affordable or key worker housing, service-provider space and, where appropriate, commercial or market housing uses that support financial viability.

A clear framework for partnership, governance and staging should guide these opportunities, including shared-use arrangements, defined roles, coordination with delivery partners and population or demand triggers for major investment.





Key move 8 – Improve accessibility, connectivity, and east-west movement

Planning for an effective, equitable community infrastructure network means considering how people reach and use infrastructure, not just where facilities are located. The existing network is broadly well provided but access is uneven, and a current lack of easily accessible east-west movement, in particular, remains a barrier to reaching some facilities.

Council will focus on improving walking and cycling connections to community hubs, libraries, open space and sporting facilities; upgrading public realm, wayfinding and passive surveillance around key assets; and ensuring all renewal and new provision meets universal design standards consistent with the Disability Access and Inclusion Plan.

Where east-west connectivity is a barrier, the response may combine physical upgrades to walking and cycling routes, with programming and outreach that extends the reach of existing facilities.

This move is particularly important in the context of ageing, higher-density living and the reliance many residents place on nearby shared spaces for recreation and connection.

PART FOUR

THE PLAN

Key move 9 – Embed resilience and sustainability

Future facilities and open spaces will need to perform in hotter conditions and operate more efficiently.

Council will adopt consistent expectations for all community infrastructure projects in relation to greening and shade, water sensitive design, energy and emissions performance, and climate-ready materials and detailing. Open spaces will be progressively upgraded as cool, shaded, resilient places that can be used comfortably across more hours and more days of the year.

Sustaining canopy cover and cool, usable open space in hotter and drier conditions depends on a reliable water source. Council should pursue access to non-potable or recycled water for irrigation of open space and street trees, recognising that shade and greening outcomes cannot be maintained through design measures alone.





Key move 10 – Adopt a governance, monitoring and sequencing framework to match infrastructure delivery with growth

Delivering the vision requires clear governance, sequencing and monitoring to ensure infrastructure keeps pace with infill growth and existing assets continue to perform. The

Implementation Plan should establish priorities, population and development triggers, and staged delivery pathways aligned with Council’s long-term financial plan and rating strategy. Investment should also be distributed equitably across the LGA, balancing the civic centre precinct with renewal in areas where facility condition and access are poorest.

Governance arrangements for co-located and shared facilities should support extended opening hours, coordinated bookings and flexible programming. Council should also establish an ongoing monitoring framework covering utilisation, accessibility, user experience and equity, as well as broader social outcomes such as volunteering, community-led activity, diversity of users and sense of belonging.

Improved digital systems for tracking bookings, community hire and facility performance will be essential to addressing current data gaps. This information should be used to regularly review priorities and adapt delivery so that community infrastructure planning remains proactive, evidence-based and responsive to growth and changing need.

PART FOUR

THE PLAN

14.0 IMPLEMENTING THIS PLAN

To implement this Community Infrastructure Plan, Council will consider its priority actions and plans for delivery. This includes through the delivery strategies, which may include direct investment through capital works budgets, delivery through development agreements in areas where urban renewal is occurring, and through innovative models like shared use agreements with other government and non-government organisations.

The key will be confirming the priorities to be delivered within the next decade – as per capital works budget timeframes – and priorities to be delivered over the medium to longer term.

As part of implementing this Plan, there will be:

1. **Supporting internal implementation plan** guiding how to embed the Community Infrastructure Plan into Council's asset renewal and property strategies, and other systems and process improvements. This Implementation Plan will be updated at 3–5-year intervals to ensure that the plan is responsive to the latest conditions and changes in baseline community needs.
2. **Long-term evaluation and monitoring of community assets will be undertaken at 6–12 month intervals to track changes in user base over time.** Evaluation should focus on data collection techniques, including both the digitization of existing systems and targeted engagement, to ensure proactive management of changing community needs. This evaluation should focus on gauging the capacity of existing facilities to meet current community demand and expectations, and to identify opportunities to enhance capacity as needs arise. Where possible, monitoring will be integrated into booking systems to enable cost-effective data generation and real-time tracking of user bookings, scheduling conflicts and demand patterns.

Through effective, ongoing and proactive implementation this Plan will continuously be reviewed and revised in line with ongoing community infrastructure priorities.





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Appendix A.

Strategic context review

South Australian Government strategies provide the overarching policy and investment framework that shapes local planning, guiding how councils align community infrastructure with statewide priorities for growth, liveability, sustainability and economic resilience, as set out by the South Australian Government.

South Australia's 20 Year State Infrastructure Strategy 2025  The South Australia's 20-Year State Infrastructure Strategy (2025) is Infrastructure SA's primary advisory document, providing independent, evidence-based advice to the South Australian Government on the planning, prioritisation, delivery and operation of infrastructure. Its purpose is to guide long-term infrastructure decisions that support economic growth, social wellbeing and environmental sustainability across the state. Building on the inaugural 2020 Strategy, the 2025 update responds to emerging challenges including climate change, decarbonisation, population growth, technological change and evolving community expectations. It establishes four key outcomes economic prosperity, liveability, sustainability and optimised impact, to guide infrastructure investment and governance to 2045, and underpins Infrastructure SA's broader advisory role, including capital planning,	Sport 2030  The Sport 2030 is the vision and the plan for sport and physical activity in Australia over the next 12 years to be delivered in partnership with Australia's sporting, physical activity, technology, education and corporate community. The priorities of the plan are: Build a more active Australia More Australians, more active, more often; Achieving sporting excellence - National pride, inspiration and motivation through international sporting success Safeguarding the integrity of sport — A fair, safe and strong sport sector free from corruption; and Strengthening Australia's sport industry — A thriving Australian sport and recreation industry.	The Value of Community Sport Infrastructure  In 2018, Sport Australia (formerly the Australian Sports Commission) commissioned a report to quantify the value of community sport infrastructure. Sport is synonymous with the Australian culture and psyche. As a nation we intuitively understand its benefits, with this report articulating fiscal values. Community Sport Infrastructure is valued at \$16.2 billion to Australia. Summary of key impacts of sporting infrastructure includes: Economic Impacts - The economic value of community sport infrastructure has been estimated at \$6.3 billion. Employment of approximately 57,000 people (equating to 33,900 full time positions) related directly to community sport infrastructure. Volunteers were estimated to contribute \$1.3 billion annually to the economy. Health Impacts – The health value of community sport
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The South Australia's 20-Year State



Infrastructure Strategy (2025) is Infrastructure SA's primary advisory document, providing independent, evidence-based advice to the South Australian Government on the planning, prioritisation, delivery and operation of infrastructure. Its purpose is to guide long-term infrastructure decisions that support economic growth, social wellbeing and environmental sustainability across the state.

Building on the inaugural 2020 Strategy, the 2025 update responds to emerging challenges including climate change, decarbonisation, population growth, technological change and evolving community expectations. It establishes four key outcomes – economic prosperity, liveability, sustainability and optimised impact, to guide infrastructure investment and governance to 2045, and underpins Infrastructure SA's broader advisory role, including capital planning,

SPORT 2030

PARTICIPATION
PERFORMANCE
INTEGRITY
INDUSTRY

The Sport 2030 is the vision and the plan for sport and physical activity in Australia over the next 12 years to be delivered in partnership with Australia's sporting,

physical activity,
technology, education
and corporate
community.

The priorities of the plan are: Build a more active Australia More Australians, more active, more often;

Achieving sporting excellence - National pride, inspiration and motivation through international sporting success

Safeguarding the integrity of sport — A fair, safe and strong sport sector free from corruption; and

Strengthening Australia's sport industry — A thriving Australian sport and recreation industry.

The image shows the front cover of a report. The top half features a photograph of a basketball hoop and backboard against a light-colored wall. Below the photo, the KPMG logo is in the top left corner. The title 'The Value of Community Sport Infrastructure' is written in a large, elegant serif font. Below the title, the subtitle 'Investigating the value of community sport facilities to Australia' is in a smaller, sans-serif font. The bottom left corner contains the text '2014', 'Spring 2015', and the Australian Government Australian Sports Commission logo. The bottom right corner features a photograph of four young boys in blue soccer uniforms huddled together in a group hug.

In 2018, Sport Australia (formerly the Australian Sports Commission) commissioned a report to quantify the value of community sport infrastructure. Sport is synonymous with the Australian culture and psyche. As a nation we intuitively understand its benefits, with this report articulating fiscal values.

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Health Impacts – The health value of community sport

project assurance and ongoing policy advice.

The Strategy helps guide the City of Unley Community Infrastructure Plan outlining a coordinated roadmap to drive economic growth, liveability, sustainability, and value optimisation across the state.

Under Outcome 1 – Paving the way to prosperity, the focus is on enabling economic growth through prioritising common-user and energy infrastructure, advancing major water projects, improving freight and intermodal networks, and planning for future carbon capture, gas, and net zero fuel initiatives.

Outcome 2 – Liveable today, flourishing tomorrow centres on building resilient, inclusive communities by optimising health services, strengthening public and active transport, ensuring sustainable infrastructure funding for growth areas, and promoting decarbonisation through electric vehicle infrastructure and circular economy initiatives.

Outcome 3 – Shaping a sustainable future advances climate readiness and environmental stewardship by embedding sustainability and cultural values into business cases, decarbonising energy systems, and adopting lifecycle emissions management frameworks. Finally,

Outcome 4 – Elevating impact seeks to improve governance and accountability through a whole-of-government asset management framework, independent performance assurance, transparent investment pipelines, and modernised procurement and delivery models to maximise economic, environmental, and social outcomes.

infrastructure is estimated to be \$4.9 billion. Health benefits across the community include:

A lower risk of being affected by chronic diseases such as cancers, dementia, diabetes and cardiovascular disease.

Greater Adelaide Regional Plan



The Greater Adelaide Regional Plan (the Plan) outlines the long-term vision for the development and growth of Greater Adelaide through to 2051. It provides a strategic framework for government, businesses, industries, and not-for-profit organisations to plan for population

growth, housing, jobs, transport, and environmental conservation. The Plan aims to:

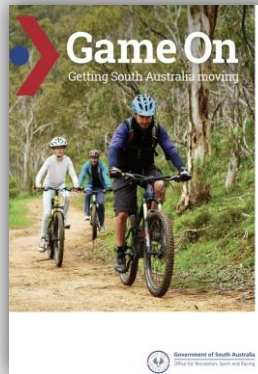
Accommodate an additional 670,000 residents, 315,000 homes, and 254,000 jobs across the region,

Focuses on sustainable living, climate adaptation, housing diversity, and transport integration. It includes a detailed vision of where future housing, employment, and infrastructure will be located, ensuring the region remains liveable, connected, and environmentally sustainable.

The Plan helps guide the City of Unley Community Infrastructure Plan in ensuring that:

- It establishes the population, housing and employment growth pressures that Unley must accommodate. Frames the need for additional schools, health centres, libraries, recreation facilities, and open space within

Game On: Getting South Australia Moving



The South Australian Government's Game on: Getting South Australia moving initiative identifies that better physical and mental health and happier communities are some of the more positive impacts on a society when people engage in physical activity. Game on reinforces the benefits

identified in both studies and further recognises that the benefits of physical activity (of which football is a key participation sport in South Australia with 12.96% of the population participating) include developing a sense of purpose and value, a better quality of life, reduced stress and stronger relationships and social connectedness.

South Australian Regional Level Recreation And Sport Facilities Planning Guidelines



The objective of the South Australian Regional Level Recreation and Sport Facilities Planning Guidelines is to provide a platform for improved planning and decision making, which will ultimately provide South Australians with better places to play and encourage greater participation in sport and

recreation. The overriding challenge for sport and all levels of government is the ability to continue to provide and maintain major sport and recreation facilities to the level required by the community and sporting organisations.

These Guidelines are intended to support government, sport and regional stakeholders to appropriately scope, plan, design, budget and deliver a network of quality and sustainable regional level recreation and sports facilities across South Australia.

It outlines economic efficiencies regarding co-locating sports and other activities, sharing facilities, not duplicating facilities, and offering opportunities for expansion to accommodate participation, competition and events. All these factors will be considered when making recommendations in the Sport, Recreation and Open Space Strategy.

walkable neighbourhoods.

- Sets expectations for higher density infill in inner suburbs like Unley, requiring coordinated investment in active transport, public realm upgrades, and equitable access to community services.

The Southern Adelaide Tennis, Netball, Australian Football and Cricket Facilities



Strategy provides the strategic framework to guide the future development of the four sports across the region. The region includes the Cities of Onkaparinga, Unley, Marion, Holdfast Bay and Mitcham.

The Strategy aims to consider all aspects of sports provision, from

facilities to governance, competition structures, supporting diversity and building club capacity to ensure clubs are viable and sport remains strong across the Region. Strategic directions within this Strategy are set at the regional level, while allowing emerging opportunities to be harnessed at the local level. As priorities continue to evolve, the periodic monitoring and review of strategic directions will be vital.

Council Planning

Council planning provides the local strategic framework that guides land use, infrastructure delivery and community development, ensuring that future growth is aligned with local priorities for liveability, accessibility, sustainability and economic resilience.

Table 6: City of Unley- Local Strategic documents review

Towards 2050- Our New Community Plan



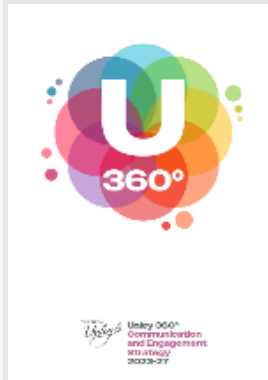
Towards 2050 outlines the City of Unley's long-term strategic vision, Towards 2050, which serves as a guiding framework for the city's future development.

It sets clear goals and objectives for building a connected, progressive, and resilient city, with a focus on key areas such as community engagement, sustainability, economic growth, and urban planning.

Through specific objectives, the Community Plan also highlights the importance of fostering a safe, healthy, and culturally rich community, while advancing environmental sustainability and economic vitality.

It aims to guide decision making and investment to create a thriving and sustainable city for future generations

Unley 360 Communication and Engagement Strategy (2023-2027)



The Unley 360 Strategy provides a framework for transparent and inclusive communication and consultation with the community. It aims to build trust, increase participation, and ensure diverse voices are represented in decision-making. For Unley, this strengthens accountability and ensures infrastructure projects reflect genuine community needs.

Unley Road and Public Realm Design Guidelines



The Guidelines set a long-term vision for revitalising Unley Road, a key arterial and community corridor. They provide principles for streetscape, greening, pedestrian amenity, and activation. For Unley, the document ensures the corridor evolves into a safe, attractive and functional space that supports retail and social life.

A Smart Plan for the City of Unley (2023-2027)



The Smart City Strategy sets the direction for Unley's digital transformation and integration of technology into service delivery, facilities and the public realm. Its role is to make Unley more efficient, liveable and competitive by embedding digital solutions into everyday operations. It is highly relevant to Unley because it redefines what community infrastructure means, expanding it to include digital infrastructure such as Wi-

Fi, sensors, online platforms, and data-driven decision-making systems.

Unley Parking Management Plan 2023-2033



Unley Parking Management Plan 2023-2033

The Parking Management Plan provides a framework for managing limited on-street and precinct parking across Unley. It balances the needs of residents,

businesses, and visitors while supporting sustainable transport. For Unley, this is critical as high car ownership competes with limited street space in a dense urban setting.

The City of Unley Walking and Cycling Plan (2022-2027)



The Walking and Cycling Plan provides a five-year action framework for active transport in Unley. It builds on the Integrated Transport Strategy, setting priorities for networks, crossings, bike

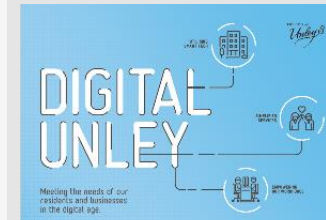
parking, and programs to increase walking and cycling uptake.

Disability Access and Inclusion Plan (2022-2026)



The DAIP provides Unley's framework for ensuring inclusivity across all Council services and facilities. It sets goals for universal design, accessibility, and equity in the built and public realm. For Unley, this is legally binding and socially essential, given 2,223 residents (5.9%) need daily assistance.

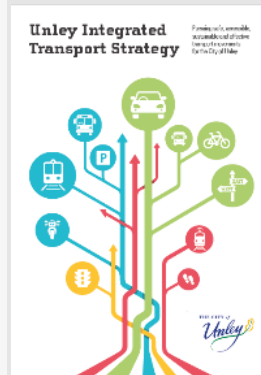
Digital Unley



Digital Unley sets the roadmap for the City's digital transformation. It focuses on digitising services, enabling smart technology, and enhancing digital inclusion. For Unley, this

strategy redefines "infrastructure" by expanding it to include digital platforms and networks as essential services for community life.

Integrated Transport Strategy



The Integrated Transport Strategy provides Unley with a holistic approach to mobility. It covers roads, parking, cycling, walking, and public transport, ensuring access and connectivity. For Unley, this is crucial given its dense character and reliance on sustainable modes to maintain liveability.

The City of Unley Living Young (2023-2027)



The Living Young Plan provides a framework for engaging, supporting, and empowering young people aged 12–25. It aims to improve youth participation, learning, wellbeing, and recreation. For Unley, the Plan ensures the voices of young people are integrated into service and infrastructure planning, making the city more attractive and inclusive for younger residents.

The City of Unley Living Well (2021-2025)

The Living Well Plan is Unley's Public Health and Wellbeing Plan under the SA Public Health Act 2011. It sets priorities across four key areas: an engaged community, healthy and active lifestyles, a safe community, and an inclusive community. It positions Council as a local health authority with responsibility for embedding wellbeing into services and the built environment. For Unley, the Plan links public health outcomes directly to the design and provision of facilities and spaces.

The City of Unley Community Land Management Plans Community Facilities (July 2025)



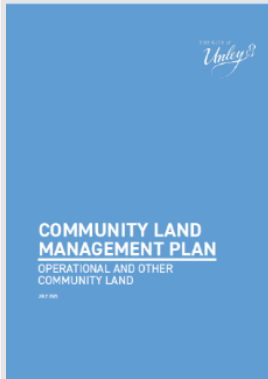
The Community Facilities CLMP sets the statutory and strategic framework for managing Unley's libraries, community centres, civic halls, and other Council-owned facilities. It ensures these buildings are maintained, adapted, and renewed to meet evolving community needs. For Unley, it is essential as it links asset management with the delivery of social outcomes.

Parks and Gardens (July 2025)



The Parks and Gardens CLMP provides the framework for the maintenance, renewal and enhancement of Unley's green open spaces, including playgrounds, reserves, and landscaped areas. For Unley, this is particularly important as access to green space is critical for liveability in a high-density inner-urban council

Operational and other Community Land (July 2025)



The Operational CLMP establishes the framework for managing miscellaneous parcels of Council-owned land, including depots, carparks, and small landholdings. Its role is to ensure these sites are used efficiently and contribute to community outcomes. In Unley's dense urban environment, every parcel of land is valuable, and this plan ensures operational assets can adapt to future needs.

Sport and Recreation (July 2025)



The Sport and Recreation CLMP provides the statutory framework for managing Unley's ovals, courts, and recreation reserves. It ensures sporting assets are safe, well-maintained, and aligned with community demand. For Unley, where land is limited and demand for active recreation is high, this plan plays a critical role in guiding priorities.

Waste Management and Resource Recovery Plan (2021-2025)



The Waste and Resource Recovery Plan sets Unley's approach to waste avoidance, recycling and landfill diversion. It establishes actions for sustainable waste services in a high-density community context.

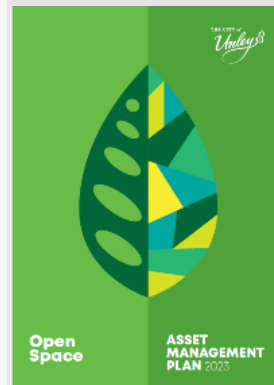
The Living City Open Space Strategy



The Open Space Strategy sets long-term directions for Unley's open space network to 2033. It recognises open space as a core part of liveability, health, and climate resilience. It guides how parks, gardens,

and the public realm are planned, upgraded, and connected. For Unley, this is particularly important as green space provision must keep pace with population growth in a dense inner metropolitan council.

The City of Unley Open Space Asset Management Plan (2023)



The Open Space Asset Management Plan provides lifecycle management for \$31.6M worth of open space assets. It ensures assets such as playgrounds, irrigation, lighting, and sporting facilities are maintained to agreed service levels. For Unley, this ensures financial sustainability while keeping open spaces safe, inclusive and functional.

Appendix B.

Benchmarking methodology

Methodology Note - Benchmarking for the City of Unley CIP

Prepared for
City of Unley

April 2026



Project director

Sean Perry

Revision	Revision date	Status	Authorised: Name & Signature	
V1	24 November 2025	For Exhibition	Sean Perry	

* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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1 Service benchmarks and standards

Benchmarks enable a quantitative assessment of social infrastructure provision based on a prescribed set of principles. The term 'benchmark' refers to the ratio of facility provision per population size, such as one library per 20,000-30,000 residents in a catchment.

Benchmarks provide guidance on best practice facilities provision across a specified typology, enabling an assessment of the quantum, size and distribution of facilities relative to a specified population size and geographic catchment. The assessment is used to inform the broader context and understanding of community needs across the LGA.

Benchmarks are not a one-size-fits all tool – they need to be applied with care as part of a broader strategic assessment and decision-making process. When undertaking the community needs analysis and applying the benchmarking standards through this study, relevant considerations are:

- Standards may not consider other community facilities that are owned or managed by Council (e.g. privately owned and/or operated)
- Standards do not take into account variations in population density and distribution of people within a geographic catchment, nor do they consider geographic barriers in access (e.g. major roads, distances between facilities), and
- Standards do not take into account the quality or level of utilisation of a facility, which are separately assessed.

1.1 Types of benchmarks

There are three different types of benchmarks used in this analysis:

1. **No. of facilities:** The primary, or traditional, form of benchmark, this metric identifies the raw number of new or additional facilities that will be required to meet the needs of a study area.
2. **Square metre (SQM) of floorspace:** This metric is useful in supplementing the No. of facilities benchmark and identifies the amount of floorspace required by a quantum of residents. In this study, this benchmark is used for library and community floorspace, there being available established benchmarks for these uses.
3. **Size of facility:** This benchmark further supplements the understanding of a facility requirement by identifying the benchmarked ideal size for that facility. For example, if the No. of facilities benchmark identifies a requirement for an additional 1 x community centre, the size of facility benchmark will outline how large that 1 x community centre should be to satisfy industry standards.

1.2 Benchmark source and local context

1.2.1 Benchmarking history – understanding best practice

There are three methodologies that can be employed to develop benchmarks. These are:

1. **Maintaining current or average provision:** dividing the number of existing facilities per head of population with the standard being maintenance of the existing level of provision. For example, dividing the overall SA state population by the number of fire stations would result in a benchmark of approximately 1 : 25,000 people. This can be referred to as the **Provision Maintenance** approach.



2. **Benchmarking against an ideal or target provision:** undertaking research into ideal provision ratios through complex service assessment and social research, or by benchmarking against exemplar neighbourhoods achieving a recognisably high level of demand. For example, Australian Social Research conducted deep service assessment to identify specific benchmarks for facilities based on an ideal access ratio which balances sufficient access with constraints such as usability and funding. This can be referred to as the **Optimal Provision** approach.
3. **Modelling based on likely demand against latent capacity:** this approach is often undertaken by state government agencies to project likely service needs for schools, hospitals, and emergency services. For example, if we know that 70% of 5-11-year-olds in an area attend a public primary school, then an increase of 100 5 -11 year olds will require provision of 70 places. This may either be absorbed into an existing school, achieved through expansion of a school, or through delivering a new school. This can be referred to as the **Service Capacity** approach.

There has been a long history of benchmark development in Australia, and a distinct lack of coordinated research or analysis into a consistent benchmark to be applied. The following table outlines some of the key documents that have formed best practice in South Australia (and more broadly, in Australia). A document is considered best practice if it is referenced consistently in local government community infrastructure planning, and by private social planners practicing in a consulting capacity.

Table 1: The development of best practice for social infrastructure benchmarking in NSW

Publication or policy name	Description and treatment by industry
Planning for Community Infrastructure in Growth Areas (Australian Social Research, 2008).	Funded and led by a number of government agencies and local councils in the outer suburbs of Melbourne, this once in a generation cross-governmental research paper set many of the leading standards and approaches to benchmarking social infrastructure across Australia. The parties forming the funding and steering committee included the Department of Human Services, Growth Areas Authority, Department of Planning and Community Development, Department of Education and Early Childhood Development, Wyndham City Council, City of Wittlesea, City of Casey, Hume City Council, and the Shire of Melton. Conducted by Australian Social Research, the report provided a comprehensive review of benchmarks and approaches and aimed to provide a consistent approach by the Growth Councils to the planning of Community Infrastructure through a recommended process for determining community infrastructure needs. Many of the benchmarks recommended for infrastructure types in this report have since been applied throughout other Australian states and territories, likely because of the completeness of the report and its transparent methodology for setting benchmarks. In the almost two decades since the release of that report, many benchmarks referenced or recommended are applied consistently by practitioners as industry best practice without reference to its original source, testament to its impact.



Publication or policy name	Description and treatment by industry
The People Places – A Guide for Public Library Buildings in New South Wales (State Library NSW, 2012).	The People Places guide developed by the State Library of NSW in 2012, now in webpage format and regularly updated, has been highly influential in guiding approaches to service provision for library infrastructure in NSW.
City of Sydney Development Contributions Plan 2015 – Community Facilities Planning Benchmarks Peer Review of Community Facilities Planning Benchmarks (Elton Consulting for City of Sydney, 2015).	The City of Sydney’s Community Facilities Planning has been influential in refining the benchmarks for key infrastructure items, both in terms of population based provision and typology and access ratios, and is widely referenced by other metropolitan and regional councils. In particular, the approach taken to benchmarking more multipurpose facilities and less hierarchy levels compared to a previous emphasis on four or more levels for libraries and community facilities has been particularly influential. The shift towards larger, more multipurpose facilities rather than a proliferation of smaller, less utilised venues remains best practice at time of writing.
Western Australia Community Infrastructure Guidelines (Parks and Leisure Australia – WA region (2020).	The Western Australia Community Infrastructure Guidelines provide a consistent framework for planning, funding, and delivering community facilities across WA. They outline how local governments and developers should assess community needs, determine appropriate levels of service, and ensure new development areas receive essential social infrastructure. These guidelines have been adopted nationally, particularly in relation to recreation asset benchmarking (for which they are often considered as representing best practice). It is further noted that the benchmarks provided are likely to be more similar to the code participation in South Australia for various field sports (e.g. an emphasis on AFL over Rugby Union/League) compared to NSW and Queensland.
Greater Adelaide Regional Plan	To facilitate early planning for social services and assets, the Plan states that responsible state agencies will prepare a set of social infrastructure benchmarks which will guide the future provision of infrastructure to growth areas. To be established by 2026, these benchmarks will be based on population thresholds for a defined growth area, land requirements and approximate costs for the delivery. Once developed, benchmarks will be maintained by the Growth and Infrastructure Coordination Unit (GICU) of the Department for Housing and Urban Development to ensure that more transparent infrastructure planning informs state, local and private planning processes.

1.2.2 Benchmarking approaches applied in Inner Adelaide Region

There are various approaches taken to benchmarking and planning for social infrastructure in City of Unley’s region. These include:

1. **Sellicks Beach Social Infrastructure Assessment:** prepared for the Department for Housing and Urban Development, this assessment published in August 2025 utilises a range of benchmarks and approaches from across Australia to assess infrastructure needs for a major growth area to the South of Adelaide. The report also utilises a mixture of quantitative and qualitative benchmarking, which is supported by best practice. The report confirms the use of a range of inter-state



benchmarks for social infrastructure needs assessment – noting the lack of specific SA benchmarks.

2. **City of Victor Harbor Social Infrastructure Assessment:** Prepared in February 2024, this Social Infrastructure Assessment undertakes a needs analysis and strategic plan for provision of social infrastructure in the City of Victor Harbor LGA. Prepared by Intermethod, who also prepared the Sellicks Beach assessment, the benchmarks utilised are consistent with best practice and draw from a range of national and interstate policies and precedents.
3. **City of Adelaide Community Infrastructure Planning:** City of Adelaide, as an outcome of the recent City Plan, is in the process of preparing a Community Infrastructure Planning Framework (forthcoming, not yet public). It is unclear what benchmarks or approaches will be undertaken in this policy.
4. **City of Charles Sturt – Open Space Strategy 2025 (August 2015):** the City of Charles Sturt Open Space Strategy applies a relatively standard approach to open space and recreation planning, utilising a combination of quantitative and qualitative methodologies. It is noted that the report does not explicitly state the particular hierarchy or typology of open space provision (e.g. the standards that apply to local, district, and regional spaces) and applies an outdated provision per head of population standard (i.e the 2.83ha benchmark which is no longer favoured in industry).

These benchmarks and approaches have been considered to ensure general alignment, where appropriate, with the benchmarks applied in the City of Unley Community Infrastructure Plan (CIP).

1.2.3 Proposed benchmarks

The following table outlines the proposed typology and benchmarks to be applied in the City of Unley CIP, along with the source and hierarchy.

Table 2: Proposed benchmarks

Category	Typology	Benchmark	Source	Hierarchy
Halls and community centres	District multipurpose community centre	1 : 20,000 residents Minimum 2,000sqm, aiming for 2,500sqm.	Source 2 Source 8	District
	Local community centre	1 : 8,000 residents, including: 2 2 x small meeting spaces (1-20 people) 3 1 small to medium meeting space (21-50 people) 4 1 large meeting space (101-200 people) 5 Youth space .	Source 2	Local



Category	Typology	Benchmark	Source	Hierarchy
	Community floorspace	80sqm per 1,000 residents	Source 3	Mixed
Specialised community spaces	Youth centre	1:30,000 – 60,000 residents	Source 2	Regional
Education and early years	Child care places	1 : 11 children aged 0-5 years old	Source 10	Local
	Pre school places	1 : 4 year old	Source 4	Local
	Out of School Hours Care (OSHC)	1 place : 6.25 children aged 6 to 12 years year old	Source 6	Local
	Public primary school	1 : 1.6 children aged 6-12 years old	Source 1	Local
	Public secondary school	1 : 1.6 children aged 12 – 17 years old	Source 1	District
Creative and cultural facilities	Practice	1 community practice space: 8,000 residents	Source 5	Local
	Presentation	1 community arts centre and performing arts facility: 40,000 residents	Source 5	Regional
	District library	1:20,000 residents (at least 1,200sqm)	Source 7	District
	Branch library	Application of the NSW Government Library Calculator	Source 7	Local
	Creative floorspace	20sqm : 1,000 residents	Source 3	Local
Health and housing	Hospital	1 : 500,000	Mecone; Source 2	Regional
	Local medical centre	1 : 25,000 residents	Mecone; Source 2	Local
	General practitioner	1:1,000 residents	Mecone	Local
	Aged care beds	High care nursing home: 40 beds:1,000 people aged 70yrs and over	Source 2	District



Category	Typology	Benchmark	Source	Hierarchy
		Low Care Seniors Living: 48 beds:1,000 people aged 70yrs and over		
Open space and recreation	Field sports	1 : 5,000* <i>*Potentially incorporating the below</i>	Source 12	Local
		1 senior sized AFL oval : 6,000-8,000	Source 12	Local
		1 diamond pitch : 10,000- 14,000	Source 12	District
		1 Rugby Union/League rectangular grass pitch : 20,000-50,000	Source 12	District
		1 rectangular grass soccer pitch : 4,800- 6,600	Source 12	Local
		1 cricket oval : 5,000- 8,000	Source 12	Local
		2 practice nets per 1,000 residents	Source 10	Local
	Aquatic centre (wet recreation centre)	1:150,000 residents	Source 12	Regional
	Skate park	1:10,000-25,000	Source 12	District
	Local indoor sports courts	1:6,000	Source 12	Local
	Indoor sports centre (dry recreation centre)	1:20-30,000	Source 12	District
	Dog park (off- leash)	1:50,000	Source 12	Regional
	Fitness stations	1:15,000	Source 12	Local
	Outdoor sports courts (basketball/netball – potentially incorporating pickleball use)	1:5,000	Source 12	Local



Category	Typology	Benchmark	Source	Hierarchy
	Tennis multi surface hard courts and grass	1 multi surface hard courts and grass courts : 15,000 – 30,000	Source 12	District
	Local park	0.5ha – 2ha of local open space within 400m of low density (<60 dwelling per hectare) or 200m of high density (>60 dwellings per hectare)	Source 11	Local
	District park	2-5ha district park accessible within 2km of all dwellings	Source 11	District
	LGA Wide/Regional park	>5ha regional park accessible for all residents within 5-10km from dwellings	Source 11	Regional
	Local play space	Included as an embellishment in local park	Source 11 Source 12	Local
	District play space	1:8,000 to 10,000	Source 12	District
	Regional play space	1:50,000 residents	Source 12	Regional

Source list:

Source 1: Based on the percentage of children in South Australia attending public primary and high schools compared to independent schools, as published by Department for Education 2025.

Source 2: Planning for Community Infrastructure in Growth Areas (Australian Social Research, 2008).

Source 3: City of Newcastle s7.11 Contributions Plan, referencing a review of other recent Council planning including by Wollongong City Council and Parramatta City Council.

Source 4: There is current government policy prioritising the provision of 1 preschool place for every eligible child.

Source 5: Mecone adapting Create NSW's Creative Infrastructure Strategy with applicable benchmarks sourced from various best practice documents, including Australian Social Research's study.

Source 6: based on National Usage rates in Australia of 16% all children accessing OSHC.

Source 7: State Library of NSW – Building Calculator (updated February 2025).

Source 8: City of Sydney Development Contributions Plan 2015 – Community Facilities Planning Benchmarks Peer Review of Community Facilities Planning Benchmarks, Elton Consulting for City of Sydney, 2015.



Source 9: WPCA Master Plan, Social Infrastructure Strategy for Bradfield City Authority (GHD, 2020).

Source 10: Child Care Subsidy data report – September quarter 2023 (Australian Government, Department of Education, 2024) - tailored to South Australian attendance rates.

Source 11: Draft Greener Places Design Guide and Planning Framework (Government Architect, 2021).

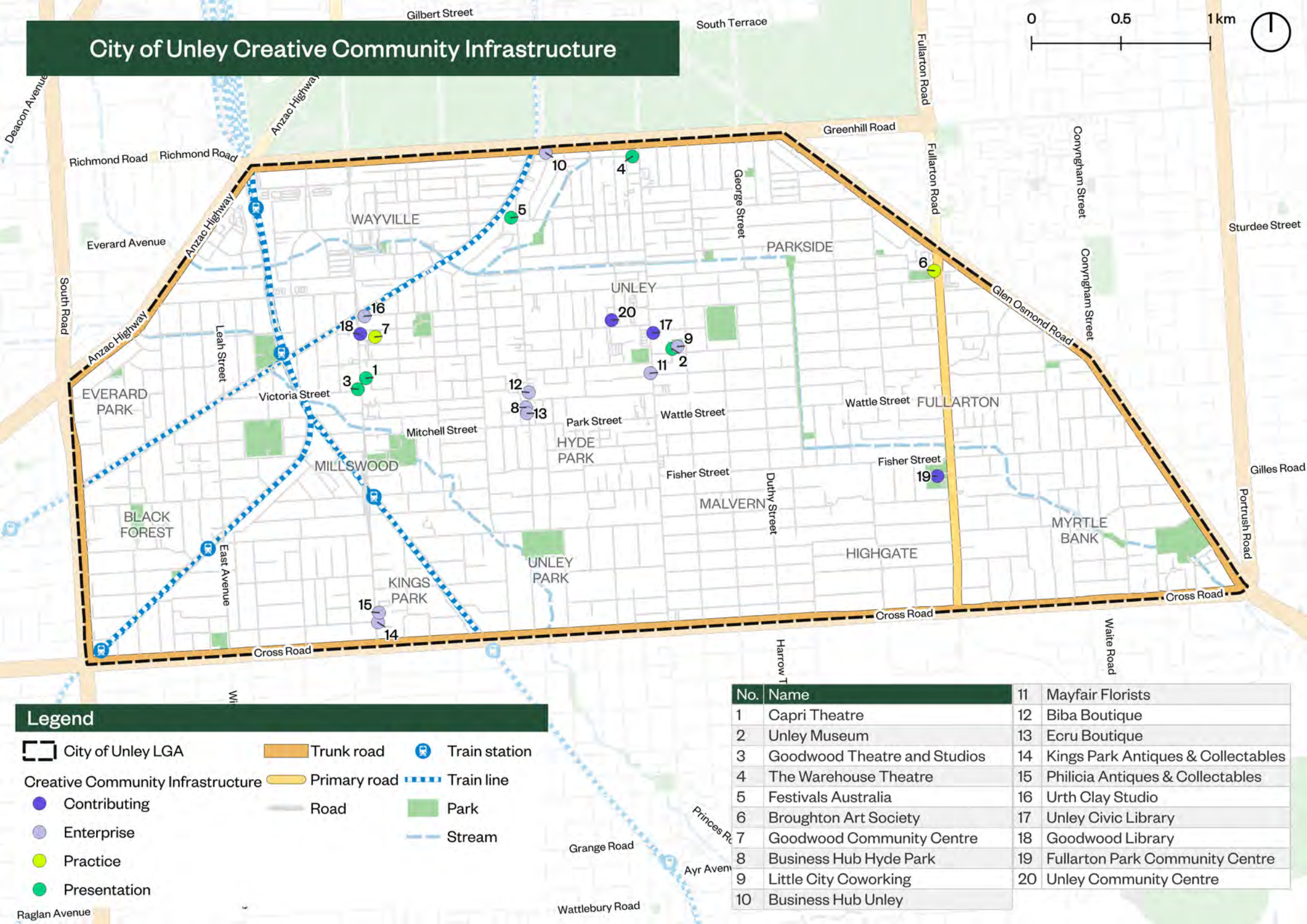
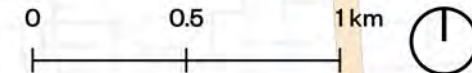
Source 12: Western Australia Guidelines for Community Infrastructure (PLAWA, 2020).

'Mecone' is stated where the source is multiple or complex. For example, a source may be derived from numerous other documents and be a combination of or average of these benchmarks.

Appendix C.

Existing supply mapping

City of Unley Creative Community Infrastructure

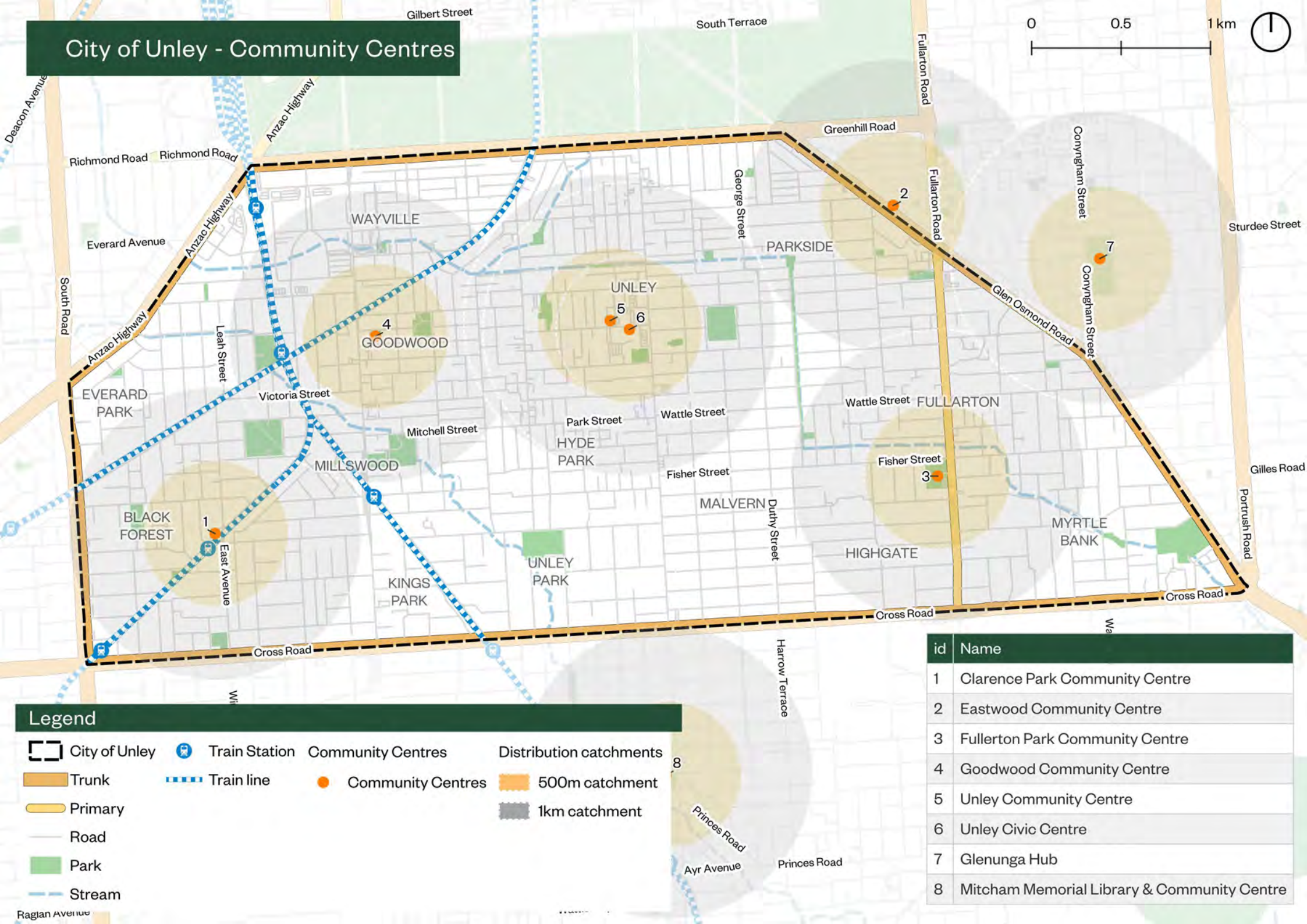
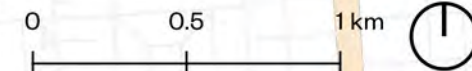


Legend

- City of Unley LGA
- Trunk road
- Train station
- Primary road
- Train line
- Contributing
- Enterprise
- Practice
- Presentation
- Road
- Park
- Stream

No.	Name	No.	Name
1	Capri Theatre	11	Mayfair Florists
2	Unley Museum	12	Biba Boutique
3	Goodwood Theatre and Studios	13	Ecru Boutique
4	The Warehouse Theatre	14	Kings Park Antiques & Collectables
5	Festivals Australia	15	Philicia Antiques & Collectables
6	Broughton Art Society	16	Urth Clay Studio
7	Goodwood Community Centre	17	Unley Civic Library
8	Business Hub Hyde Park	18	Goodwood Library
9	Little City Coworking	19	Fullarton Park Community Centre
10	Business Hub Unley	20	Unley Community Centre

City of Unley - Community Centres

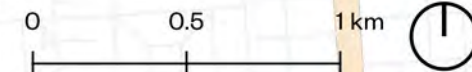


Legend

- | | | | |
|---------------|---------------|-------------------|-------------------------|
| City of Unley | Train Station | Community Centres | Distribution catchments |
| Trunk | Train line | Community Centres | 500m catchment |
| Primary | | | 1km catchment |
| Road | | | |
| Park | | | |
| Stream | | | |

id	Name
1	Clarence Park Community Centre
2	Eastwood Community Centre
3	Fullerton Park Community Centre
4	Goodwood Community Centre
5	Unley Community Centre
6	Unley Civic Centre
7	Glenunga Hub
8	Mitcham Memorial Library & Community Centre

City of Unley - Libraries

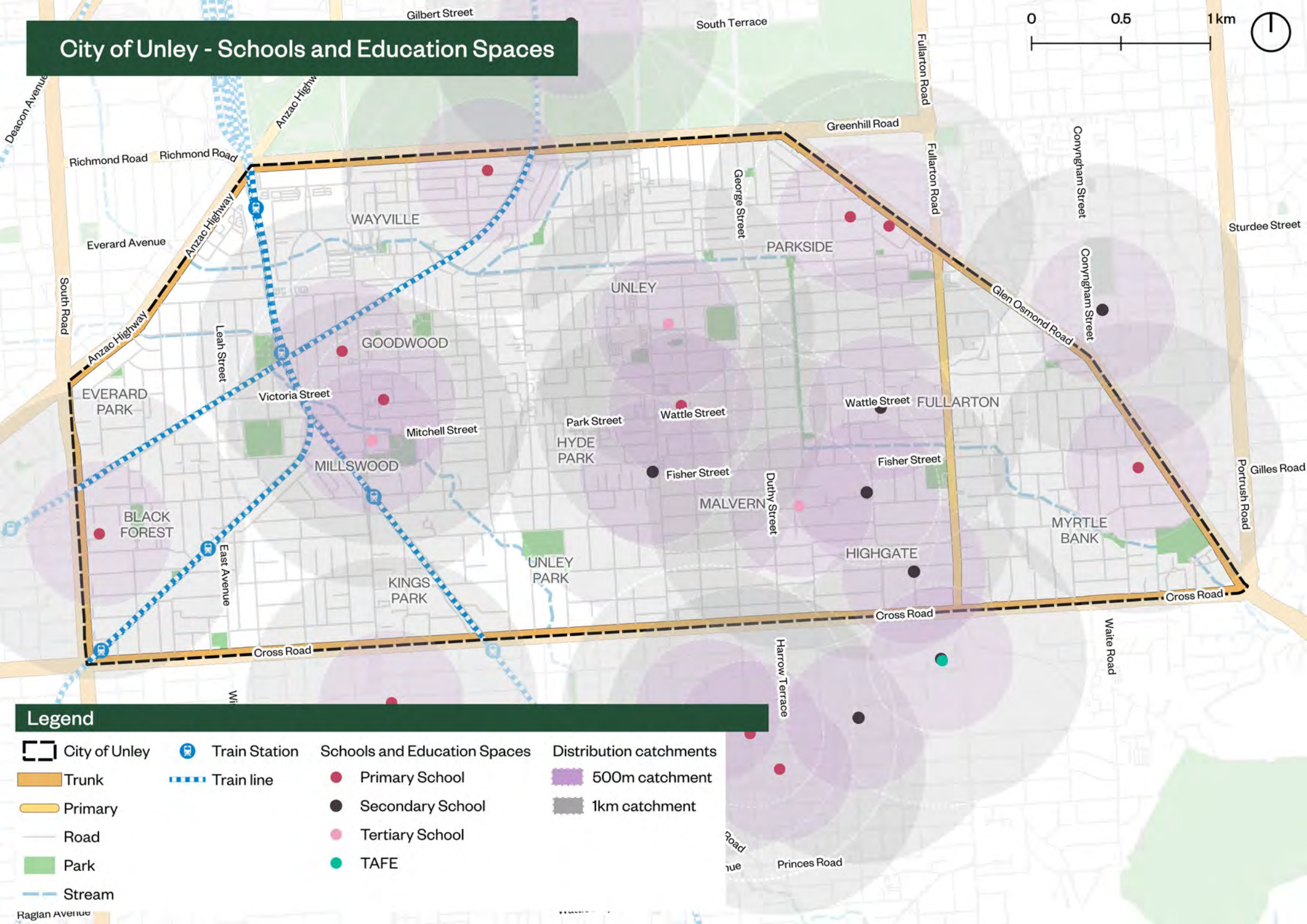
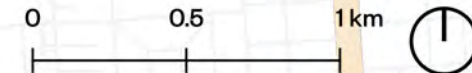


Legend

-  City of Unley
-  Trunk
-  Primary
-  Road
-  Park
-  Stream
-  Train Station
-  Train line
-  Libraries
-  Libraries
-  500m catchment
-  1km catchment

id	Name
1	Goodwood Library
2	Unley Civic Library
3	Mitcham Memorial Library & Community Centre

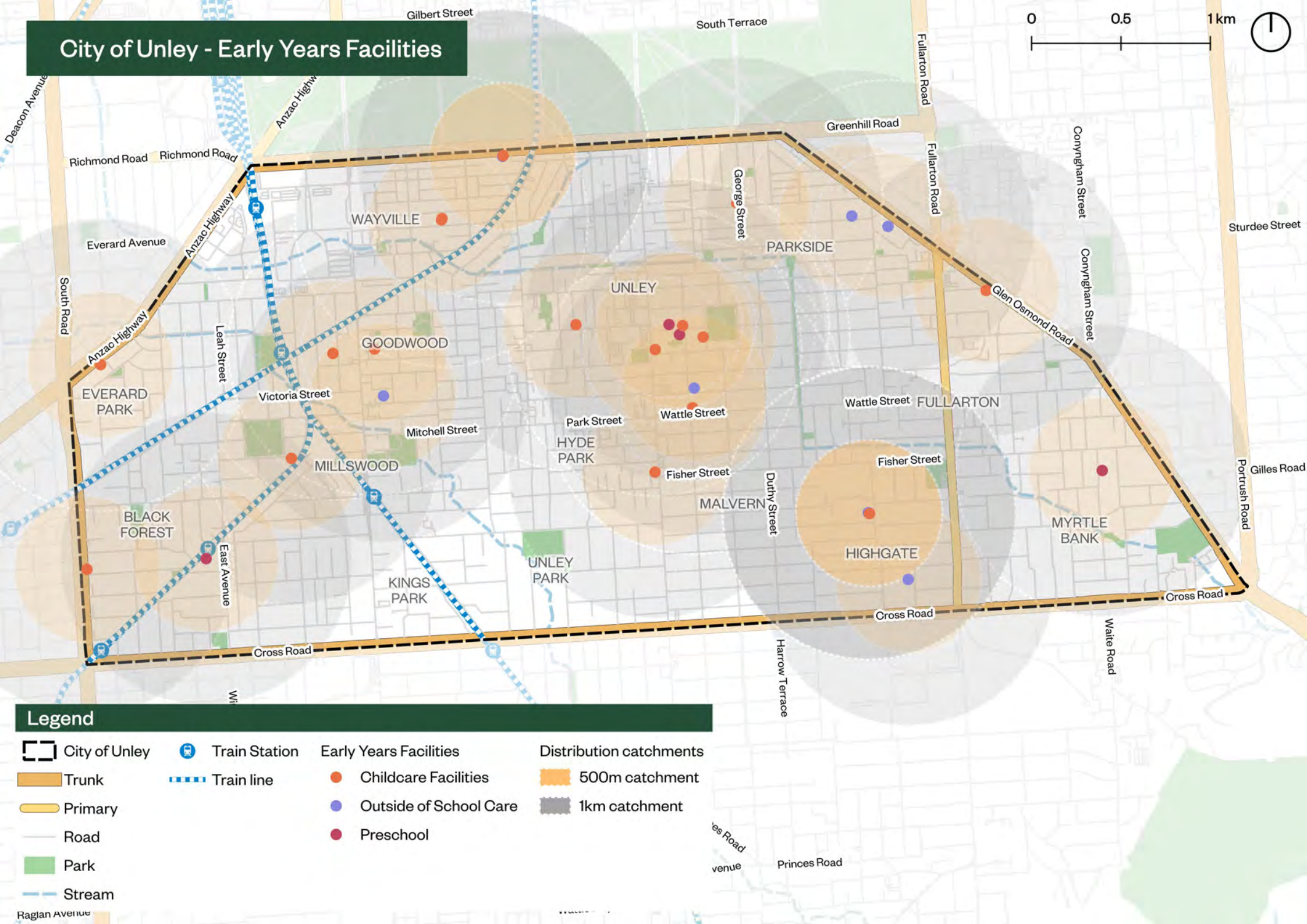
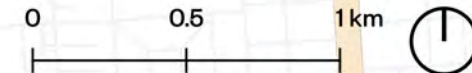
City of Unley - Schools and Education Spaces



Legend

- | | | | |
|---------------|---------------|-------------------------------------|--------------------------------|
| City of Unley | Train Station | Schools and Education Spaces | Distribution catchments |
| Trunk | Train line | Primary School | 500m catchment |
| Primary | | Secondary School | 1km catchment |
| Road | | Tertiary School | |
| Park | | TAFE | |
| Stream | | | |

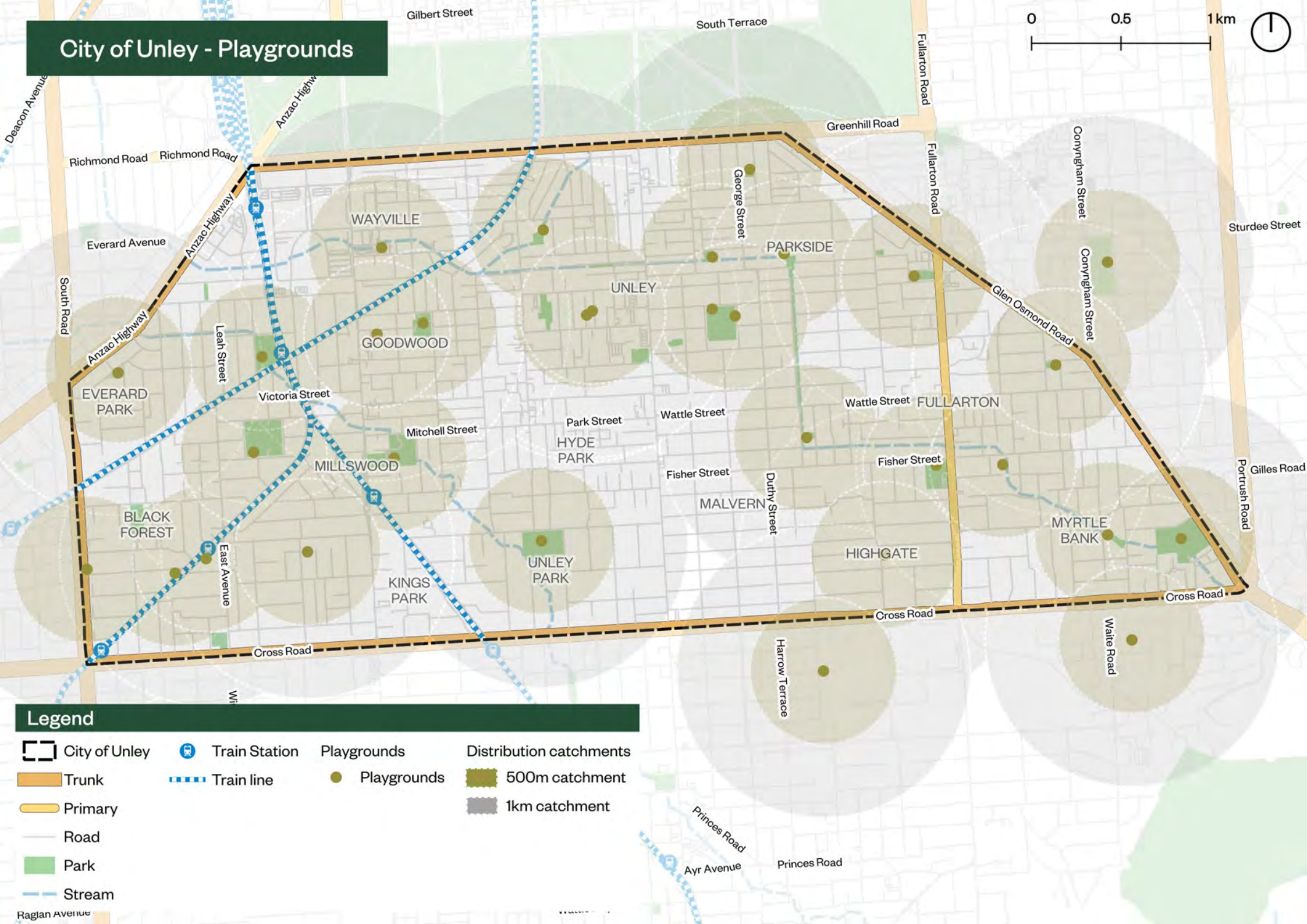
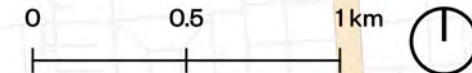
City of Unley - Early Years Facilities



Legend

- | | | | |
|---------------|---------------|-------------------------------|--------------------------------|
| City of Unley | Train Station | Early Years Facilities | Distribution catchments |
| Trunk | Train line | Childcare Facilities | 500m catchment |
| Primary | | Outside of School Care | 1km catchment |
| Road | | Preschool | |
| Park | | | |
| Stream | | | |

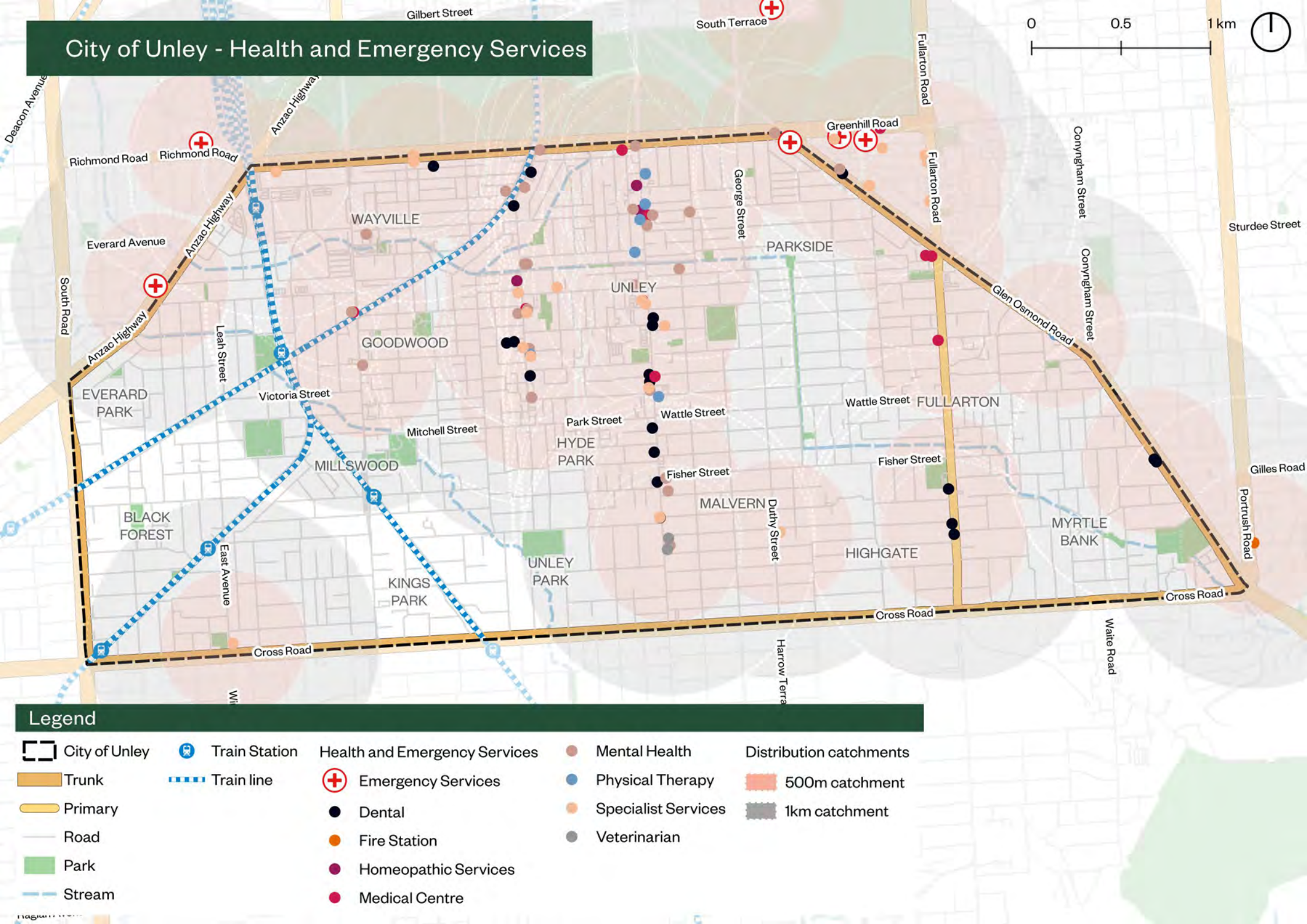
City of Unley - Playgrounds



Legend

- City of Unley
- Trunk
- Primary
- Road
- Park
- Stream
- Train Station
- Train line
- Playgrounds
- 500m catchment
- 1km catchment

City of Unley - Health and Emergency Services



Legend

City of Unley

Train Station

Health and Emergency Services

Mental Health

Distribution catchments

Trunk

Train line

Emergency Services

Physical Therapy

500m catchment

Primary

Dental

Specialist Services

1km catchment

Road

Fire Station

Veterinarian

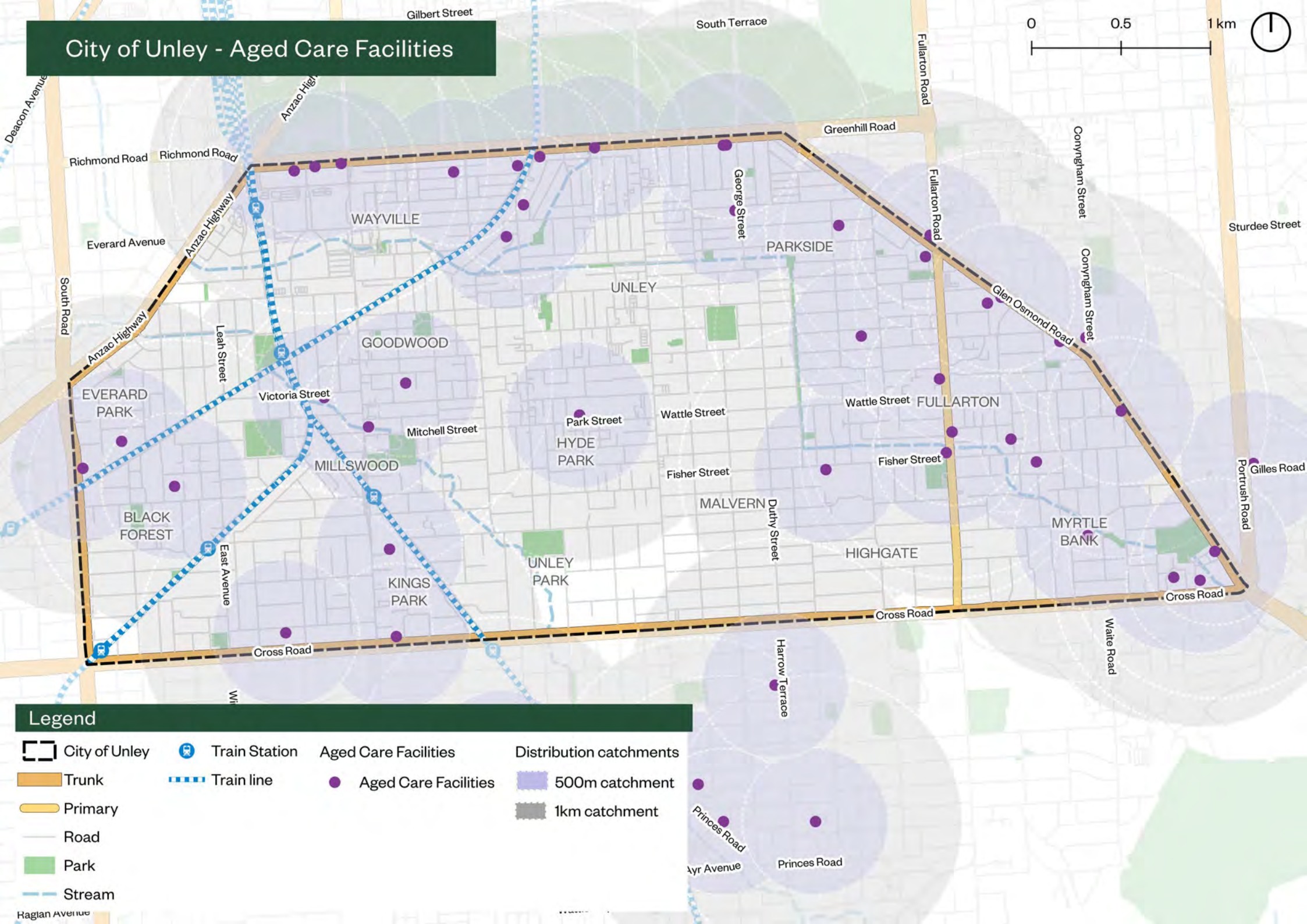
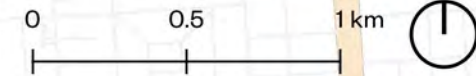
Park

Homeopathic Services

Stream

Medical Centre

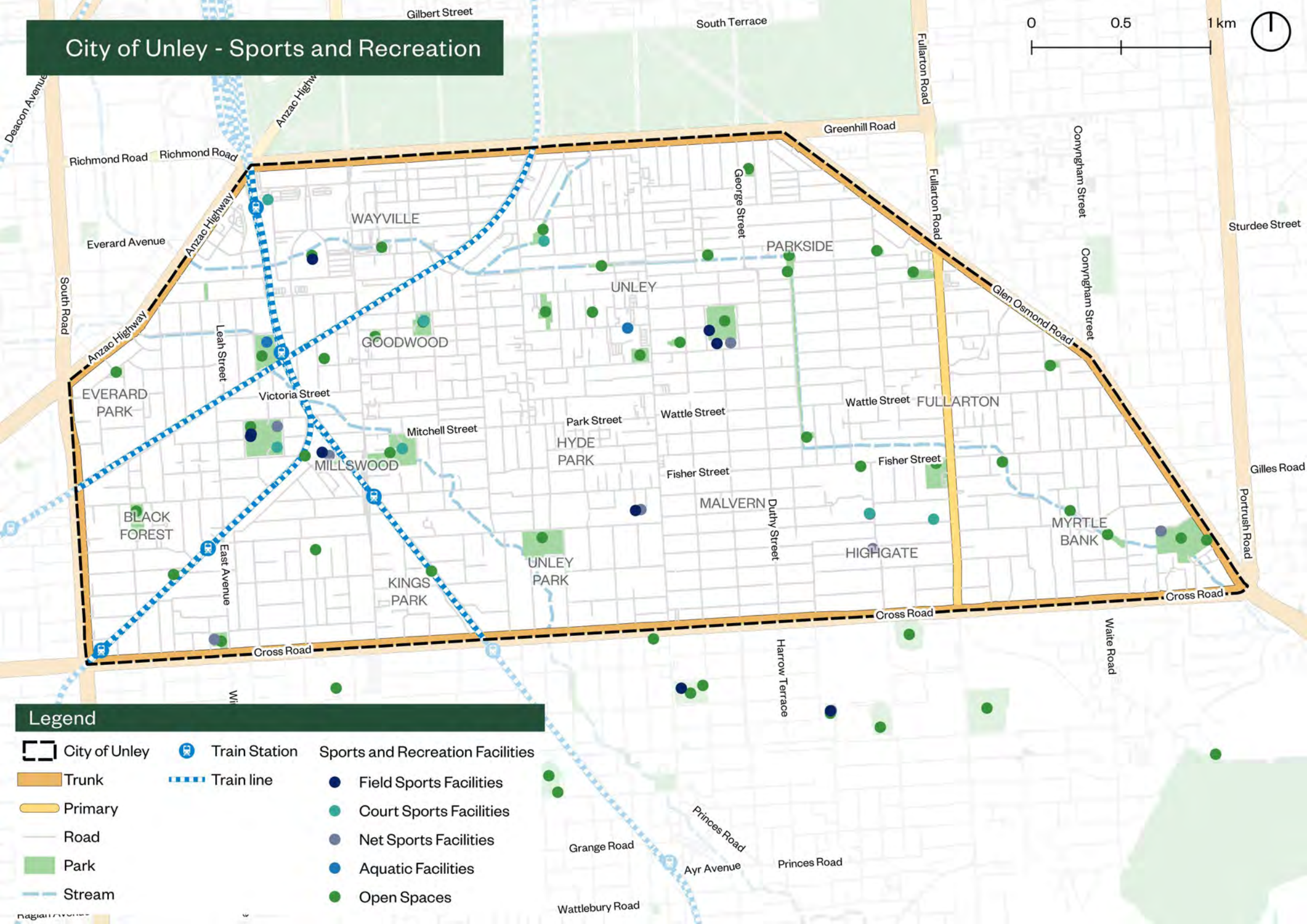
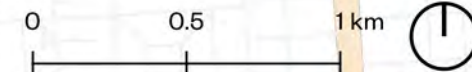
City of Unley - Aged Care Facilities



Legend

- | | | | |
|---------------|---------------|----------------------|-------------------------|
| City of Unley | Train Station | Aged Care Facilities | Distribution catchments |
| Trunk | Train line | Aged Care Facilities | 500m catchment |
| Primary | | | 1km catchment |
| Road | | | |
| Park | | | |
| Stream | | | |

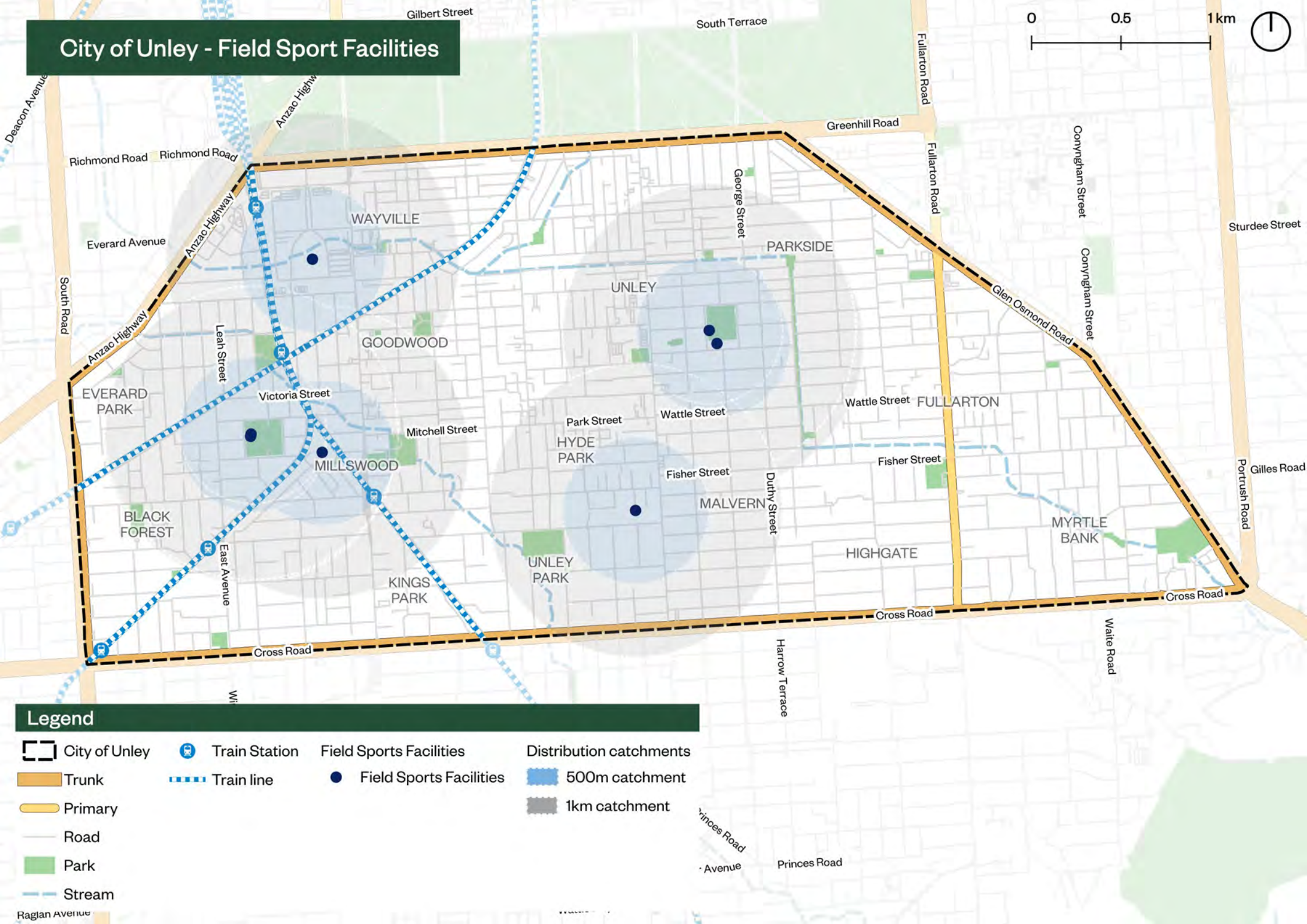
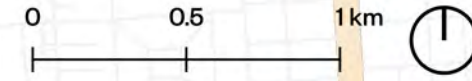
City of Unley - Sports and Recreation



Legend

- City of Unley
- Trunk
- Primary
- Road
- Park
- Stream
- Train Station
- Train line
- Sports and Recreation Facilities**
 - Field Sports Facilities
 - Court Sports Facilities
 - Net Sports Facilities
 - Aquatic Facilities
 - Open Spaces

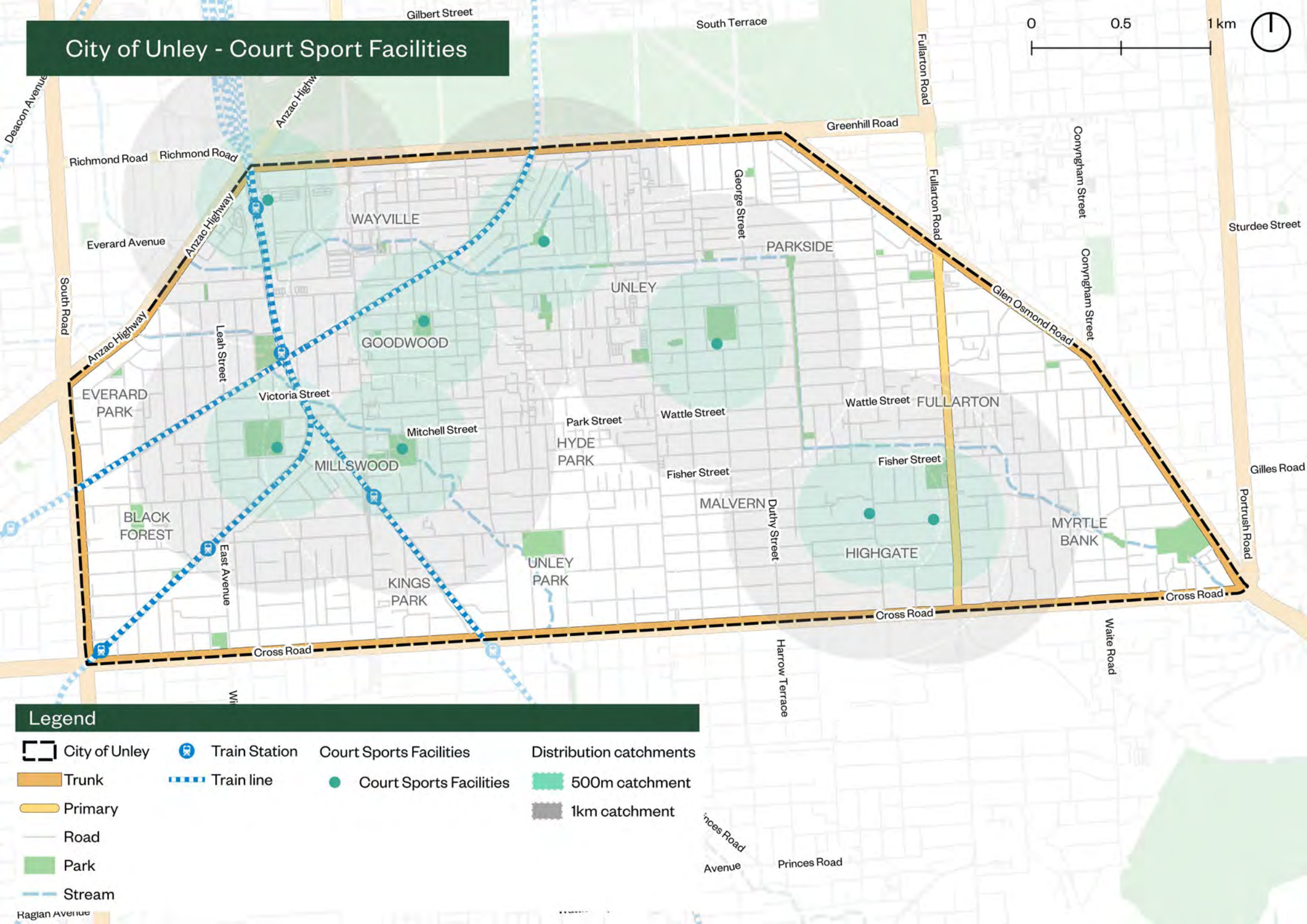
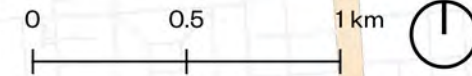
City of Unley - Field Sport Facilities



Legend

- | | | | |
|---------------|---------------|-------------------------|-------------------------|
| City of Unley | Train Station | Field Sports Facilities | Distribution catchments |
| Trunk | Train line | Field Sports Facilities | 500m catchment |
| Primary | | | 1km catchment |
| Road | | | |
| Park | | | |
| Stream | | | |

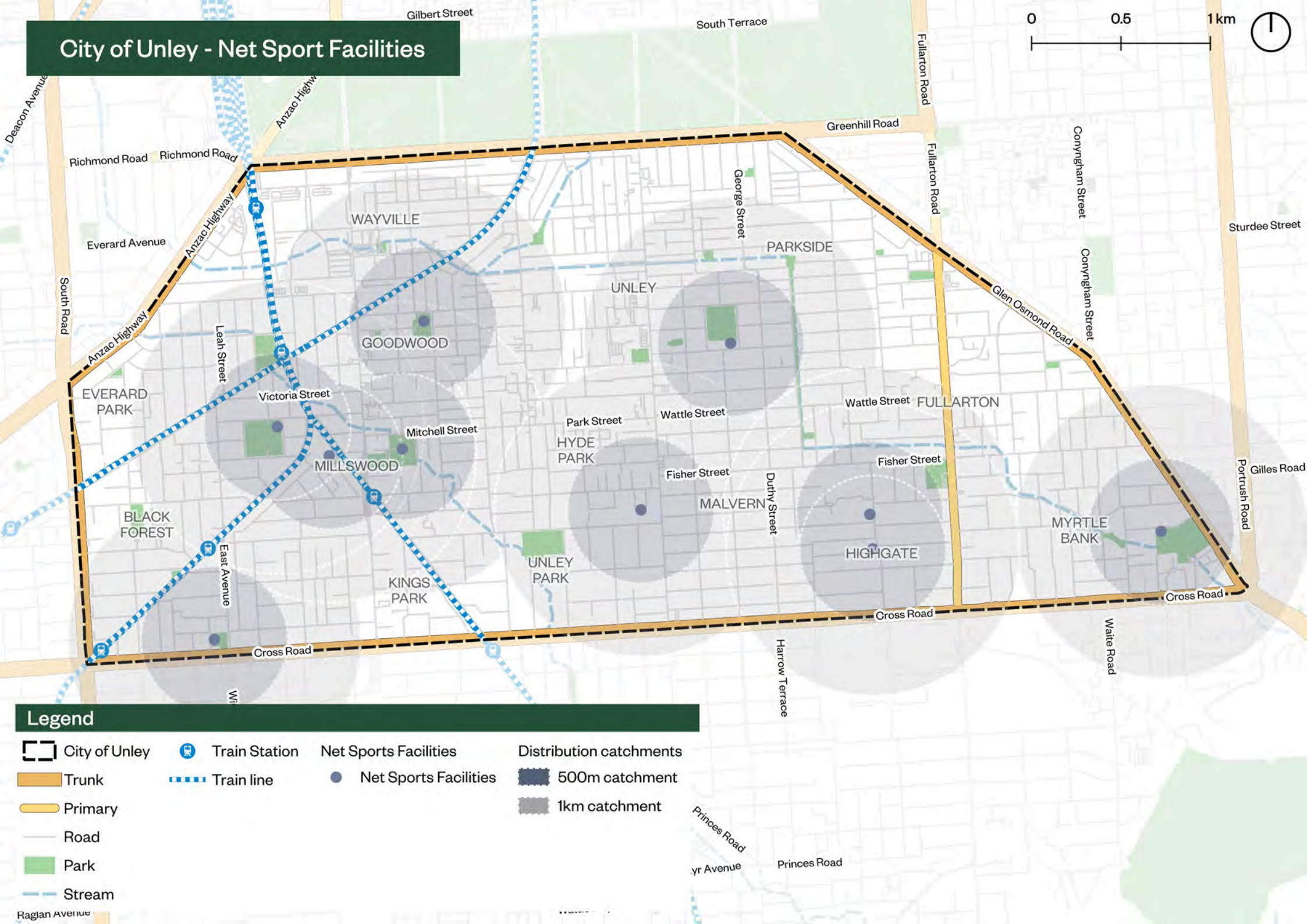
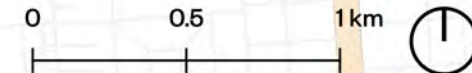
City of Unley - Court Sport Facilities



Legend

- City of Unley
- Train line
- Court Sports Facilities
- 500m catchment
- 1km catchment
- Trunk
- Train Station
- Court Sports Facilities
- 500m catchment
- 1km catchment
- Primary
- Road
- Park
- Stream

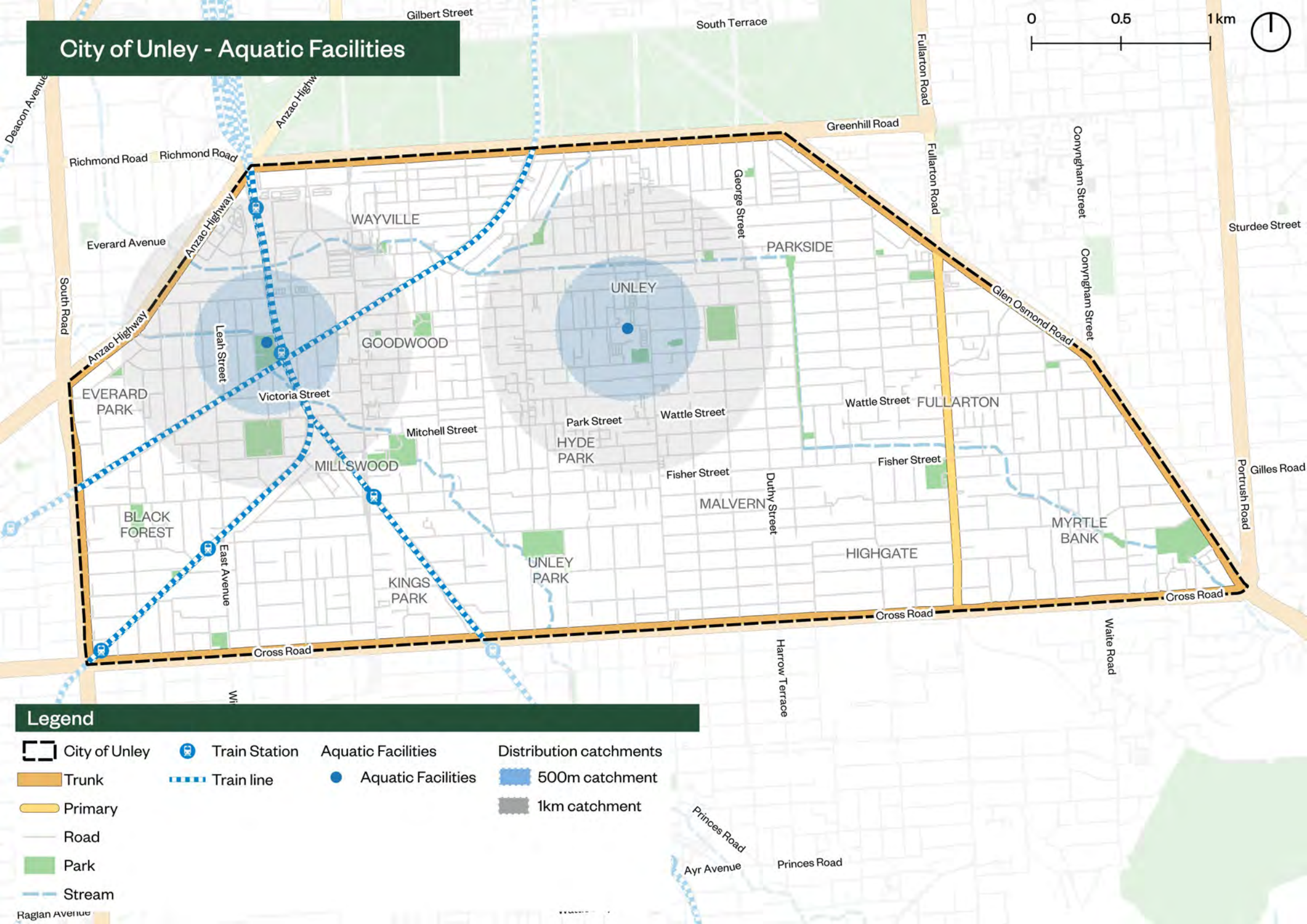
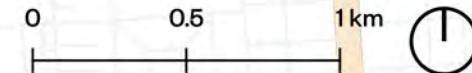
City of Unley - Net Sport Facilities



Legend

- | | | | |
|---------------|---------------|-----------------------|-------------------------|
| City of Unley | Train Station | Net Sports Facilities | Distribution catchments |
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| Primary | | | 1km catchment |
| Road | | | |
| Park | | | |
| Stream | | | |

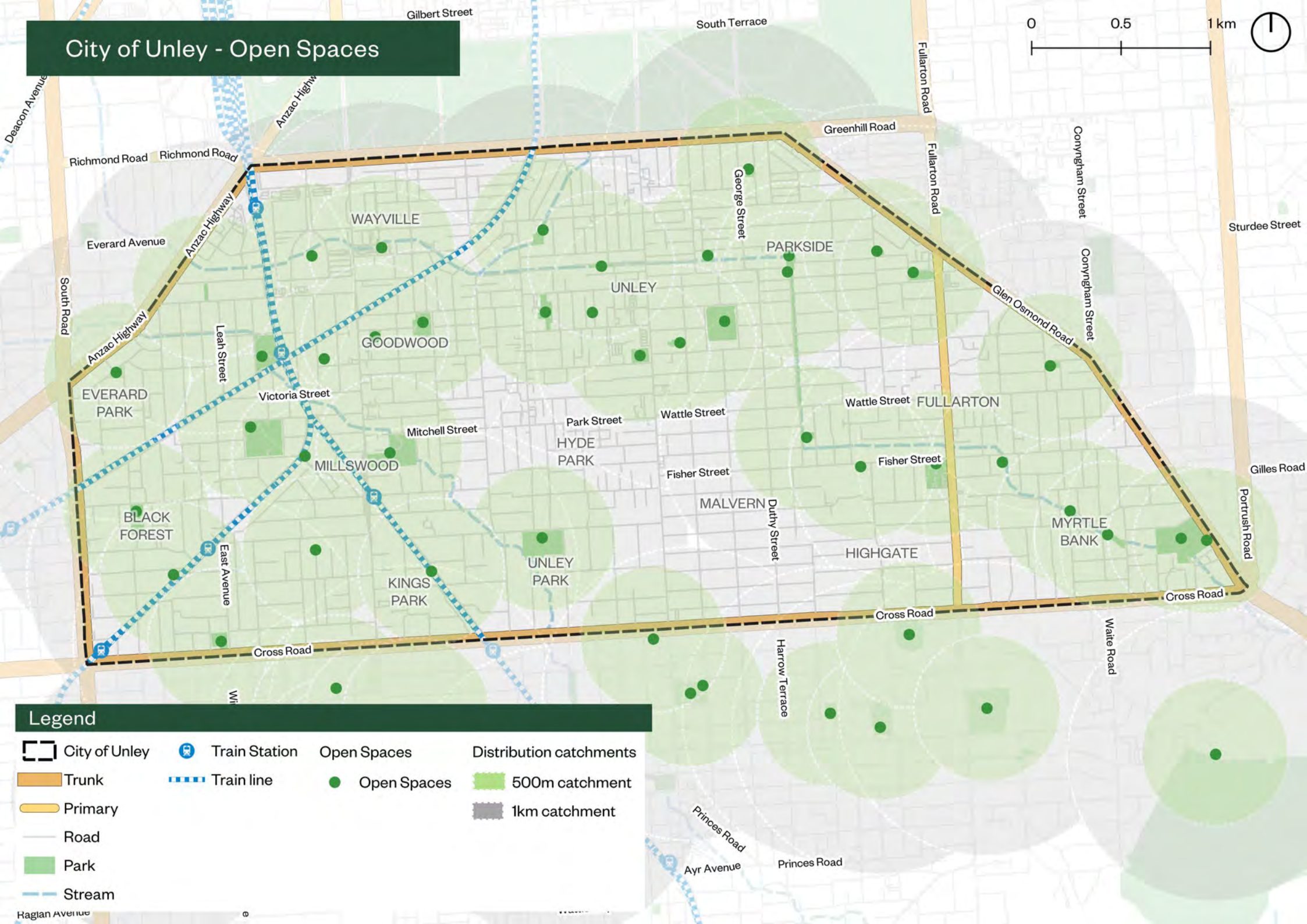
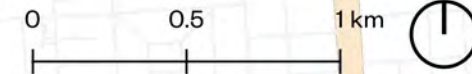
City of Unley - Aquatic Facilities



Legend

- | | | | |
|---------------|---------------|--------------------|----------------|
| City of Unley | Train Station | Aquatic Facilities | 500m catchment |
| Trunk | Train line | 1km catchment | |
| Primary | | | |
| Road | | | |
| Park | | | |
| Stream | | | |

City of Unley - Open Spaces



Legend

- | | | | |
|---------------|---------------|-------------|----------------|
| City of Unley | Train Station | Open Spaces | 500m catchment |
| Trunk | Train line | Open Spaces | 1km catchment |
| Primary | | | |
| Road | | | |
| Park | | | |
| Stream | | | |