

Kadaltilla

Park Lands Authority



BOARD MEETING MINUTES

Thursday 28 July 2022
Colonel Light Room, Adelaide Town Hall

Kadaltilla / Park Lands Authority

Board Meeting Minutes, Thursday 28 July 2022, at 5.30pm
Colonel Light Room, Town Hall, King William Street, Adelaide

Present:

Presiding Member	The Right Honourable the Lord Mayor Sandy Verschoor
Deputy Presiding Member	Kirsteen Mackay
Board Members	Allison Bretones Councillor Helen Donovan Ashley Halliday Professor Emeritus Damien Mugavin (for Stephanie Johnston) Craig Wilkins Ben Willsmore

Welcome and Opening

- 1.1 Acknowledgment of Country** With the welcome and opening of the Board Meeting, the Presiding Member, Lord Mayor Sandy Verschoor stated: 'Kadaltilla / Park Lands Authority acknowledges that we are meeting on traditional Country of the Kurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kurna people living today.
And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.'

Councillor Helen Donovan entered the Colonel Light Room at 5.31pm

- 1.2 Apologies** Board Member – Rob Brookman AM
Board Member – Stephanie Johnston
- 1.3 Confirmation of Minutes** That the Minutes of the meeting of the Board of the Adelaide Park Lands Authority held on 26 May 2022 be taken as read and be confirmed as an accurate record of proceedings.

Conflict of Interest

- 2. Disclosure of Conflict of Interest** Nil

Presiding Member Report

- 3.1 Presiding Member Verbal Report**
- | | |
|---|--|
| Adelaide Park Lands Management Strategy Review (APLMS) - Workshop | <ul style="list-style-type: none">– Adjoining Councils invited to a facilitated Workshop on the Review of the Adelaide Park Lands Management Strategy scheduled for 30 August 2022 between 2pm and 4pm.– Details to be forwarded to Kadaltilla Board members. |
|---|--|

Professor Emeritus Damen Mugavin entered the Colonel Light Room at 5.33pm

Adelaide Park Lands Management
Strategy Review – Project Steering
Committee

- Project Steering Committee established to consider all the matters relating to planning and governance activities of the Review
- Adjoining Council CEOs and State Government invited to contribute with a senior staff member
- Scheduled for 20 August 2022 between 10 and 3pm at the Plane Tree Centre at the Adelaide Zoo
- Attendance and participation of Board members encouraged
- Details to be forwarded to Kadaltilla Board members

Annual Community Forum

Board Decision

That Kadaltilla / Park Lands Authority accepts the Presiding Member Verbal report.

Item for Noting

7.1 North Adelaide Golf Club Horticultural Hub Upgrade

Board Decision

That Kadaltilla / Park Lands Authority:

1. Notes the upgrades to the North Adelaide Golf Club Horticulture Hub as identified in Attachment A to Item 7.1 on the Agenda for the meeting of the Board of Kadaltilla / Park Lands Authority held on 28 July 2022.

Representations (verbal)

4.1 Golden Wattle Park (Park 21W) Building Concept Design

Dimitty Anderson (Director) Grieve
Gillett Andersen

*Representation attached

Speaker Points:

- Project Process & Context – Strategy, CLMP, Community Groups, Revised Location
- Building Design Process
- Building Design – Vision & Principles
- Building footprint
- Building Design & Design Guidelines
- Building elevations
- Movement / Circulation
- Landscape Plan
- Perspectives

Discussion Points:

- Concept design for the Hub
- Materials on eastern elevation
- Principle 5 – Balancing the visual impact of built form within the Park Lands – Feet lining
- Visual Impact western side – important element – articulate break down of mass
- Community awareness / signage - consider in a non-

- permanent way articulating what the building is for
- Accessibility – upper level northern end
- Functionality & security
- Softening of cladding
- Stormwater treatment for the building to be addressed
- Tree removal and types of trees to be removed - further detail to be provided
- Drivers of change – desire to reduce scale & impact, efficiency, accessibility and activation
- Plant & Equipment strategy & location – further detail to be provided
- Balcony access & viewing

Items for Board Decision

6.1 Golden Wattle Park / Mirnu Wirra (Park 21W) Community Sports Hub

Discussion Points:

- Stages, funding & timeframes
- Landscaping & delivery of concept plan
- Implementation of landscape elements
- Consultation & next steps
- Concept Plan and triggers for reconsideration and detailed design by Kadaltilla
- Surrounding area impact and growth of community sports hub
- Tree loss species detail required
- Licensed areas

Board Decision to Advise City of Adelaide

That Kadaltilla / Park Lands Authority:

1. Supports the Community Sports Building and Landscape Concept Plan for Golden Wattle Park/Mirnu Wirra (Park 21W) as shown in Attachment A to Item 6.1 on the Agenda for the Board meeting of Kadaltilla / Park Lands Authority held on 28 July 2022, subject to:
 - 1.1. The existing building being removed and returned to park land within six months of finalising construction of the new building.
 - 1.2. Rationalisation of the proposed path network to minimise the impact on existing trees.
2. Notes that the Community Sports Building Concept Plan will be implemented in stages as more funding becomes available.
3. Supports Council negotiating a lease agreement with the Adelaide Community Sports and Recreation Association over for the new building and associated playing fields in Golden Wattle Park/Mirnu Wirra (Park 21W) that considers:
 - 3.1. A maximum lease term of 21 years.
 - 3.2. Lease conditions to enable optimal utilisation by the broader community of the building as well as

associated playing fields.

- 3.3. A requirement to hold an electricity contract with an all-renewable electricity retailer or for accredited green power.

CoA Council meeting to note Kadaltilla advice
9 August 2022.

6.2 Review of Adelaide Park Lands Community Land Management Plan

Discussion Points:

- Separating pathways and trails / Paths and Trails as an objective
- Process & legal approach
- Policies re reduction in number of car parks or no increase in built areas
- Alignment between CLMP and Strategy
- Language

Board Decision to Advise City of Adelaide

That Kadaltilla / Park Lands Authority:

1. Supports, for the purposes of public and stakeholder consultation, the consolidated draft Community Land Management Plan for the Adelaide Park Lands under the care, control and management of the City of Adelaide presented as Attachment A to Item 6.2 on the agenda of the Board Meeting of Kadaltilla / Park Lands Authority held on 28 July 2022.

CoA Council meeting to note Kadaltilla advice
9 August 2022.

6.3 Gladys Elphick Park / Narnungga (Park 25) – Eastern Mound Redevelopment

Discussion Points:

- Shade structure locations
- Licence area
- Event fencing
- Public access

Board Decision to Advise City of Adelaide

That Kadaltilla / Park Lands Authority:

1. Supports the proposed Eastern Mound Redevelopment at Gladys Elphick Park / Narnungga (Park 25) by the South Australian Cricket Association (SACA) as shown in the Concept Plan at Attachment A to Item 6.3 of the Agenda for the Board meeting of Kadaltilla / Park Lands Authority held on 28 July 2022.
2. Notes the changes made from the previous concept to the revised proposal based on feedback from Kadaltilla and Council that include:
 - 2.1. Reduction in use of concrete terraces.
 - 2.2. Change from black bitumen to a lighter and cooler exposed aggregate path, consistent with other paths surrounding the pavilion.
 - 2.3. DDA viewing areas.
 - 2.4. Additional shade structure.
 - 2.5. Maintaining public access and use of the

improved area.

3. Notes that Council and SACA will enter into a Maintenance Agreement which sets out SACA's obligations for the Eastern Mound Redevelopment with respect to the construction and ongoing maintenance of the area.
4. Notes that, other than when public access to the main oval and surrounds is restricted as part of an official event or during maintenance works, SACA must continue to ensure that the current public access to the area is maintained at all times.

CoA Council meeting to note Kadaltilla advice
9 August 2022.

Items for Board Discussion

5.1 Enhancement Options for Helen Mayo Park (part of Park 27)

Discussion Points:

- History of the park / Kaurna Associations
- Recent Zone Changes / Riverbank Precinct Code Amendment
- Riverbank Precinct Code Amendment – Final Zone & Subzone Changes
- **Site context & Park Context map referenced
- Existing Conditions / Previous Considerations
- Adelaide Park Lands Management Strategy
- Concept Ideas
- Future planning / potential of a consolidated site / connections across sites
- Predictive analysis of use of the rail yards & development potential / improved accessibility between city and river / activation & connectivity opportunities / Cultural significance considerations
- Unique parcel of land for transformation & reactivation
- Design competition to drive debate / conversation on this site talking to activation / connection
- Along linear park consider inclusion of quiet spots to rest for cyclists
- Contaminated site constraints
- Looking at the site as a whole / integrated approach
- Pedestrian connections / pedestrian link over the railway
- Connect hospital to the linear park
- Caution against literal language / references that could guide design before the broader consideration of the area / where the area sits strategically and the opportunities which would then drive organising principles and define the purpose of the space
- Rehabilitation of land and linkage to health / wellbeing
- Footbridge between the Hospital and SAMRI
- Improve access points and connectivity
- Riverbank Master Plan

- Timeframes / Conversations / Opportunities / Clarity to progress
- Connection to Riverbank and City
- Opportunity to reconfigure for utilisation of space
- Riverbank Masterplan & Capital City Committee
- Opportunity to consider bridges / connections at the western end of the site

5.2 Adelaide Park Lands Management Strategy – Context Review

Discussion Points:

- Opportunities to use technology better in the Park Lands – water management; monitoring wildlife; monitoring use of Park Lands; augmented reality
- Monitoring visitor levels and ds park data (& heat maps of usage - strava)
- Linking data with walking / cycling and other strategies and looking at pre and post improvement to measure how change / enhancement is impacting on use
- Liaison with creative cluster in Lot 14
- Digitized mapping – resources, alienations, car parks, landscape etc to support management of the Park Lands
- Inclusion of children / interactive ways of interpretation to support an activity base within the Park Lands
- Value of technology and digitally connected Park Lands for the user experience
- Quantifying return on investment and trends to support growth in a strategic way
- Baseline data of usage
- Case studies and comparisons with other parks
- APLMS and prioritisation of activities
- Board consideration of branding & marketing of the Park Lands & volunteer programs
- Foundation interface with APLMS

Items for Noting

7.2 Associate Director Update

APLMS review update

- Project Plan endorsed and progressing
- 14 July 2022 - tenant workshop group
- 15 July 2022 - Your Say page live
- 16 July 2022 – First contact meeting with KYAC
- Advertising signage, posters & digital screens with questions to build awareness prior to the Community Forum

Other Business

Nil

9 Exclusion of the Public for Items requested to be considered in confidence

Item for Board Discussion - North Adelaide Railway Station – Expression of Interest Results

Board Decision

Order to Exclude the Public for Item 10.1

That Kadaltilla / Park Lands Authority

1. Having taken into account the relevant considerations contained in Clause 4.8.21 of the *Adelaide Park Lands Authority Charter* and s 90(3) (b) & (d) and 90(4) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Board of Kadaltilla / Park Lands Authority dated 28 July 2022 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 10.1 [North Adelaide Railway Station – Expression of Interest Results] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

This Item contains commercial information (not being a trade secret) of a confidential nature which the proponent has requested be considered in confidence on the grounds that the proposal details their intellectual property, and the release of this information prematurely may be contrary to public interest. The disclosure of information in this report could reasonably be expected to prejudice the commercial position and negotiations of the Council and proponent with external parties.

Public Interest

Kadaltilla is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information may result in release of information prior to the finalisation of ‘commercial in confidence’ negotiations between the proponent and their suppliers and may materially and adversely affect the financial viability of the proponent in relation to contract negotiations which on balance would be contrary to the public interest.

2. Pursuant to Clause 4.8.21 of the *Adelaide Park Lands Authority Charter* this meeting of the Board of Kadaltilla / Park Lands Authority dated 28 July 2022 orders that the public (with the exception of members of City of Adelaide staff who are hereby permitted to remain) be excluded from this meeting to enable Kadaltilla to consider in confidence Item 10.1 [North Adelaide Railway Station – Expression of Interest Results] listed

in the Agenda, as the matter is of a kind referred to in s 90(3) (b) & (d) of the *Local Government Act 1999 (SA)*.

There were no members of the public or members of City of Adelaide staff not directly involved with Item 10.1 to leave the Board meeting at 7.56pm

Item considered in Confidence by the Board

**10.1 North Adelaide Railway Station –
Expression of Interest Results**

The Board meeting re-opened to the public at 8.03 pm

Confidentiality Order

Item 10.1 - North Adelaide Railway Station – Expression of Interest Results That Kadaltilla / Park Lands Authority: Having considered Item 10.1 [North Adelaide Railway Station - EOI Results] listed on the Agenda for the meeting of the Board of Kadaltilla / Park Lands Authority held on 28 July 2022 in confidence pursuant to Section 4.8.21 of the Adelaide Park Lands Authority Charter, and s 90 (3) (b) and (d) of the Local Government Act 1999 (SA), orders that the resolution, the report, the discussion and any other associated information submitted to this meeting of the Board and the Minutes of this meeting in relation to the matter remain confidential until 31 December 2029 and not available for public inspection until the matter is released by the City of Adelaide Chief Executive Officer.

Meeting Close

Board meeting closed at 8.03pm.

Next Board meeting

5.30pm Thursday Colonel Light Room, Adelaide Town Hall
25 August 2022

Lord Mayor, Sandy Verschoor
Presiding Member
Kadaltilla / Park Lands Authority

Attached for Reference

* Representation Golden Wattle Park (Park 21W) Building Concept Design
** Site context plan Enhancement Options for Helen Mayo Park (part of Park 27)

City of Adelaide Staff

In Attendance

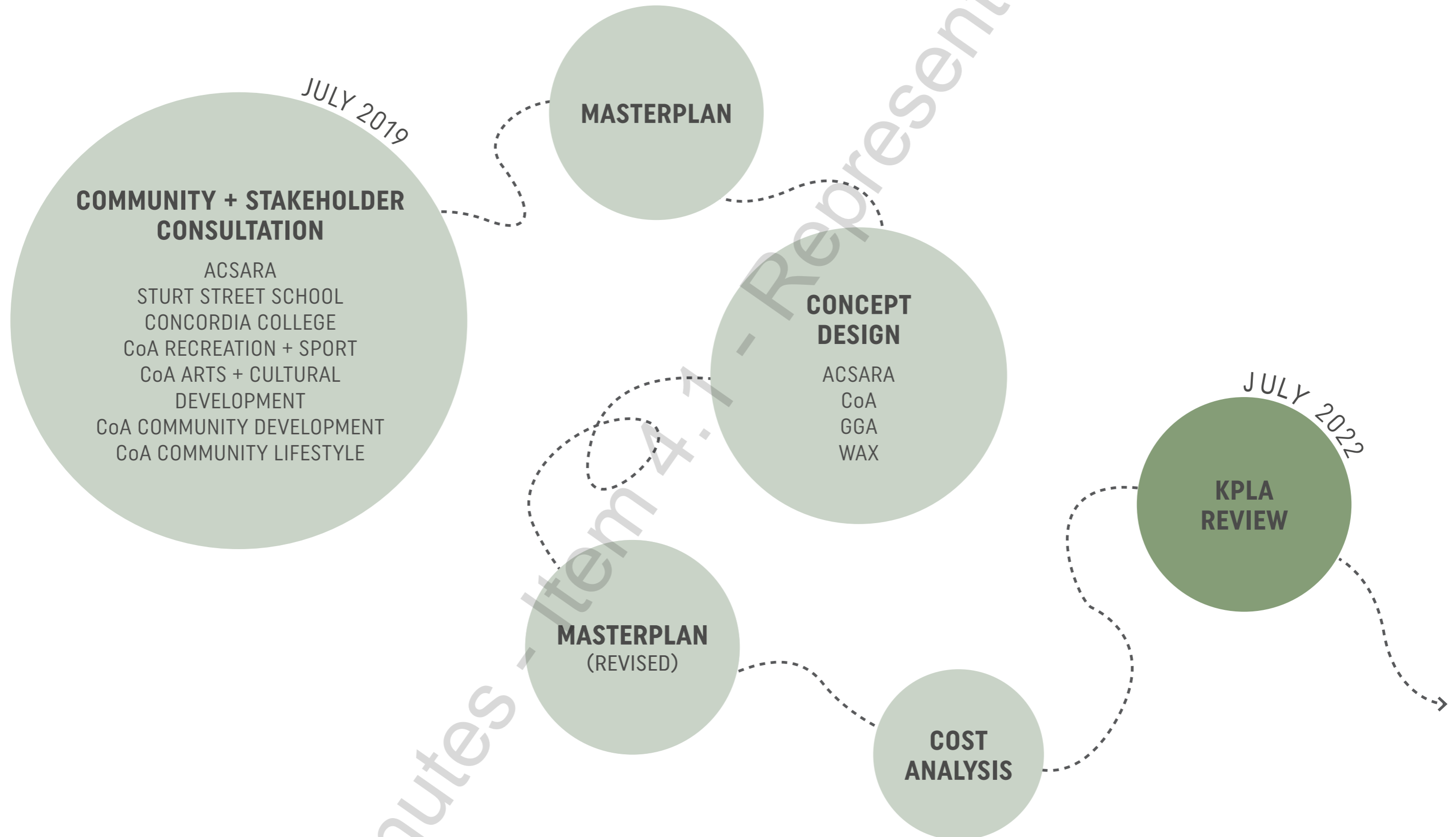
Ilia Houridis – Director City Shaping
Tom McCready – Director City Services
Simon Keith – Acting Associate Director Infrastructure
Niko Bourmas – Lead Asset Manager Buildings
Rachel Emmott – Manager City Lifestyle
Matthew Field – Team Leader Community Lifestyle
Martin Cook – Team Leader Park Lands Planning
Michelle Williams – Senior Park Lands Planner
Rick Hutchins – Manager City Planning & Heritage
Alison Ackland - Adelaide Park Lands Authority Advisor
Judy Speck - Council Governance Advisor



MIRNU WIRRA SPORTS HUB

MIRNU WIRRA / PARK 21W / GOLDEN WATTLE PARK
KADALTILLA - PRESENTATION JULY 2022

PROJECT PROCESS



CONTEXT_ADELAIDE PARKLANDS MANAGEMENT STRATEGY 2015-2025

POINTS FROM PLAN 'URBAN ADDRESS'



STRATEGIES

1.1 "Create a network of activity hubs attracting visitors and tourists and supporting the recreational needs of people of all ages, abilities and cultures"

1.4 "Support activation of the Park Lands by upgrading and enhancing buildings and structures responsive to their park setting"

1.5 "Create spaces to accommodate cultural, sporting, artistic and other recreational events of varying types and sizes"

1.6 "Strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation"

1.7 "Optimise the use of sport and recreation areas outside game and training times"

SOUTH-WEST PARKLANDS PRECINCT CONCEPT PLAN (2015)



SW PARKLANDS PRECINCT:

Sporting Fields In The Nw Quadrant Will Be Redeveloped To Encourage Greater Active Use By Neighbouring South-West Community

CONTEXT_P21W COMMUNITY LAND MANAGEMENT PLAN

MIRNU WIRRA CONCEPT PLAN (NOVEMBER 2020)



GOLDEN WATTLE PARK - MIRNU WIRRA / PARK 21 W



OBJECTIVES OF P21W

Support flexible venues and spaces which are fit-for-purpose for community sport that accommodate future growth and increase the diversity of physical activity opportunities available to the community

Manage the NW of Park 21W as a regional activity hub for formal and informal recreation including open sports fields, Princess Elizabeth Playground, Lundie Gardens and associated park amenities such as playspaces, barbecues, shelters/shade structures, seats, drinking fountains, toilets, pathways, lighting, fitness loops and shade tree planting

Allow for good amenity and legible connections along the edges of the Park to encourage visitation and improved access.

Promote and encourage unrestricted community access to sports fields and recreation areas outside of designated game and training time

PERFORMANCE TARGET

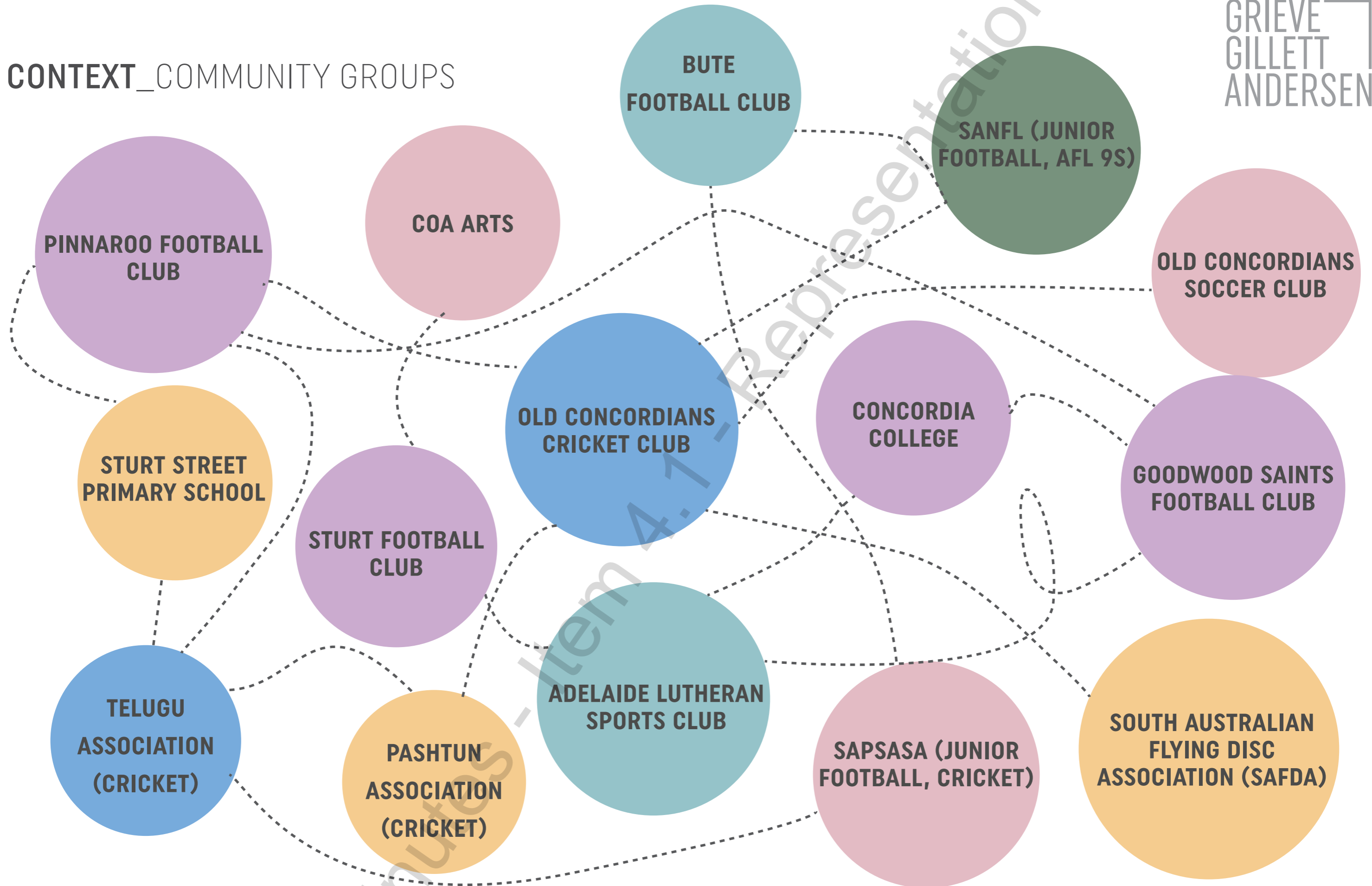
The provision of fit for purpose recreation and sports facilities

POLICIES

Allow for existing clubroom building to be replaced with a contemporary two level facility that is fit for purpose and has a maximum footprint of 465sqm on up to two levels.

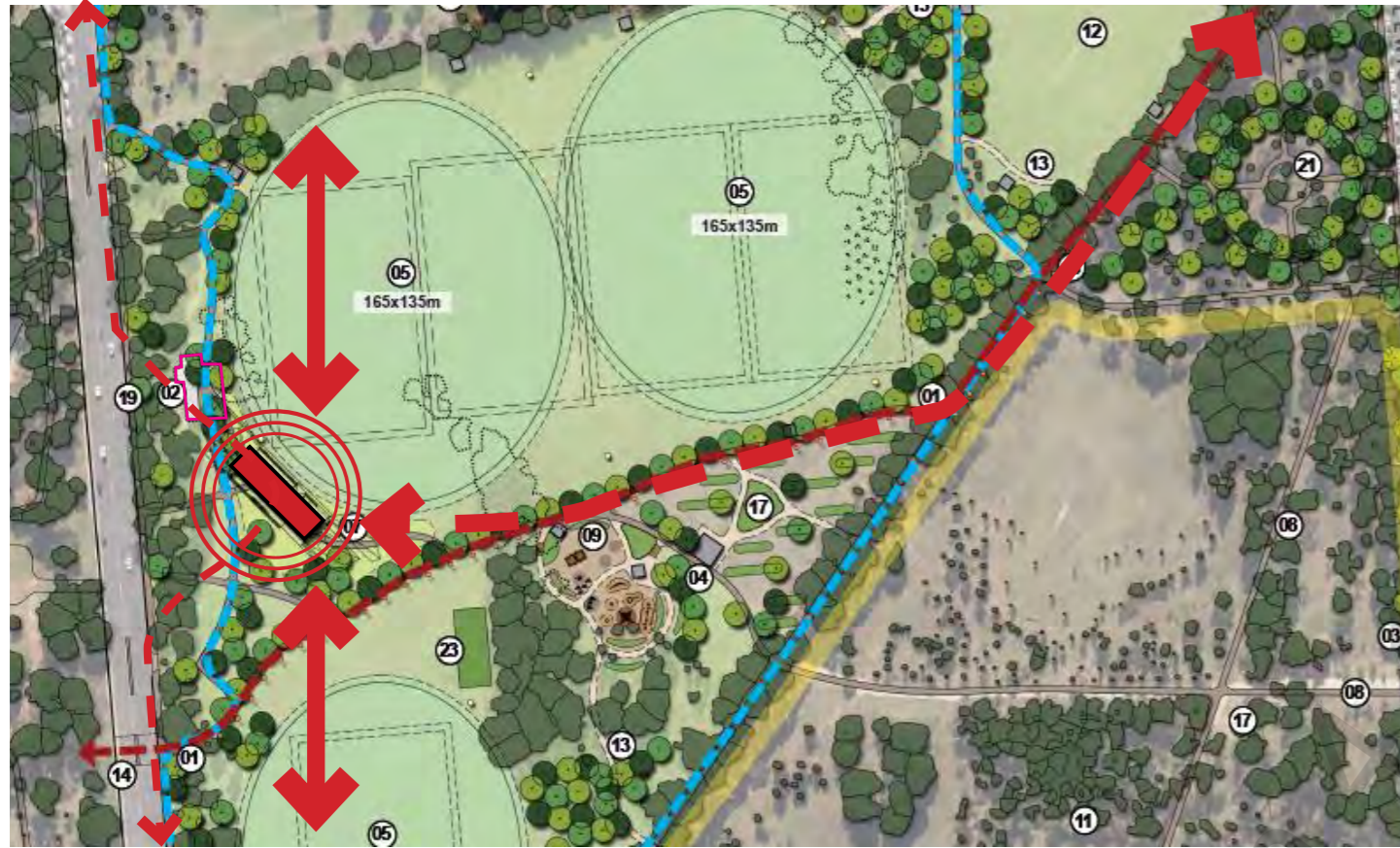
Use of the building will be consistent with the operation of a community facility including limited sports administration duties, storage of equipment, sports related events, cultural activities, not for profit community development programs and events and operation of a small scale cafe/kiosk that can service all park users. Incorporate public amenities within the footprint of the building.

CONTEXT_COMMUNITY GROUPS



CONTEXT_REVISIED LOCATION

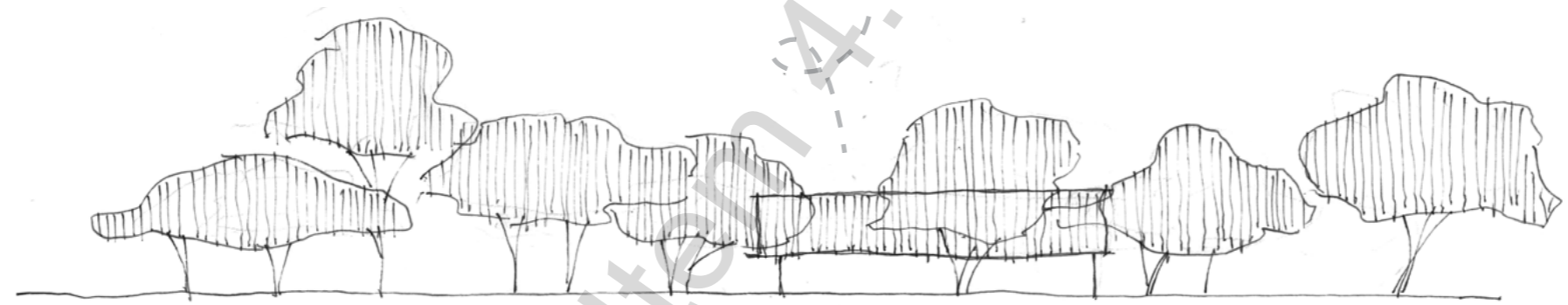
MIRNU WIRRA CONCEPT PLAN (November 2020)



MIRNU WIRRA CONCEPT PLAN (Revised Building Location 2022)



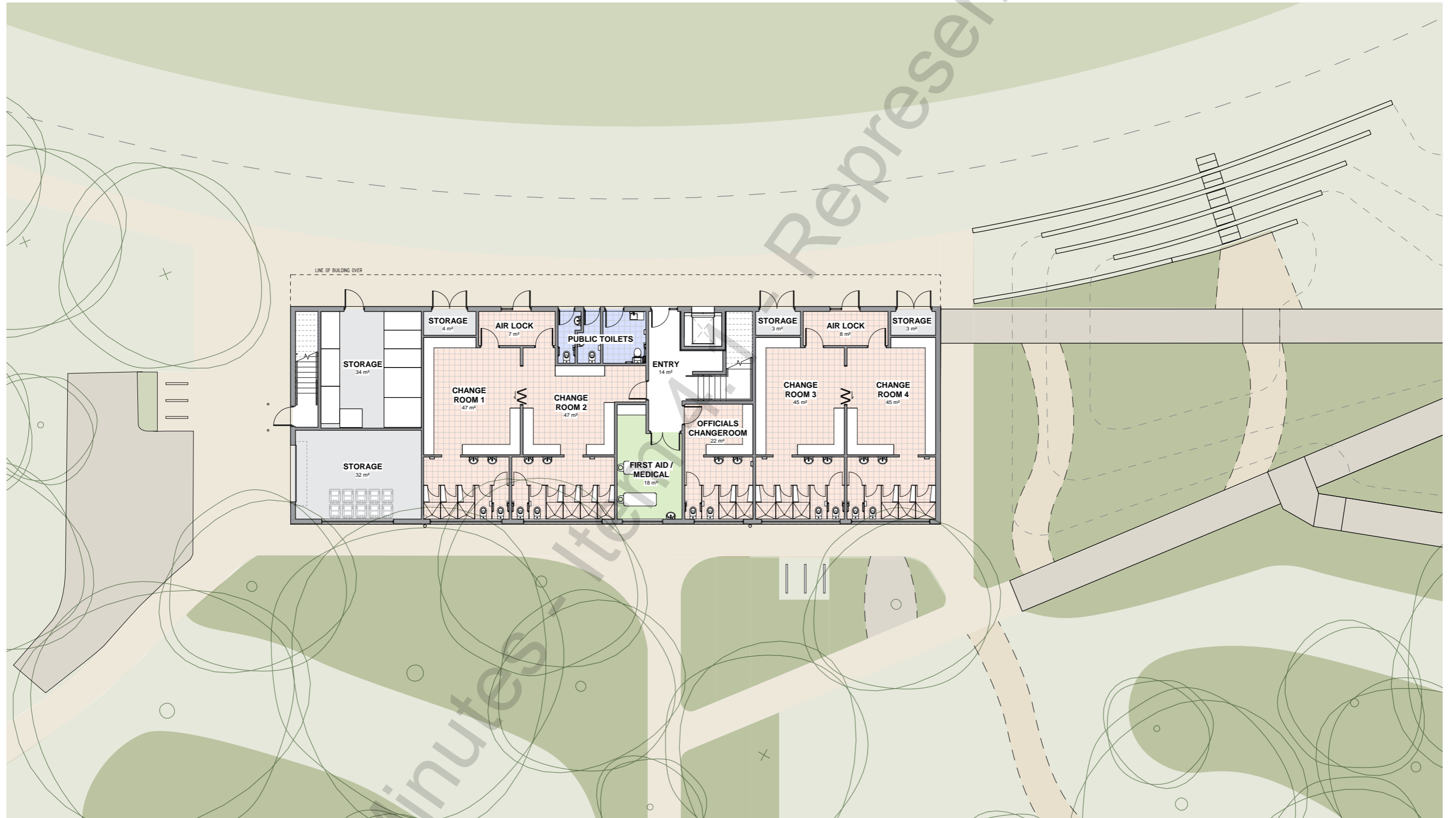
BUILDING DESIGN_VISION + PRINCIPLES



Minutes - Item 4.1 - Representation

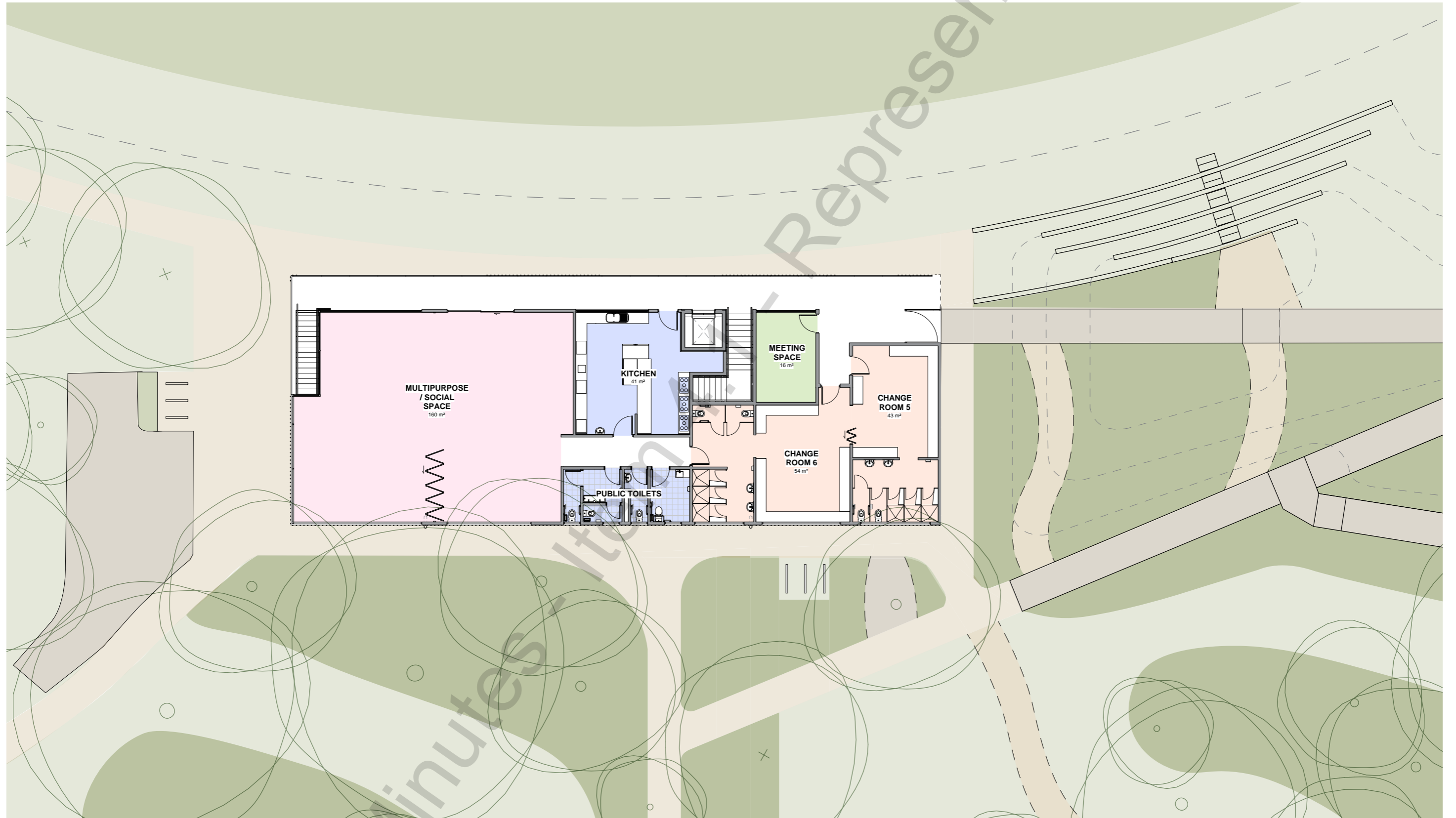
BUILDING_GROUND FLOOR PLAN

BUILDING FOOTPRINT: 405m²



BUILDING_LEVEL 1 FLOOR PLAN

UPPER LEVEL FLOOR AREA INCLUDING BALCONIES: 465M²



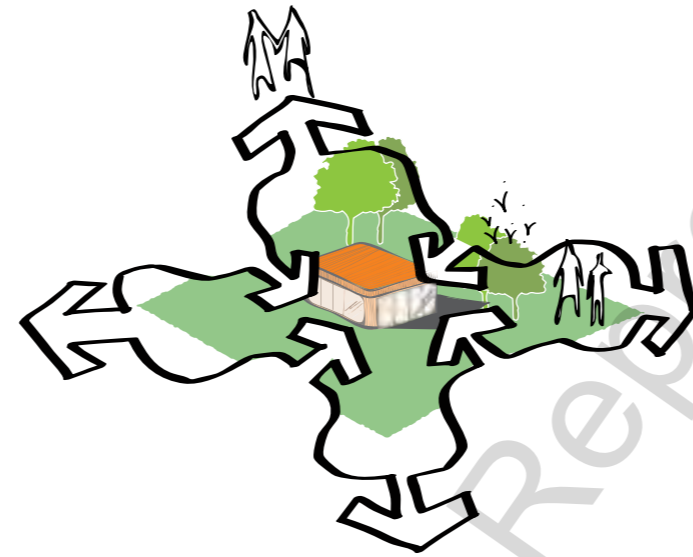


PRINCIPLE ONE

Celebrate the quality, identity and cultural heritage of the Park Lands

The Adelaide Park Lands are the premier greenspace for the city, and as such are a critical life support for the health and well-being of the community. The building and landscape responds to the civic nature of its location via a structured sweeping landscape response and bold architectural expression.

The design and consultation process has been extensive and this has provided a high level of rigour to the layouts and future functionality. The design cleverly manages the demands of operational imperatives with openness, visual delight and low impact approach to the site.

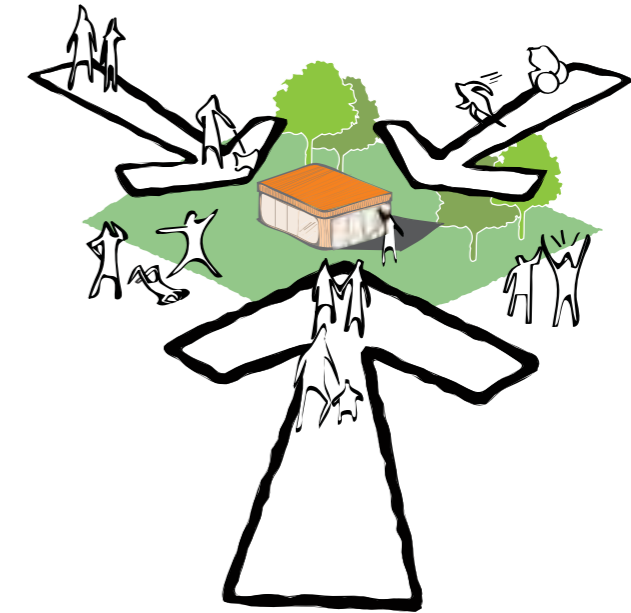


PRINCIPLE TWO

Apply a 'whole-of-park' approach

We have worked with WAX Landscape Architects to undertake broad site analysis and precinct analysis. From this process we have identified existing linkages, pathways and amenities for community use. These existing and desired linkages and movements have been enhanced in the current design.

We have been attentive to the "future vision" covered in documentation and reports of the Adelaide Park Lands from a civic and public realm perspective. The whole of site strategy supports universal access and a variety of activity opportunities for all park users including families, sporting groups, community groups, school groups.



PRINCIPLE THREE

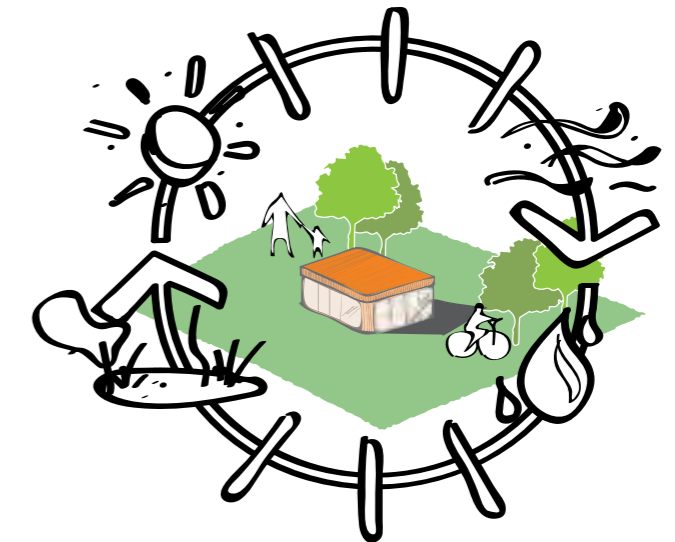
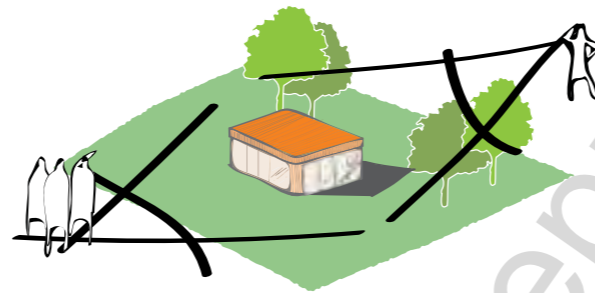
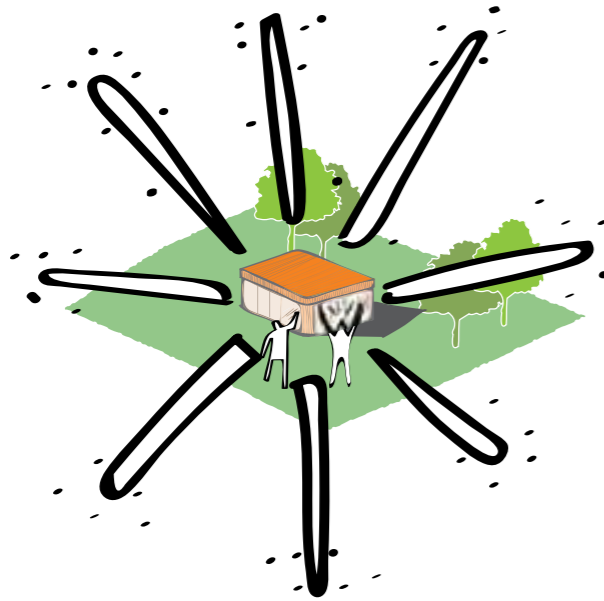
Activate the Park Lands

The proposal enables wider participation in sporting and recreational activities by providing a fit for purpose flexible facility that is accessible to diverse user groups. It also promotes visibility of sporting activities and passive surveillance to support community safety.

The building is visible from the roadway for easy way-finding and visibility. The consolidation of facilities in a two-storey building form has the benefit of creating an activity "node" to encourage community vibrancy and activation.

The project creates "access for all" universal access in a relaxed (ramping) and a structured (lift) manner to enable interaction with diverse users.

Our design process involved consultation with community groups as well as the sporting and recreational groups that currently use the facilities. The greenspace and the building facilities have been designed to maximise the opportunities for diverse usage of the site. For instance the upper level change rooms can be used as "greenrooms" to support performances in the Multi-purpose Community Space. The tiered landscape can be used for outdoor learning by surrounding schools.



PRINCIPLE FOUR Be design exemplars

Working with the end users, we have developed a compact building footprint that has minimal impact on the existing natural context. The architectural form, materials and detailing respond to the landscape context of the site.

We have considered the capital and operational costs of the project in the materials and detailing development. The building materials we have selected belong to the family of "community use" civic projects but have been used in an elegant and unique and exemplary manner.

The design narrative for the project has been developed from massing and texture studies of the locale. The design aims to be complementary and abstract in its context rather than imitative.

The massing and detailing of the building and landscape considers safety of the park users in the external environment and internal spaces.

PRINCIPLE FIVE Balance the visual impact of built form within the Park Lands

The building footprint is conservative for the current and future proposed utilisation. The design manages the compressed footprint and contemplates future flexibility by interlinking spaces visually and physically and co locating storage.

The materials and detailing have been selected to break down the overall size of the building into smaller scale and finer detailed elements that are experienced at closer approach.

PRINCIPLE SIX Design with sustainability and longevity in mind

The building has been designed with passive principles that will reduce lifetime energy usage. Overhangs on the Eastern facade has been designed to allow solar penetration into the community space in winter and provide shade in summer. Operable openings allow cross-ventilation of the multi-purpose space.

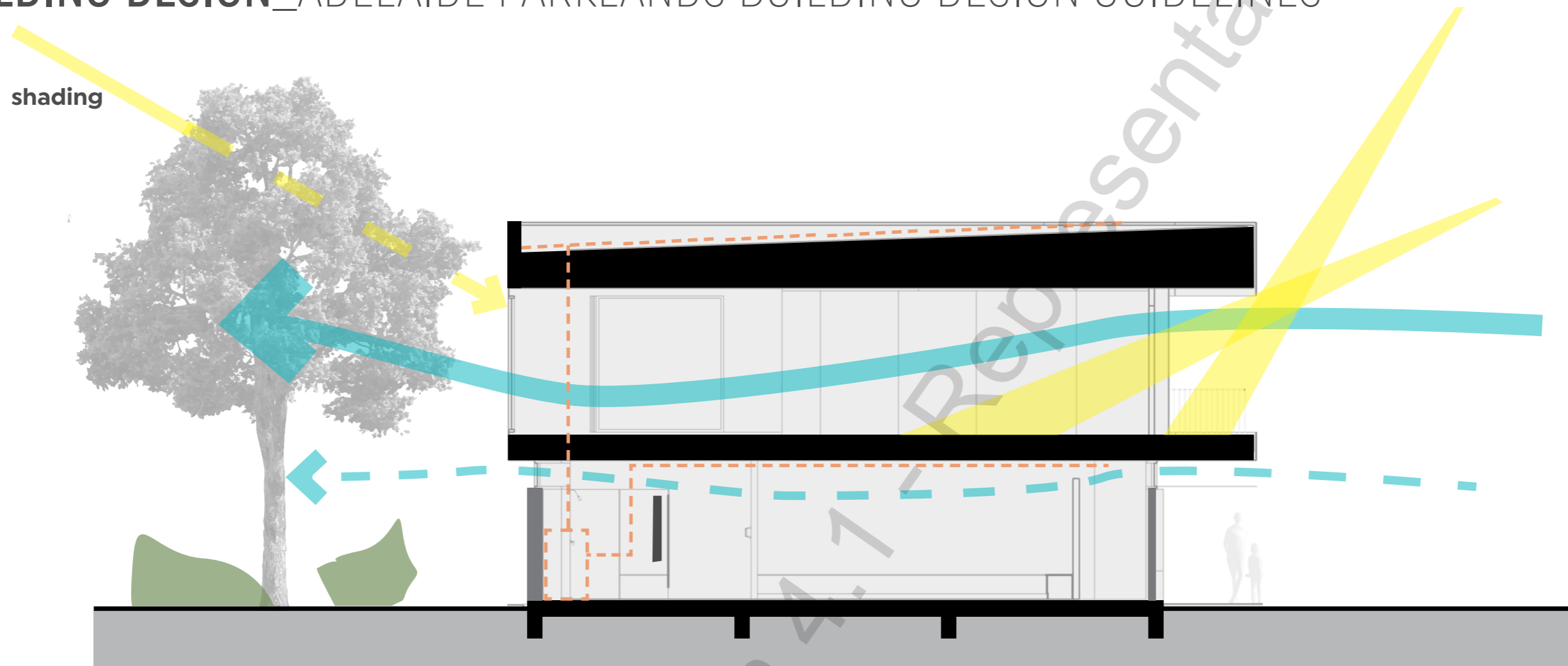
Operational energy consumption will be offset via a concealed PV cell array and battery storage. Rainwater tanks will connect to Glenelg to Adelaide Pipeline. for the flushing of toilets. A suitable AC cassette will be provided for the Community Space to manage temperature as required.

The existing facility will be demolished to facilitate the completion of the works. The design will incorporate the safe spoils of demolition to remain on site in mounding and/or landscape features to close the loop on the building lifecycle.

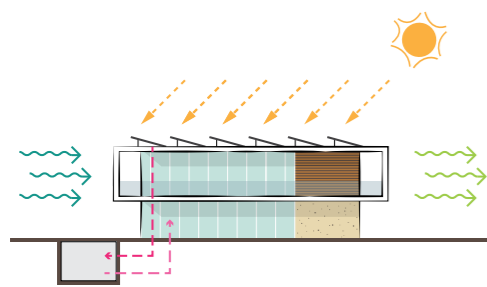
Where possible materials have been selected based on the embodied energy credentials (brickwork and sustainably sourced timber) and/or longevity and serviceability.

The design has minimal external openings to improve security and safety. Vandalism and sleeping rough have been considered and addressed in the design.

BUILDING DESIGN_ADELAIDE PARKLANDS BUILDING DESIGN GUIDELINES

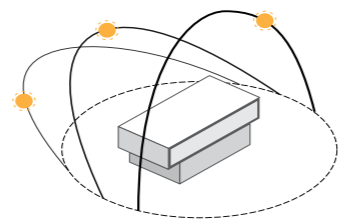


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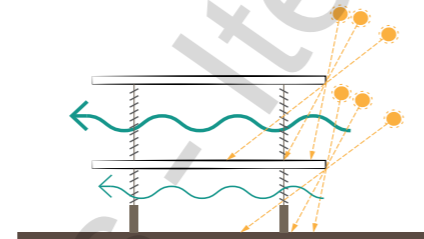
Best Practice Sustainability

- Solar Power Generation



Solar Orientation

- Best solar orientation for optimal passive performance



Ventilation + Daylighting

- Overhangs to shade
- Cross ventilation for thermal comfort



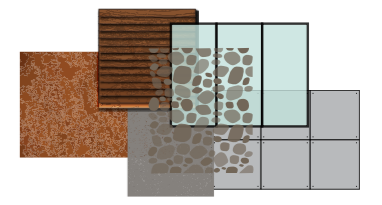
Integrated Greening

- Landscaping to influence the building's passive performance



Water Sensitive Urban Design

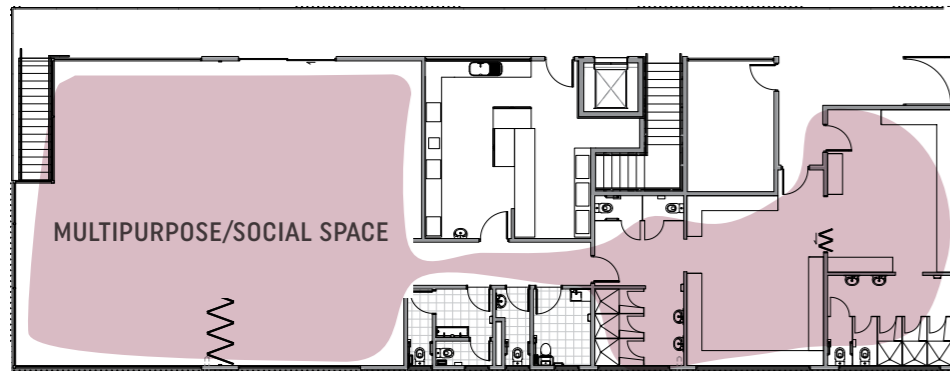
- Best practice landscape techniques that address the lifecycle of water



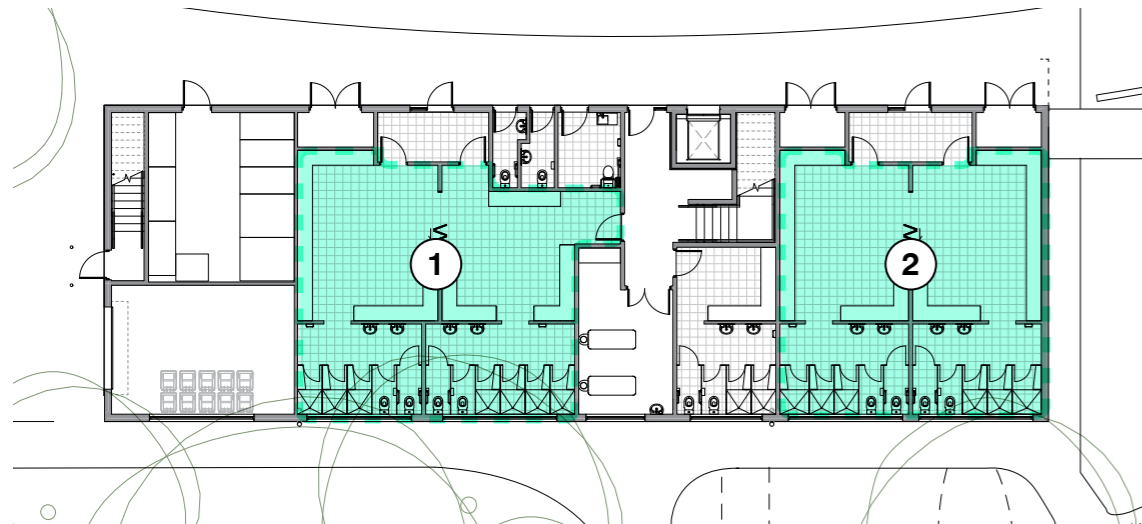
Building Materials

- Low embodied materials that are robust and highly durable

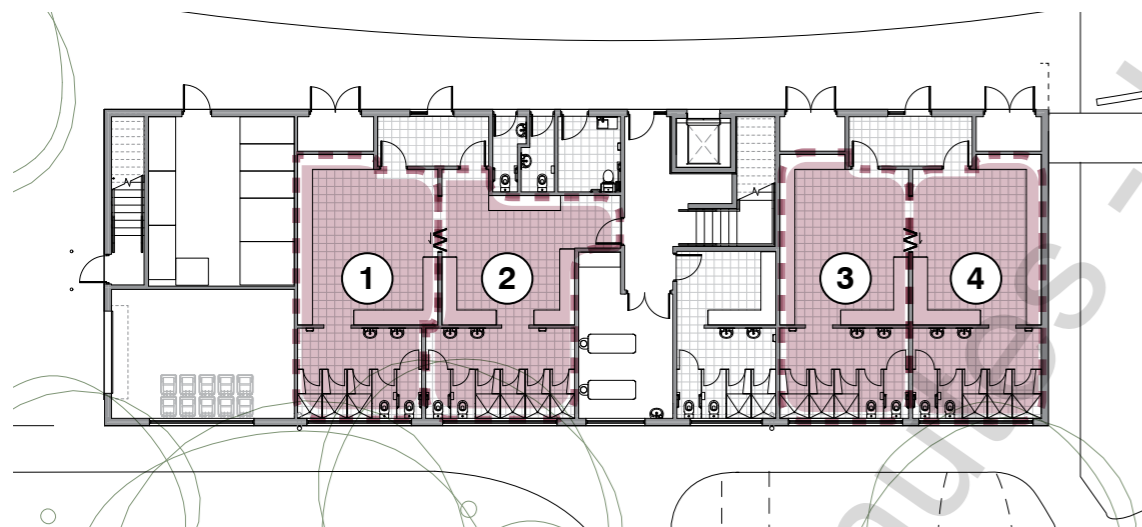
PLAN_PREFERRED FACILITY GUIDELINES



FIRST FLOOR PLAN



GROUND FLOOR PLAN



GROUND FLOOR PLAN

FLEXIBLE FACILITIES

- The facilities have been designed for a variety of recreational groups and key sporting codes, and have the flexibility to meet high level competition guidelines, as well as supporting local level or casual use
- The initiative to merge player change spaces and to separate the twin change rooms provides excellent competition level home and away zones
- The configuration and size of player, trainer and umpire facilities has been developed in collaboration with ACSARA and supports flexible and diverse use of the facility. Areas and detail can be discussed further



BUILDING ELEVATIONS



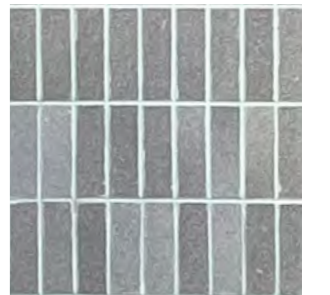
EAST ELEVATION



WEST ELEVATION



RIBBED METAL CLADDING



BRICKS



STEEL



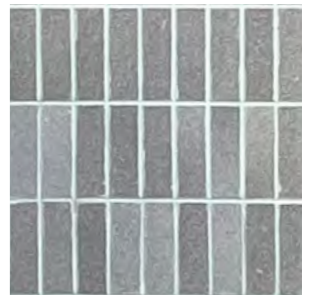
TIMBER

MATERIALS

BUILDING ELEVATIONS



RIBBED METAL CLADDING



BRICKS



STEEL



TIMBER

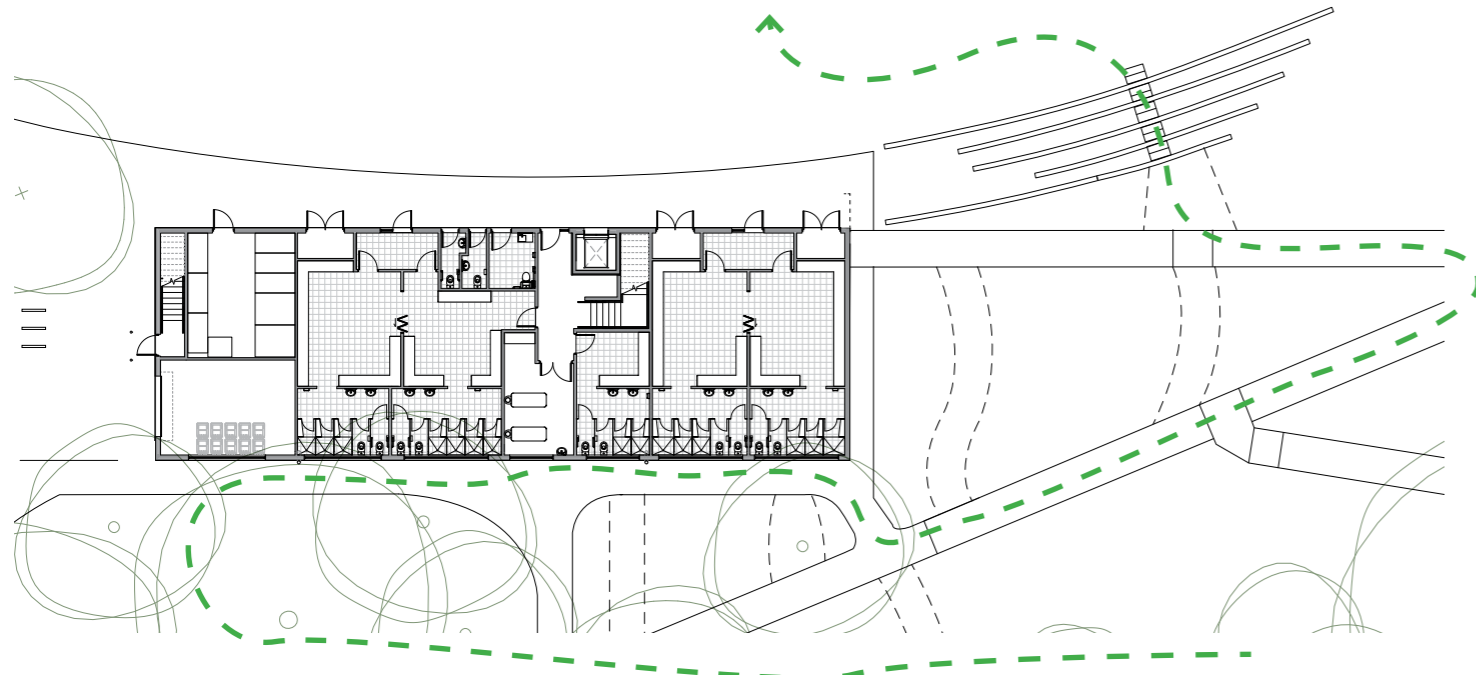
MATERIALS



SOUTH ELEVATION

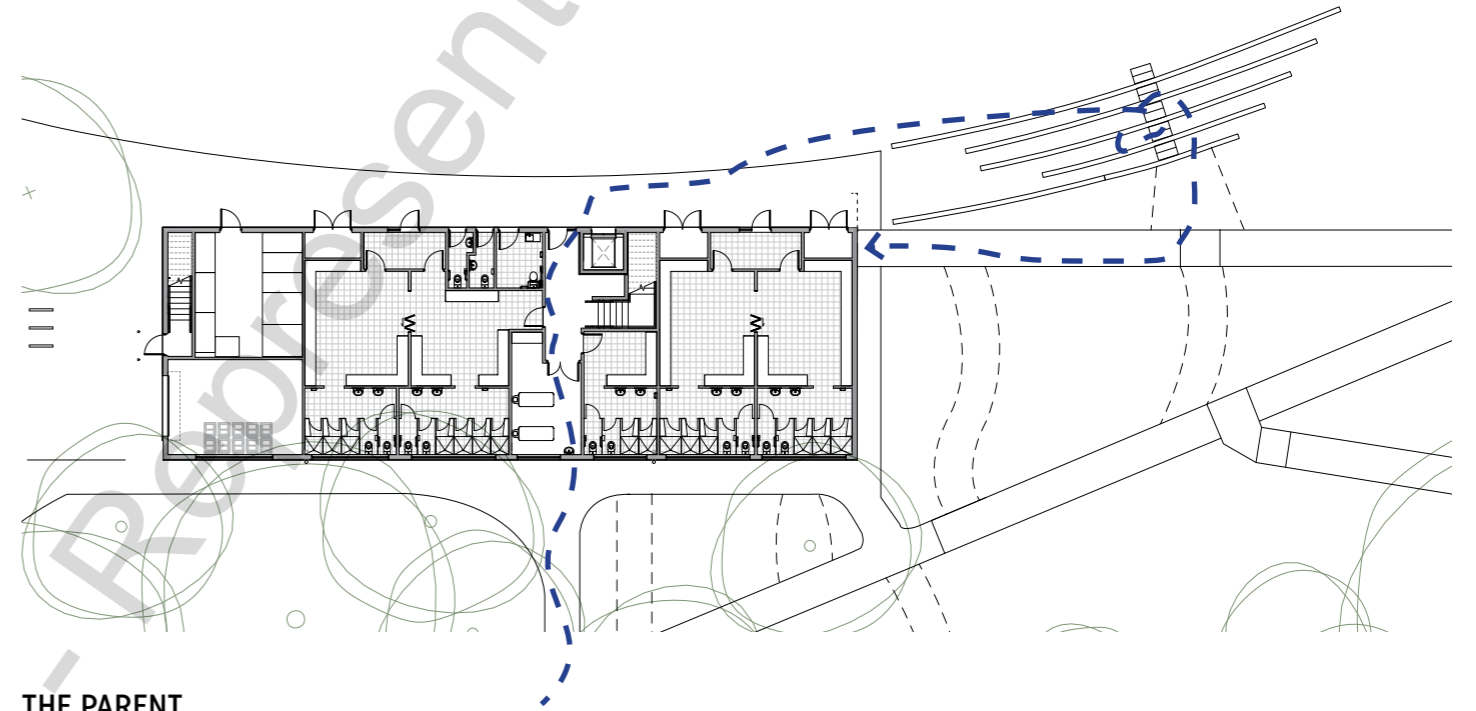
NORTH ELEVATION

MOVEMENT/CIRCULATION



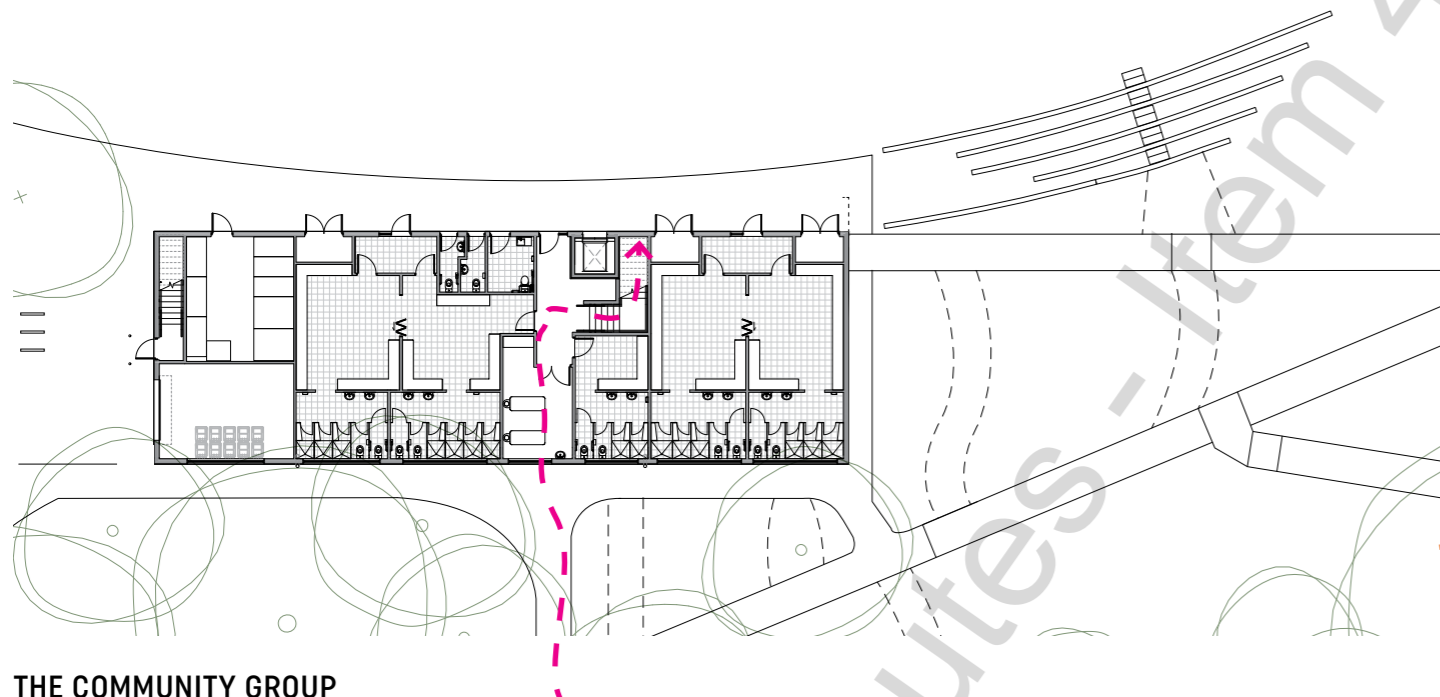
THE PARKLANDS STROLLER

"I wonder what's going on over here? Hmm, you know what, I might cut across the oval today and get some fresh air".



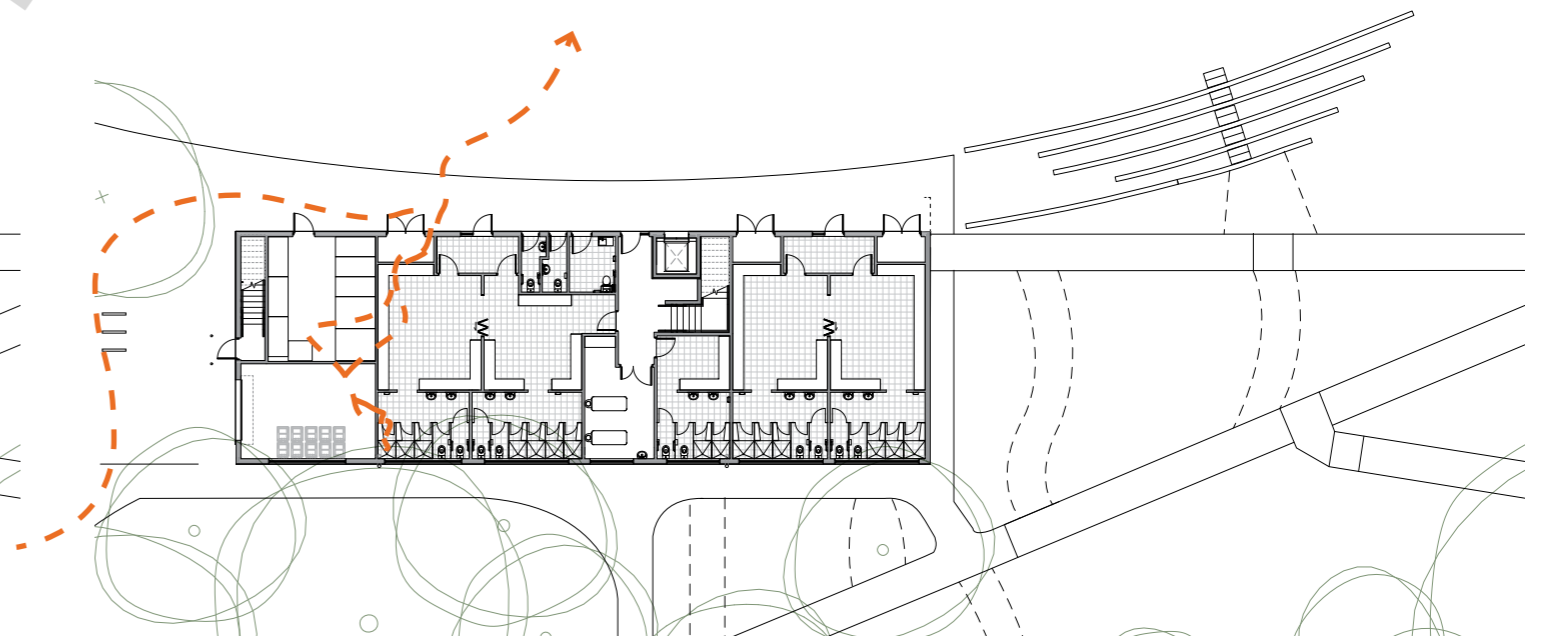
THE PARENT

"Come on Lucy, get in there..! Don't let them push you around like that! ... ahh, I need a drink".



THE COMMUNITY GROUP

"Good luck with the presentation tonight Singh - you're going to do just fine".



THE FOOTBALL PLAYER

"Football is life!"

LANDSCAPE_PLAN

1. NEW CLUBROOMS
2. RAMP ACCESS TO BUILDING WITH ACCESSIBLE 1:20 GRADIENT (UP TO 3.0M)
3. ENTRANCE BRIDGE TO BUILDING WITH BALUSTRADE
4. AMPHITHEATRE STEPS (0.45M) WITH QUICK STEPS
5. GRASSED EMBANKMENT
6. STEPPED ACCESS (10 STEPS)
7. LANDSCAPED EMBANKMENT WITH SHRUB PLANTING
8. INFORMAL PATH ACCESS
9. LANDSCAPED ENTRANCE AND URBAN ADDRESS WITH DIRECT ACCESS PATH
10. ACCESSIBLE ON STREET PARKS (2)
11. GARDEN BEDS WITH OPPORTUNITIES FOR WSUD
12. PERMEABLE PAVED OPEN SPACE
13. ACCESS ROAD FOR DROP OFF AND SERVICE VEHICLES (CRUSH ROCK SURFACE AND NO KERBS)
14. CURVED SEATING WALLS
15. UPGRADE PLAYING FIELDS
16. BIKE RACK AND DRINKING FOUNTAIN



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3D PERSPECTIVE_RENDERERS



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3D PERSPECTIVE_RENDERERS



3D PERSPECTIVE_RENDERERS



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3D PERSPECTIVE_RENDERERS



GRIEVE
GILLET
ANDERSEN

ARCHITECTURE
INTERIORS
URBAN DESIGN
HERITAGE

Minutes - Item 4.1 - Representation

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Site context

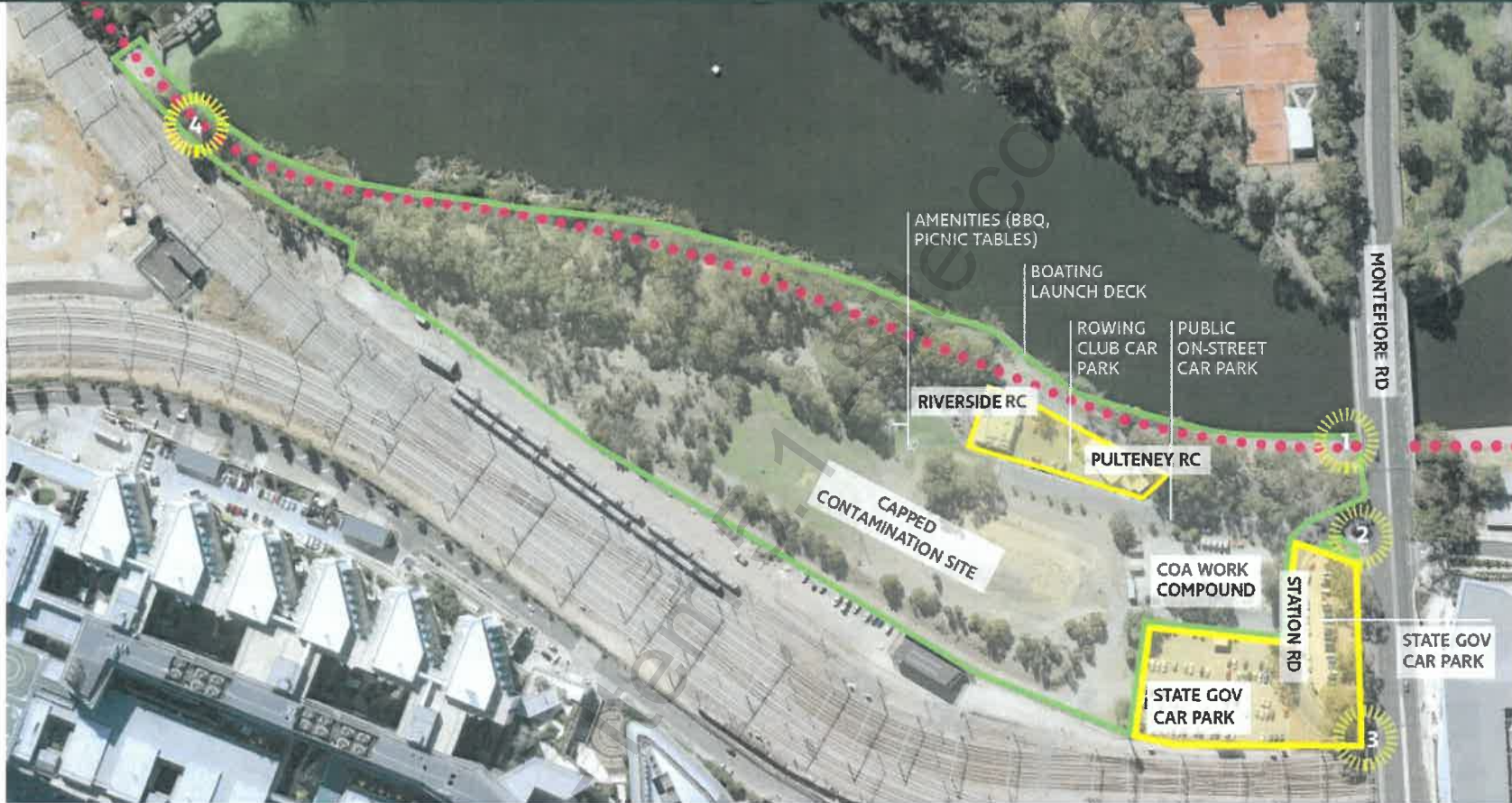


HELEN MAYO PARK

- UNDER CARE, CONTROL & MANAGEMENT OF THE CITY OF ADELAIDE
- UNDER CARE, CONTROL & MANAGEMENT OF STATE AUTHORITIES (ROWING CLUBS)

- DISTANCE TO WALK
- TRAM STOP / DISTANCE FROM TRAM

Park context



- UNDER CARE, CONTROL & MANAGEMENT OF THE CITY OF ADELAIDE
- UNDER CARE, CONTROL & MANAGEMENT OF STATE AUTHORITIES
- RIVER TORRENS LINEAR PARK TRAIL

- 1 UNDERPASS ENTRANCE
- 2 VEHICLE ENTRANCE OFF BRIDGE
- 3 VEHICLE UNDERPASS ENTRANCE (TO STATION RD / FESTIVAL PLAZA)
- 4 ENTRANCE FROM TORRENS WEIR