

29.01.24

MURLAWIRRAPURKA
**Rymill Park
Kiosk**

LANDSKÄP

Rymill Park / Murlawirrapurka Recent History

In 1959–60, Adelaide City Council made many improvements to the park area. Following a tour overseas, Town Clerk William Veale suggested an artificial lake, playground and picnic area. The new facilities were opened by Lord Mayor Charles John Glover[18] in late 1960. The park was named after Sir Arthur Rymill, Lord Mayor of Adelaide from 1950 to 1954, who had actively supported the extension and improvement of Adelaide's parklands. The lake was constructed in 1959. The building and lake have a number of mid-century elements, providing inspiration for the updated kiosk.



Rymill Park / Murlawirrapurka Event History

Rymill Park has a strong history of events and community activations. From the Mayors' Garden parties and South Australian National Ballett performances in the 60's, to social change rallies in the 90s through to the current Fringe, Glutony and other activations. The Lake surrounds provide a perfect location to showcase Adelaide's parklands and festival atmosphere.



Temporary
Events

Fringe &
Glutony



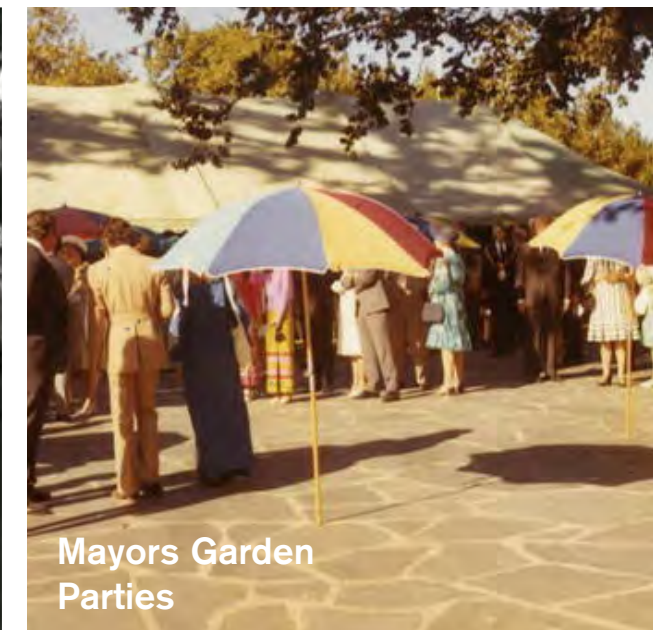
Swan Lake



Oz Asia Fest



Lake Activation



Mayors Garden
Parties

Who

CREATIVE PLACE HOSPITALITY

Peter Rabbit, Adelaide CBD

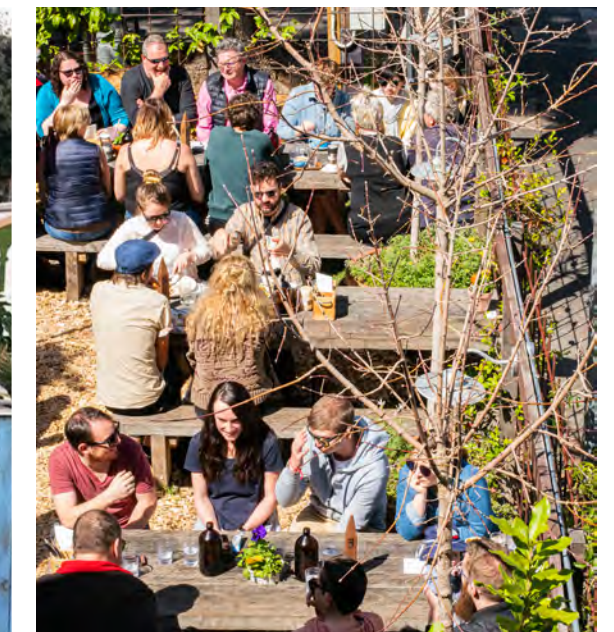
Bloom, Thebarton

Lockwood General, Burnside

The group was born in 2015 with assistance from the City of Adelaide Placemaking Pilot Program to develop the now Peter Rabbit site. The team has evolved and now has a vast range of experience from planning, placemaking, design and construction through to the complexities of running of a successful hospitality business. The teams' wide range of skills will ensure a successful outcome that Adelaide and its community can be proud of.

The team offers:

- Community focused approach
- Ability and desire to activate the Park Lands in an inclusive manner
- A collaborative and open formula
- Placemaking expertise
- Appreciation of good design
- Innovative projects with a clear and uncompromising vision



Business Experience

Peter Rabbit Adelaide CBD



Established: **2015**

Employs: **9 Full Time + 21 Casuals**

What: **Cafe, Bar & Events**

Commendation in the City of Adelaide architecture prize in 2017. The award recognises innovative projects that enliven the City's public spaces and engage with the community.

Bloom Thebarton



Established: **2020**

Employs: **17 Full Time + 28 Casuals**

What: **Cafe, Restaurant, Events, Functions**

**Bloom Pavilion and Landscape by LANDSKAP
Shortlisted for the EAT DRINK DESIGN Awards 2022**

Lockwood General Burnside

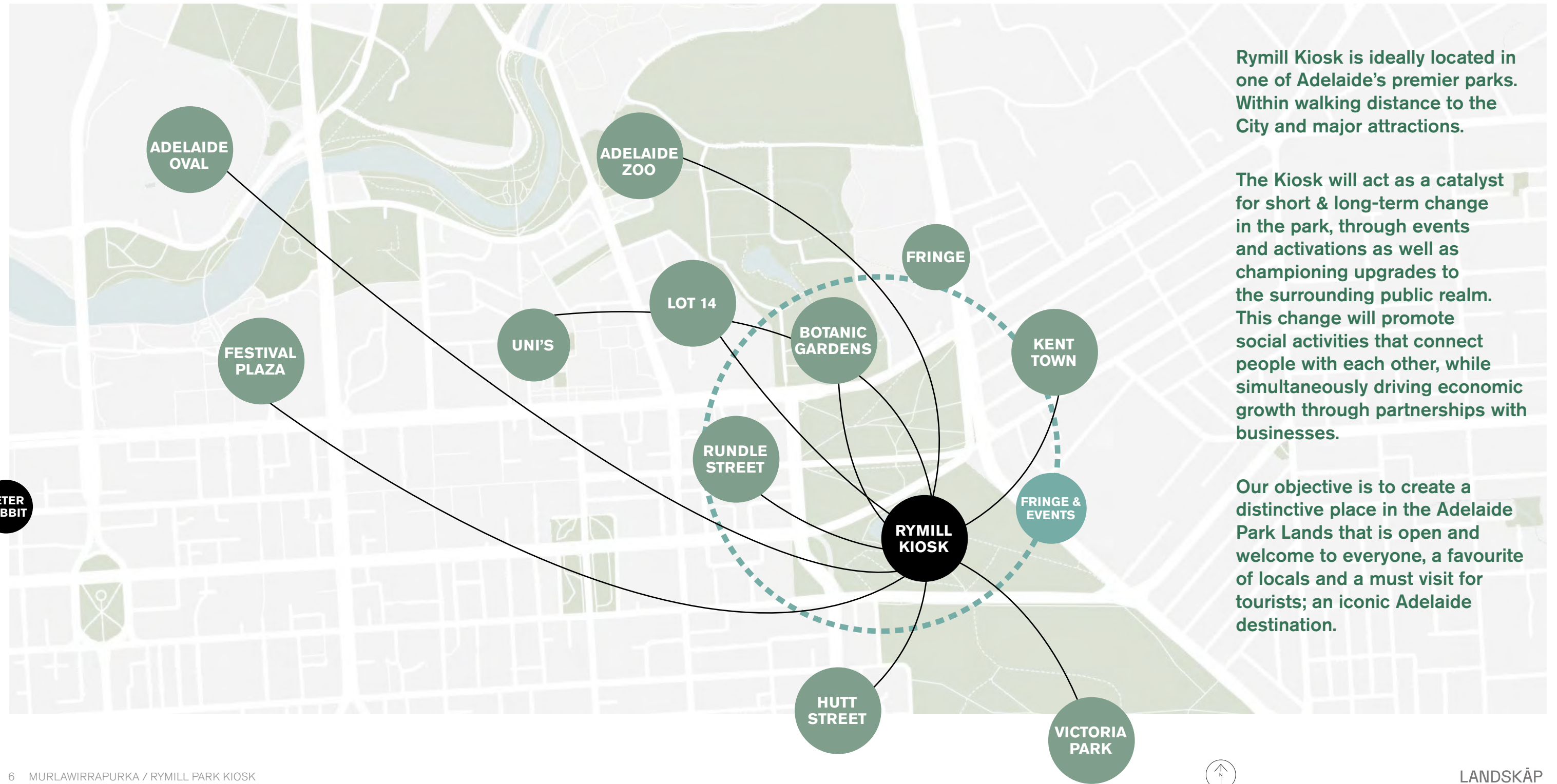


Established: **2021**

Employs: **4 Full time + 12 Casuals**

What: **Cafe & Corner Store**

Context Why Here?



Location



Secluded in its own lake setting.

The kiosk will provide a year round destination, focal point and link between the city and the suburbs. The success of the kiosk will add to the success of the greater area.

- | | |
|---|-----------------------------|
| 1 | Rymill Kiosk |
| 2 | O-Bahn Portal |
| 3 | Rymill Playground |
| 4 | Lawn Bowls |
| 5 | Rose Garden |
| 6 | Tandanya Cultural Institute |



Relevant Background Documents

We understand and appreciate the aspirations and objectives for Rymill Park. The proposal is progressive while remaining achievable and aligning with the direction of the guiding documents, as well as the City of Adelaide’s broader ambition to create a lively, engaged and vibrant community.

By understanding the objectives and key moves we have developed a strong proposal that embraces the desired outcomes and believes that looking beyond its own “walls” is essential for success. Our role as placemaker is integral to the site.

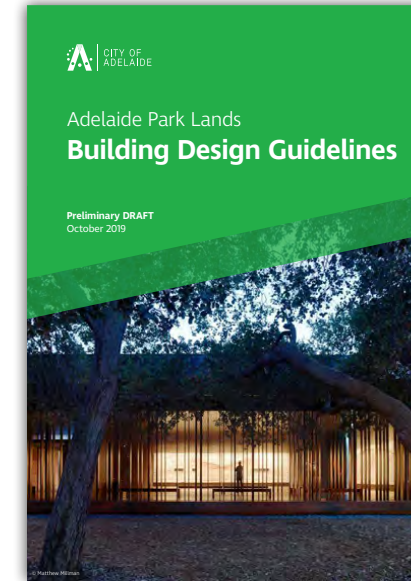
We aim to work with the Council, State Government, Stakeholders and the community to ensure the implementation of our ideas is embraced and supported by everyone. Our goal is to promote partnerships across all levels.

“Preserve and enhance the characteristic 1960’s landscape setting and elements around the lake, through a contemporary design approach that considers their current and future functions”

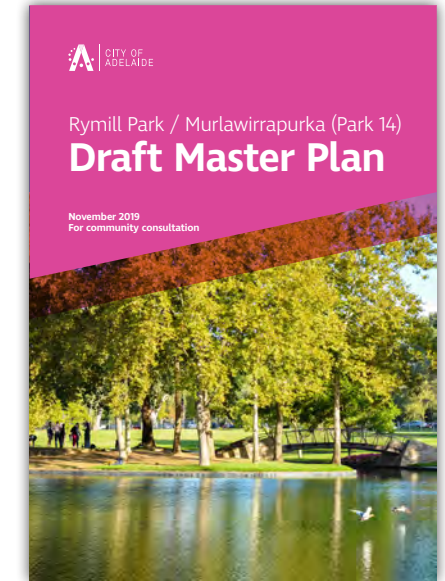
Draft CLMP, Rymill Park



Draft Community Land Management Plan - Rymill Park / Murlawirrapurka (Park 14)



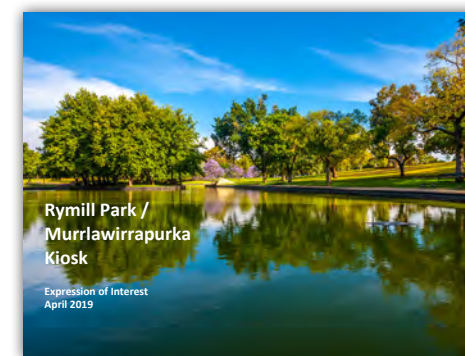
Adelaide Park Lands Building Design Guidelines



Rymill Park / Murlawirrapurka Draft Master Plan



Adelaide Park Lands Management Strategy 2015-2025



Peter Rabbit - Expression of Interest, April 2019

“Activate the kiosk and provide adjacent toilet facilities... Create a deck out into the lake from the kiosk frontage. Lease the kiosk to an operator able to provide a distinctive, original or imaginative offering and a high level of service, both in terms of quality and duration of service, suitable to the activity levels of the Park.”

Draft CLMP, Rymill Park

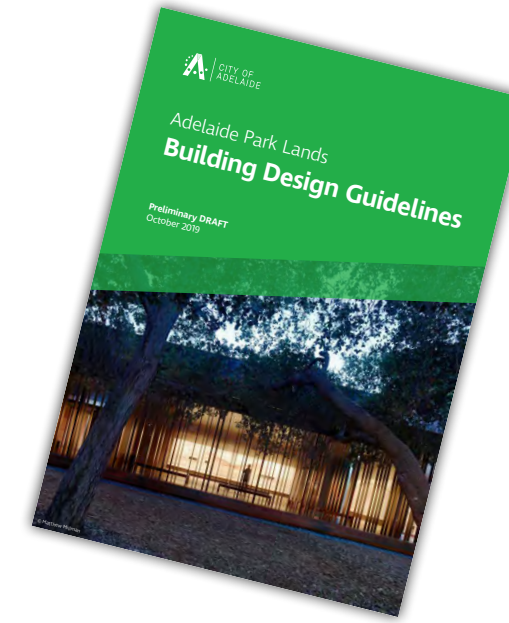
Vision & Approach

The upgrade of the kiosk & surrounding area into an inclusive and iconic space that celebrates its unique setting. The project aims to strengthen the sense of place through sensitive design that acknowledges its history and by acting as a focal point for community engagement and events that encompass the whole park.



Project Principles & Strategies

Refer to pages 37-39 for further detail



Adelaide Park Lands Building Design Guidelines

6 Principles

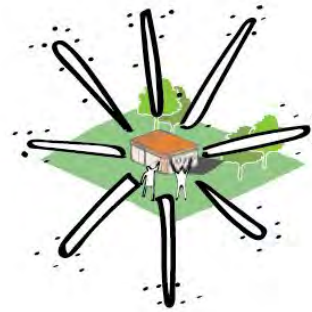
2

Apply a "whole of park" approach



5

Balance the visual impact of built form within the Park Lands



4

Be design exemplars

1

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



6

Design with sustainability longevity in mind

3

Activate the Park Lands



"Whole of Park" Approach & Activation

Pop up events.
Day & night offerings.
Activities for hire.
Destination for wider community gatherings and enjoyment of the Park.

Iconic Destination & Design Exemplar

Unique to the Park Lands.
A must visit in Adelaide.
Sensitively integrated into its setting.
Minimises visual and physical impacts on the Park Lands while maximising usage.

Celebrate & Enhance Place

Build on the site rich history.
Celebrate Rymill Park and Lake.
Promote Fun!

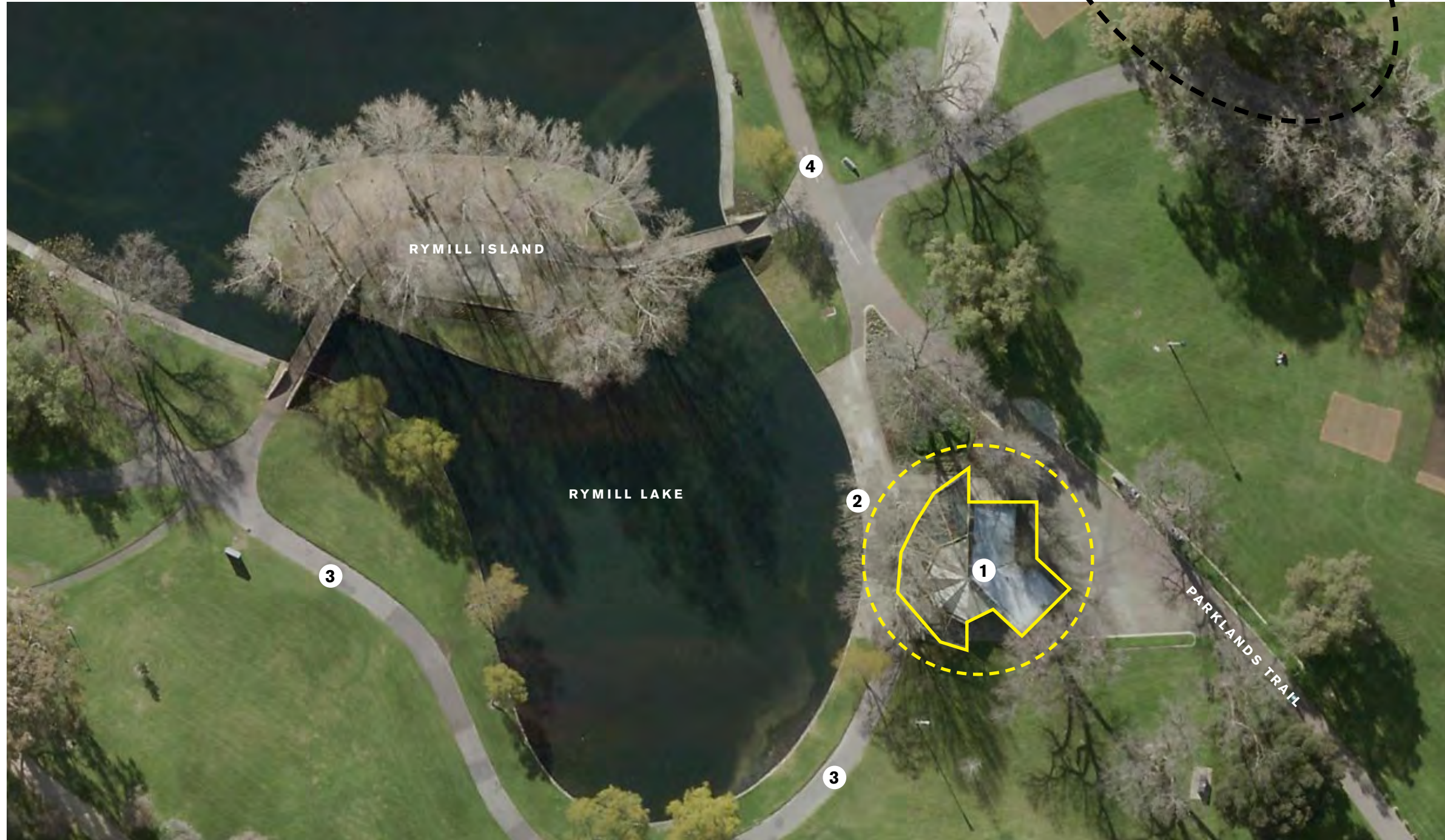
Year Round Flexibility

Dynamic and flexible building that provides weather protection.
Utilise the surrounding park & lake.
Financially viable to operate year round through fit for purpose design.

Engage, Collaborate & Welcome the Community

Accessible and inclusive.
Act as a driver of physical change for parklands through community engagement & partnerships.

Existing Site



- 1 Rymill Kiosk
- 2 Boat Launch
- 3 Lake Path
- 4 Parklands Trail



Existing Issues & Considerations



Poor Internal Spaces

- Not fit for purpose.
- Dated and no suitable for proposed Cafe operations.



Levels, Grades and Access

- There are currently significant level changes and uneven paving which poses a risk to the community and patrons. Existing access and surrounds does not comply with AS.1428.
- The current surrounds have existing gradients of approximately 1:14 which are not suitable for the current or intended use.



Unattractive Rear

- Back of house and services on show and prominent.
- Large extent of asphalt paving.
- Detracts from the amenity of the lake setting.



No Bin or Services Enclosure

- Bins and services exposed and detracting from the building facades.



Limited Storage

- Awkward and limited internal storage.

Opportunities & Qualities



Lake Setting

- Beautiful lake setting.
- Well maintained throughout the year.
- High levels of amenity.

Kiosk Character

- 1960's architectural character.
- Welcoming appeal.

Masonry Walls

- Original Carey Gully stone walls in good condition and representative of the 60's architecture.
- Original feature brick walls in good condition.

Surrounding Tree Canopy

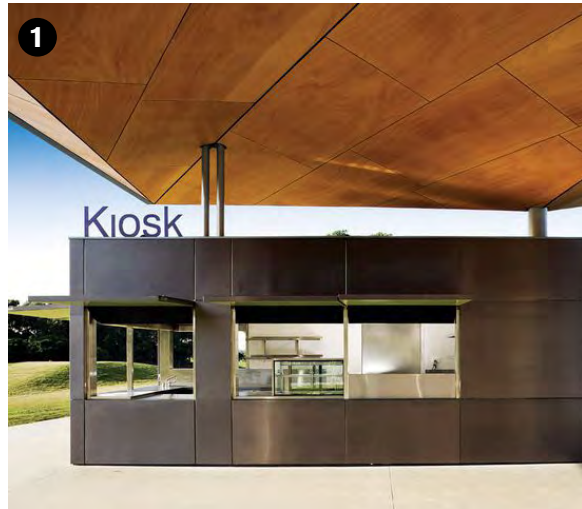
- Advanced Plane and Elm trees surround the Kiosk providing dense coverage and dappled shade.
- Canopies obstruct views towards the Kiosk.

Party & Event History

- Rymill Lake has a strong past and present history of parties, activations and events.

Precedents

Built Form within landscape settings



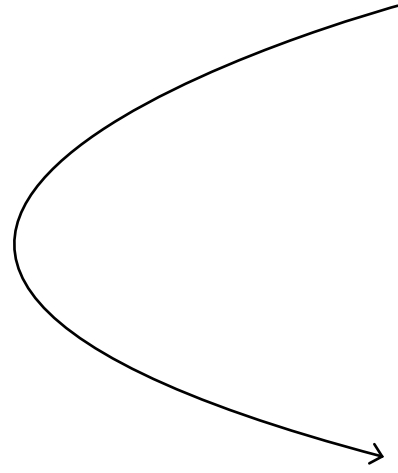
1. Stanic Harding's Pavilion's, Sydney Park
2. Sacher Park Cafe | Yaniv Pardo Architects
3. London, Victoria Park Cafe
4. MP Pavilion, Melbourne
5. Shake Shack, NYC
6. O-Bahn City Access, Service Buildings
7. Mitolo Wines Pavilion / Arbour
8. Bloom Pavilion, Thebarton

**High Quality
Contextual
Design**

Proposed Character



**Design
Evolution**



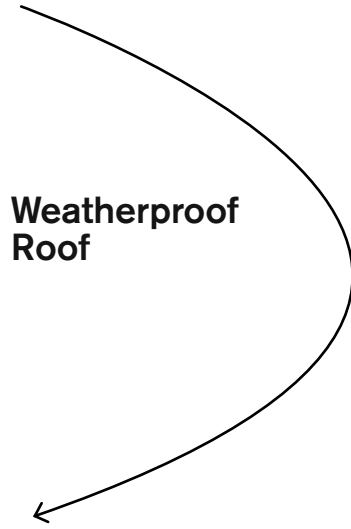
**Accessible
Roof Deck**



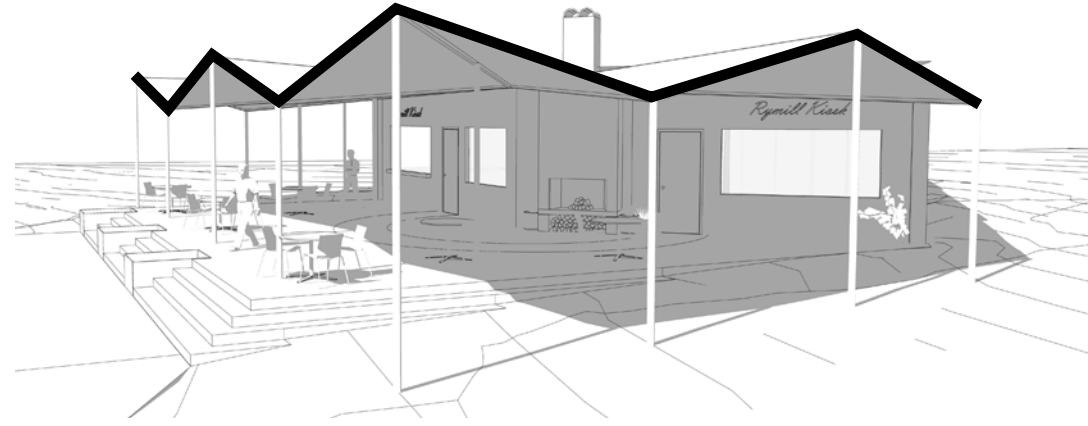
**Upper Level
Pavilion**



**Weatherproof
Roof**



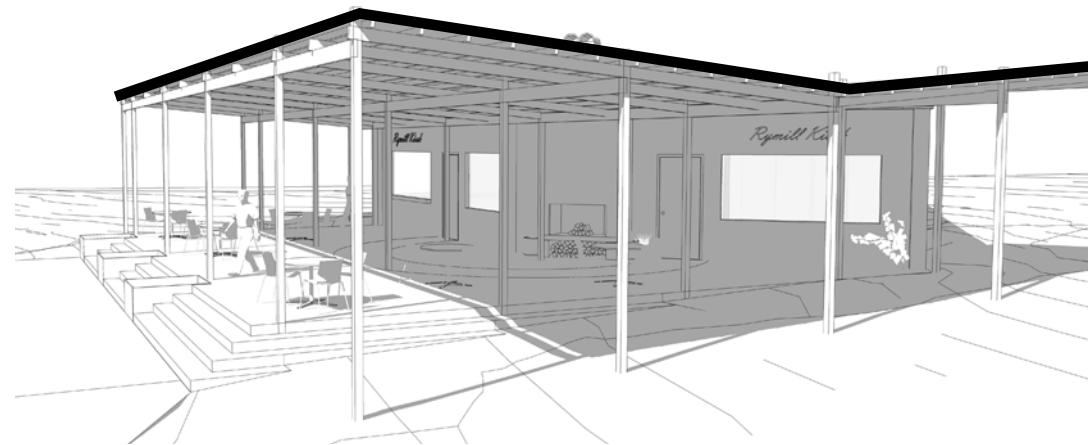
Roof Explorations



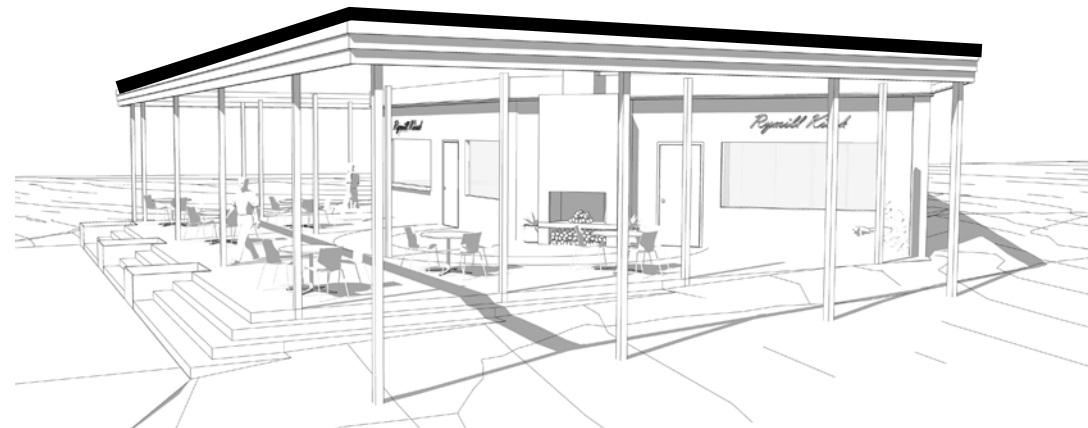
Zig Zag



Hip



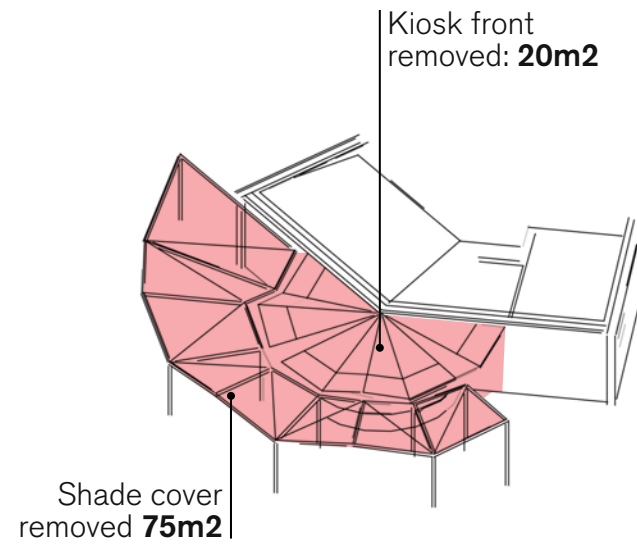
Butterfly



Flat
Mid-Century

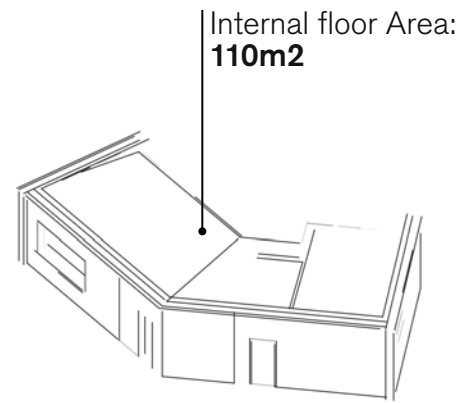
Proposed Design Elements

Existing Structure



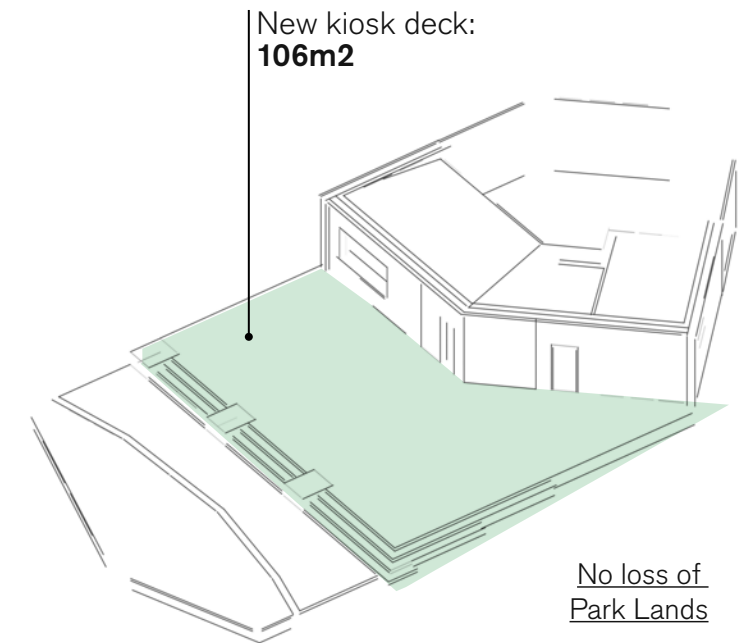
- Single storey masonry building.
- Built 1960 ca.

Retention of Core



- Existing masonry walls protected and enhanced.
- Internal alterations to enable improved Kiosk operations to occur.

New Deck & Lake Interface

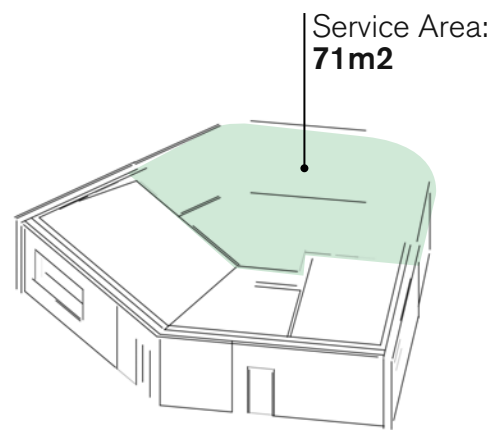


- New steps connecting lake path to deck.
- Removes existing trip hazards around the building and under the trees. Existing access and surrounds does not comply with AS.1428.
- Will allow for removal of existing sections of concrete pavement within the TPZ (tree protection zone) of the existing Plane Trees. The deck will provide greater airflow and permeability to the soil beneath.

Proposed Design Elements

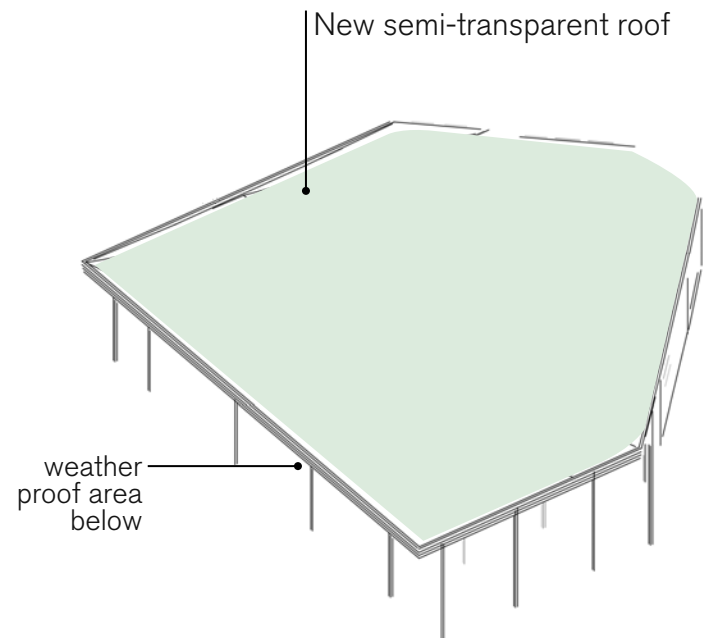
New Service Area & Toilets

No loss of green Park Lands



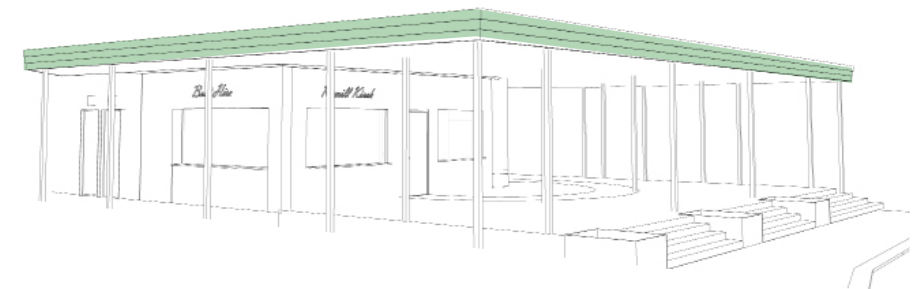
- Provides for new toilets, storage, bins, boats and internal lift access.
- Proposed enclosure located on existing hardstand area.

New Roof

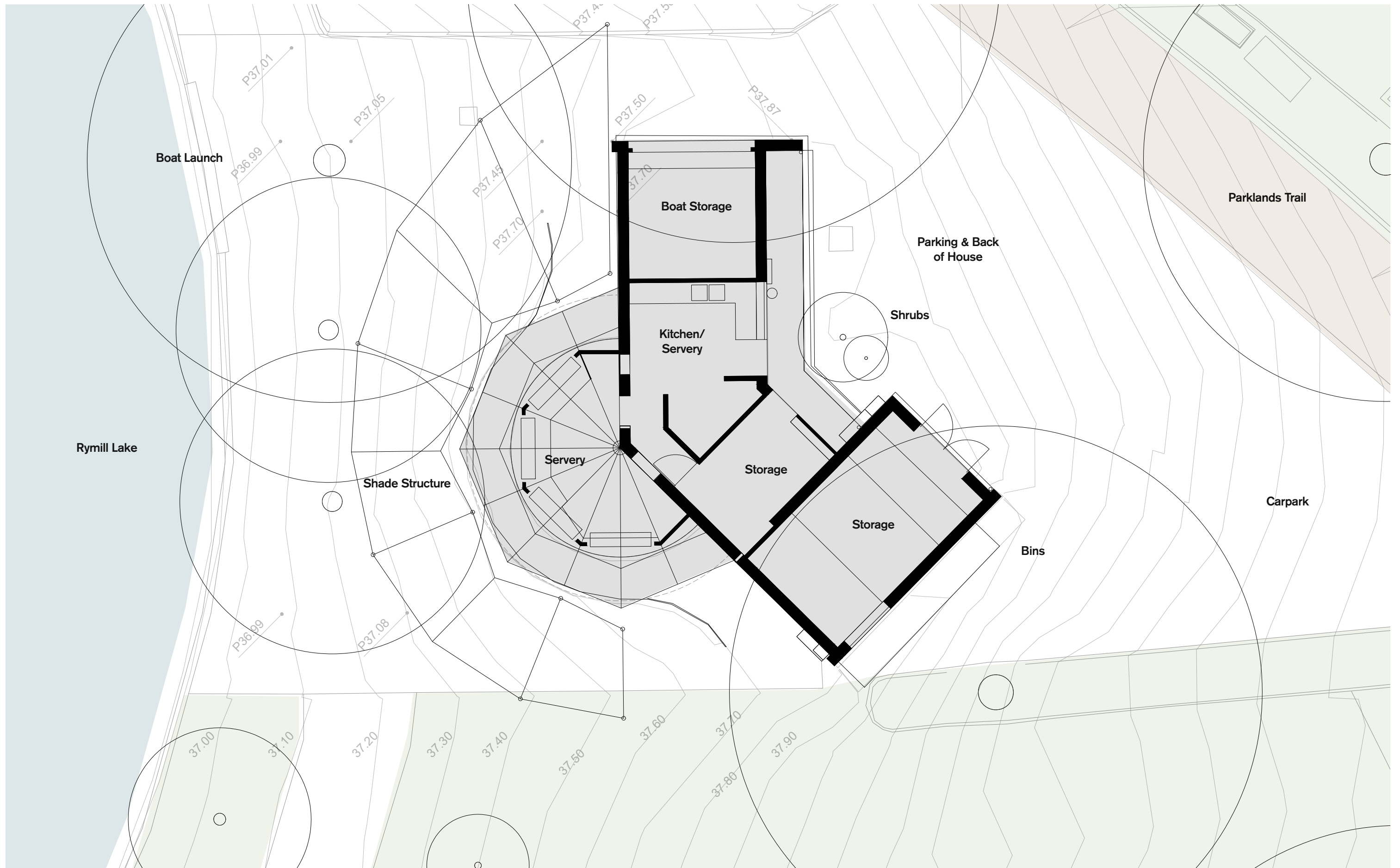


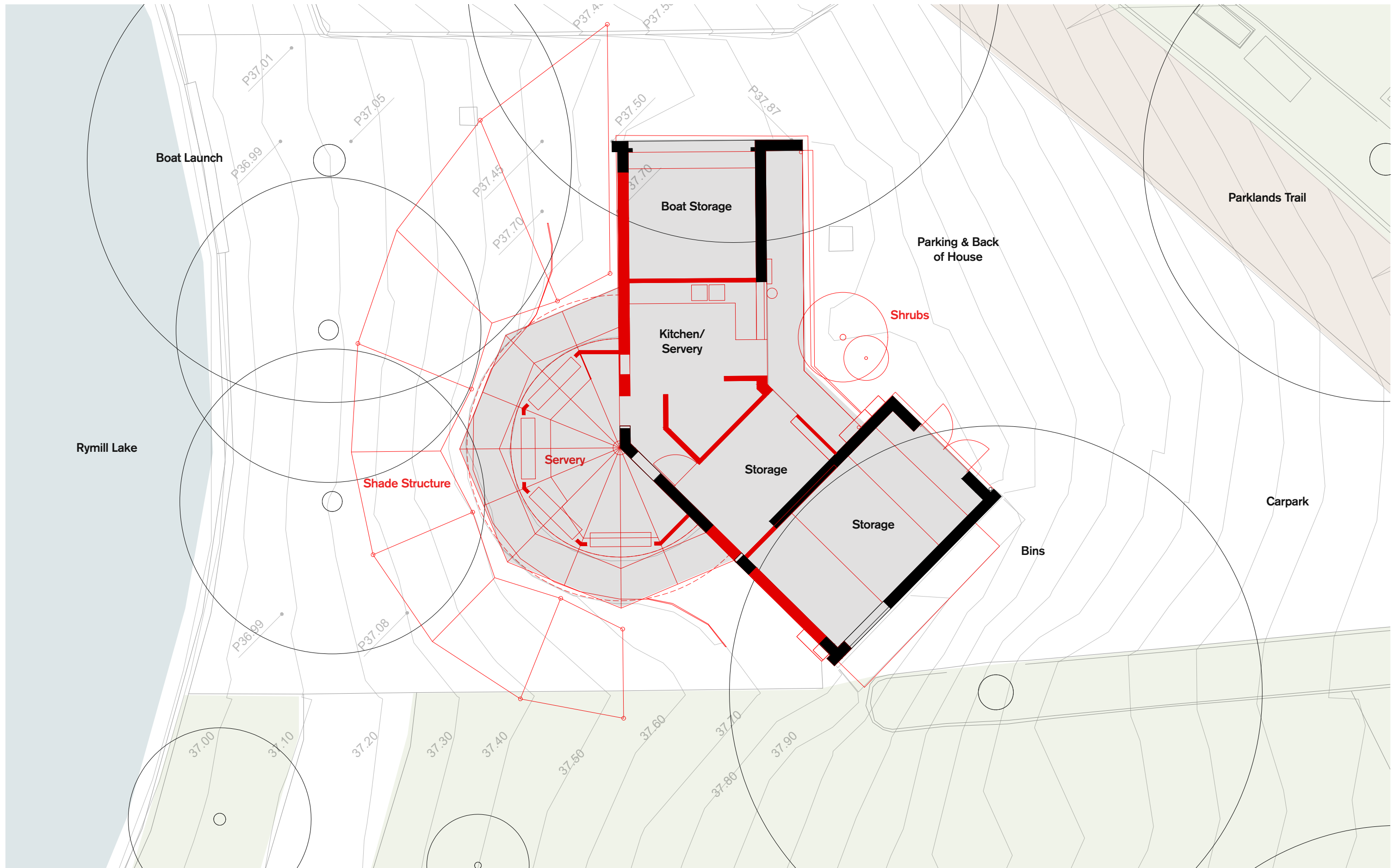
- Provides weatherproof cover to deck below making space usable year round.
- Provides flexibility and assurance for events and outdoor dining
- 365m2 of total roof

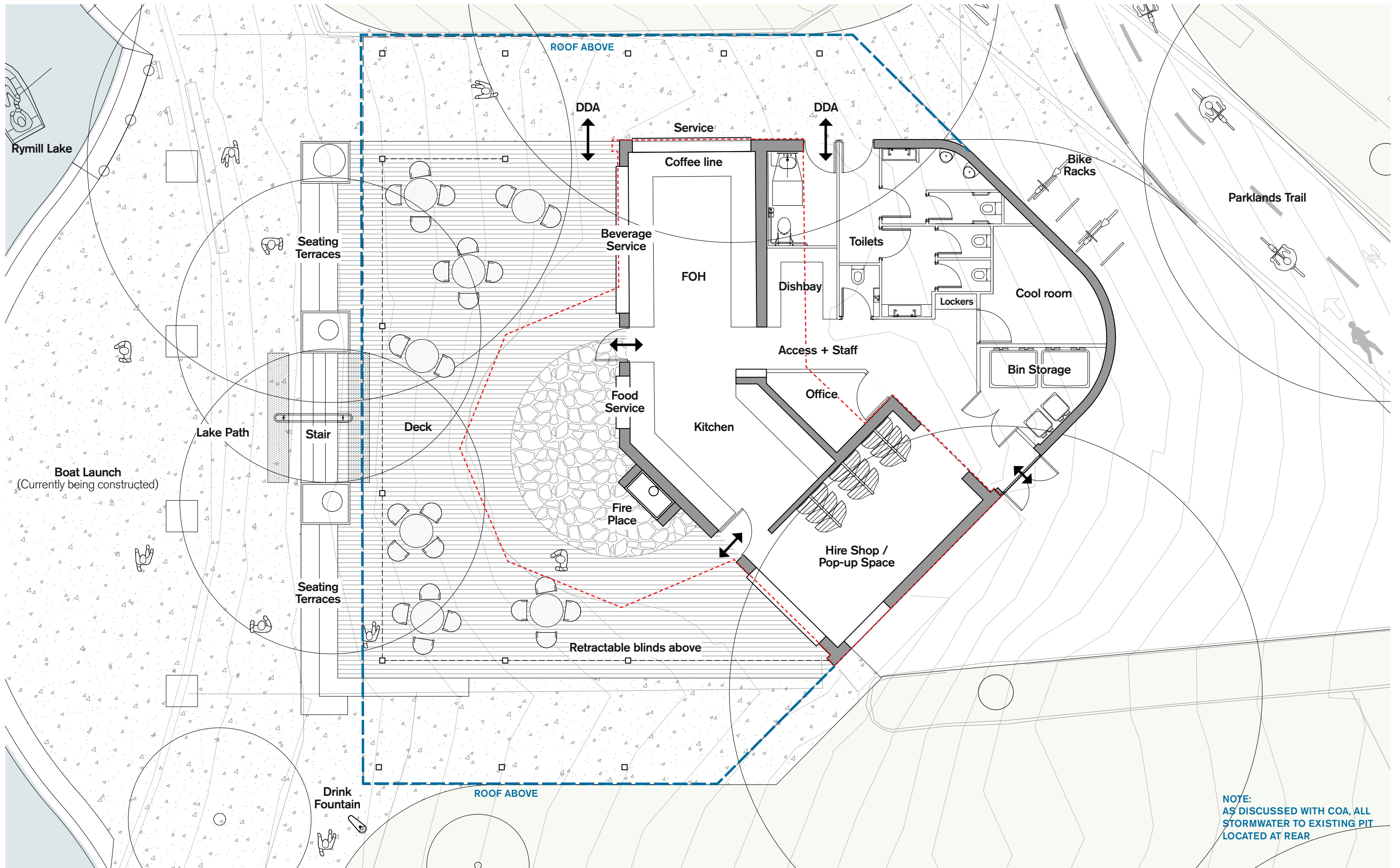
Low Profile Design

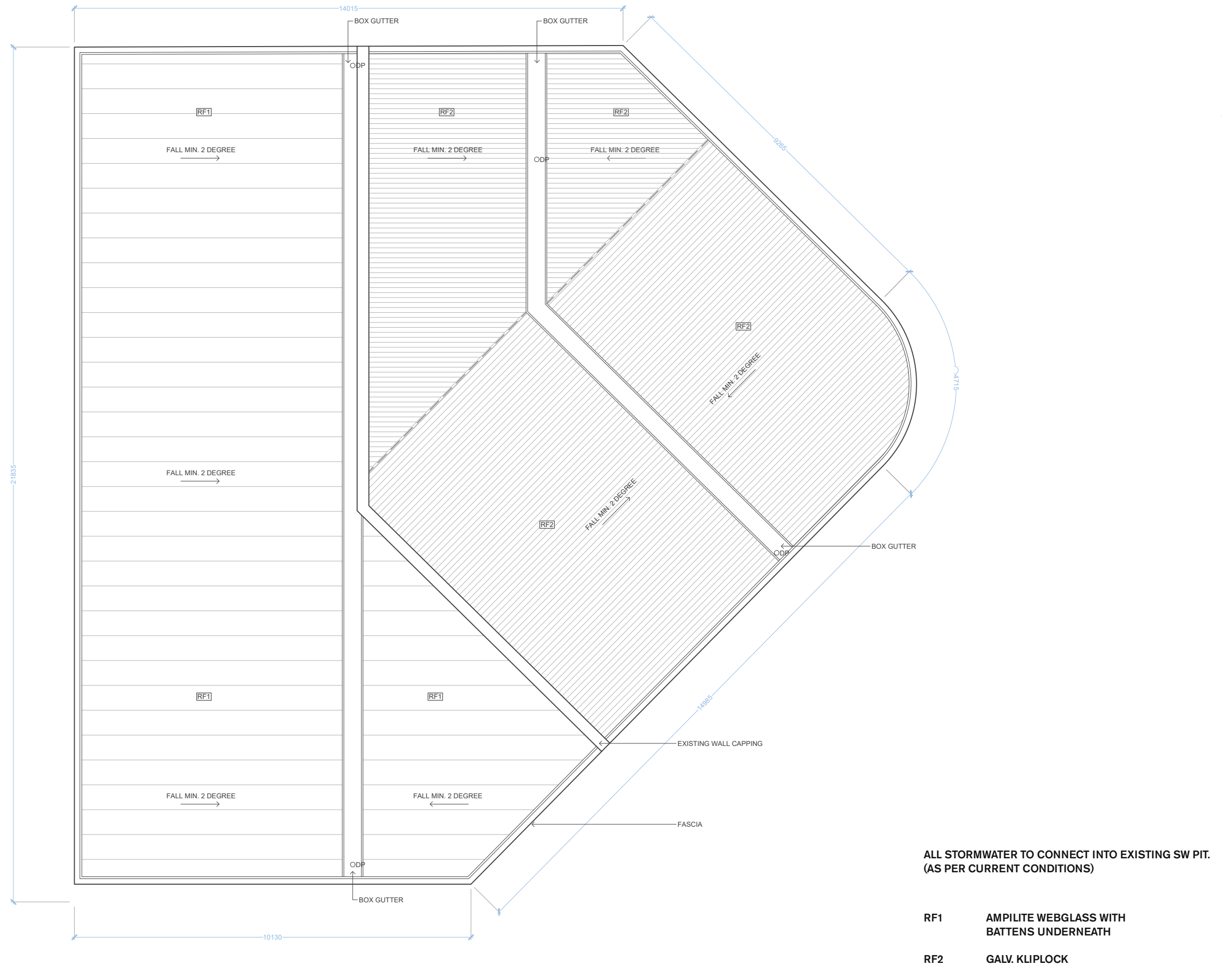


- New flat roof that sits lightly within the parklands setting.
- Taking inspiration from the original mid-century design.







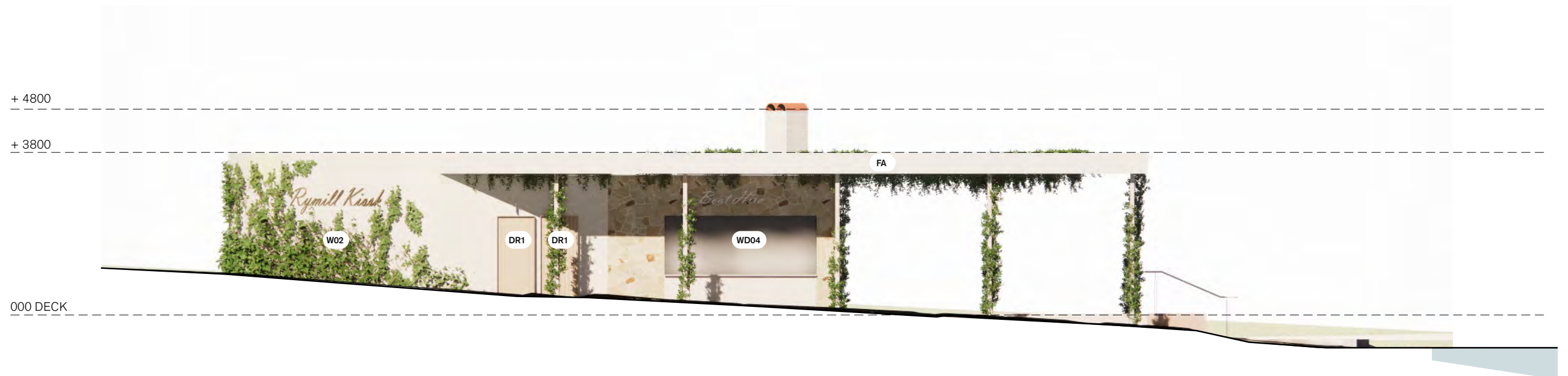


- DR1 HARDWOOD TIMBER W/ STEEL SURROUNDS
- DR2 TIMBER DOOR, PAINTED W/ SMALL WINDOW
- WA1 BAGGED BRICK WALL (PAINTED) EXISTING
- WA2 STONE WALL
- WDXX WINDOW
- FA TIMBER FASCIA BOARDS (PAINTED)

Elevations



WEST ELEVATION



NORTH ELEVATION

DR1 HARDWOOD TIMBER W/ STEEL SURROUNDS
 DR2 TIMBER DOOR, PAINTED W/ SMALL WINDOW
 WA1 BAGGED BRICK WALL (PAINTED) EXISTING
 WA2 STONE WALL
 WDXX WINDOW
 FA TIMBER FASCIA BOARDS (PAINTED)



SOUTH ELEVATION



EAST ELEVATION

Materials & Elements



Timber Deck

— Class 1 Seasoned hardwood



Crazy Pave

— Natural stone crazy pave, non-slip



WA1 - Bagged Brick

— Bagged & painted brick



WA1 - Stone Walls

— Maintain existing Carey Gully stone walls



FA - Stepped Parapet

— Timber fascia boards, painted



Vertical Greening

— Greening within and around the structure



Flexible Furniture

— A variety of curated items that provide year round flexibility



Fireplace

— Brick and terracotta



Soffit

— Batten to create a dappled light



RF1 - Roof Type 1

— Ampelite webglass (Bloom)

Materials & Elements



RF2 - Roof Type 2

— Galv. Kliplok



DR1 - Door (External) with steel surrounds

— Hardwood timber w/ steel surrounds



DR2 - Door (External)

— Timber door, painted w/ small window

Massing & Visual Impact

Existing Elm & Plane Trees

Existing Jacaranda



VIEW FROM RYMILL PARK

Existing Elm Tree

Existing Plane Trees



VIEW FROM RYMILL ISLAND

View 01



View 02



View 03



View 04



View 05



View 06



View 07



Activities & Offerings

Kiosk & Cafe



— The business will operate as a café during the day offering quality food and beverage options, then at night, our business will host activations & events to enliven the park. There will be a takeaway and hire shop aspect to the café, to encourage patrons to spill out into the park and play.

Music



Arts



Events



— Free and ticketed events

— Our business model goes beyond a standard café; our role as placemaker is the core of the business. Our ability to engage and partner with stakeholders to deliver unique activations and exciting improvements to the park is key to the ongoing success of our business.

— We understand and appreciate that this is what makes the chance to lease the Rymill Park Kiosk a once in a lifetime opportunity.

Park Activation

Place Making



Lake Activation & Hire

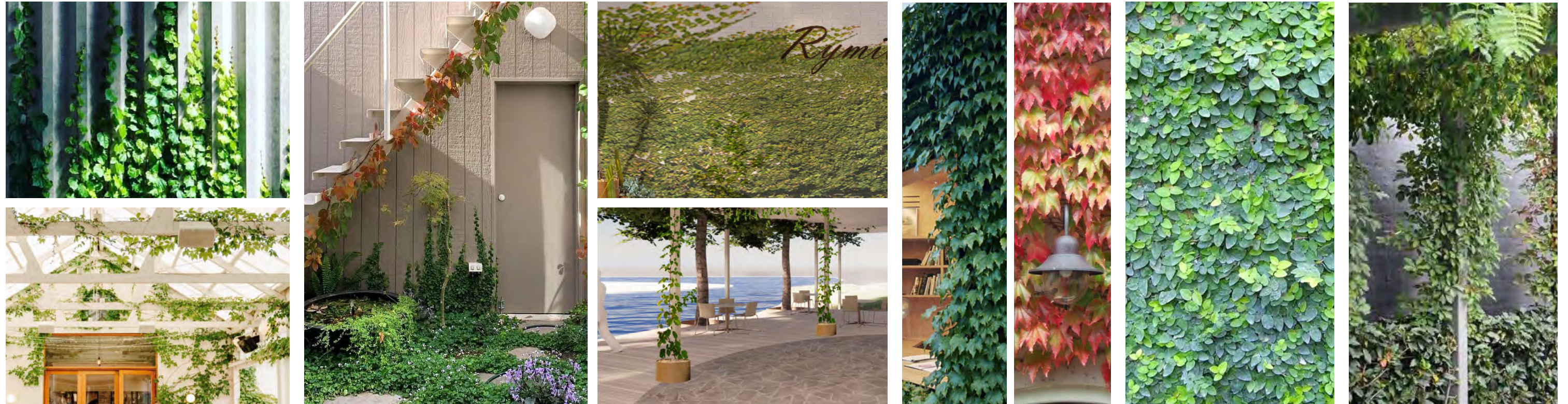


— Besides offering simplified food & beverage to be shared on the grass with friends, customers will have the ability to hire picnic baskets & rugs.

— We envision dozens of groups sprawled around the park and lake enjoying time with friends and family.

— Also available to hire will be iconic row boats and other games/toys such as bocce, kites and sail boats.

Greening & Landscape



Site Strategy

- Greening and landscape are fundamental to the design and a strong part of the branding for Peter Rabbit and Bloom.
- Vertical greening with creepers and grow frames will be utilised to provide integrated built form greening similar to Bloom Pavilion.
- Pots and incidental greening will be provided around the active areas.
- Planters and rooftop greening will be provided to assist in softening the structure.
- All landscape directly adjacent and part of the Kiosk will be maintained.

↑ *Parthenocissus tricuspidata*

Boston Ivy

↑ *Ficus pumila*

Self Climbing Fig

↑ *Parthenocissus quinquefolia*

Virginia creeper

External Lighting



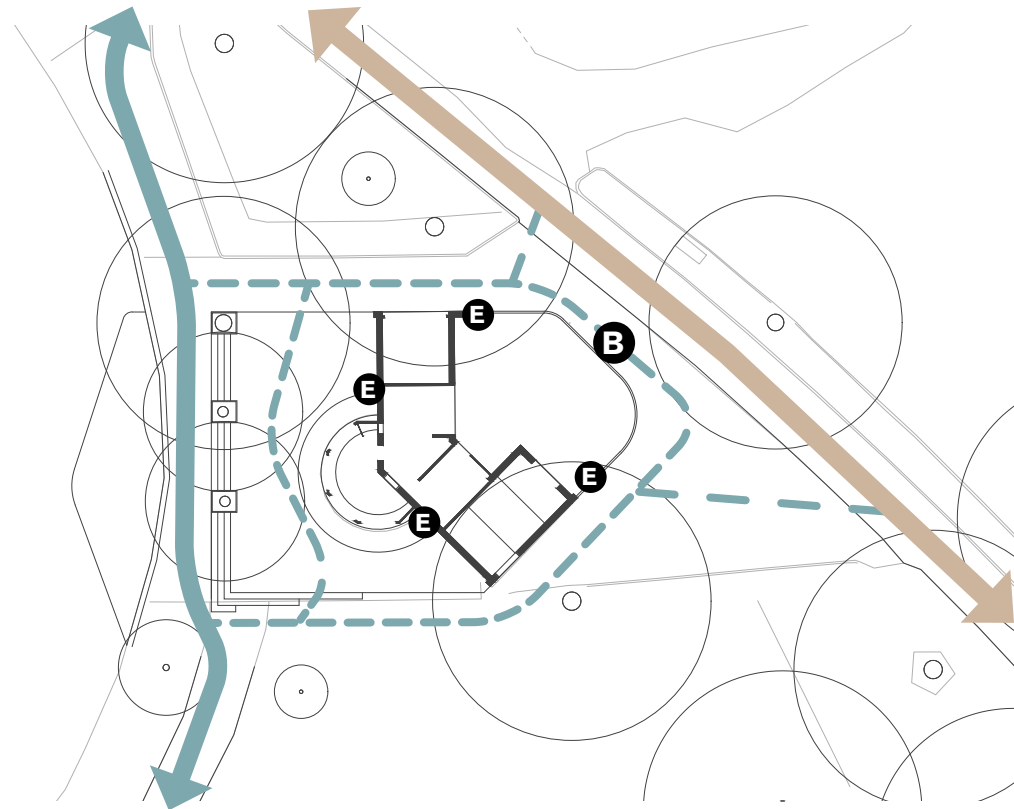
INDICATIVE IMAGE



Site Strategy

- Lighting is proposed for the immediate surrounds, deck, roof soffit and directly adjacent trees. We would also like to undertake a Safety in Design risk assessment / audit with CoA in relation to connecting paths and levels of lighting.
- The latest technology and energy efficient lighting will be sought. Providing a “night-time” glow for activation and safety purposes.
- Mid century fittings utilised.

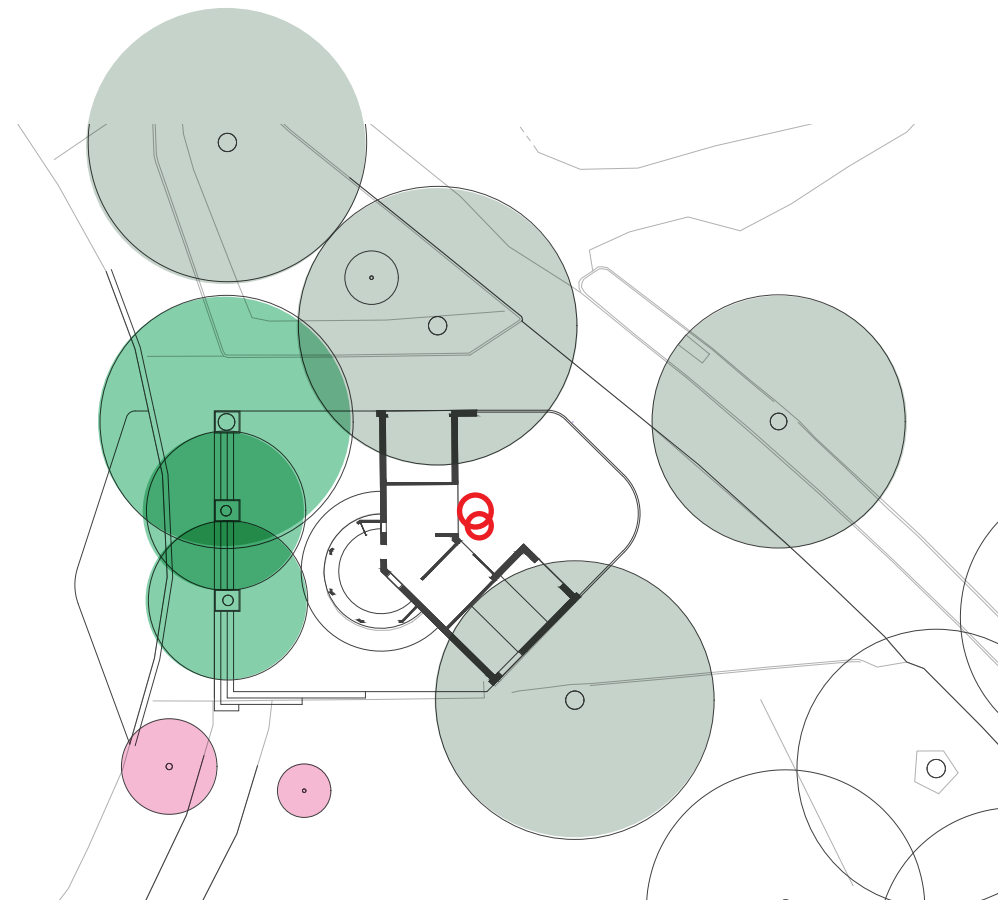
Site Strategies



Movement & Access

- Maintains existing lake path circulation.
- Connects and enhances the Park Lands trail.
- New bike racks to encourage all users.
- Improved grades.

	Parklands Trail
	Lake path
	Informal paths
	Kiosk Entries
	Bike Racks



Trees

The 3 x non-controlled Plane Trees:

- Will require some pruning adjacent the roof.
- Will have the existing pavers around them removed and replaced with a new breathable lightweight deck.

The 3 x controlled Elm Trees

- Will be retained and protected.
- Might require some minor pruning adjacent roof
- All new works are proposed over existing pavements

All construction works around existing trees to be undertaken with supervision by City Arborist.

	Plane Tree (not controlled)
	Elm Tree (significant)
	Jacaranda
	Minor shrub removal

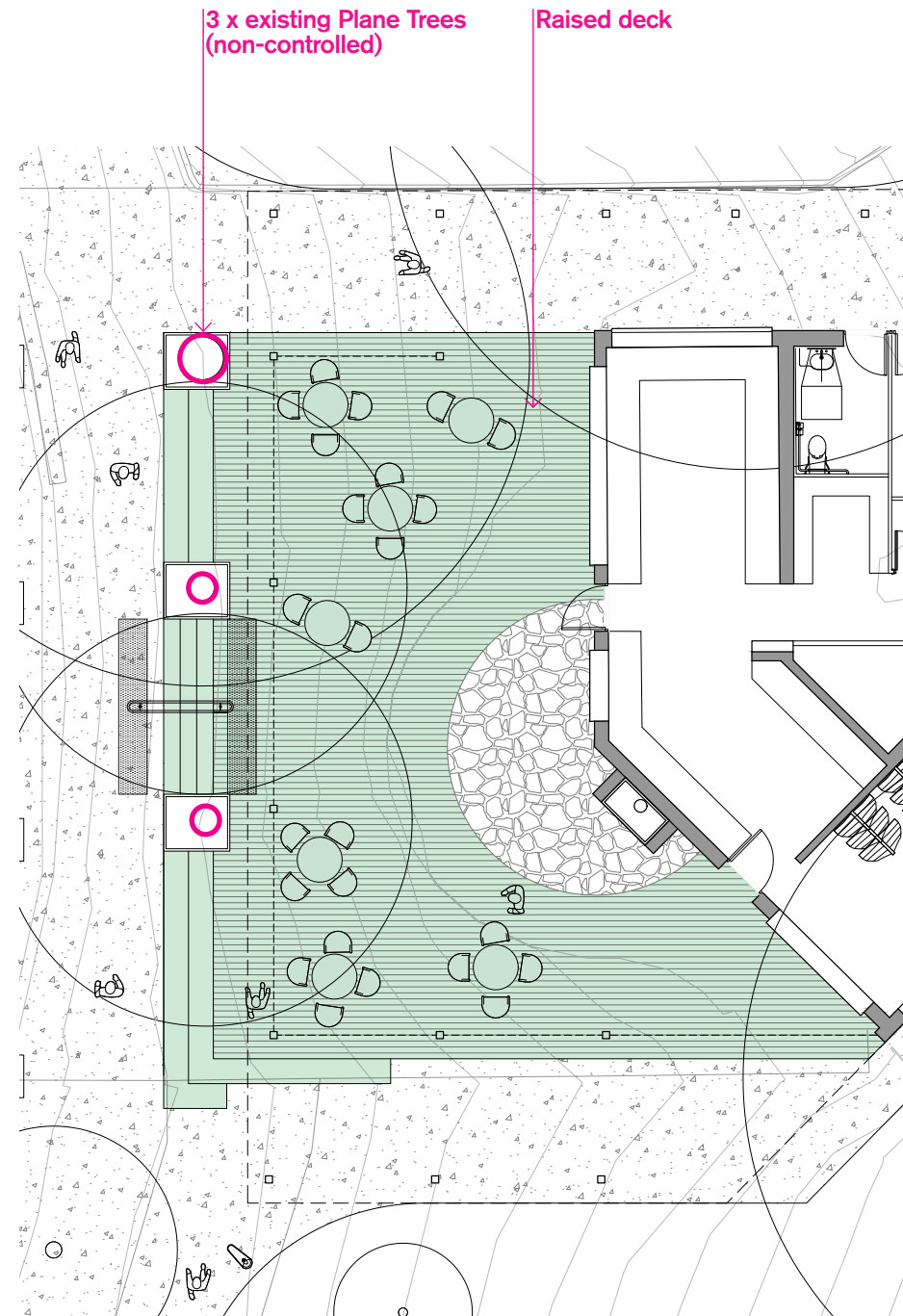
Working around existing Plane Trees

Marcus Lodge - Arborman Tree Solutions (consultant arborist) has been engaged to provide an on-site assessment & arboricultural advice on possible construction impacts to the existing Plane Trees within the subject property.

With the clients intent to raise the surface of the alfresco area, Mr Lodge has provided preliminary commentary including the suggestion of using a Tuffblock proprietary footing system, a tree-sensitive method of construction for the proposed deck.

Tuffblock Benefits

- Tuffblock utilised in lieu of traditional in-ground concrete footings
- Minimises risk of impact to existing trees
- 100% recycled
- 25 year warranty
- Vertical load designed to support up 770 kilograms and is break tested to 5,000 kilograms.



Proposed scope of timber deck with non-invasive footing system



Tuffblock proprietary footing system installed on compacted base

How this project responds to the Adelaide Park Lands Building Design Guidelines

Principle 1

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

Building must respect and enhance the desirable and particular qualities of the culture, heritage, experiences, uniqueness and stories of each park.

Objective 1.1

Contribute positively to and respect the cultural importance and heritage values of the National Heritage Listed Park Lands.

- Sensitively redeveloping the kiosk further elevates the parklands appeal, contributing positively to its National Heritage Listing.
- Fixing the unattractive rear of building, hiding waste storage & removing asphalt the proposal enhances views of the lake when approaching along the parklands trail.
- The creeping fig covered curved brick wall will gently encourage users towards the lake, improving view lines of this significant landscape feature.
- When recommending the lake for local heritage status the Community Land Management Plan references the unique style of the lake with its stone features. These stone features also carry through to the kiosk, and as an important aspect of the park, our design will retain and enhance these two end walls with re-pointing and architectural lighting.

Objective 1.2

Embrace and celebrate the unique identity of each park.

Mid-century

- One of the parks most defining period 1950s-1960s, when the park was cleaned up (rubbish tip removed) and beautified. The parks most loved features were added in this period such as the lake, foot bridges and rose garden. To celebrate and acknowledge this transformation, the architectural design style for the upgrade of the kiosk will be mid-century modern.
- The mid-century inspired low-profile roof helps the kiosk to sit comfortably within the park.
- When the kiosk first opened, crazy stone paving encompassed it (refer to mayor garden party photograph on history page) and our design re-introduces this feature.

Lake

- The lake is the defining feature of the park, and the undercover deck will provide users with a year-round place to enjoy the views.
- Hire Shop – we intend to offer a hire facility, a place where parkland users can hire items to help that provide more opportunities to interact with the lake. Hire items will include such the row boats, electronic sail boats, picnic rugs & baskets.

Row Boats

- The first picture that comes to mind when reminiscing of Rymill Park as a kid, the row boats. Completely unique in the Adelaide Parklands they are one of the most important aspects of Rymill Parks charm. We intend to restore them to their former glory, investigate lighting for night-time use & display, and give each one a name that refers to the parks history i.e. Arnie, Arthur, Tommy, Mullawirraburka, William (subject to approval from the Kurna people).
- The possibility of incorporating a rowboat and/or row oars into the kiosk design will be investigated in detailed design.

Family & Children

- Rymill Park has a rich history as a park for families and children. With a playground one of the key features in the 1960s development as well as the 1962 statue of Alice by John Dowie, inspired by Lewis Carroll stories for children. And the park is still today a favourite for families and children, with the lake & Quentin Kenihan inclusive playground attracting people of all ages. A key feature of our business and the building will be a space dedicated to hiring of play equipment & seasonal pop ups catered to kids.

Objective 1.3

Connect to Kurna heritage.

- We look forward to hearing from the Kurna people through the upcoming consultation process.
- As mentioned, we intended to use the iconic row boats to reference history, including the Kurna people, subject to approval.

Principle 2

Apply a “whole of park” approach.

Buildings must enhance the broader experience of a park through an integrated approach to designing within the landscape setting.

Objective 2.1

Consider the entire park when designing buildings.

- With a large open deck with multiple entry points and stairs, the building has been designed to be approachable and welcoming to all park users.
- When the new public toilets located away from the lake within the Quentin Playground and the lake and kiosk identified as the “Central Hub” in the Adelaide Parklands Land Management Strategy 2015-2025, plus the high activity level of the park, the business proposed to integrate public toilets into the building design to give further options to the community.
- The business offering that include hosting events, hire activities and pop-up activations will ensure that the business helps to activate the park beyond its lease boundaries, offering a dynamic and unique experiences within the parklands.

Objective 2.2

Sit comfortably within and be enhanced by their landscape setting.

- The mid-century inspired low profile flat roof helps the structure sit well within the topography of the park, with the mature trees surrounding the kiosk further hiding the kiosk into the landscape. See Roof Design & Massing page.
- The building responds well to its surroundings, by creating an open and sheltered front towards the lake and curved brick feature towards the back / parklands trail.
- To further help settled the kiosk into the landscape setting, the design will have several different vines (see Greening and Landscape page) that will grow over the structure.
- Inspired by the ornamental landscape feel of the park, the landscaping on/around the building will have a decorative formal feel. Imagine trimmed English box topiary in pots.

Objective 2.3

Protect and restore the surrounding biodiversity

- The installation of the deck anticipates being a positive enhancement for the trees, by removing hard surfaces around the tree bases.
- Early engagement with CoA Horticulture team to ensure the health, amenity and any risks associated with the trees are considered during the design process – this is a special condition in the lease agreement.
- The business plans to work with ACC to champion the uplift of surrounding garden beds, such as the southern one running from the kiosk / elm tree towards the parklands trail.

Objective 2.4

Optimise service infrastructure and prioritise integration of blue and green systems.

- We intended to create a building covered in landscaping, with the back curved wall to be covered in creeping fig to create a living wall.
- The building will have solar panels on the roof, with battery system within the building.
- It is our ambition to have a fully electric kitchen, running off solar and battery.
- New back of house storage space allows the current building footprint to be adapted for other uses, including of waste & recycling storage.
- Toilets will be connected to Glenelg Adelaide Pipeline (GAP) recycle water system.



How this project responds to the Adelaide Park Lands Building Design Guidelines

Principle 3

Activate the Parklands	Buildings must provide well-designed, fit-for-purpose facilities while offering civic destinations for wider community gatherings and enjoyment of the Park Lands.
Objective 3.1 Promote and enhance active uses.	<ul style="list-style-type: none"> Although not a building designed for organised sport, the facility will encourage fun and recreational activities through our hire equipment. Garden games such as bocce & finska.
Objective 3.2 Be welcoming public destinations that are inclusive to all.	<ul style="list-style-type: none"> Constructing a deck in front of the Kiosk will remove tripping hazards, making the area DDA compliant. The new open deck will ensure 106m2 of space already used as outdoor dining is accessible to all. We are currently working with the Rymill Lake Re-development team to ensure paths surrounding the kiosk are finished to allow DDA access onto deck and into toilet facilities. An event space with year-round protection, the business can host/run activations that celebrate arts & culture. Bloom recently partnered with Sala Festival to display ceramics & murals. Bloom has also successfully partnered with West Torrens Council over two years to deliver the Bloom Block Party with dozens of stallholders, food trucks and live music. A key offering of the business will be our picnic basket package, where people can hire picnic baskets full of our goodies, including picnic rugs, to spread out into the park and enjoy. The food & drink offered will be designed to be taken away, so that if the weather is amazing or if the deck is full, families and large groups can spread into the park.
Objective 3.3 Be well-connected and easily identifiable	<ul style="list-style-type: none"> Deliveries and access to the Kiosk will be managed by access from Bartels Road. Visitors and staff will make use of existing car parking opportunities in and around Rymill Park. We will be provided with two parking permits to access the Rymill Park Car Park.
Objective 3.4 Promote formal and informal recreation.	<ul style="list-style-type: none"> It is our intension to provide informal seating that can be used within our leased area, and with ACC approval, out into the park. Things such as the picnic rugs, sling chairs and umbrellas. The hire shop and added back storage area allows this to be possible.

Principle 4

Be Design Exemplars	Buildings must be outstanding precedents that are beautifully integrated into the Park Lands setting, fit-for-purpose, high quality and highly resolved.
Objective 4.1 Demonstrate exceptional design.	<ul style="list-style-type: none"> The building is inspired by history and place, with a 1960's style to honour them both. Low in scale and opening towards the lake, the design makes the most of it settling with minimal scale or bulk. The building strikes a balance between functional requirements & scale, with the new covered deck providing year-round service & the extended back area a sensible size to contain toilets, waste and storage. The Carrey Gully stone feature walls are to be kept & celebrated; with cleaning, re-pointing and architectural up-lighting. The materials (brick, seasoned hardwood, crazy paving) were selected to be hard wearing and age gracefully. The paint colours chosen will inspired by the surrounding landscaping i.e., greys for the elm trees or tones from within the Carrey Gully stone.
Objective 4.2 Preserve heritage and cultural values.	<ul style="list-style-type: none"> Front servery proposed to be demolished, to provide greater use of the undercover space for customers, events and parkland users. With crazy paving to be installed in the same location to pay homage to the design and shape of the 1960's servery. Proposal seeks to maintain relationship with rowboats on the lake. These boats will be re-furnished as part of the development. Although not a heritage listed building, the kiosk has aspects that deserve to be celebrated. The Community Land Management Plan references the unique style of the lake with its stone features. These stone features also carry through to the kiosk, and as an important aspect of the park, our design will retain and enhance these two end walls with re-pointing and architectural lighting.
Objective 4.3 Be beautifully detailed using well-considered materials that complement the Park Lands	<ul style="list-style-type: none"> The building scope was deliberately reduced from past plans so that there was sufficient budget for detailed and quality finishes. As a group, we pride ourselves on creating memorable spaces that capture peoples' imaginations. Although we aren't at detailed design yet, features will be a mash-up of mid-century modern & ornamental garden. It is our intension to integrate and hide all services, such as security for the windows openings. Seasoned hardwood relates to the elm tree trucks around the kiosk. Paint colours to be drawn from surrounding environment, grey from the elm tree trucks and/or tones from Carry Gulley Stone. Bricked back wall has a natural curve relates to the curves in the lake edge and the surrounding topography. Once covered in creeping fig, it will take on a green and natural feel, melding the building further into the landscape.
Objective 4.4 Empowers its users.	<ul style="list-style-type: none"> Kiosk toilets will be available to Kiosk customers and Park Lands users during Kiosk opening hours. Design to complement the adjacent inclusive play space (QKIP) with supporting infrastructure to provide an overall experience for Park Land visitors. Open a up to 7 days a week for breakfast, lunch, with evening events, the business will create passive surveillance by being open regularly. Outside of opening hours, the use of a lighting design suite to highlight the building out of hours will be implemented.



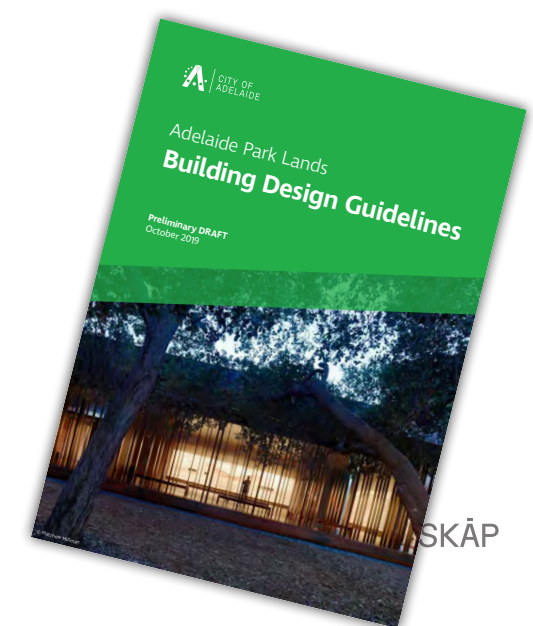
How this project responds to the Adelaide Park Lands Building Design Guidelines

Principle 5

Balance the visual impact of built form within the Park Lands	Building uses must be consolidated to create an efficient footprint that minimises visual and physical impacts on the Park Lands, while maximising opportunities to "green" the building.
Objective 5.1 Balance a minimal footprint with fit-for-purpose needs	<ul style="list-style-type: none"> New back of house storage space allows the current building footprint to be adapted for other uses, inclusion of waste/recycling, public assessable toilets, and staff access amenities. Presents a parklands friendly back of house. Hides bin storage for the parklands trail and adding protection from elements.
Objective 5.2 Be an appropriate height and form within the landscape context.	<ul style="list-style-type: none"> The roof extension provides protection to ground front deck from inclement weather, allowing greater flexibility to be opened more regularly throughout the year. Providing an undercover area to all park users in bad weather, especially along the parklands trail, was referenced throughout the Adelaide Parklands Management Strategy 2015-2025. The Kiosk is in the lower sunken tier of Rymill Park, and the bulk and scale of the proposal sits comfortably within the context of the tree canopy, surrounding elements and provides a balanced approach to the intended use of the building. See Roof Design & Massing page.
Objective 5.3 Maximise the opportunities for integration of indoor-outdoor spaces and greening.	<ul style="list-style-type: none"> Providing an open deck seeks to make the most of our climate while still providing protection from the elements, an undercover deck is the perfect blend of indoors and outdoors. Greening and gardens are fundamental to the design and brand of our businesses. Vertical greening with creepers will be utilised to provide integrated built form greening, similar to the Bloom pavilion or the Peter Rabbit Deck. Pots and incidental greening will be provided around the active areas, assisting to soften and integrate the structure in the parkland setting. All landscape directly adjacent and part of the kiosk will be maintained.
Objective 5.4 Preserve views and vistas throughout the parklands	<ul style="list-style-type: none"> Fixing the unattractive rear of building, hiding waste storage & removing asphalt, the proposal enhances views of the lake when approaching along the parklands trail. The creeping fig covered curved brick wall will gently encourage users towards the lake, improving view lines of this significant landscape feature. The low-profile roof and scale of the building that sits well within the topography will ensure not views or vistas are lost from the proposal.

Principle 6

Design with sustainability and longevity in mind	Buildings must be robust and designed to last, to integrate best-practice sustainable design principles that will deliver ecological, social and economic benefits.
Objective 6.1 Be well designed for local climate.	<ul style="list-style-type: none"> Integrated greening will be a key design feature and will help to cool the building. The semi-transparent roof with timber batten soffit will create a dappled light underneath, and provide natural lighting through the day, limiting the need for artificial lighting. Ceiling fans and misting systems are intended to be incorporated to help cool the outdoor areas for customers during warmer months.
Objective 6.2 Use robust and consciously sourced materials.	<ul style="list-style-type: none"> The materials (brick, seasoned hardwood, crazy paving) were selected to be hard wearing and age gracefully. Where possible, locally sourced materials will be favoured.
Objective 6.3 Operate optimally.	<ul style="list-style-type: none"> Our group has extensive experience in designing internal layouts that maximises a space potential, making running a hospitality business as efficient as possible. Smart and energy efficient technology will be chosen, when possible, from lighting through to smart metre readers.





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