

Z2720 Park 17 Toilet Renewal Concept

Project Background, Engagement and Design Approach

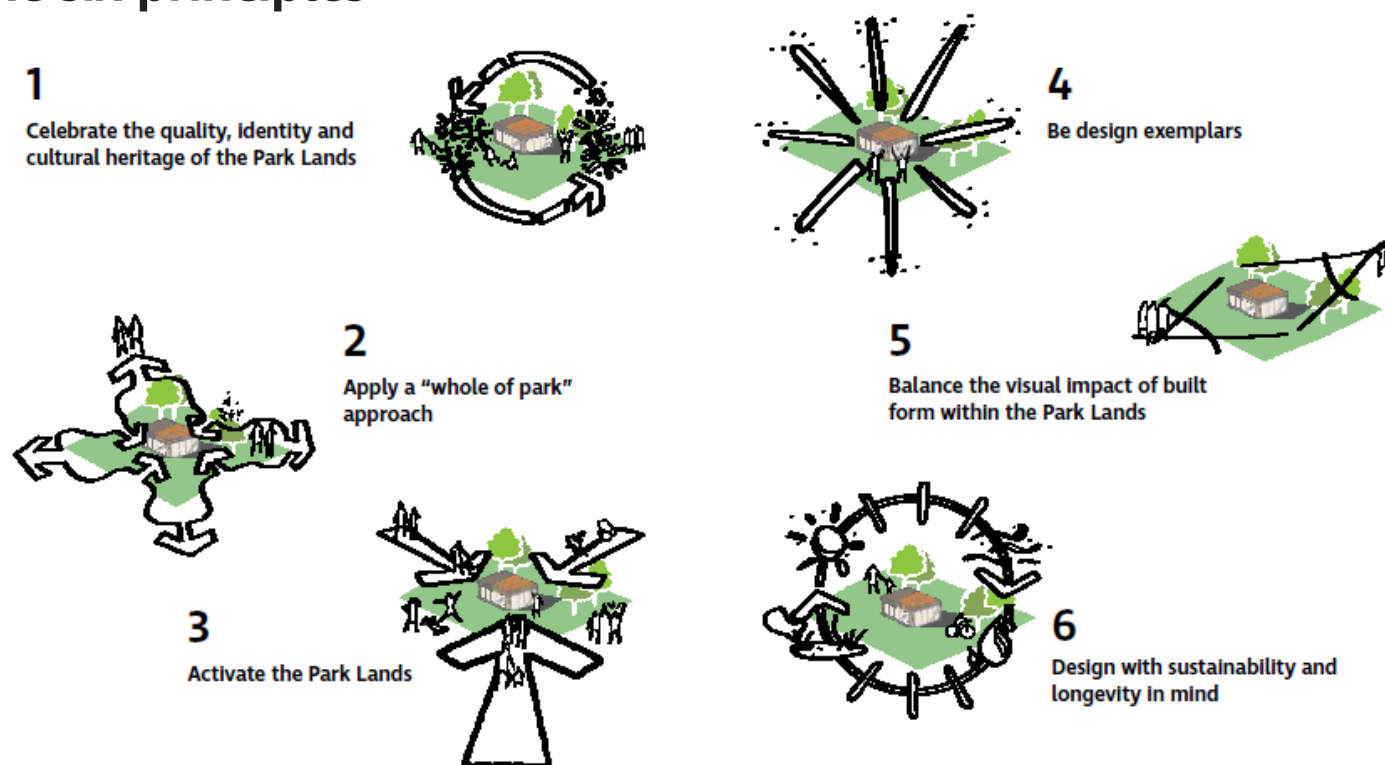
Public Toilets play a vital role in creating a vibrant, clean, safe and accessible environment to support nearby activation and visitation in our city and park lands. The current toilet facility within Park 17 is located at the corner of Greenhill and Glen Osmond Roads. The existing toilet was constructed circa 1963 to service the adjacent sports fields and has reached its end of asset life and due for renewal. A lack of adequate lighting and accessibility in accordance with the latest DDA requirements has compounded the toilet's status as being not 'fit for purpose' for today's needs and standards.

Several sites (4, including existing location) within Park 17 and surrounding environs were considered based on their favourable local site attributes - refer to adjacent map for details and contextual setting.

Engagement was conducted through Your Say and direct email correspondence with affected stakeholders, including Kaurana community representatives. The proposed location along Beaumont Road South received the largest number of favourable responses with little to no opposition. One of key benefits from its relocation has been the increased greening being returned back to the Park Lands through a smaller building footprint. The detailed findings can be found in this document and accompanying Katatilla Report.

The Technical Design team interrogated this preferred location against the six (6) principles contained within the 'Adelaide Park Lands Building Design Guidelines' through a detailed site analysis investigation and concept iteration process to determine its capacity in meeting all six principles.

The six principles



Existing Toilet: Greenhill Road

- No recognisable path network
- No connection with Park Lands Trail
- Blocked passive surveillance
- Low level lighting
- Adjacent parking and footpath managed by neighbouring council

Proposed Toilet: Beaumont Road South

- Close to heavily-used sports and parking facilities
- Close to Park Lands Trail via Shared Path link
- Close to Bikeway Link between Glenside and CBD
- Periodic pedestrian, cyclist and vehicular activity
- Greater passive surveillance
- Returning 44 square metres of greening back to Park Lands



Park 17 existing toilet facility at corner of Greenhill and Glen Osmond Road.

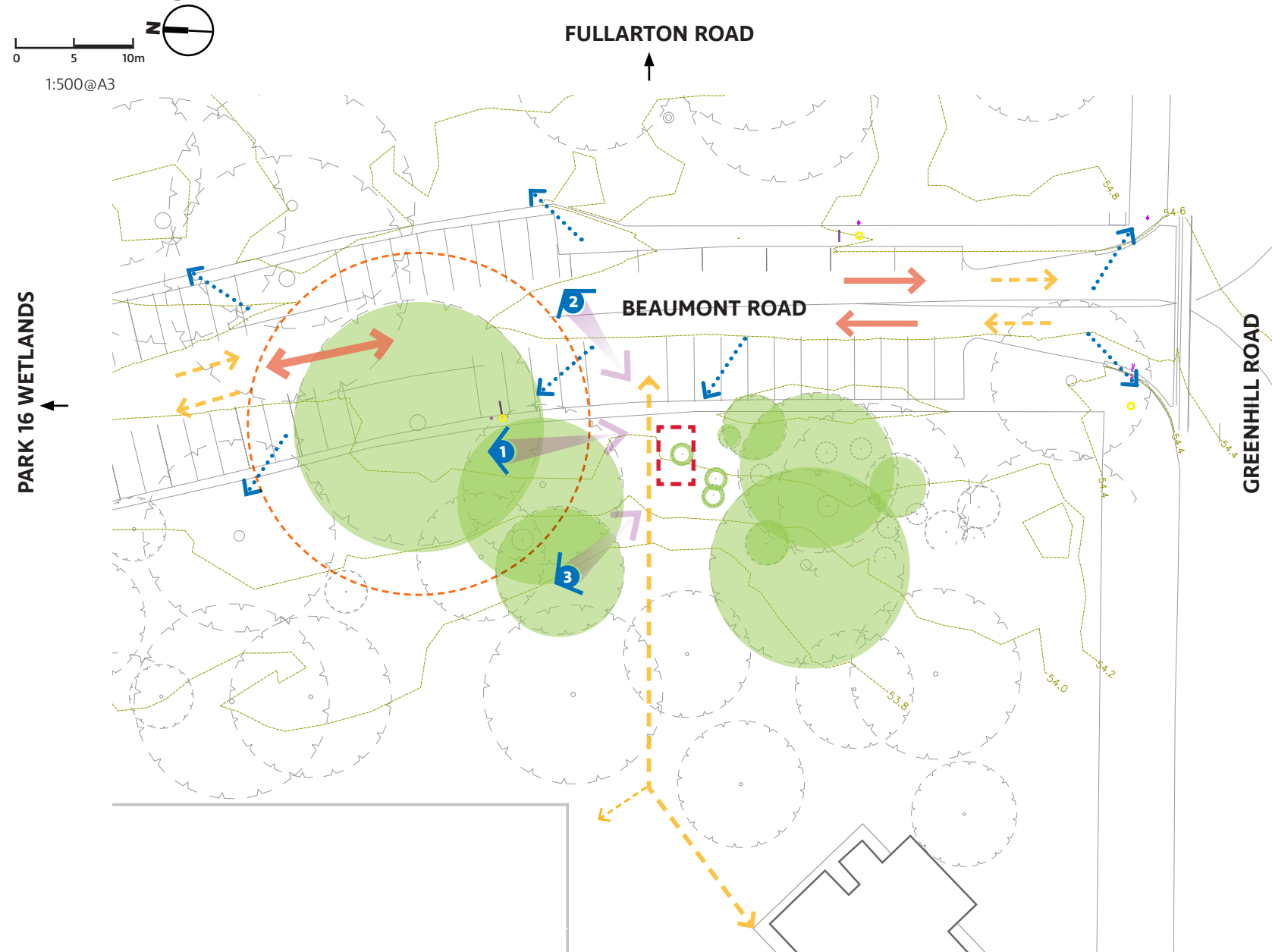
Legend

- Existing Location
- Proposed Location (Positive feedback)
- Alternative Location (Negative feedback)

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Site Analysis



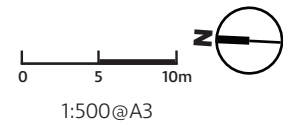
LEGEND

- Existing trees with tree protection zone
- Existing juvenile tree/shrub with < 1m in height
- Significant tree protection zone
- Stormwater shedding off roadway
- Proposed Toilet facility footprint
- Existing stobie pole and street light
- Periodic to low traffic & parking movements
- Informal pedestrian and/or cycling movements
- Car park space
- Contours at 0.2m intervals
- Sightline from the nominated locations
- Nominated viewing location

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Site Plan



- ✓ *Balancing visual impact with setback and positioning amongst established trees*
- ✓ *Increasing activation of the area with a much needed public convenience facility*
- ✓ *Re-use of fallen tree limbs around site for informal seating areas*
- ✓ *Addressing accessibility and social equity issues for all users of Park 17 and environs*
- ✓ *Returning more area back to Park Lands with smaller building footprint*



- Renewed road surface with DDA-compliant car parking spaces and line marking at access point
- New 2.5m wide exposed aggregate concrete access path linking car parking area to toilet facility
- New Exeloo - Jupiter Triple Platinum (5.5x2.3m) with a 1.2m wide exposed concrete path to all sides
- Future compacted granitic sand path (not part of this concept scope)
- Existing Touch Football Clubrooms with restricted toilet access for Park 17 users

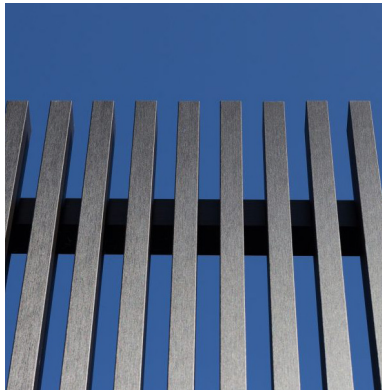
LEGEND

- | | | | | | |
|--|--|--|---|--|--|
| | Existing significant trees | | Existing compacted rubble verge | | New exposed aggregate concrete paving |
| | Tree Protection Zone | | Existing asphalt roadway | | Future compacted granitic sand path (not part of this concept scope) |
| | Existing trees | | Existing stobie pole and street light | | Existing bollard/post |
| | Relocated small tree (height less than 1m) | | Existing Park Lands timber & wire fence | | Artist impression view |
| | Existing fallen trees limbs/logs | | No Parking line marking for access to Park 17 | | |

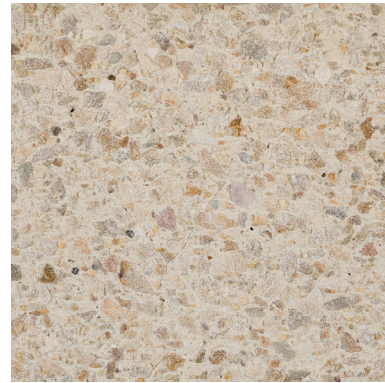
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Materials Palette



TIMBER BATTENS



EXPOSED AGGREGATE CONCRETE



STAINLESS STEEL INTERIOR



STAINLESS STEEL EXTERIOR



COMPACTED GRANITIC SAND PATH



REUSE OF THE FALLEN TREE LIMBS

TIMBER

New composite timber battens (slate grey) fixed over external walls of toilet pod - terminating at the base of the stainless steel ventilation grille over. The inclusion of the battens will soften and blend the facility within its 'woodland' park lands setting.

CONCRETE

New exposed aggregate (Country Tan mix) concrete to 1.2m wide perimeter paving and 2.5m wide access path connecting to adjacent asphalt car parking area to meet DDA compliance and ease of use of the facility.

STAINLESS STEEL

Clean and robust 316 grade stainless steel automatic sliding doors and frames to provide high level protection from vandalism and easier on-going maintenance duties.

FALLEN TREE LIMBS

Re-purpose existing fallen tree limbs as informal seating/ waiting area around toilet facility and further enhance its positioning within the 'woodland' park lands setting.

COMPACTED GRANITIC SAND PATH (FUTURE WORK)

Future extension of access path from toilet facility to neighbouring Touch Football clubrooms through the use of compacted granitic sand to ensure a light touch approach when adding new paths within the Park Lands.



An example of Jupiter Triple Platinum Exeloo in a park setting.

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Artist Impression



Existing setting

Above: artist impression image showing the toilet from the car parking area along Beaumont Road