

NINE



Park 27B Community Building Upgrade — Preliminary Concept Design

We acknowledge the Traditional Custodians of the lands on which we live and work across Australia. We pay our respects to Aboriginal Elders, past and present, and honour their enduring connection to Country, culture, and community.

Client
City of Adelaide
Project Number
0909-163
Date
Thursday 20th November 2025

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Executive Summary

Overview

Studio Nine has been engaged by City of Adelaide to redesign the community building in Park 27B. The current club and changerooms are approximately 150m² and do not provide sufficient facilities for the club. This presents an opportunity to reimagine and activate the playing fields for current and future sports demands, creating a fit-for purpose and future-proofed facility.

The City of Adelaide commissioned a feasibility study in 2023, which recommended that the existing building be demolished and replaced with a single-story development closer to the main pitch. The City of Adelaide adopted this recommendation, and the subsequent brief reflects this. West Adelaide Hellas Soccer Club currently leases the clubrooms and will be the primary occupants of the proposed development.

Site

The site is located north-west of the park, nestled in a bustling community precinct alongside Park Terrace Community Garden, Bowden Skatepark, and opposite Bowden. The site includes a sports building, along with a footbridge structure over an existing stormwater swale that connects four soccer fields.

Accessed via Park Terrace, Mary Lee Park – Park 27B is located within the Adelaide Parklands, linking a number of Adelaide City precincts such as Bonython Park, Golf Links, and Greater Riverbank. It acts as a green buffer for neighbouring councils, including the City of West Torrens and the City of Charles Sturt, as well as providing key active escapes for surrounding residential areas.

Vision

The vision prioritises efficiency and flexibility, delivering a clubroom capable of supporting both intimate gatherings and larger groups while preserving the integrity of the Adelaide Park Lands and ensuring all activities align with their environmental, cultural, recreational, and social heritage values.

The focus will be on creating adaptable spaces that can be easily tailored to suit the specific needs of each group and occasion, offering versatility.

The flexible design of the clubroom ensures it can host a variety of sports, adjusting seamlessly to seasonal changes.

The transformation of Park 27B aims to establish it as a vibrant and inclusive destination—a place to meet, connect, and enjoy diverse experiences. By creating a dynamic network of activity hubs, the park will attract visitors and tourists of all ages, abilities, and cultural backgrounds.

Sport and recreation will be key drivers of activation, strengthening Park 27B’s identity as a regional hub for competitive sport as well as a wide range of active and passive recreational pursuits.

Integrated parkland trails and edge paths will provide accessible, well-lit routes with sealed surfaces, enhancing connections for commuters and recreational users alike.

Key project Drivers

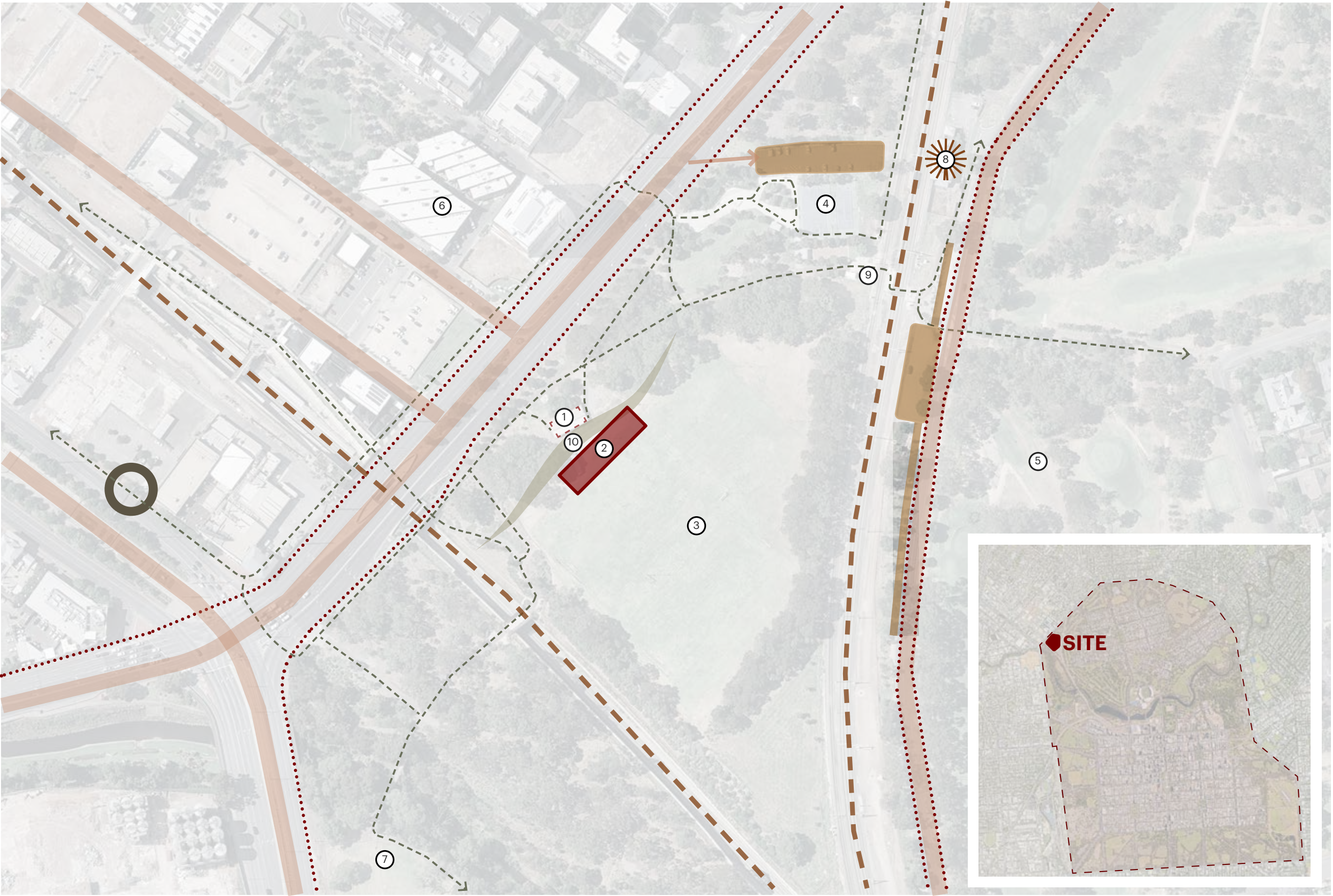
The design drivers aim to align with the City of Adelaide’s strategic documents (listed below), along with feedback obtained through stakeholder workshop sessions.

- Adelaide Park Lands Community Buildings (Sports & Recreation) Policy
- City of Adelaide Strategic Plan
- Adelaide Design Manual
- Adelaide Park Lands Management Strategy
- Community Land Management Plan - Adelaide Park Lands
- Integrated Biodiversity Management Plan
- National Heritage Management Plan

The design guidelines, vision, and values will provide a foundation for the park to prosper, grow, and effectively carry out its mission to design a building that is respectful to its context, while also providing a place that facilitates greater community participation

Site Analysis

Pedestrian Access and Circulation



- 1. Existing Clubrooms
- 2. Subject Site
- 3. Multi Use Playing Fields (Mary Lee Park 27B)
- 4. Skate Park and Public Sports Courts (Bowden Park)
- 5. North Adelaide Golf Club
- 6. Plant 4 Bowden
- 7. Bonython Park
- 8. North Adelaide Railway Station
- 9. Public Bathrooms
- 10. Swale

- Public Carpark
- Road
- Railway
- Cycle Path
- Shared Cycle/Pedestrian Path
- Bus Stop
- Train Station

Concept Development

Surrounding Conditions



Existing Hellas Clubroom



Adelaide Parklands trail to Livestrong pathway



Mary Lee Playspace



Bowden Multicourts



Existing Swale



Dual Exaloo

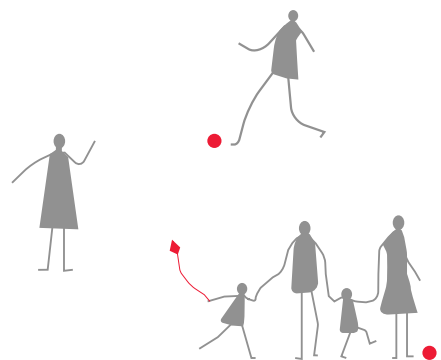


Bowden Skatepark

Concept Development

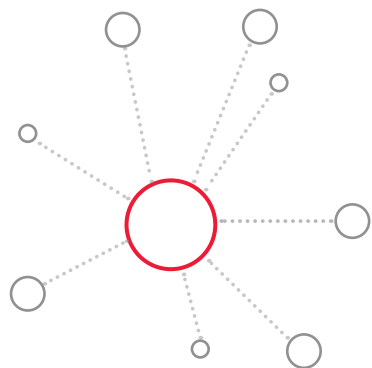
Referencing the outcomes of the Vision Workshop, 4 key design drivers were identified. These aim to inform the design approach Across all product phases.

Design Drivers



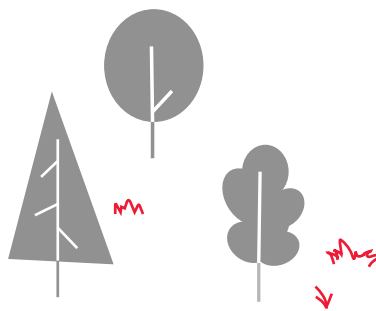
Fostering Community Connection

The club should be more than a venue for sport—it will act as a vibrant community gathering point. Enhancing the connection between community driven initiatives on site along with opportunities to foster a deeper sense of place and people through flexible design.



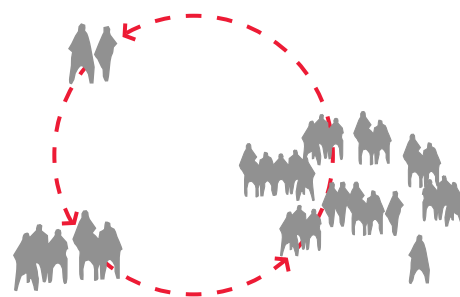
Celebrating Community and Parklands Identity

Create a community building that responds to its parklands setting and the needs of the growing and changing communities in the city and neighbouring suburbs that caters for organised sport and community use.



Sensitivity to Nature

Paying homage to the site nestled within Mary Lee Park (Park 27B) opportunity to enhance and encourage connection to the parklands that encourage and consider connection with nature. Celebrating outdoor sanctuaries to offer restorative moments, enhancing the overall sense of peace and balance within the community.



Efficient and Flexible

The facility design will prioritise efficiency and flexibility, ensuring it can seamlessly accommodate both intimate gatherings and larger groups. The focus will be on creating adaptable spaces that can be easily tailored to suit the specific needs of each group and occasion, offering versatility and functionality for a wide range of events.

Concept Development

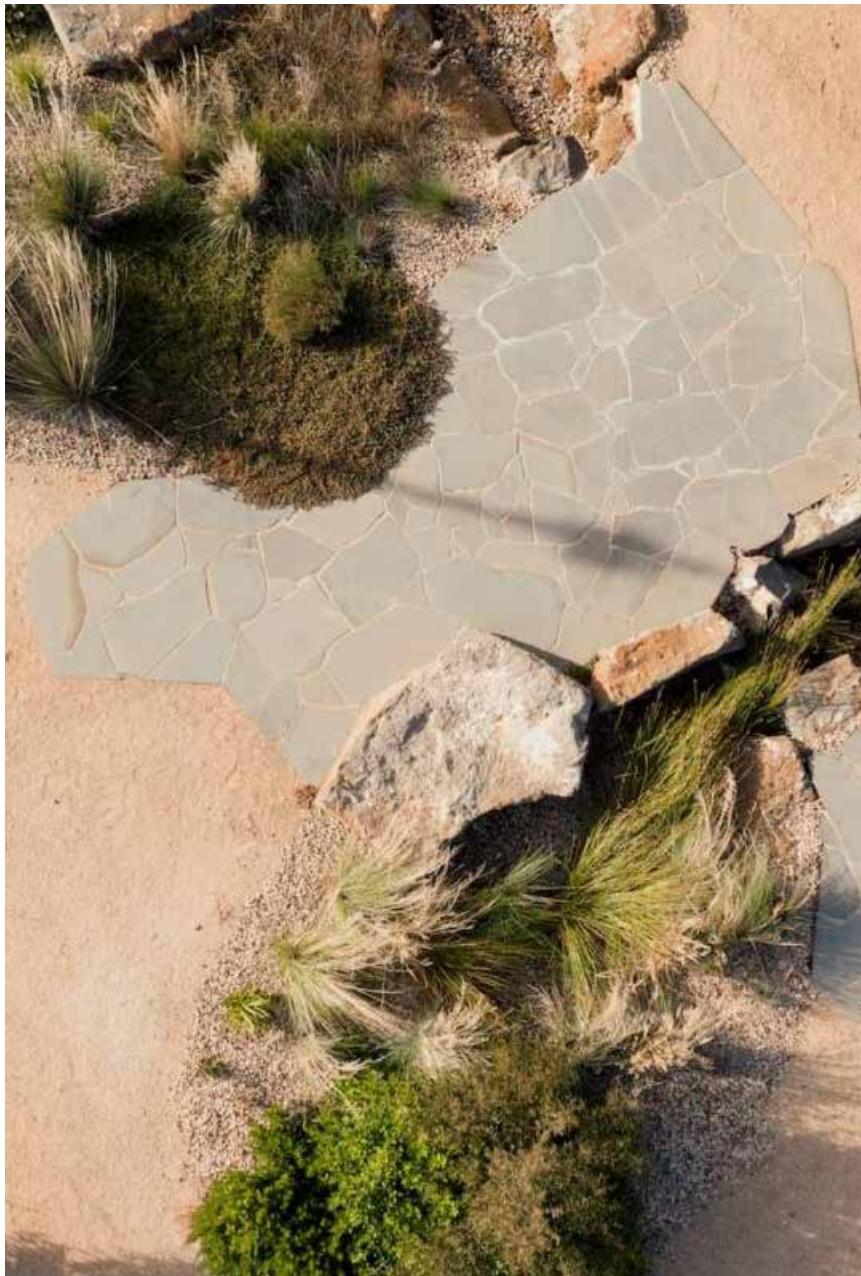
Look and Feel



Light-Touch Construction



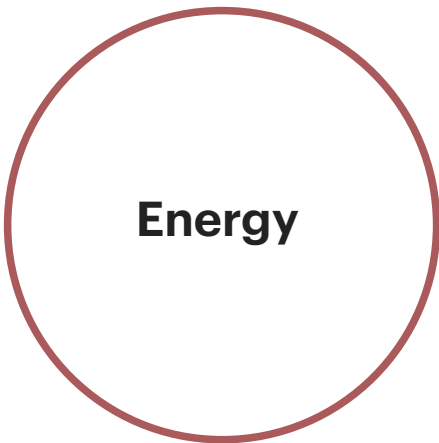
Robust and Natural Palette



Intergrated Landscape

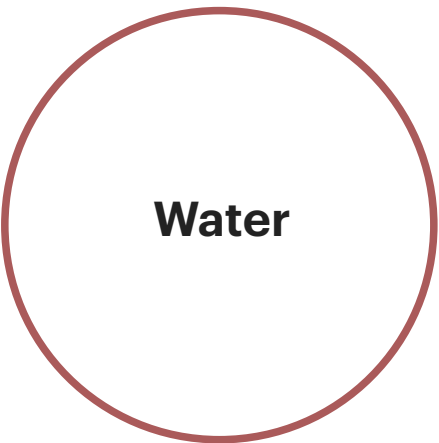


Environmentally Sustainable Design Initiatives



A fully electric, renewable energy ready, and fossil-fuel-free pavilion supported by high-efficiency building services.

- All-electric systems, no gas.
- High-efficiency LED lighting with sensors.
- Natural ventilation and ceiling fans to reduce cooling loads.
- Powered by South Australia’s leading renewable energy share with space / provisions provided for future solar photovoltaic (PV) / battery storage



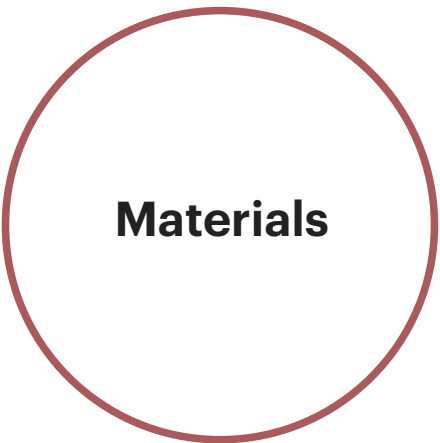
Reduced water uses through high-efficiency WELS-rated fittings and use of Glenelg to Adelaide Pipeline (GAP) water for irrigation.

- Efficient Water Efficiency Labelling and Standards (WELS) scheme-rated fittings.
- GAP water for irrigation.
- Permeable paving to reduce runoff and heat.



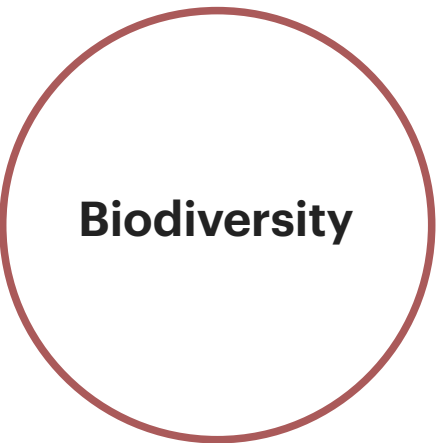
Natural light in community and change rooms and inclusive amenities. A design that reflects respect for Kaurna and other cultural backgrounds.

- Natural light to the community space and change rooms which reduces the reliance on artificial lighting.
- Natural ventilation to all rooms including change rooms.
- Inclusive amenities and gender-neutral facilities
- Play elements for children
- A facility that respects Kaurna culture and other cultural backgrounds.



Use of durable, low carbon and responsible materials and waste reduction strategies to minimise the building’s impact on the Parklands.

- Low-carbon concrete, responsible steel or responsibly sourced timber.
- Durable finishes to extend life and reduce replacement.
- Circular design for easy disassembly and reuse.
- Waste minimisation and recycling



A site that enhances local biodiversity, strengthens connectivity, and provides habitat for endangered species.

- Native and drought resistant planting that supports pollinators, wildlife and bird habitat.
- Integrated habitat features (nesting boxes, insect hotels).

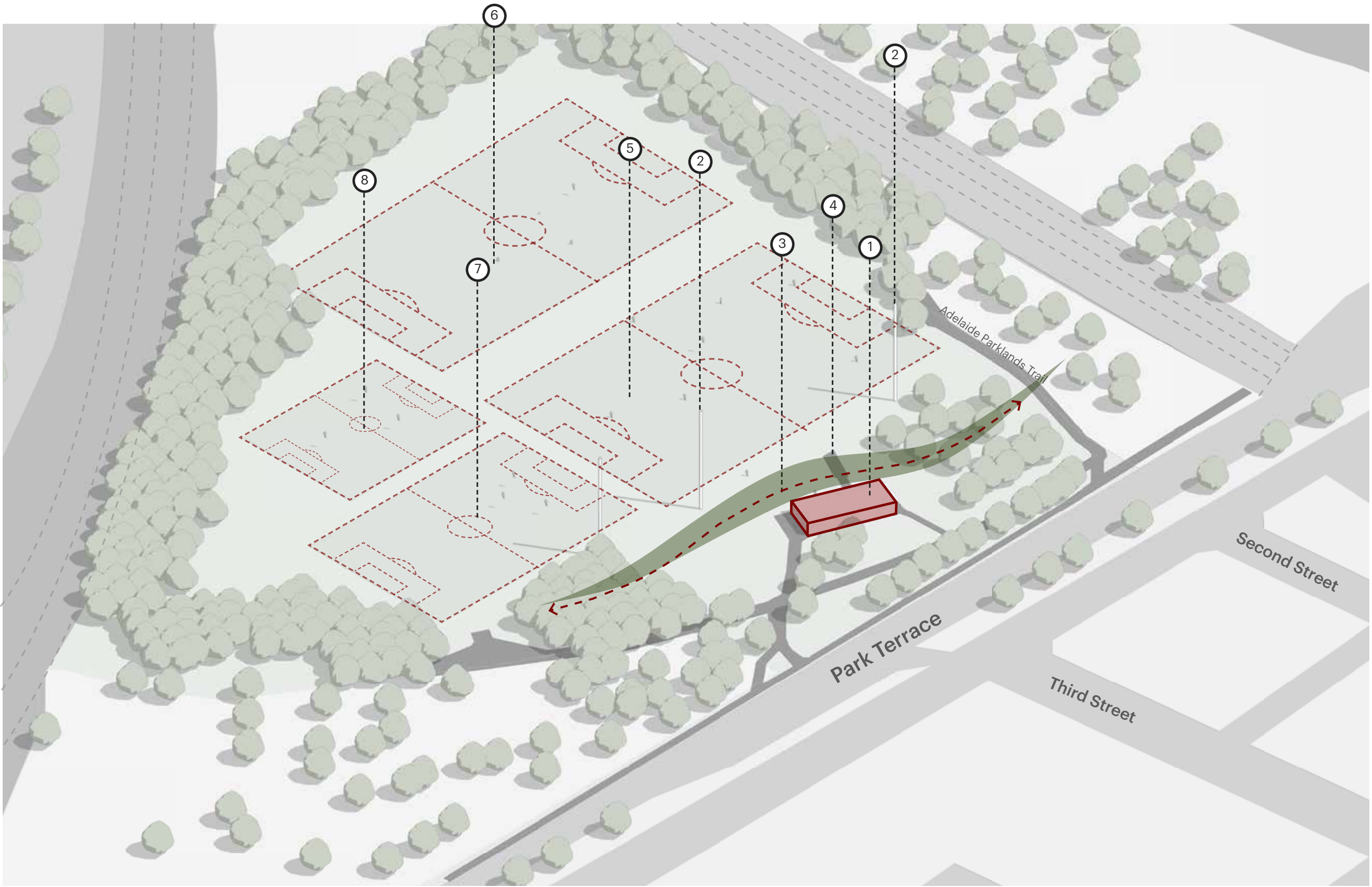


Stormwater is managed through a natural swale to reduce flood risk during heavy rain, with light-coloured finishes and vegetation to minimise heat island effect.

- Water Sensitive Urban Design (WSUD) including a natural swale to reduce local flood risk during intense rainfall events and shelter/play on hot days.
- Light-coloured, reflective roof to reduce heat island effect.

Site Approach

Existing Site



- 1 . Existing Clubrooms (approx 150m2)
- 2 . Existing Light Posts
- 3 . Existing Swale
- 4 . Pedestrian Bridge
- 5 . Existing Playing Pitch 01
- 6 . Existing Playing Pitch 02
- 7 . Existing Playing Pitch 03
- 8 . Existing Playing Pitch 04

Not to Scale

Site Approach

Opportunities



- 1 . Respond, enhance and incorporate existing terrain, vegetation and canopy including exsiting stormwater management.
- 2 . Reinforce user desire lines to and from the Park Lands and sporting fields

Not to Scale

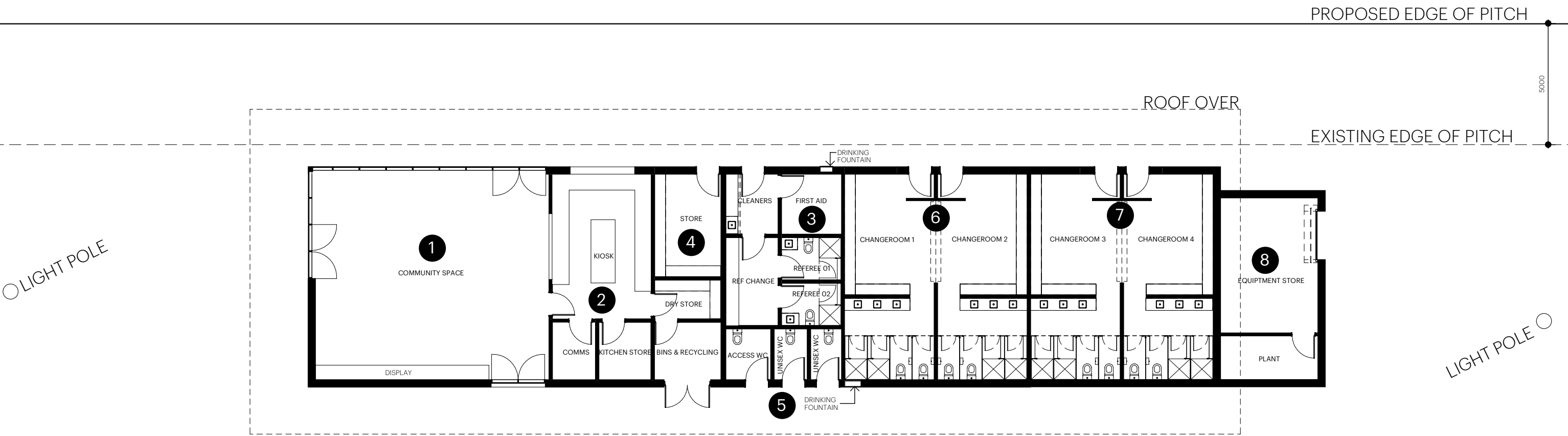
Concept

Accommodation

No	Room	Existing Building	Football Victoria – Building Development Guide (Junior) Football NSW – Modular Sporting Facilities	Proposed Building (m2)	Comments
1.0	Changerooms and Amenities*				
1.1	Player Change rooms	1 x 19sqm 1 x 15sqm	4 x 25sqm (Vic) 4 x 19sqm (NSW)	4 x 19sqm	Four changerooms servicing two full size pitches and two modified pitches with ability to connect the change rooms to create two larger spaces
1.2	Player Amenities	1 x 11sqm 1 x 7sqm	4 x 16sqm (Vic) 4 x 12.5sqm (NSW) 2 pans, 2 showers in each change room	4 x 13sqm 2 pans, 2 showers in each change room	
2.0	Match Official/ Umpire Changerooms				
2.1	Umpire Changerooms	Nil	Optional (Vic) 8.25sqm (NSW)	17sqm	Allowance for male and female officials
3.0	Ancilliary				
3.1	First Aid Room	Nil	Optional	7sqm	Servicing multiple pitches and over 28 junior male and female teams Future-proof building
3.2	Cleaners Store	Nil	5sqm	2sqm	
3.3	Bin Storage (bins, recycling, mechanical equiptment, etc)	Nil	Not referenced	5sqm	
3.4	Plant/Services	Nil	Not referenced	7.5sqm	
3.5	Equipment Store/Store	5sqm	15sqm (Vic) 20sqm (NSW)	34.5sqm	
3.6	Communication room	Nil	Not referenced	5sqm	
4.0	Kiosk				
4.1	Kiosk/Kitchen	18sqm	Site dependent (Vic) 25-30sqm (NSW)	35sqm	Includes allowance for dry store and cool room (non-commercial kitchen)
5.0	Internal Common Area				
5.1	Community room	35sqm	Site dependent (Vic) 75.5sqm (NSW)	86sqm	Multi-use community space (memorabillia display)
6.0	Public Amentiy:				
6.1	Public toilets	17sqm* *Not publicly accessible	27sqm 3 x toilets, including an accessible toilet	11sqm** 3 x toilets, including an accessible toilet	**Externally accessible
6.3	Handwashing and drink facilities				Externally accessible
Total Floor Area		127.0	329.8	340.5sqm	
Grossing Allowance		23.0	49.5sqm*	37.5sqm	*15% allowance for walls, walkways, corridors etc to enable an estimated total building footprint as defined by the Adelaide Park Lands Building Design Guidelines
Total Building Footprint		150sqm	379.25sqm	378sqm	

Concept Design

Floor Plan - Not to scale



GFA Proposed Building: 378sqm



- 1. Community Space
- 2. Kiosk and Store
- 3. Verandah
- 4. Storage & Amenities
- 5. Public Amenities
- 6. Changeroom 1 and 2
- 7. Changeroom 3 and 4
- 8. Equipment and Plant

Concept Design

Planting Palette



SCHEDULE

NO.	SPECIES	COMMON NAME	POT SIZE	SIZE (H X W)
TREES				
01	Eucalyptus porosa	Mallee Box	45L	10m x 8m
02	eucalyptus leucoxylon s. megalocarpa	SA Blue Gum	45L	10m x 10m
03	Eucalyptus leucoxylon 'Euky Dwarf'	Dwarf SA Blue Gum	45L	5m x 5m
SHRUBS				
04	Chrysocephalum apiculatum	Everlasting Daisy	140mm	300mm x 500mm
05	Correa glabra x reflexa	Native Fuchsia	140mm	700mm x 1m
06	Enchylaena tomentosa	Ruby saltbush	140mm	1m x 1m
07	Hardenbergia violacea	Native lilac	140mm	5m x 3m
STRAPPYS/SEDGES				
08	Dianella longifolia	Flax-lilies	140mm	1m x 1m
09	Ficinia nodosa	Knobby club-rush	140mm	1m x 1m
10	Juncus pallidus	Pale rush	140mm	1.5m x 1m
11	Poa labillardieri	Tussock-grass	140mm	1m x 500mm
GROUNDCOVERS				
12	Atriplex semibaccata	Berry Saltbush	140mm	200mm x 1.5m
13	Goodenia varia	Sticky goodenia	140mm	500mm x 1m
14	Kunzea pomifera	Muntries	140mm	500mm x 5m
15	Myoporum parvifolium	Creeping boobialla	140mm	300mm x 2m

Concept Design

View Looking North West



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