

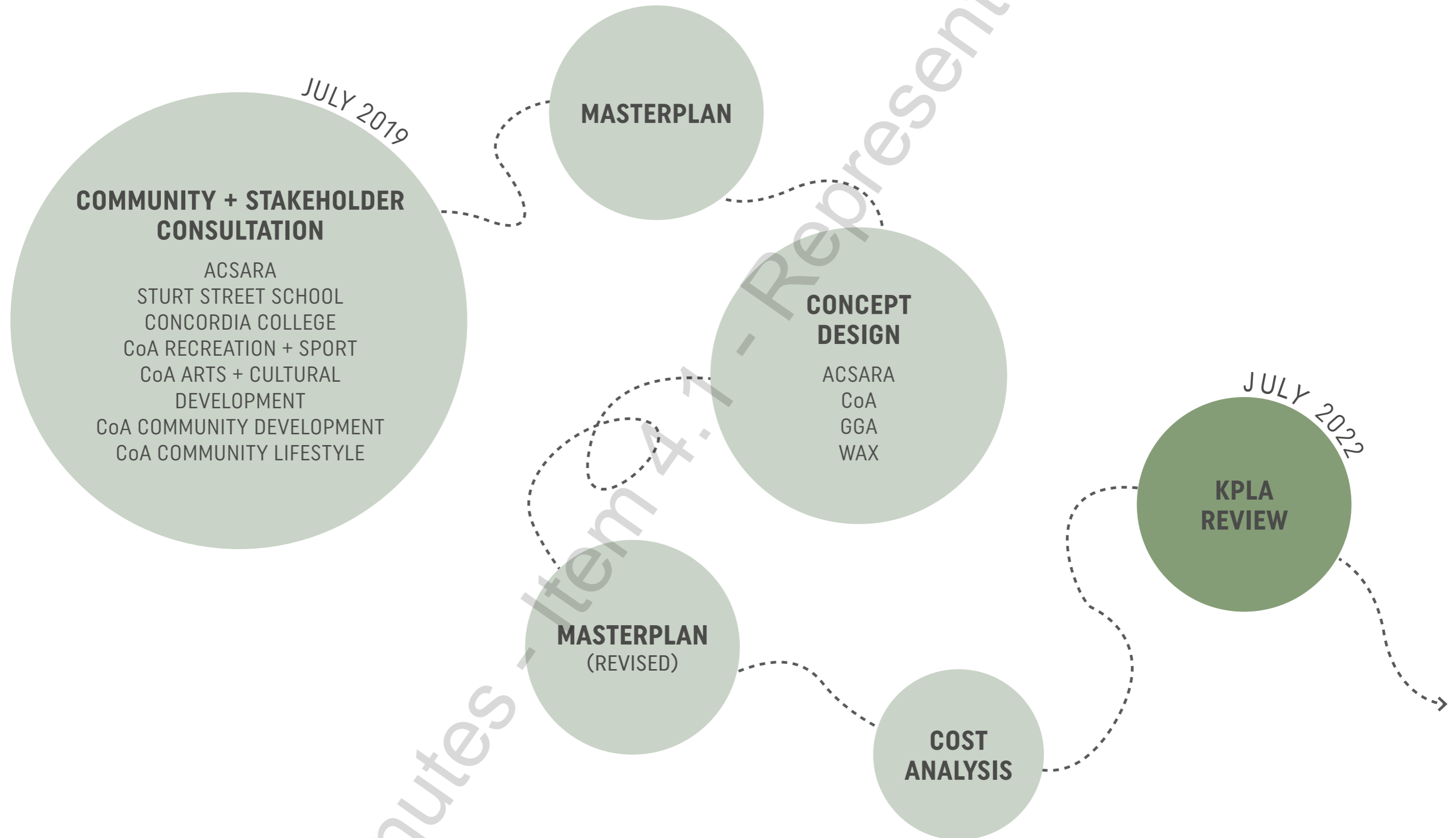


# MIRNU WIRRA SPORTS HUB

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:

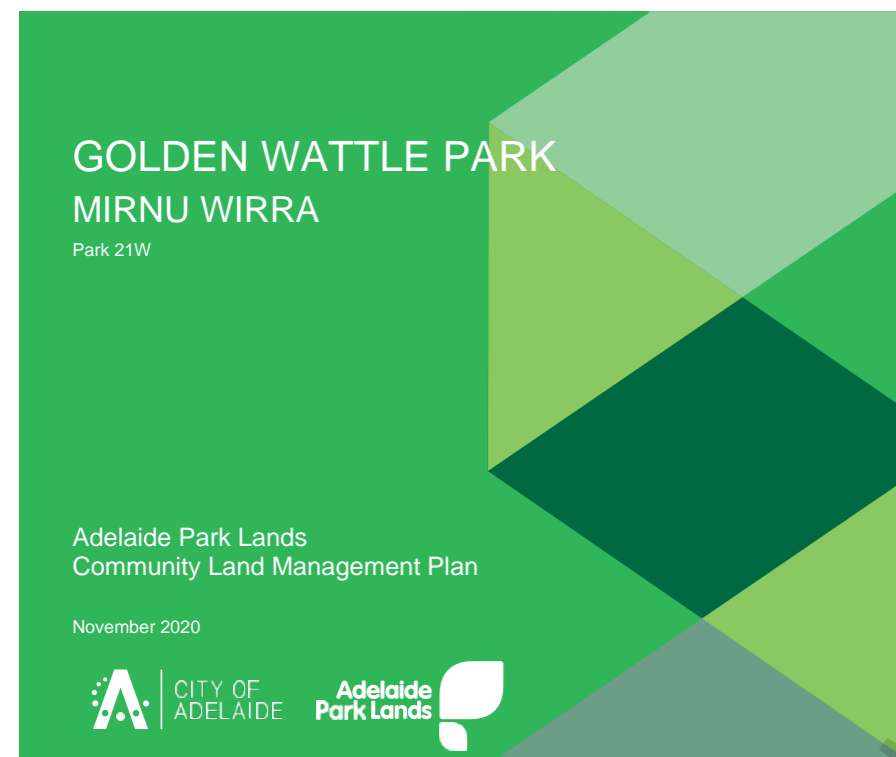
Sporting Fields In The Nw Quadrant Will Be Redeveloped To Encourage Greater Active Use By Neighbouring South-West Community

# 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

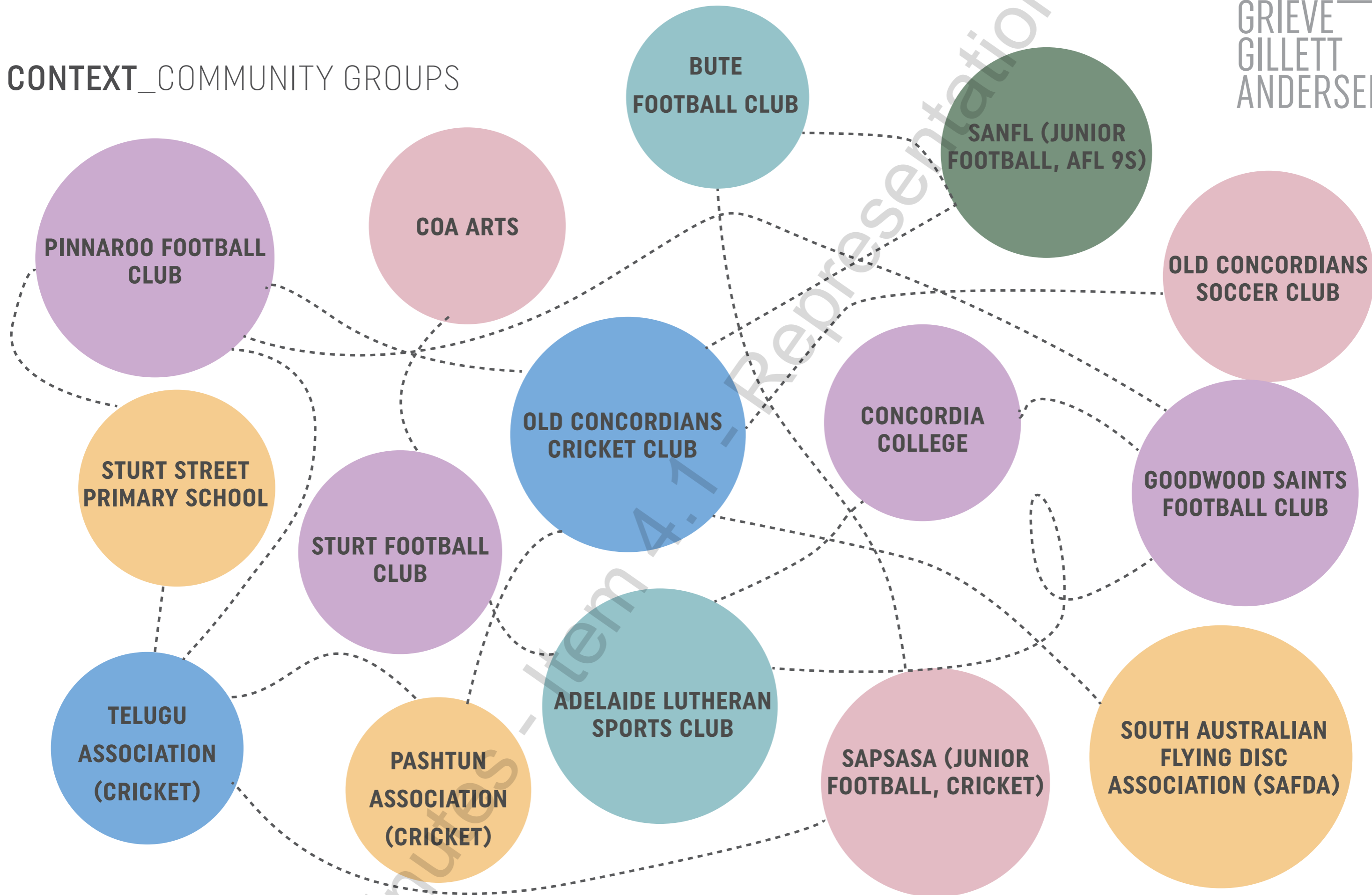
The provision of fit for purpose recreation and sports facilities

### 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.

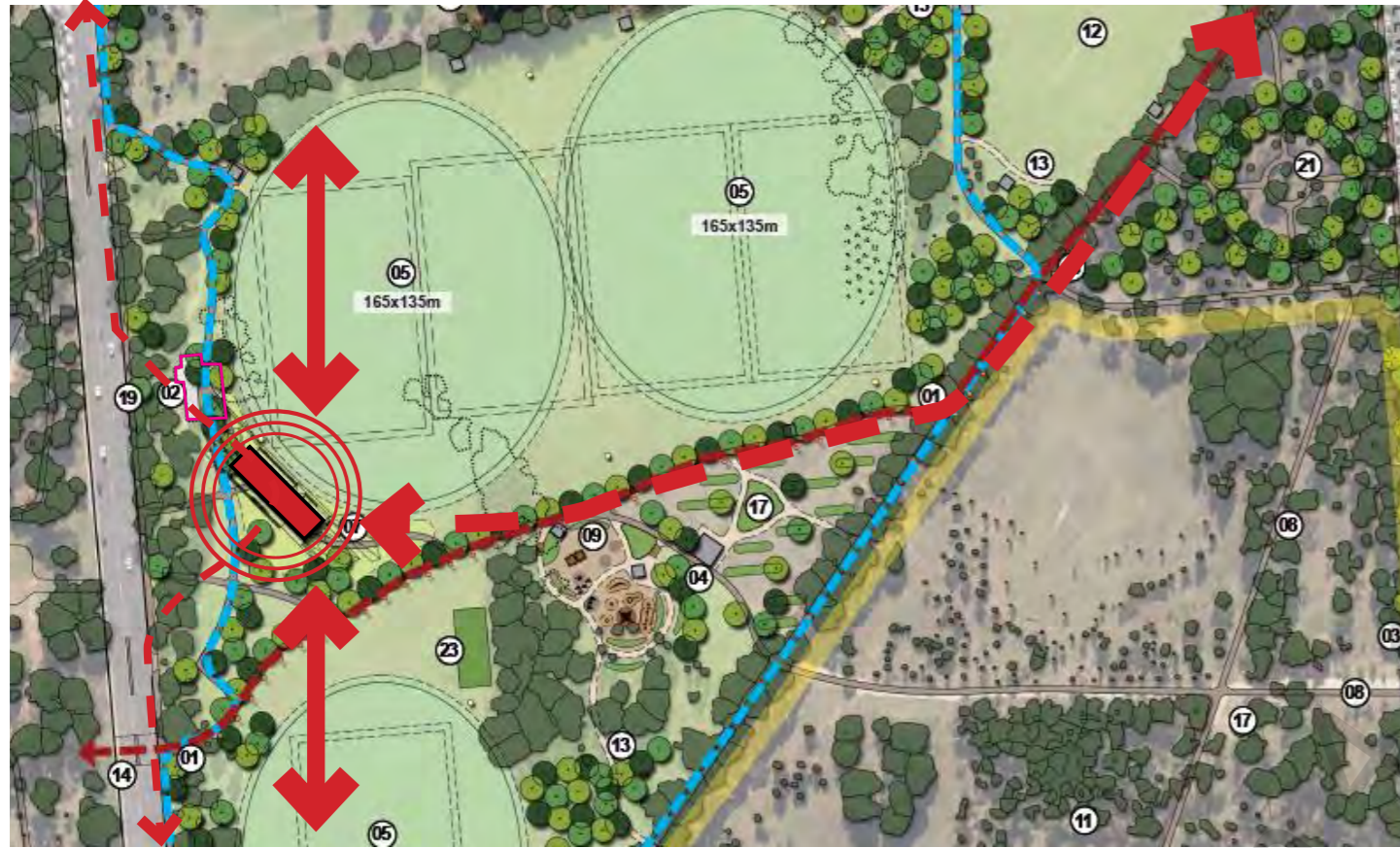
Use of the building will be consistent with the operation of a community facility including limited sports administration duties, storage of equipment, sports related events, cultural activities, not for profit community development programs and events and operation of a small scale cafe/kiosk that can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

# CONTEXT\_COMMUNITY GROUPS



# CONTEXT\_REVISIED LOCATION

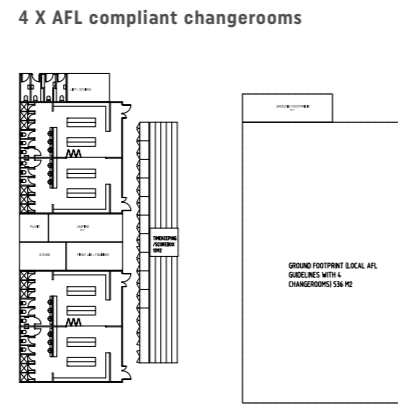
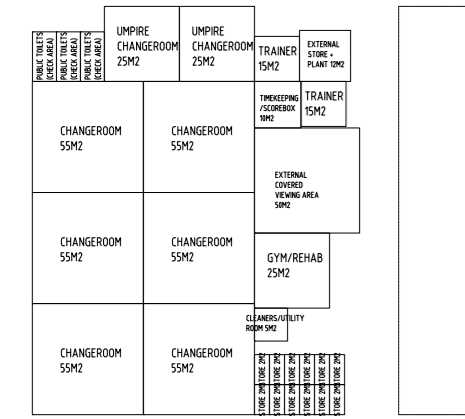
MIRNU WIRRA CONCEPT PLAN (November 2020)



MIRNU WIRRA CONCEPT PLAN (Revised Building Location 2022)



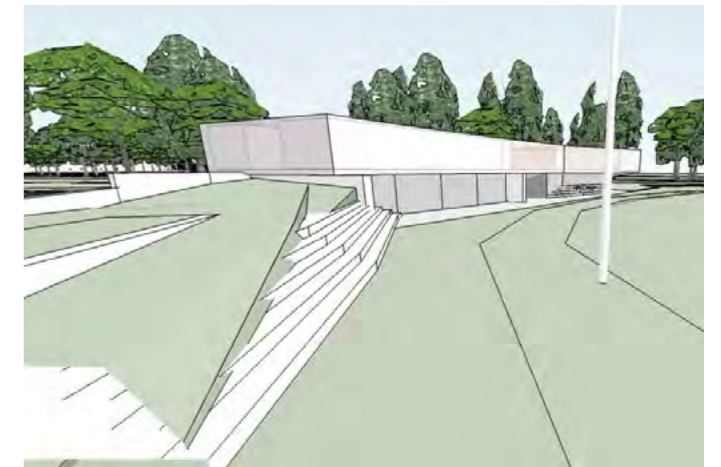
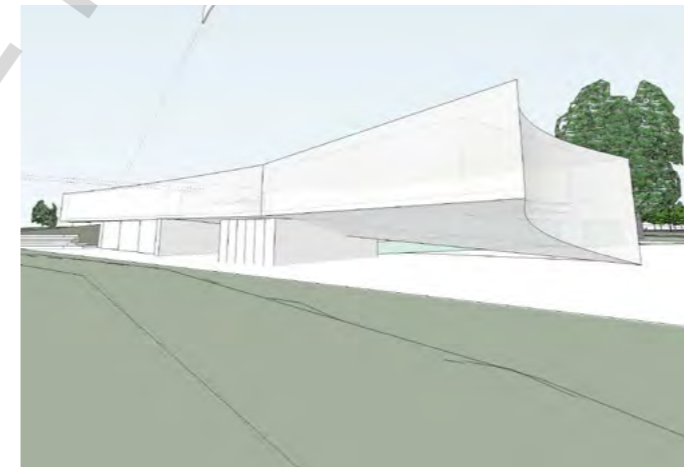
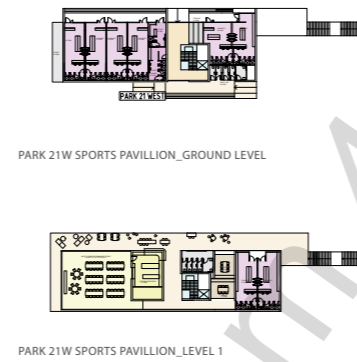
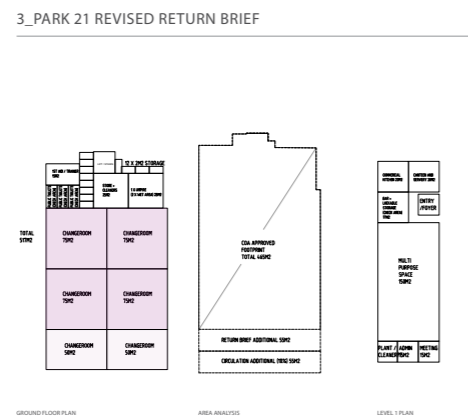
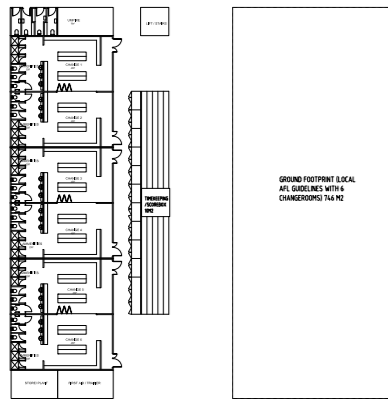
# BUILDING DESIGN\_PROCESS



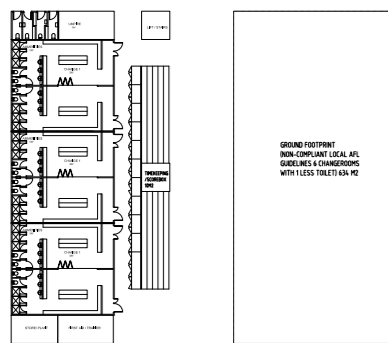
SKETCH PLANS\_OPTION 2



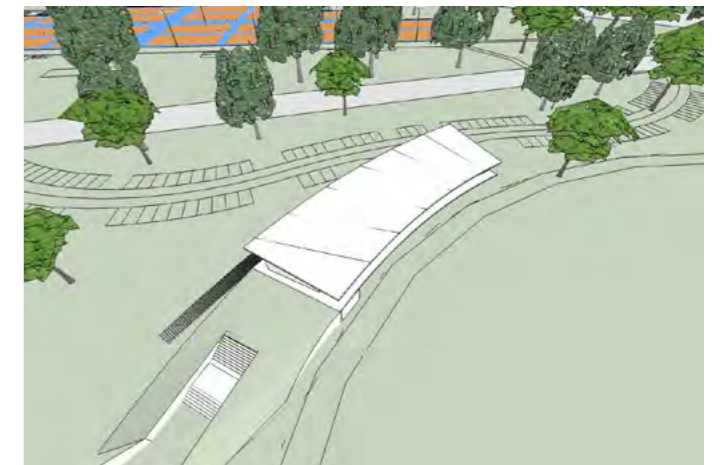
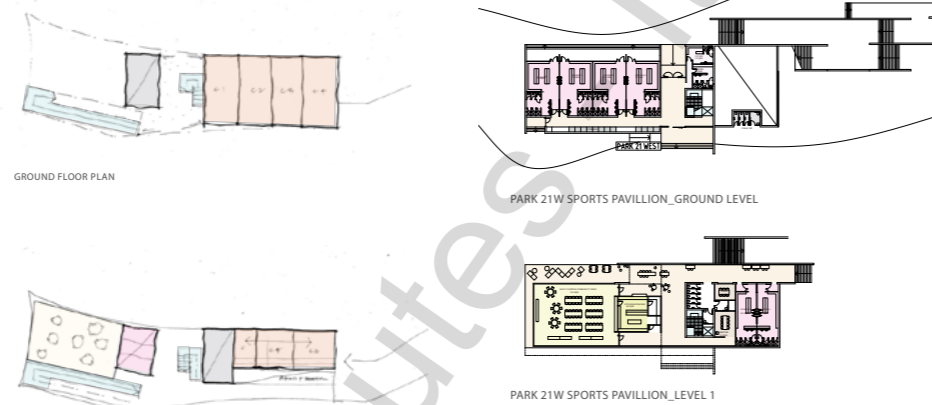
6 X AFL compliant changerooms



6 X reduced changerooms



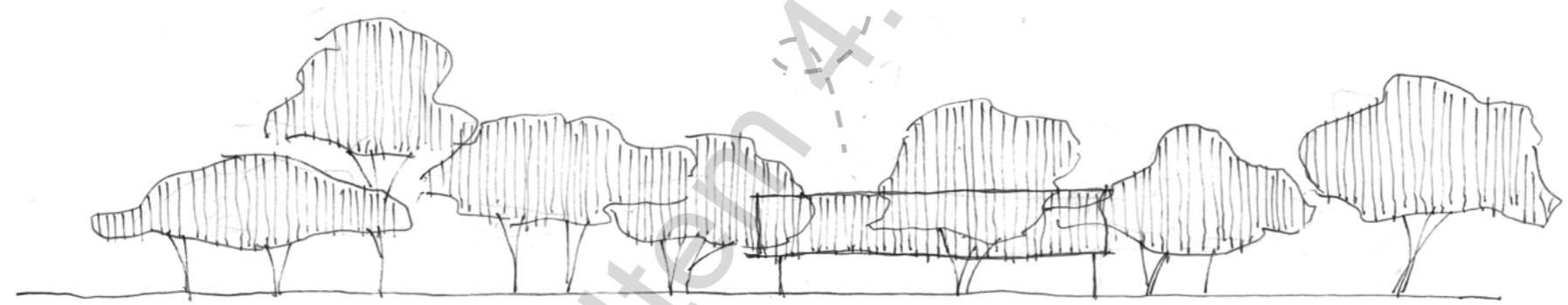
SKETCH PLANS\_OPTION 1





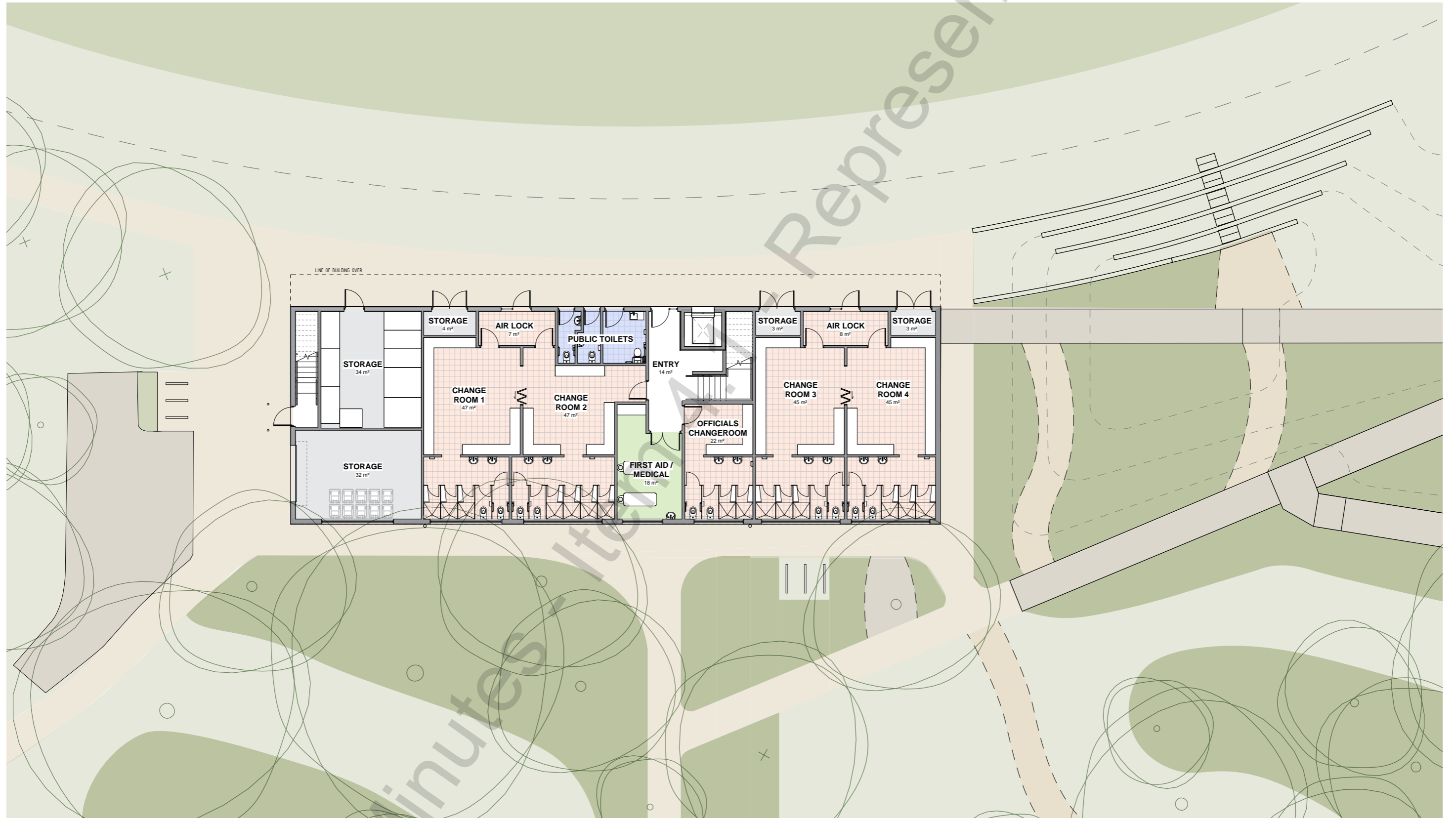


# BUILDING DESIGN\_VISION + PRINCIPLES



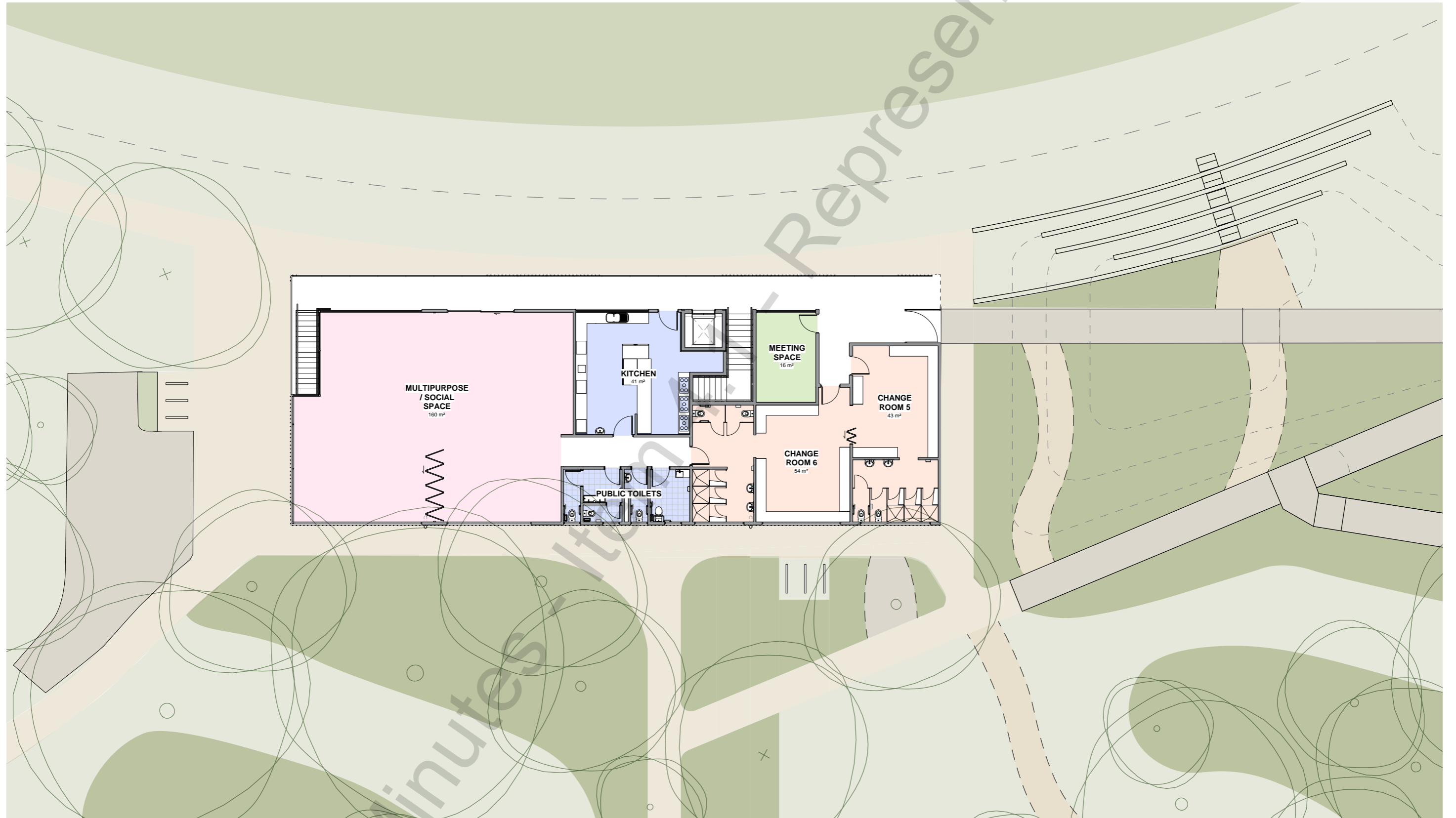
# BUILDING\_GROUND FLOOR PLAN

BUILDING FOOTPRINT: 405m<sup>2</sup>



# BUILDING\_LEVEL 1 FLOOR PLAN

UPPER LEVEL FLOOR AREA INCLUDING BALCONIES: 465M<sup>2</sup>



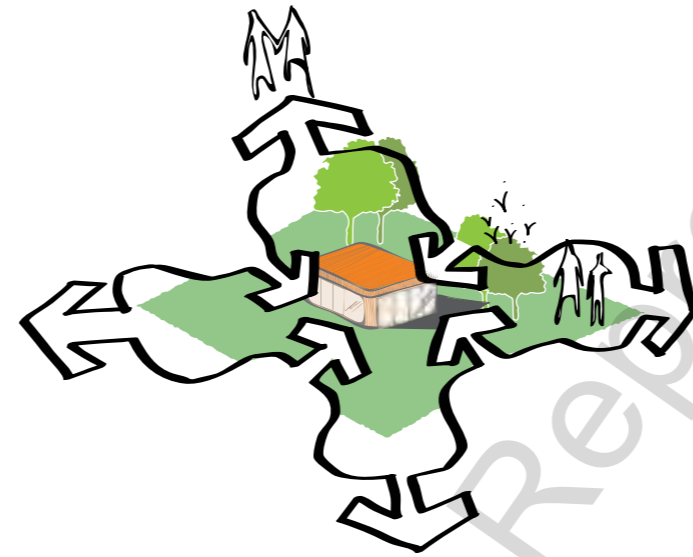


## PRINCIPLE ONE

### 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.

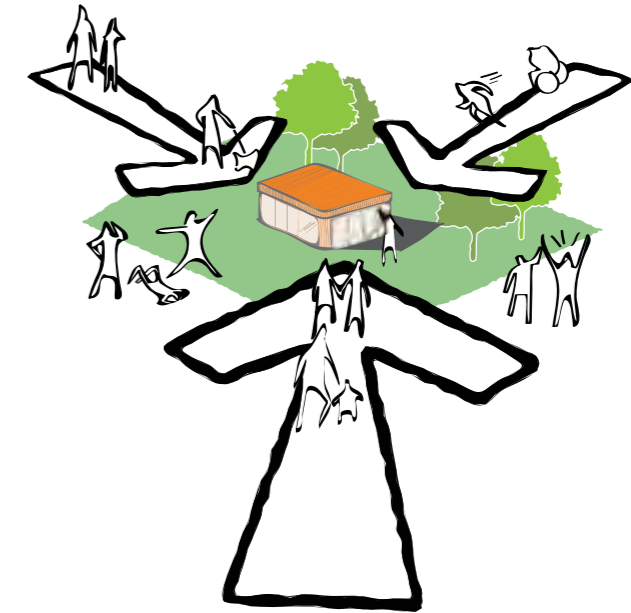


## PRINCIPLE TWO

### 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

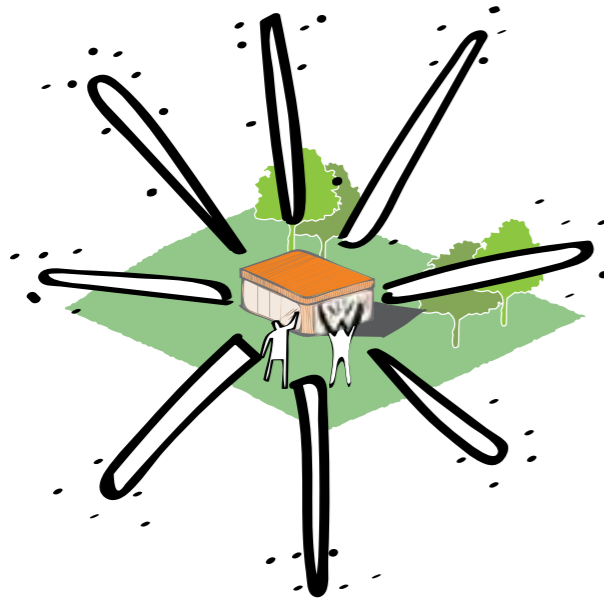
### Activate the Park Lands

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.



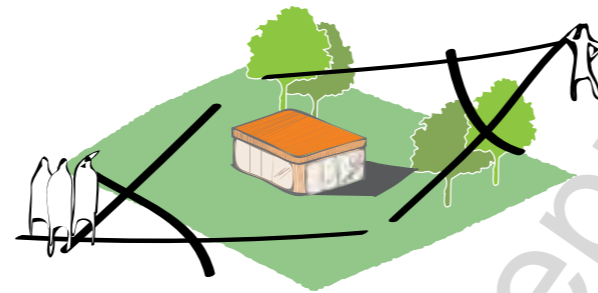
## PRINCIPLE FOUR Be design exemplars

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.

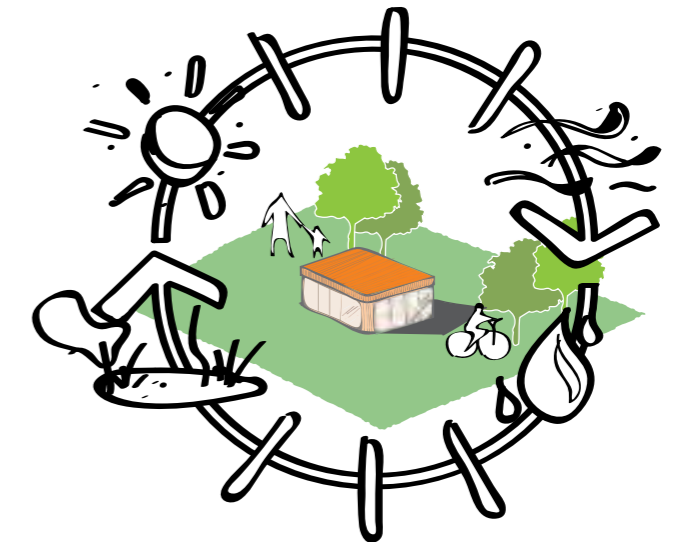
The massing and detailing of the building and landscape considers safety of the park users in the external environment and internal spaces.



## 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.

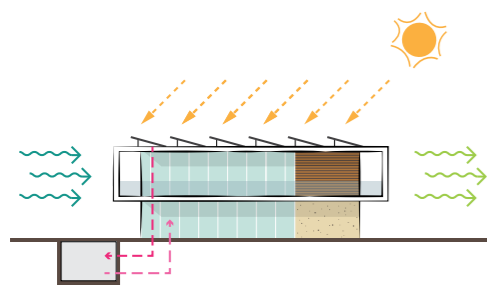
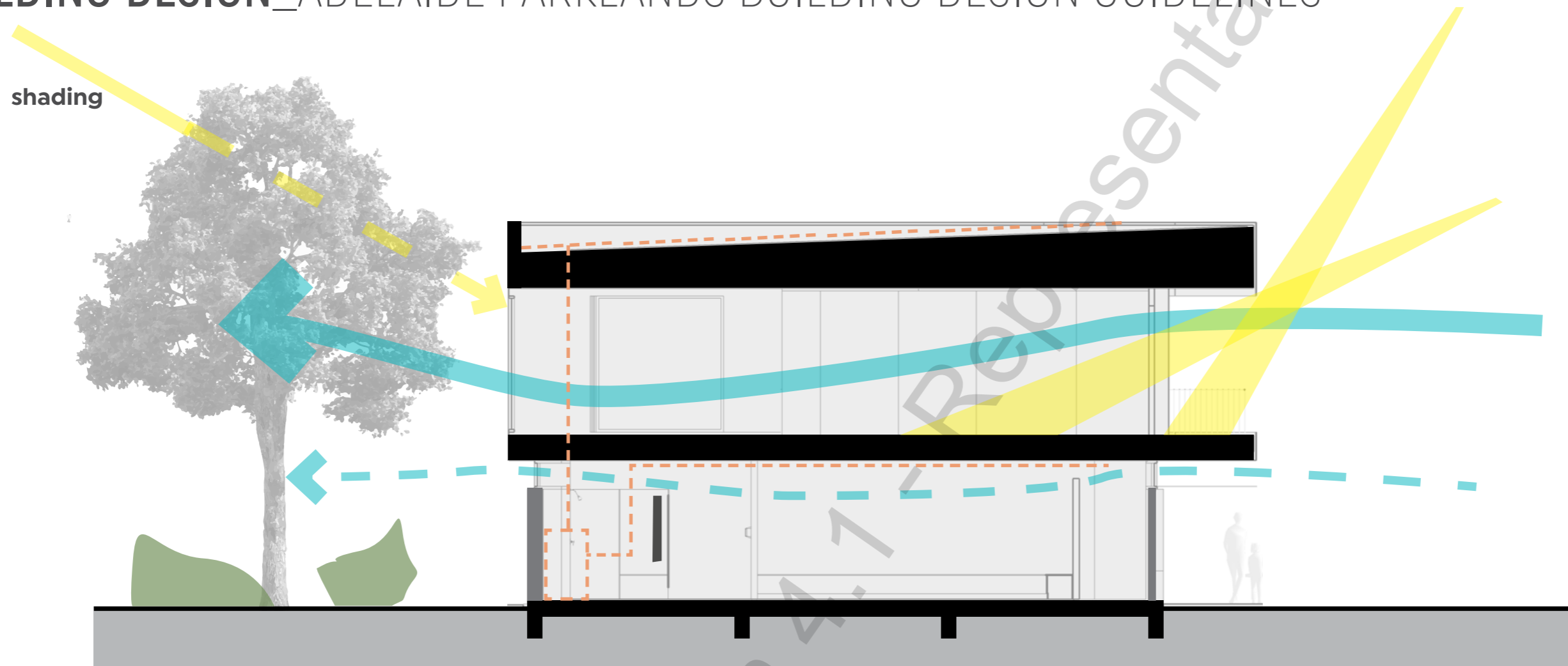
Operational energy consumption will be offset via a concealed PV cell array and battery storage. Rainwater tanks will connect to Glenelg to Adelaide Pipeline. for the flushing of toilets. A suitable AC cassette will be provided for the Community Space to manage temperature as required.

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.

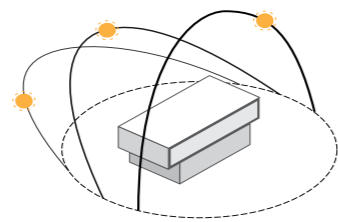
The design has minimal external openings to improve security and safety. Vandalism and sleeping rough have been considered and addressed in the design.

# BUILDING DESIGN\_ADELAIDE PARKLANDS BUILDING DESIGN GUIDELINES



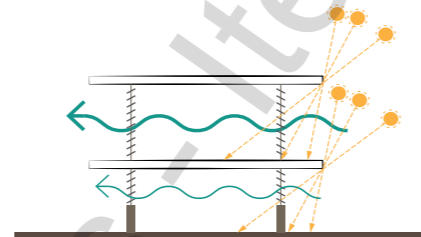
## Best Practice Sustainability

- Solar Power Generation



## Solar Orientation

- Best solar orientation for optimal passive performance



## Ventilation + Daylighting

- Overhangs to shade
- Cross ventilation for thermal comfort



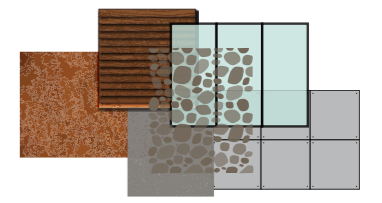
## Integrated Greening

- Landscaping to influence the building's passive performance



## Water Sensitive Urban Design

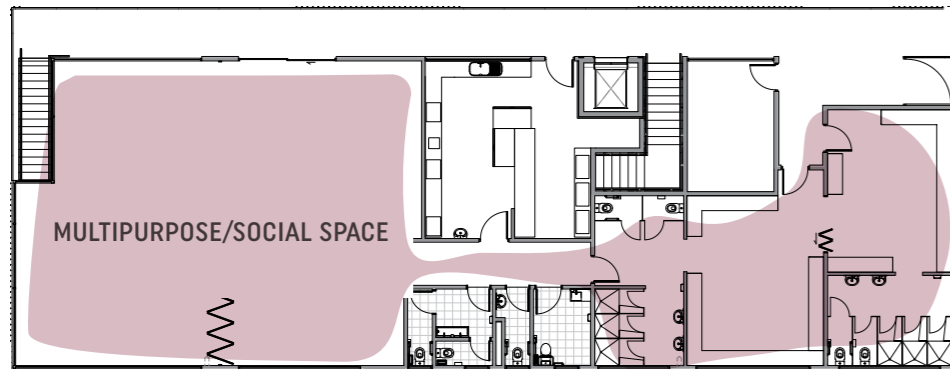
- Best practice landscape techniques that address the lifecycle of water



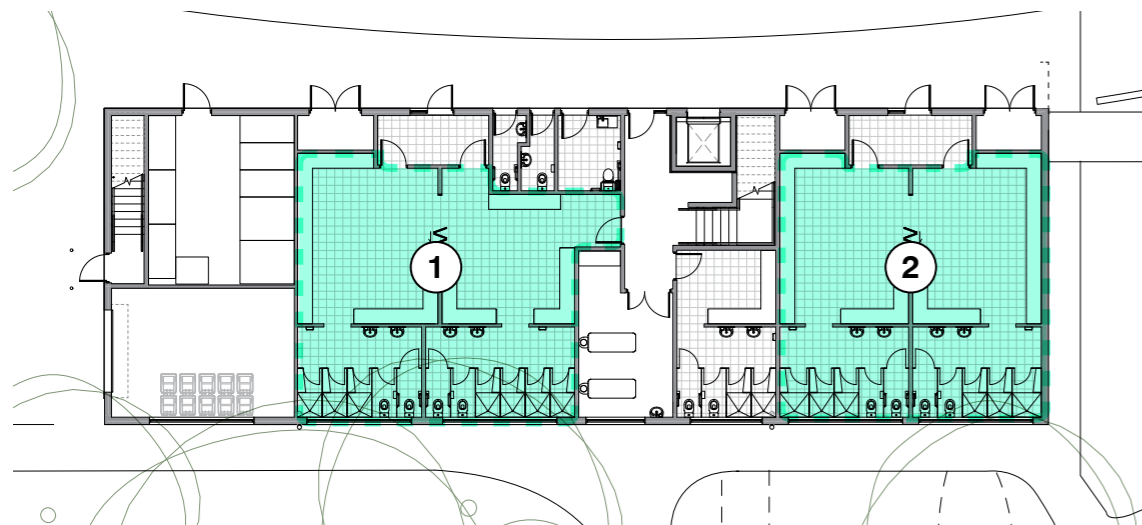
## Building Materials

- Low embodied materials that are robust and highly durable

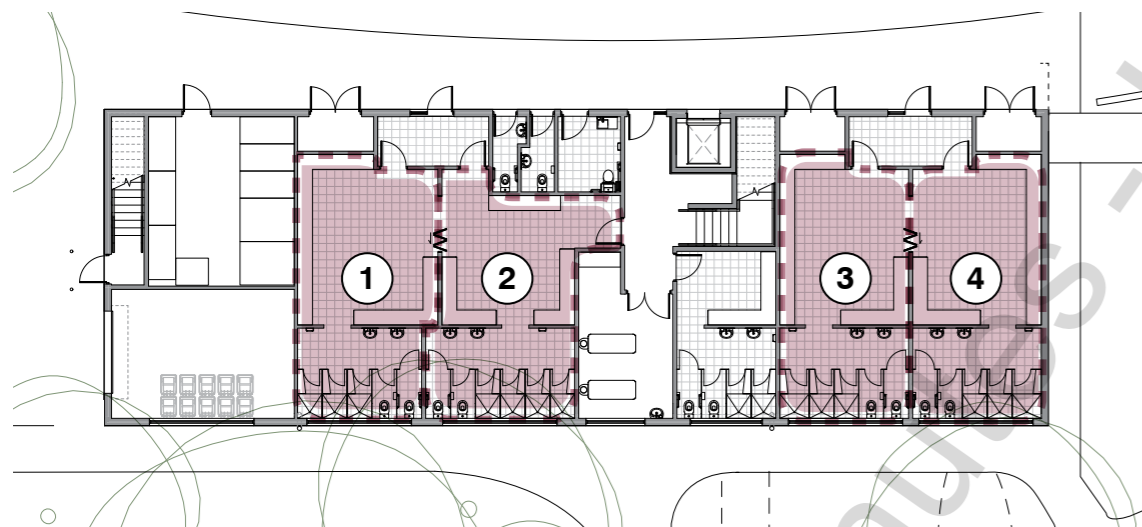
# PLAN\_PREFERRED FACILITY GUIDELINES



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



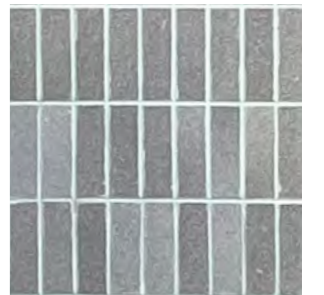
EAST ELEVATION



WEST ELEVATION



RIBBED METAL CLADDING



BRICKS



STEEL



TIMBER

## MATERIALS



# BUILDING ELEVATIONS

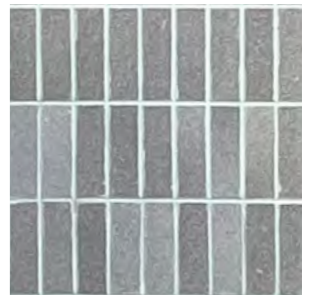


SOUTH ELEVATION

NORTH ELEVATION



RIBBED METAL CLADDING



BRICKS



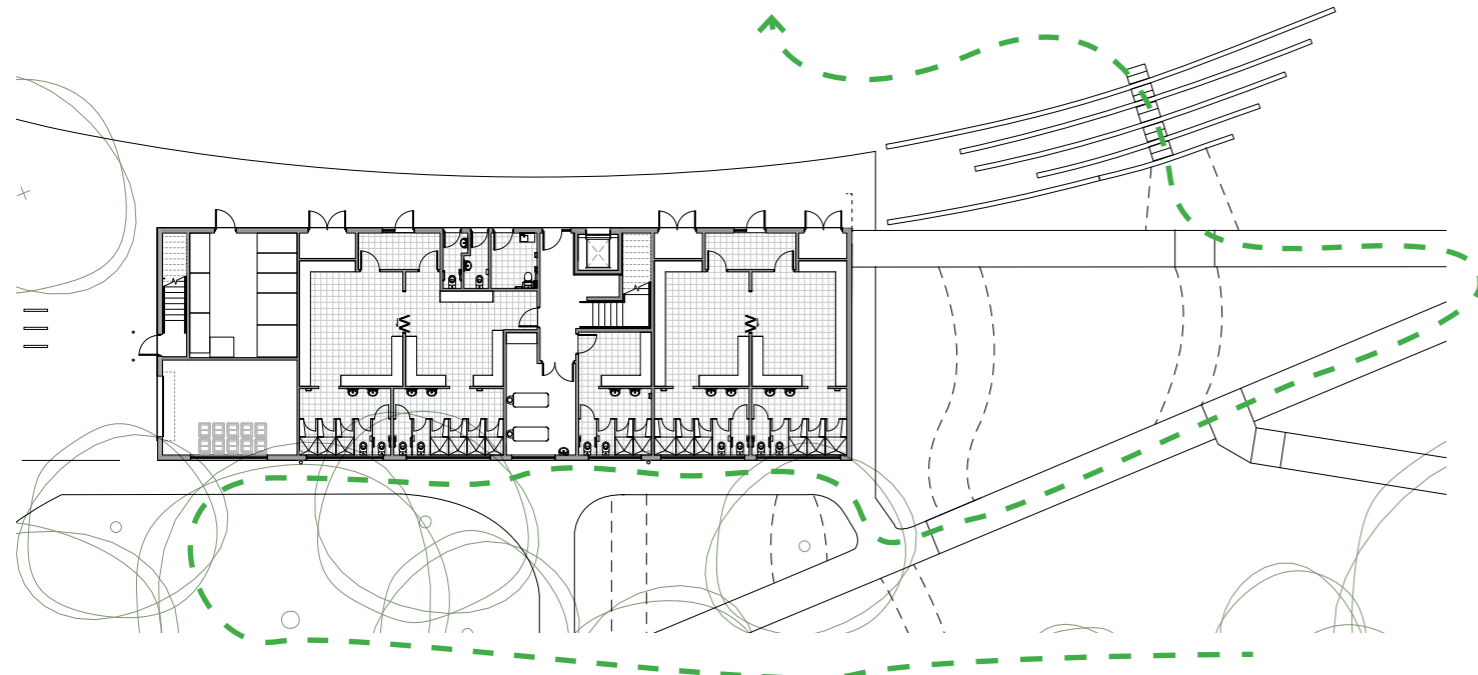
STEEL



TIMBER

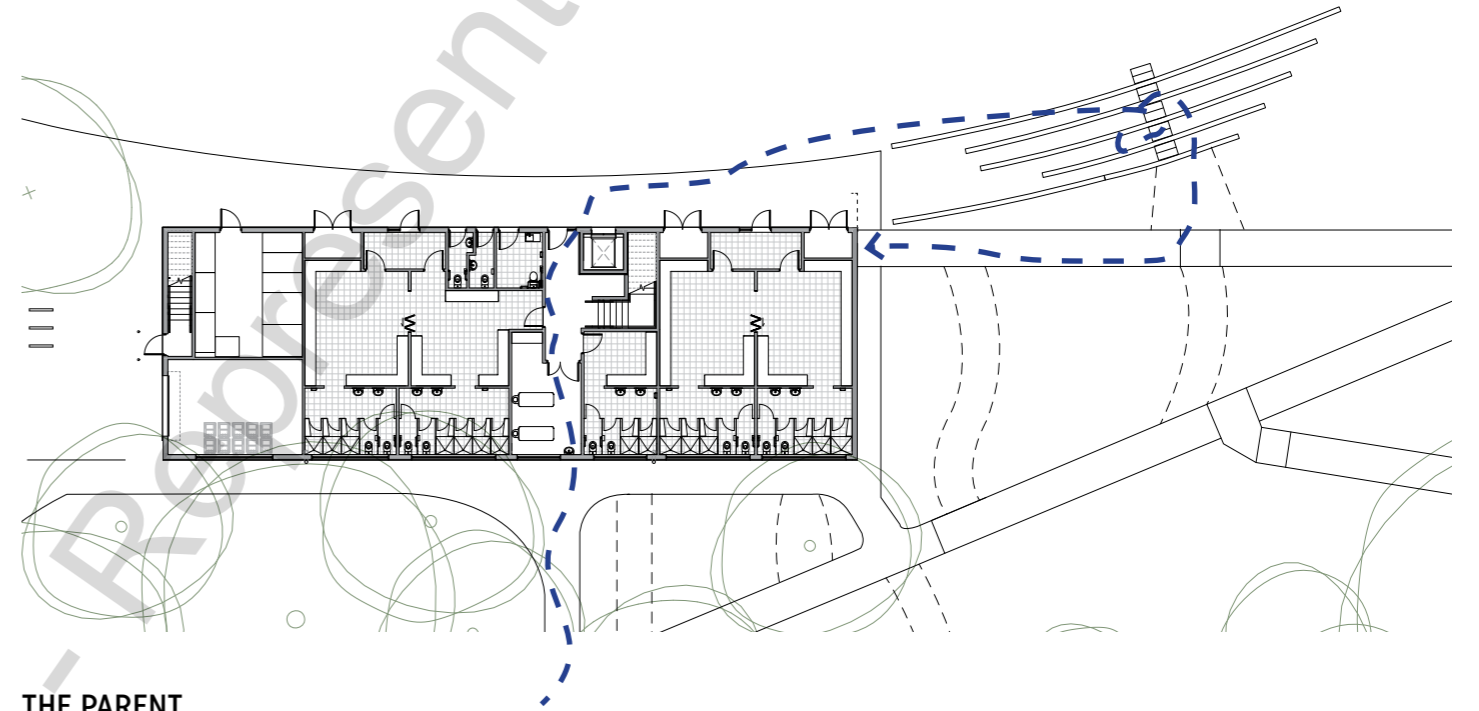
## MATERIALS

# MOVEMENT/CIRCULATION



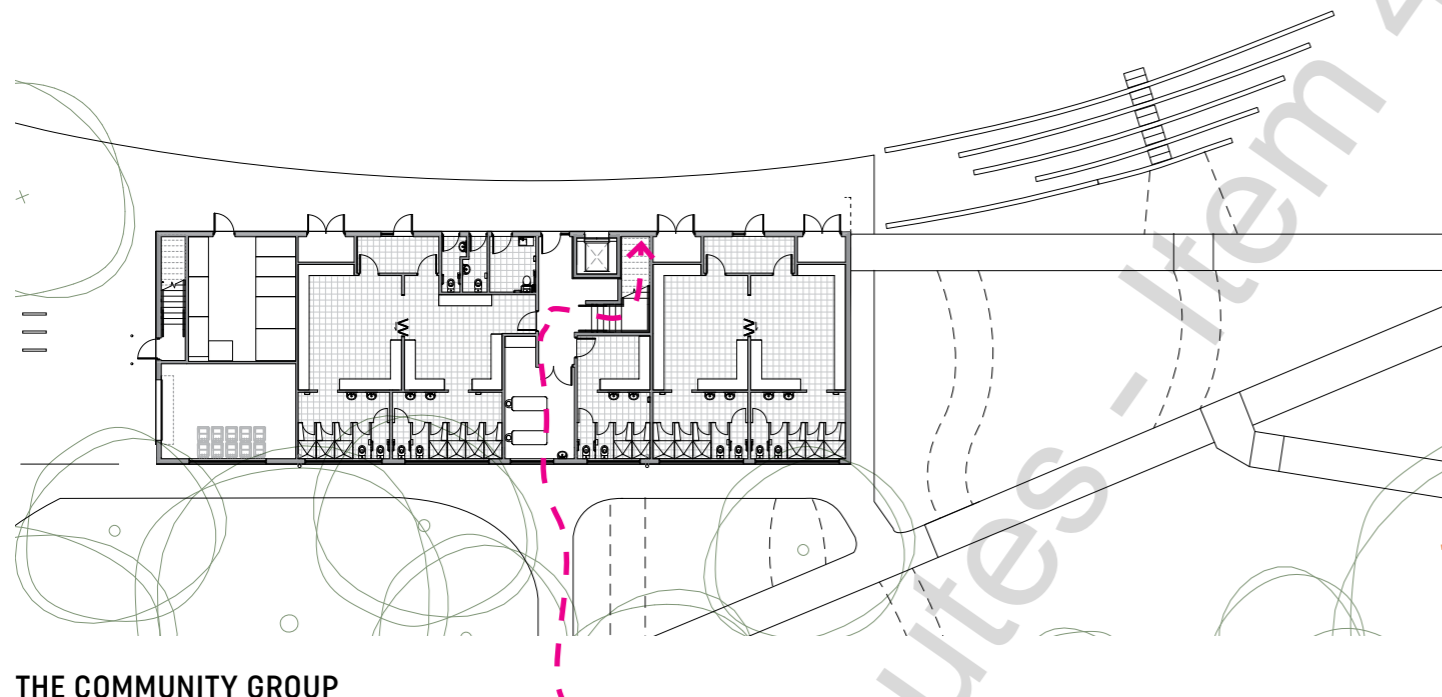
## THE PARKLANDS STROLLER

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



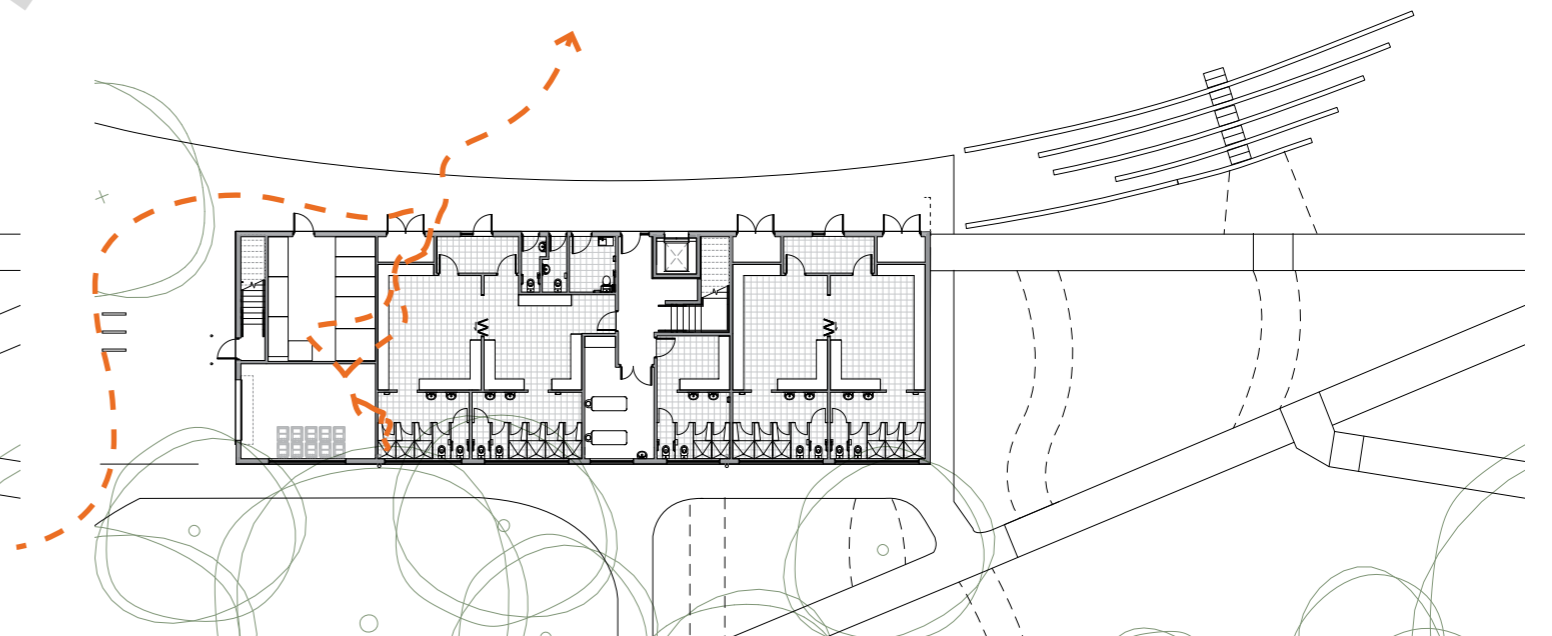
## THE PARENT

"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



3D PERSPECTIVE\_RENDERERS



3D PERSPECTIVE\_RENDERERS



3D PERSPECTIVE\_RENDERERS



3D PERSPECTIVE\_RENDERERS



3D PERSPECTIVE\_RENDERERS





3D PERSPECTIVE\_RENDERERS



3D PERSPECTIVE\_RENDERERS



# 3D PERSPECTIVE\_RENDERERS



Minutes - Item 4.1 - Representation

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