



## 23155\_PARK 21W CLUBROOM CONCEPT DESIGN

PREPARED FOR ADELAIDE CITY COUNCIL  
NOVEMBER 2024

243 Pirie Street Adelaide  
South Australia 5000

T +61 8 8232 3626  
admin@ggarc.com.au

**ggarc.com.au**

The Park 21W Clubroom Concept project was undertaken for the City of Adelaide by Grieve Gillett Architects and ASPECT Studios. Many people have provided considerable and valuable input into the understanding of the place and the development of the Park 21W Clubroom Concept project.

- Dave McLeod - Senior Associate, Grieve Gillett Architects
- Callum Reilly - Graduate of Architecture, Grieve Gillett Architects
- Lyndon Slavin, Associate Landscape Architect, ASPECT Studios

## Preparation, Review and Authorisation

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# \_INTRODUCTION

## DRAFT PARK LANDS COMMUNITY BUILDINGS (SPORT & RECREATION) POLICY - RESPONSES

The policy is intended to guide the regeneration of community buildings and associated infrastructure in the Adelaide Parklands to support:

- Use of and access to the Park Lands through participation in community sport and recreation
- Protecting and promoting the Park Lands
- Mitigating the effects of climate change and ensuring integrated and sustainable development

The project brief has been framed with the principles of the Draft Policy in mind and meets the immediate needs of the ACSARA group of sporting clubs who seek to redevelop the site to meet the needs of all stakeholders.

The five principles in the policy are supported with performance criteria. Below we outline the way in which GGA and Aspect have responded to the draft policy requirements. Please refer to the draft policy document for further detail on each point.

Principle 1 – Balance a minimal infrastructure footprint and scale with fit for purpose facilities required to support local community sport.

### Performance Criteria 1.1 – Community buildings will service outdoor community sport and recreation.

The current and proposed buildings are the only buildings providing change, ablutions and social amenity in Park 21. There are eight sporting codes who utilise the playing fields and the new facility will open use of the building to many more of them than can be accommodated in the existing run down facility

Performance Criteria 1.2 – Must be for community sport participation, excluding elite competition. Non-sporting activities may be a secondary use.

The building will be partially funded by an agglomeration of eight amateur sporting clubs who will be the principal users. The kiosk and Common Area will be able to be used to serve snacks and drinks to spectators and participants as a secondary use to support the primary function.

Performance Criteria 1.3 – New community buildings will not exceed the 'core' elements of local level provision.

The change rooms in this building have been designed to align with SANFL and CricketSA requirements for a local level facility.

Principle 2 – Deliver community buildings that perform their purpose while prioritising no net loss of Park Lands.

Performance Criteria 2.1 – Planning of new community buildings will include City of Adelaide identifying the removal of one or more existing buildings and/or equivalent hard stand areas.

"A new community building will be considered where the City of Adelaide can demonstrate that the footprint will not exceed the fit for purpose requirements of the local level provision and minimise the loss of Park Lands." The proposed building will replace an existing smaller building but will accommodate several more sporting clubs and sports than the existing club rooms. This will allow several matches to be catered for at the same time including netball on the courts on the opposite side of Goodwood Road. The spatial provisions are at the minimum required for local level competition.

Performance Criteria 2.2 – Community buildings will service multiple users and uses.

The proposed building proponent is a consortium of eight different sporting clubs over several different sports who currently use the Park 21W space and the netball courts opposite.

Performance Criteria 2.3 – Community buildings will incorporate design features to reduce scale and visual impact through compact layouts, multi-functional spaces, efficient circulation, shared facilities and low scale integrated design.

The building design has eliminated internal circulation space and the footprint is made up only of required usable space. There are no airlocks to change rooms, trainer rooms will double as first aid rooms and all rooms open directly to the outside. Hand washing has been located outside the public WCs to provide a public facility and will include drinking water.

The kitchen opens to the face of the building to provide a kiosk and also to the Common Area to provide service internally from the same servery.

The building has been designed with a continuous external roof. This allows both visual and physical permeability and removes the need for any internal circulation. This layout also reduces the mass of the building. The gaps between the building have been celebrated with arch ways which are a welcoming transition between the road-side path and the playing fields. They accentuate the open spaces over the enclosed spaces.

The buildings are clad in a combination of timber battens and face brick. This reduces the visual mass of the buildings and the timber will weather to match the colours of the surrounding indigenous vegetation both existing and newly planted.

Vision screens in front of the change room doors are proposed to be timber slats with a native climbing plant planted to augment the screen and create a section of green wall.



# \_INTRODUCTION

Principle 3 – Maximise sustainable development and environmental performance of community buildings.

Performance Criteria 3.1 – Site community buildings to maximise efficiency and environmental performance.

The buildings have been sited to avoid the removal of any existing trees. We have used one existing tree as a hinge point focus of the common area and the open covered space in front and we propose planting two additional trees between the southern pavilion and the playing fields.

We propose planting additional trees on the western side of the buildings to assist in screening the building from the road and, also from the western sun.

Although the site topography is flat there is an opportunity to create a vegetated stormwater detention basin to filter and dissipate run off from the roof. Re-use of rain water would require the installation of underground storage tanks which has been considered cost prohibitive in earlier iterations of this facility.

Performance Criteria 3.2 – Achieve a 5 Star Green Star (or equivalent) certification for all new community buildings.

The building will be entirely electrically powered and the use of high level windows on both sides of the change room buildings will promote natural passive ventilation.

Photovoltaic solar panels and battery storage may be incorporated. The use of larger hot water storage tanks can be used as an energy storage system in lieu of or in addition to batteries whereby heat produced by the heat pumps running on solar power during the day and during the week is retained within the larger mass.

Locally indigenous plantings proposed within the buildings' surroundings primarily to screen the building may also support biodiversity and wildlife habitat

High level windows to the change rooms and common area will

reduce the amount of artificial lighting required. Lighting may be designed to respond to natural light levels.

Use of low carbon concrete and fibre reinforcement to the slab and concrete paving will reduce the environmental impact of the concrete and eliminate the steel reinforcing.

Principle 4 – Create high quality welcoming and accessible facilities to maximise community use.

Performance Criteria 4.1 – Community buildings will be designed to be accessible for all.

The buildings are single level with accessible graded paving between for optimal accessibility and use. They will incorporate universal design principles to create a welcoming environment for everyone.

We propose that we provide public drinking water on the outside of the building.

Performance Criteria 4.2 – Community buildings will be accessible via path networks and on-street parking.

The buildings will be located close to Goodwood Road and the existing on street parking. There will be no off-street parking provided and no vehicle access other than service vehicles and emergency vehicles.

The masterplan for the park indicates that the current bicycle path running diagonally between South Terrace and Greenhill Road will be connected with the western side of the park just to the south of the proposed buildings.

It would be recommended that Council provide at least one indented parallel disabled parking space adjacent the building on Goodwood Road.

Principle 5 – Support diverse participation through equitable co-funding.

Performance Criteria 5.1 – Provide transparent and equitable co-funding of community buildings and associated facilities

The project brief for this facility has been co-designed by Council and as per the above is consistent with the other proposed Project Funding Criteria.

The consortium of not for profit sporting clubs seeking to develop this site has currently raised a substantial amount of funding privately and has been eligible for some State Government funding. Additional funding required from the City of Adelaide would not exceed the 50% maximum proposed in the draft policy.



\_EXISTING SITE



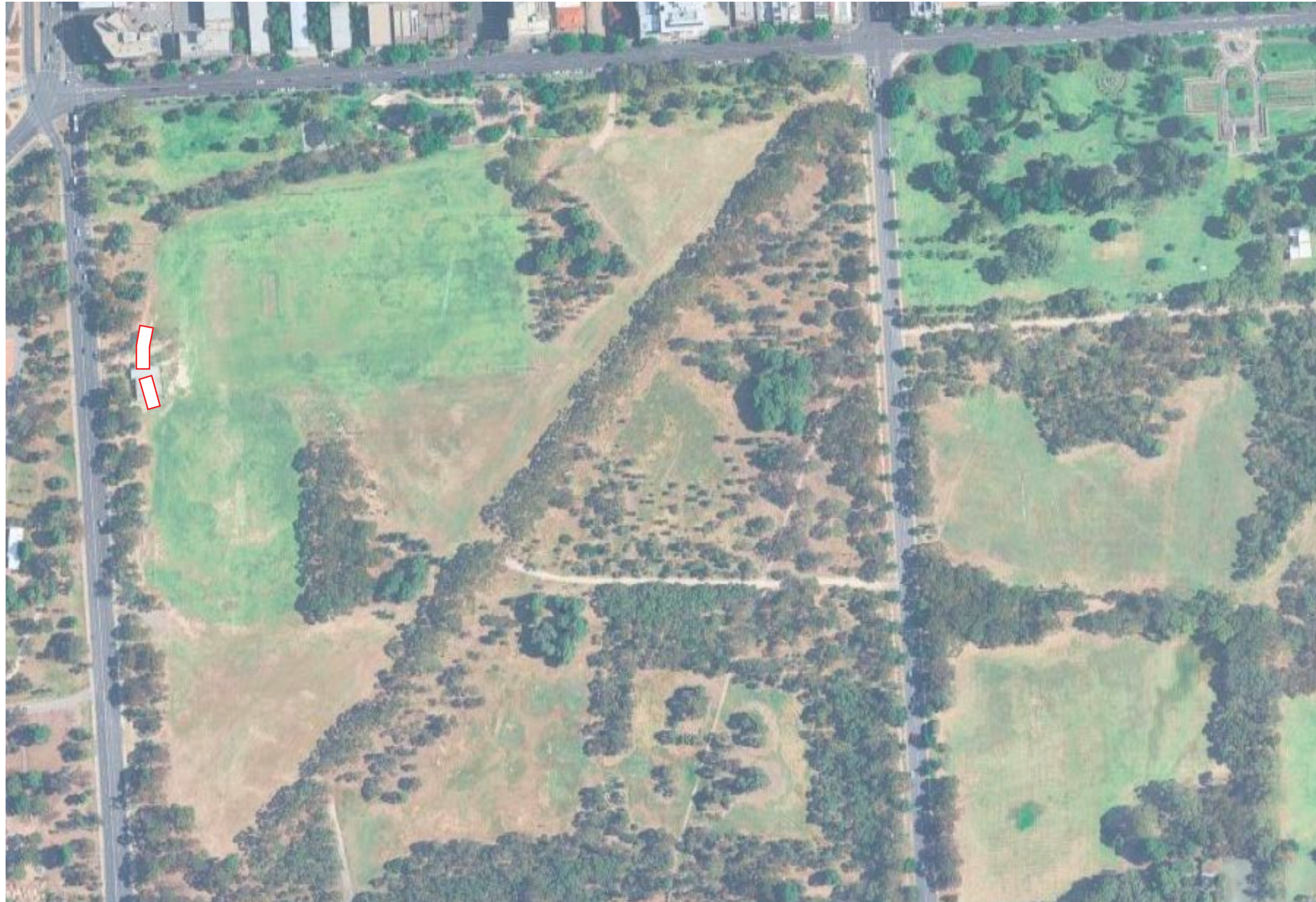


# \_EXISTING SITE





# \_PROPOSED BUILDING IN CONTEXT - PARK 21W





# \_DESIGN CONSIDERATIONS

## DESIGN CONSIDERATIONS

- Site selection will involve a site analysis to optimise accessibility and environmental performance of the building and to minimise site disturbance (including no loss of trees).
- The building will be accessible via path networks and on-street parking (Goodwood Rd). Access paths and roadways for maintenance/servicing of the building will be constructed using permeable and / or Park Lands complementary surfaces (eg compacted sand).
- The design should consider day and night time use, use by non-sporting groups and provide amenity for the community who do not have access to the entire building by providing generous verandas, external seating, externally accessible public toilets, external hand-washing and drinking water facilities.
- Kiosk facilities should be externally accessible at ground level.
- The building will incorporate design features to minimise scale and visual impact through compact layouts, multi-functional spaces, efficient circulation, shared facilities and be low scale, ideally achieved through a single level design.
- The internal common area will link to a sheltered outdoor area to optimise capacity.
- The building will achieve a 5-Star Green Star rating and incorporate:
  - A cool roof
  - Local indigenous plantings to its surroundings
  - Design features that maximise the use of natural light and ventilation
  - Sustainable materials and renewable energy sources including all electrification

# \_ELEMENT AREA OPTION SUMMARY

## ELEMENT AREA OPTION SUMMARY

Element	Existing Building	AFL Guidelines (Local)	Option A	Option B	Comments
Player change rooms	Ranging from 15sqm to 44sqm	6 x 45 – 55sqm (2 per oval)	3 x 45 sqm	3 x 50 sqm	Option B - 3 x 50sqm servicing three ovals. Both Options can be divided into six smaller change rooms
Player amenities	Non-cubicle	6 x 25sqm (2 per oval) 3 x shower cubicles 3 x toilet cubicles	3 x 25sqm 3 x shower cubicles 3 x toilet cubicles	3 x 25sqm 3 x shower cubicles 3 x toilet cubicles	3 x 25sqm servicing three ovals
Trainers room	13sqm	Optional 2 x 10sqm	2 x 10sqm	2 x 10sqm	First aid facilities incorporated in trainers rooms
First aid room	Nil	Optional 15sqm	Nil	Nil	First aid facilities incorporated in trainers rooms
Doctors room	Nil	Optional 10sqm	Nil	Nil	Not provided
Gym/fitness area	Nil	Optional	Nil	Nil	Not provided
Umpire change room	18sqm	20-25sqm	20sqm	20sqm	Incorporates amenities
Umpire amenities	Non-cubicle	12sqm 2 x ensuite cubicles	2 x ensuite cubicles	2 x ensuite cubicles	
Third umpire room	Nil	Optional 10sqm	Nil	Nil	Not provided
Timekeeping/ scorers box	Nil	10sqm	Nil	Nil	Not provided
Community room	130sqm	100sqm	100sqm	130sqm	Option B – area aligns with the existing provision (up to 130 people standing)
Kitchen/kiosk	46sqm	20sqm	20sqm	40sqm	Option B – allowance for food storage (non-commercial kitchen)
Public toilets	Nil	25sqm 3 x public toilet cubicles	25sqm 3 x public toilet cubicles	25sqm 3 x public toilet cubicles	
Office/ administration/ meeting room	Nil	15sqm	15sqm	15sqm	
Utility/cleaners store	Nil	5sqm	5sqm	5sqm	
Storage	31sqm	35sqm	35sqm	50sqm	Option B – additional storage requirements to service multiple user groups
Total Floor Area	-	782sqm	450sqm	530sqm	
Grossing Allowance	-	78sqm	45sqm	53sqm	10% allowance for walls, walkways, corridors, etc to enable an estimated total building footprint as defined by the Adelaide Park Lands Building Design Guidelines
<b>Total Building Footprint</b>	<b>375sqm</b>	<b>860sqm</b>	<b>495sqm</b>	<b>583sqm</b>	



# \_SUSTAINABILITY FEATURES

## SUSTAINABILITY CONSIDERATIONS

The project will be required to achieve a green star rating of at least 5 stars - measures to achieve this include:

### BUILDING STRATEGIES

#### ALL-ELECTRIC BUILDING

- No gas appliances - hot water, A/C & food prep all electric

#### RENEWABLE ENERGY

- Solar panels & battery installed to offset hot water, A/C and refrigeration power usage

#### LOW VOC PRODUCTS

#### REDUCED ENERGY USAGE

- Use of a heat pump and overall design considerations will put less demand on energy usage

#### LED LIGHTING WITH SMART CONTROLS

#### REDUCED EMBODIED CARBON

- Intention for majority timber framed build, including walls and roof
- Use of timber window / door frames and timber cladding
- Concrete slab to be specified as low-carbon or use partially recycled content
- Reduce applied finishes throughout to minimise future maintenance

#### END OF TRIP FACILITIES

#### WATER EFFICIENT

- Low water use hydraulic fixtures and fittings
- Collected storm water to be detained on site in vegetated basin

#### LIGHT-COLOURED FACADES

- Colour selection for roof to reduce heat absorption + heat radiance on site

#### NATURAL VENTILATION

#### EXTERNAL SUN-SHADING

- Horizontal and vertical sun-shading elements reduces solar gain during summer months

#### DAYLIGHT ACCESS

- High-level windows provide light to change rooms in particular, reducing power consumption

#### HIGH MECHANICAL VENTILATION RATES

#### REDUCED CONSTRUCTION WASTE

- Materials to be sorted appropriately on-site to reduce waste sent to landfill
- Building designed to standardised material dimensions to reduce off-cut waste

#### RECYCLED MATERIALS

#### CIRCULAR ECONOMY

- Where possible local materials and suppliers will be specified
- Local trades and businesses to be involved

#### ACCESSIBLE DESIGN

- Building is fully accessible and provides accessible facilities

### SITE STRATEGIES

#### DESIGN WITH NATURE

- Working around existing trees on site

#### CONNECTED TO LANDSCAPE

#### ENDEMIC PLANTING SPECIES

#### CLIMATE CHANGE RESILIENCE

- Reduced energy demand
- Raised above 1:100 year flood level
- Introducing more trees to increase canopy cover

#### DROUGHT-TOLERANT PLANTING SPECIES

- Low water use plantings that thrive in the environment across all seasons

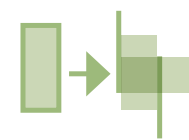
#### BIKE PARKING

#### PERMEABLE PAVING

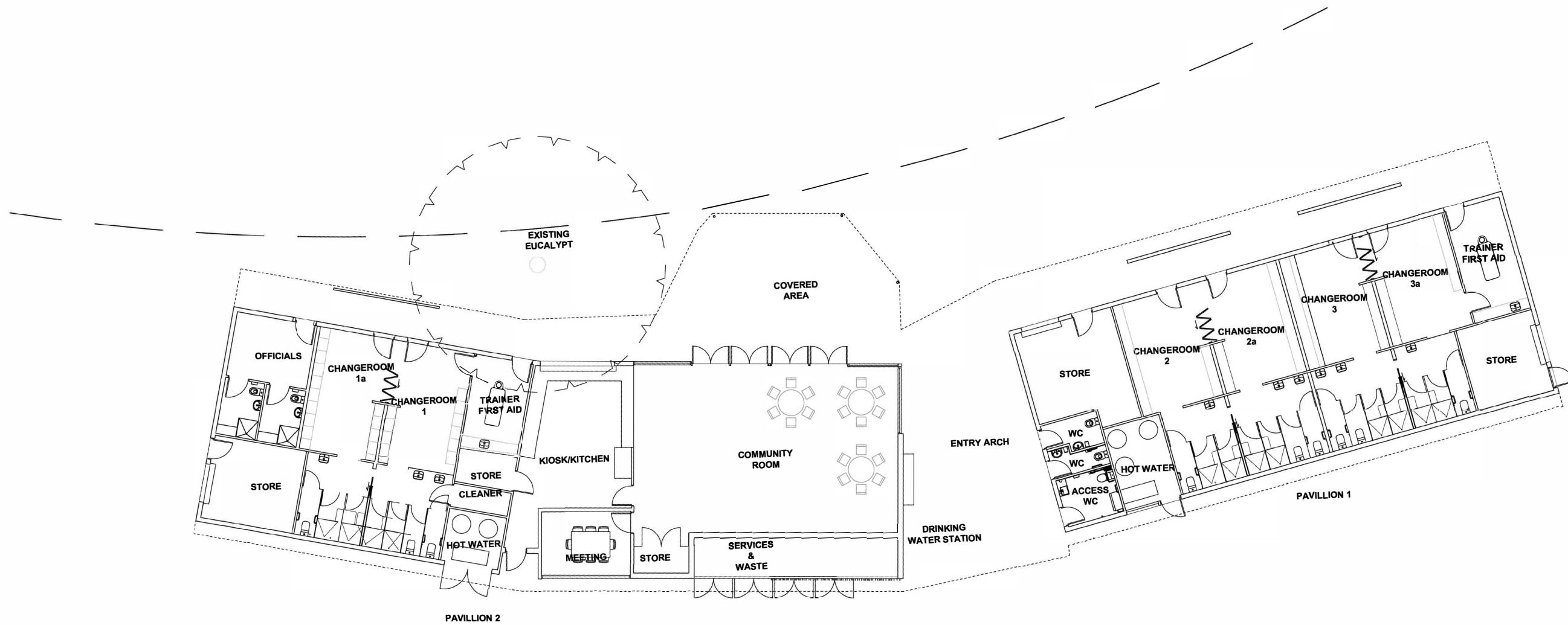
- Pathway material selections reduce site run-off

#### DRINKING WATER STATIONS

#### SEPARATED BINS



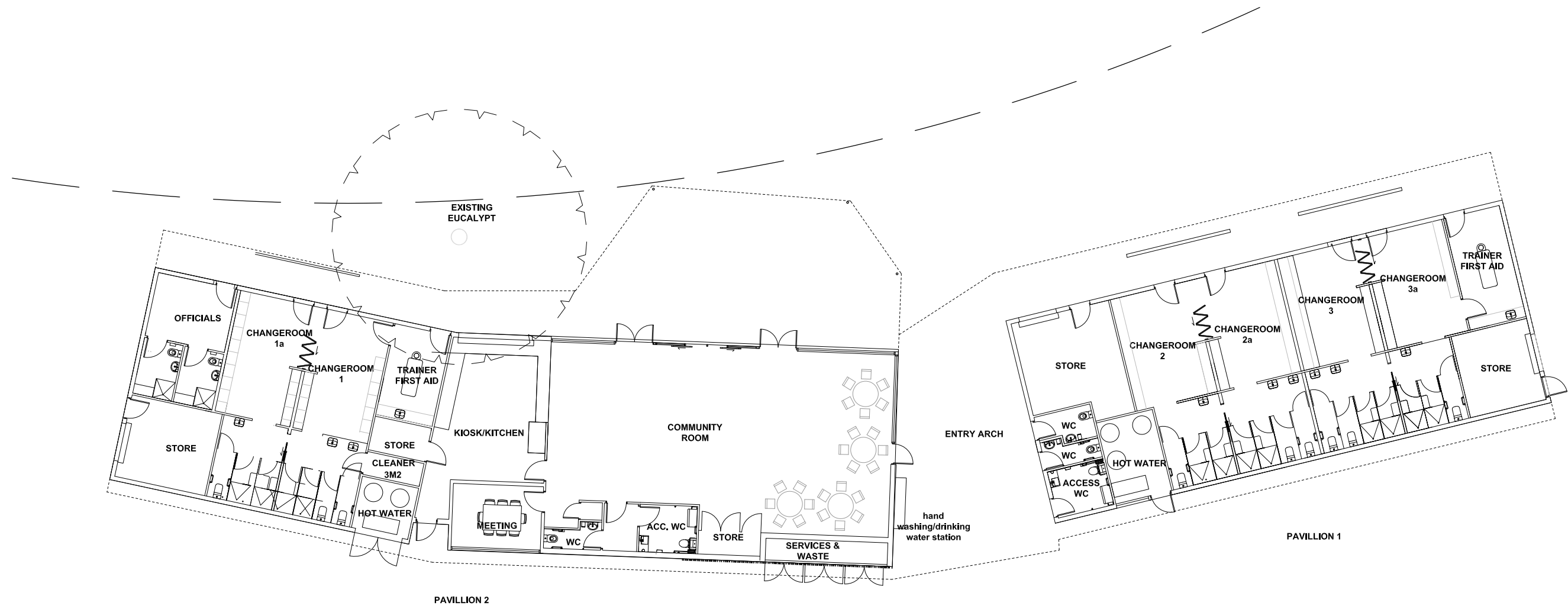
# \_PRELIMINARY CONCEPT PLAN - OPTION A



OPTION A - 100M2 COMMUNITY ROOM

GRIEVE GILLETT ARCHITECTS  
28/11/24 SCALE 1:200 @ A3

\_PRELIMINARY CONCEPT PLAN - OPTION B



OPTION B - 130M2 COMMUNITY ROOM

GRIEVE GILLETT ARCHITECTS  
28/11/24 SCALE 1:200 @ A3



# \_PERSPECTIVE - BEFORE AND AFTER

LOOKING EAST FROM GOODWOOD ROAD





# \_PERSPECTIVE - BEFORE AND AFTER

LOOKING SOUTH-WEST FROM OVAL





# \_PRELIMINARY RENDER



MIRNU (GOLDEN WATTLE) - ARTWORK BY ALLAN SUMNER IN ASSOCIATION WITH EXHIBITION STUDIOS (INDICATIVE ONLY)



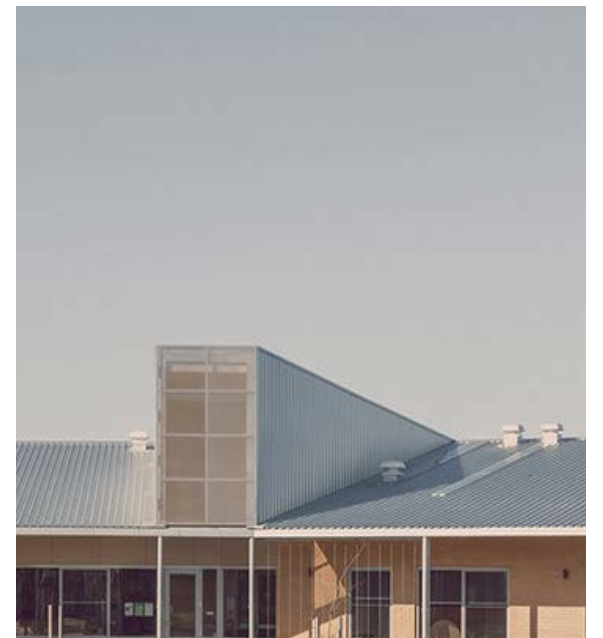
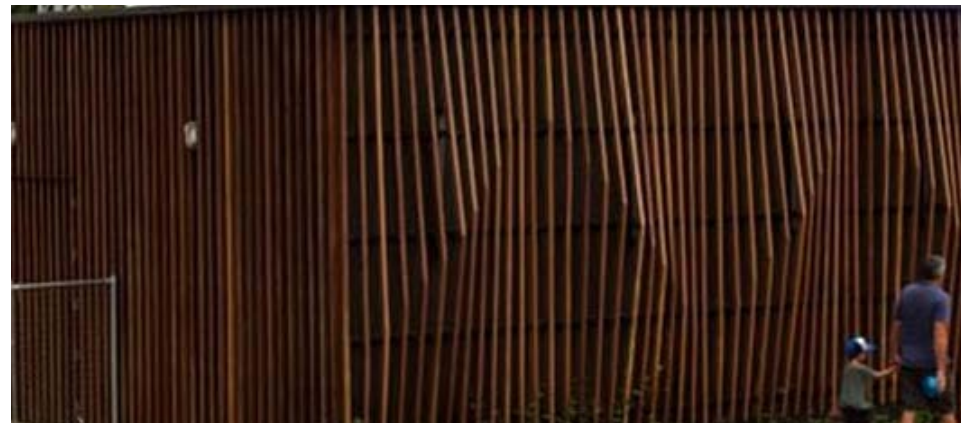
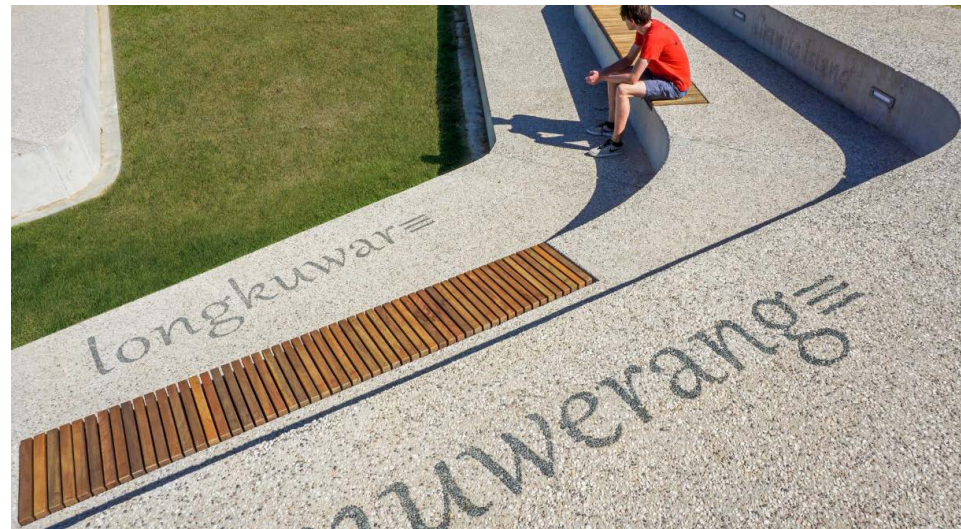
# \_PRELIMINARY RENDER



MIRNU (GOLDEN WATTLE) - ARTWORK BY ALLAN SUMNER IN ASSOCIATION WITH EXHIBITION STUDIOS (INDICATIVE ONLY)



# \_PRECEDENTS





# \_PRECEDENTS - LANDSCAPE



Concrete seating wall



Endemic plant species



Green screen with steel cable trellis and climbing plant



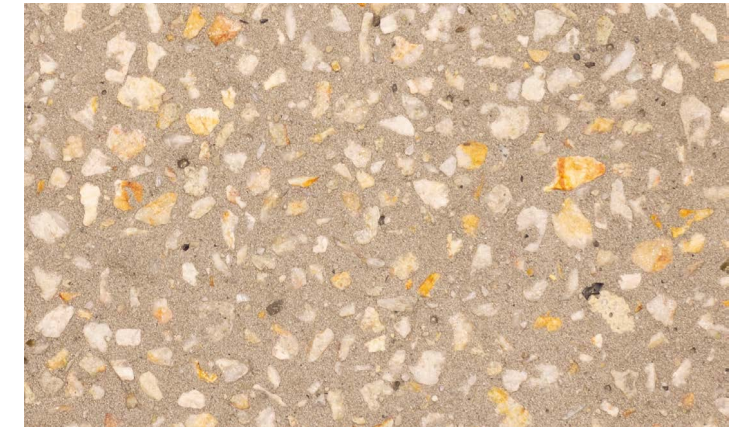
Cement stabilised fines path



Vegetated detention basin



Green arbour with climbing plant



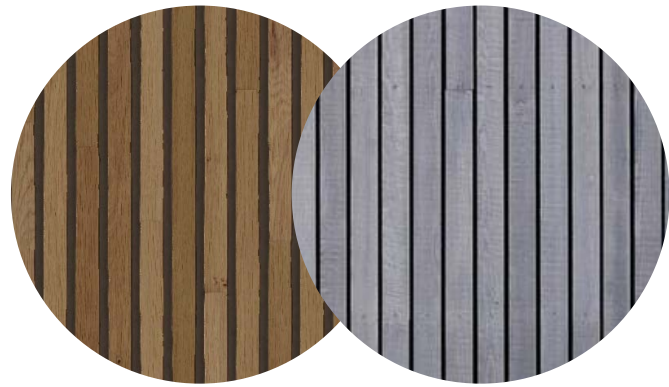
Exposed aggregate concrete paving



Permeable paving



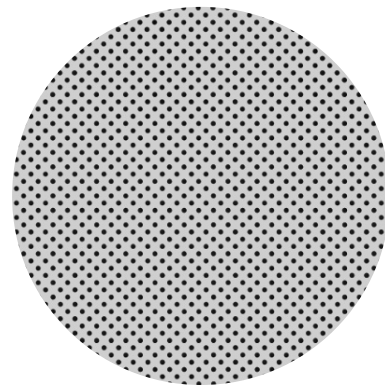
# \_PRELIMINARY MATERIAL PALETTE



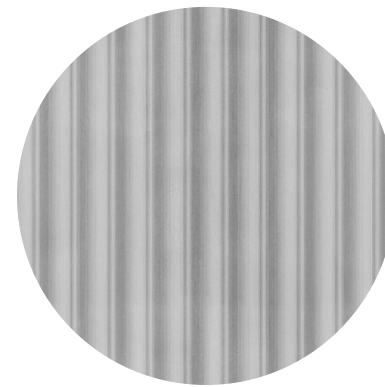
TIMBER CLADDING



TIMBER BATTENS



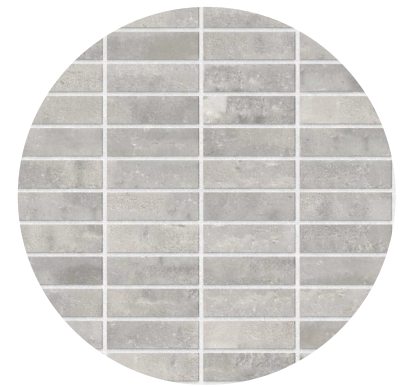
PERFORATED METAL



METAL ROOFING



ZINCALUME EDGING



STACK-BOND BRICKS



# \_PRELIMINARY LANDSCAPE MATERIAL PALETTE

## Trees

- 1 *Acacia pycnantha*  
Golden Wattle
- 2 *Allocasuarina verticillata*  
Drooping Sheoak
- 3 *Banksia marginata*  
Silver banksia
- 4 *Callitris gracilis*  
Southern cypress-pine
- 5 *Eucalyptus leucoxylon*  
SA Blue Gum
- 6 *Eucalyptus microcarpa*  
Grey box

## Shrubs

- 7 *Acacia acinacea*  
Round-leaf Wattle
- 8 *Bursaria spinosa*  
Christmas Bush
- 9 *Cullen australasicum*  
Scurf Pea
- 10 *Dodonaea viscosa*  
Sticky Hop Bush
- 11 *Lavatera plebeia*  
Australian Hollyhock
- 12 *Melaleuca brevifolia*  
Short-leaf Honey-Myrtle
- 13 *Myoporum viscosum*  
Sticky Boobialla



1



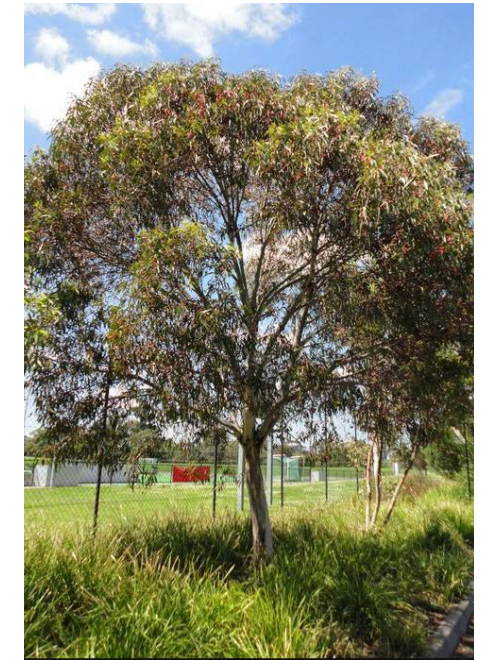
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