

Kadaltilla

Rymill Park/Murlawirrapurka Kiosk – Enhancement and Lease Principles

**Thursday, 23 June 2022
Board Meeting**

Author:

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Director City Culture

Confidential - s 90(3) (b) & (d) commercial advantage/prejudice commercial position of council/commercial information of a confidential nature

Purpose

The purpose of this report is to seek the support of Kadaltilla / Park Lands Authority for the enhancement proposal of the Rymill Park Kiosk and associated lease terms.

Consideration in confidence by Kadaltilla is sought as the proponent has requested that information containing their intellectual property be maintained in confidence. The release of this information prematurely and the disclosure of information in this report could reasonably be expected to prejudice the commercial position and negotiations of the Council and proponent with external parties.

Recommendation

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL IN CONFIDENCE:

That Kadaltilla / Park Lands Authority:

1. Supports the enhancement of Rymill Park Kiosk, as detailed in the Rymill Park Kiosk Concept Plans as per Attachment A to Item 10.1 on the Agenda for the meeting of the Board of Kadaltilla / Park Lands Authority held on 23 June 2022, noting that detailed plans will be considered prior to lodgement for Development Approval.
2. Supports negotiation of a 21 year (7+7+7) commercial Park Lands lease agreement (including any options to renew) with Creative Place Hospitality Group (Lessee), for the Rymill Park Kiosk located in Rymill Park/Murlawirrapurka (Park 14), noting that the draft lease agreement will be considered prior to undertaking community consultation.
3. Having considered Item 10.1 [Rymill Park Kiosk – Enhancement and Lease Principles] listed on the Agenda for the meeting of the Board of Kadaltilla / Park Lands Authority held on 23 June 2022 in confidence pursuant to Section 4.8.21 of the Kadaltilla / Park Lands Authority Charter and s 90 (3) (b) & (d) of the *Local Government Act 1999 (SA)*, orders that the resolution, the report, the discussion and any other associated information submitted to this meeting of the Board and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2030 or until the matter is released by the City of Adelaide Chief Executive Officer.

Implications

<p>Adelaide Park Lands Management Strategy 2015-2025</p>	<p>Adelaide Park Lands Management Strategy 2015-2025</p> <p>Seeks to improve the quality of Rymill Park/Murlawirrapurka (Park 14) following the construction of the O-Bahn tunnel by proposing the Re-imagine Rymill project. One of the Key Moves for this precinct is to consider Park 14:</p> <p><i>“as a large hub that includes a consolidated play space in closer proximity to the existing kiosk and away from the O-Bahn. Improve access and amenity surrounding the kiosk and re-configure it to address the park as well as lake, including increased seating opportunities – page 60).”</i></p> <p>Strategy 1.3 – Promote the Park Lands as a visitor and tourist destination</p> <p>1.3.4 Design attractions to be accessible and welcoming to tourists and visitors with an appropriate standard of supporting infrastructure.</p> <p>Strategy 1.4 – Support activation of the Park Lands by upgrading and enhancing buildings and structures responsive to their Park setting.</p> <p>1.4.1 Enhance visitor experience at activity hubs</p> <p>1.4.4 Ensure that public toilets are provided at key locations across the Park Lands, such as activity hubs and gateways.</p> <p>1.4.5 Permit commercial services to operate where they provide community benefit and support outdoor recreational use of the Park Lands.</p>
<p>2020-2025 Strategic Plan</p>	<p>Adelaide Park Lands Authority 2020-2025 Strategic Plan</p> <p>Strategic Plan Alignment – Advice</p> <p>4.1 Provide advice on plans, projects and policies for the Adelaide Park Lands</p>
<p>Policy</p>	<p><u>Draft Community Land Management Plan (Revised September 2020):</u></p> <p>Activate the kiosk and provide adjacent toilet facilities. The kiosk should retain its small-scale character and intimate relation with the lake. Create a deck out into the lake from the kiosk frontage.</p> <p>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.</p> <p><u>Draft Rymill Park / Murlawirrapurka Draft Master Plan:</u></p> <p>Action 3.2.3 - Locate a deck adjacent the existing kiosk, and another deck on the lake for small, informal events such as weddings and photo opportunities</p> <p>Action 3.3.4 - Enhance the existing kiosk to incorporate more shelter, seating and connection to its Park environment.</p> <p><u>Adelaide Park Lands Building Design Guidelines:</u></p> <p>The proposal demonstrates alignment with these Guidelines.</p>
<p>Consultation</p>	<p>Not as a result of this report</p>
<p>Resource</p>	<p>Not as a result of this report</p>
<p>Risk / Legal / Legislative</p>	<ul style="list-style-type: none"> • Creative Place Hospitality Group was previously referred to as Peter Rabbit. • We are working closely with Creative Place Hospitality Group (CPH Group/Lessee) to ensure the delivery of the proposed Rymill Lake works align with works to be undertaken by the Lessee.
<p>Opportunities</p>	<p>Council has an opportunity to engage with a third party to deliver aspects of the Draft Master Plan for Rymill Park project through the leasing of the Rymill Park Kiosk.</p>
<p>City of Adelaide Budget Allocation</p>	<p>Not as a result of this report</p>
<p>Life of Project, Service, Initiative or (Expectancy of) Asset</p>	<p>Life of the lease – 21 years</p>

Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Subject to gaining relevant approvals, this project will be funded and delivered by the Lessee.

Grounds and Basis for Consideration in Confidence

Grounds

Section 90(3) (b) of the Local Government Act 1999 (SA)

- (b) *information the disclosure of which –*
- (i) *could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and*
 - (ii) *would, on balance, be contrary to the public interest;*

Section 90(3) (d) of the Local Government Act 1999 (SA)

- (d) *commercial information of a confidential nature (not being a trade secret) the disclosure of which—*
- (i) *could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and*
 - (ii) *would, on balance, be contrary to the public interest;*

Basis

This Item contains commercial information (not being a trade secret) of a confidential nature which the proponent has requested be considered in confidence on the grounds that the proposal details their intellectual property. The disclosure of information in this report could reasonably be expected to prejudice the commercial position and negotiations of the Council and proponent with external parties.

Public Interest

Kadaltilla is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information may result in release of information prior to the finalisation of 'commercial in confidence' negotiations between the proponent and their suppliers and may materially and adversely affect the financial viability of the proponent in relation to contract negotiations which on balance would be contrary to the public interest.

Discussion

Background

1. The Rymill Park Kiosk is located within Rymill Park/Murlawirrapurka (Park 14) adjacent the Rymill Lake situated within the east Adelaide Park Lands.
2. The last time the kiosk was leased was in 2018 to Arnie Rossi and his family. As their lease had expired, Council undertook an Expression of Interest (EOI) process in accordance with Council's Adelaide Park Lands Leasing and Licensing Policy in 2018 to seek a new lessee for the Rymill Park Kiosk.
3. The Adelaide Park Lands Authority (The Authority) and Council considered the EOI submissions in August 2018 and despite the Rossi family's successful EOI application (as resolved by Council), they later withdrew their application.
4. After undertaking a second EOI process in 2019, Kadaltilla considered the results of the EOI process in-confidence and at its meeting of 25 July 2019, provided Council with the following advice:
 - "1. *Notes the Expression of Interest (EOI) process that was undertaken by the Administration in accordance with the requirements of the Adelaide Park Lands Leasing and Licensing Policy and Operating Guidelines and the principles of the Evaluation and Probity Plan for the leasing of the Rymill Park Kiosk.*
 2. *Supports Council entering into a Commercial Park Lands Lease Agreement with 'Peter Rabbit' for the Rymill Park Kiosk located in Rymill Park / Murlawirrapurka (Park 14).*
 3. *Notes that any works requiring a development approval in accordance with the Development Act (SA) 1993 will be the subject of a separate report back to the Adelaide Park Lands Authority..."*
5. Since this time, we have been working with CPH Group (previously referred to as Peter Rabbit) through the engagement of the Draft Rymill Park Master Plan and consultation of the draft Community Land Management Plan (CLMP) for Rymill Park.
6. The impacts of COVID-19 and the shutdowns that occurred in 2020 delayed CPH Group developing and submitting their proposal to Council. We have also been waiting on a decision relating to the future of the Rymill Lake before progressing the Creative Place Hospitality Group (CPH Group) proposal.
7. Understanding the unique policy setting for Rymill Park and future aspirations associated with the Park Lands Management Strategy, the Draft Rymill Park Master Plan and the Draft CLMP, CPH Group have developed a proposal to enhance the kiosk and reinvigorate the surrounding Park Lands.
8. Kadaltilla considered the Rymill Park Kiosk Enhancement proposal during a confidential workshop held in October 2021. This feedback has been considered by the CPH Group and they have provided responses in [Link 1 here](#).
9. Most of the comments relate to matters that require addressing when 'detailed plans' are developed, and engineering of the structure is considered. CPH Group will address these comments in the next round of reporting to Kadaltilla in early 2023.

Adelaide Park Lands Building and Design Guidelines

10. A high-level assessment of the Concept Plans has been undertaken against the Adelaide Park Lands Building and Design Guidelines (APLBDG) in [Link 2 here](#).
11. While the proposal demonstrates alignment with the APLBDG, particularly in respect to the retention and re-use / adaption of the existing kiosk building, there are matters that require further consideration which will be explored via the next stage including:
 - 11.1. Logistics of servicing the upper deck – including waste storage and incorporation of a service area to house the equipment (e.g., refrigeration, dishwashing and general preparation areas).
 - 11.2. Storage of tables, chairs and umbrellas when not in use (they will deteriorate quickly if left out all of the time).
 - 11.3. Details of the type of the lift for access to the first-floor deck.
 - 11.4. Tree Management and proposed impacts on adjacent trees and extent of trimming required to accommodate the roof deck.

Lease Terms and Conditions

12. Based on the estimated level of investment it is proposed that the following lease terms be supported to facilitate this project:
 - 12.1. Ground Lease – Lessee responsible for all Repairs and Maintenance of a Capital and Structural Nature.
 - 12.2. Lease Term – 21 years;
 - 12.3. Permitted Use: Kiosk, café/restaurant, event/function space;
 - 12.4. Annual Rent Proposal: Undertake an Independent Market Rent Review.
13. Should the above lease terms principles be supported by Kadaltilla, this will form the basis for commencing commercial lease negotiations with CPH Group.

Lake Renewal Works

14. CPH Group has been active participants in the consultation of Draft Rymill Park Master Plan and also the review of the CLMP for this park in late-2019.
15. CPH Group plan to reinstate the hire of row boats, and further activate the park by making other games and activities available for hire such as bocce, kites and sailboats.
16. CPH Group are aware of the lake renewal works that are proposed to take place and will seek to deliver their project at the same time or closely there after.

Indicative Timeline – Project delivery

17. Both CPH Group and Council are working toward the indicative timeline as seen in Link 3 [here](#) to deliver the Kiosk Enhancement Project.
18. Planning and delivery of the lake renewal works will need to be taken into consideration as part of Kiosk Enhancement works. Once the Lake Renewal Works has gained relevant approvals of Council, we will work with CPH Group to ensure these two projects dovetail one another.

Rymill Park Kiosk – Interim Operations

19. We are aware that over the next 12-24 months, there are going to be various disruptions experienced by visitors to Rymill Park, including the City of Adelaide Event Infrastructure Project, South Australia Motorsport Board Adelaide 500, Fringe, Gluttony, and the City of Adelaide Lake Renewal Works and Kiosk Enhancement Works.
20. While we recognise that it is important to our community that the Rymill Park Kiosk remains open and provides an active service, the above scenario of capital project delivery and events does not provide a commercial operator with a positive experience to maintain business continuity or a guarantee to cover the costs of running a kiosk (including wages, stock, utilities, etc).
21. It is our recommendation that the kiosk remain vacant, until CPH Group are able to complete their Kiosk Enhancement Project and launch their new hospitality offering from this kiosk.
22. In the meantime, when Rymill Park is not affected by capital projects or events, we can pursue where appropriate food truck opportunities, and will seek to promote our hospitality establishments in the adjacent Victoria Park/Pakapakanthi (Park 16).

Next Steps

23. The advice of Kadaltilla will be presented to Council together with the Concept Plans attached to this report.
24. Should the Council resolve to proceed with the project, the following steps will be undertaken:
 - 24.1. CPH Group will be advised to proceed with finalising detailed plans of proposal addressing the matters detailed in this report, and
 - 24.2. A draft Park Lands lease agreement will be prepared reflecting in-principal lease terms and conditions.
25. The detailed drawings and draft lease agreement will be presented to Kadaltilla and Council in early 2023.

Attachments

Attachment A – Rymill Park Kiosk Concept Plans.

Murlawirrapurka Rymill Park Kiosk

LANDSKÅP

PETER RABBIT | BLOOM | LOCKWOOD GENERAL

CONFIDENTIAL

Attachment A

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.



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.



Who

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

Lockwood General

Burnside



Established: **2021**

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

What: **Cafe & Corner Store**

Context
Why Here?



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PETER RABBIT



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

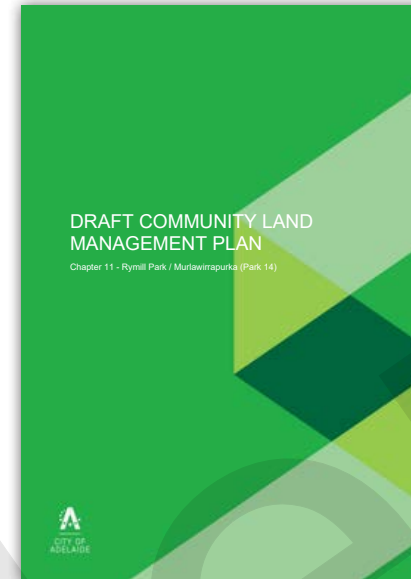
We understand and appreciate the aspirations and objectives for Rymill Park. The proposal is bold and progressive while remaining achievable and aligning with the direction of the guiding documents, as well as the City of Adelaide's broader ambition to create a lively, engaged and vibrant community.

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.

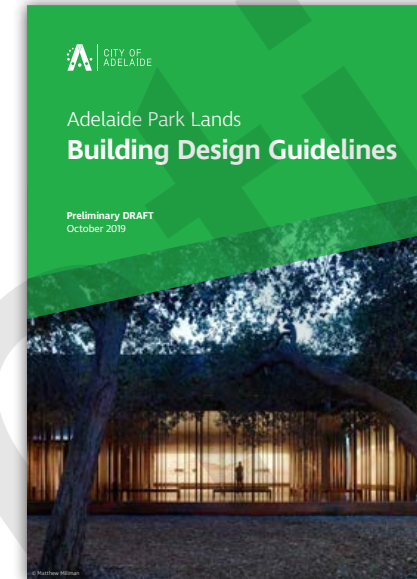
We aim to work with the Council, State Government, Stakeholders and the community to ensure the implementation of our ideas is embraced and supported by everyone. Our goal is to promote partnerships across all levels.

"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"

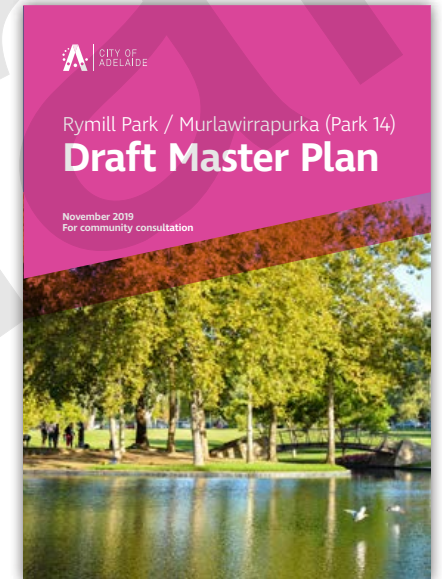
Draft CLMP, Rymill Park



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



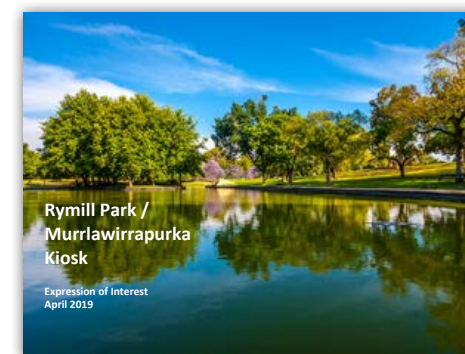
Adelaide Park Lands Building Design Guidelines



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



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



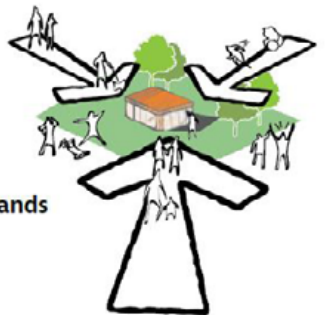
4
Be design exemplars

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!

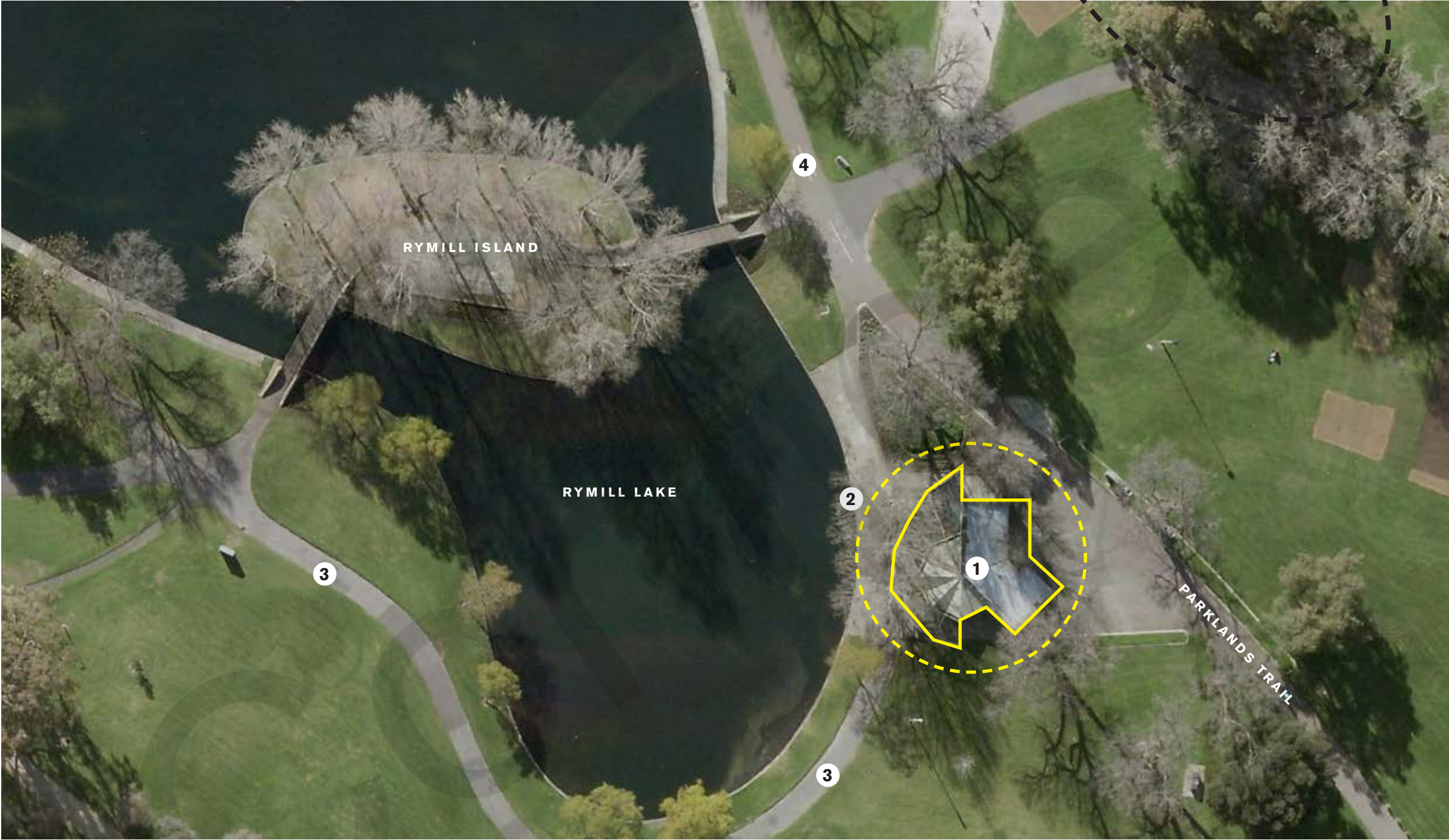
Year Round Flexibility

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

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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 Parks



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. Bondi North Amenities Pavilion

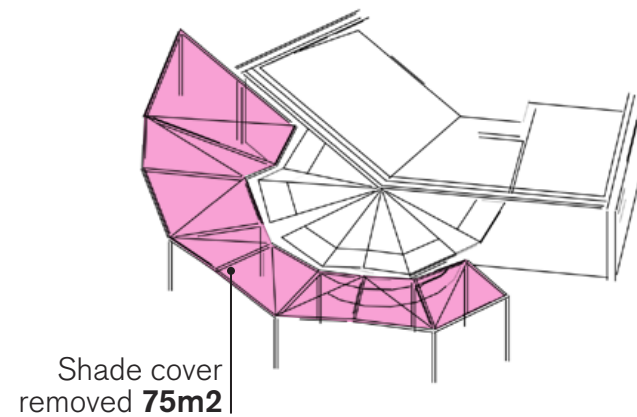
**High Quality
Contextual
Design**

Proposed Character Public Realm & Built Form



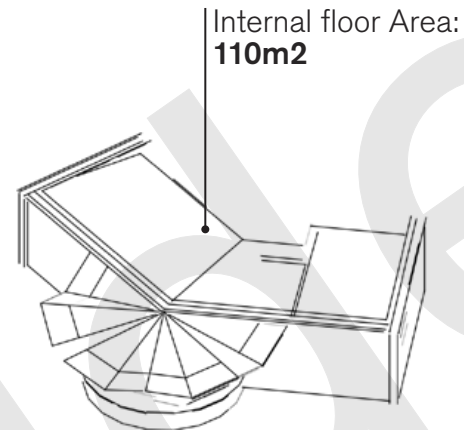
Proposed Design Elements

Existing Structure



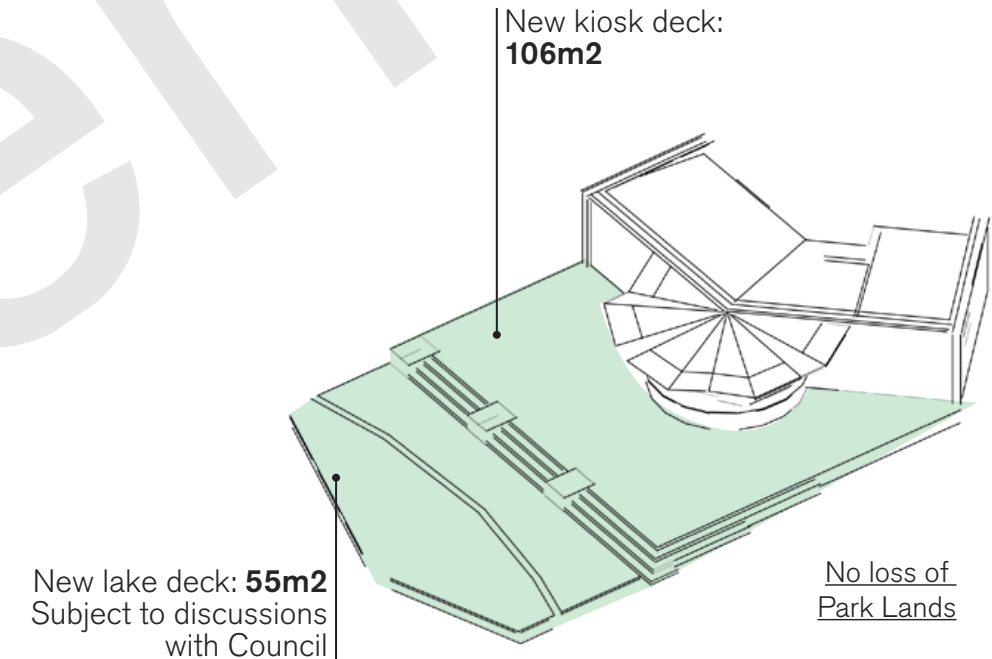
- Single storey masonry building.
- Built 1960 ca.

Retention of Core



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

New Deck & Lake Interface

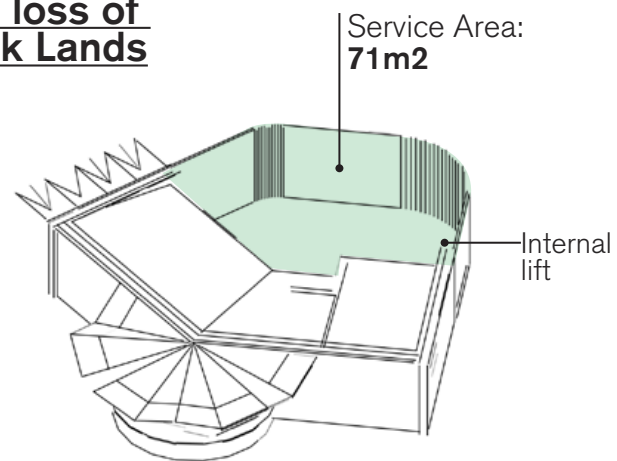


- New steps connecting lake path to deck.
- Removes existing trip hazards around the building and under the trees. Existing access and surrounds does not comply with AS.1428.
- Will allow for removal of existing sections of concrete pavement within the TPZ (tree protection zone) of the existing Plane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

Proposed Design Elements

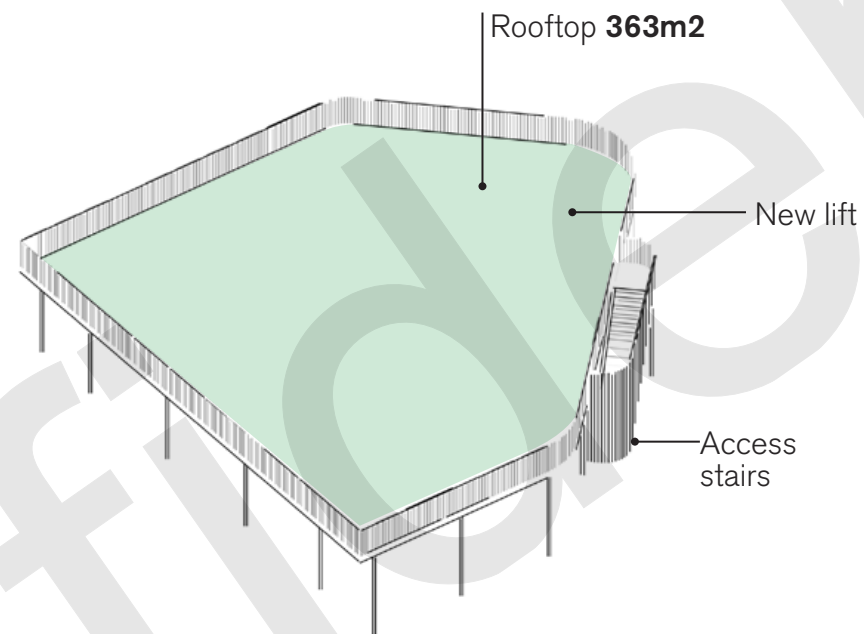
New Service Area & Toilets

No loss of Park Lands



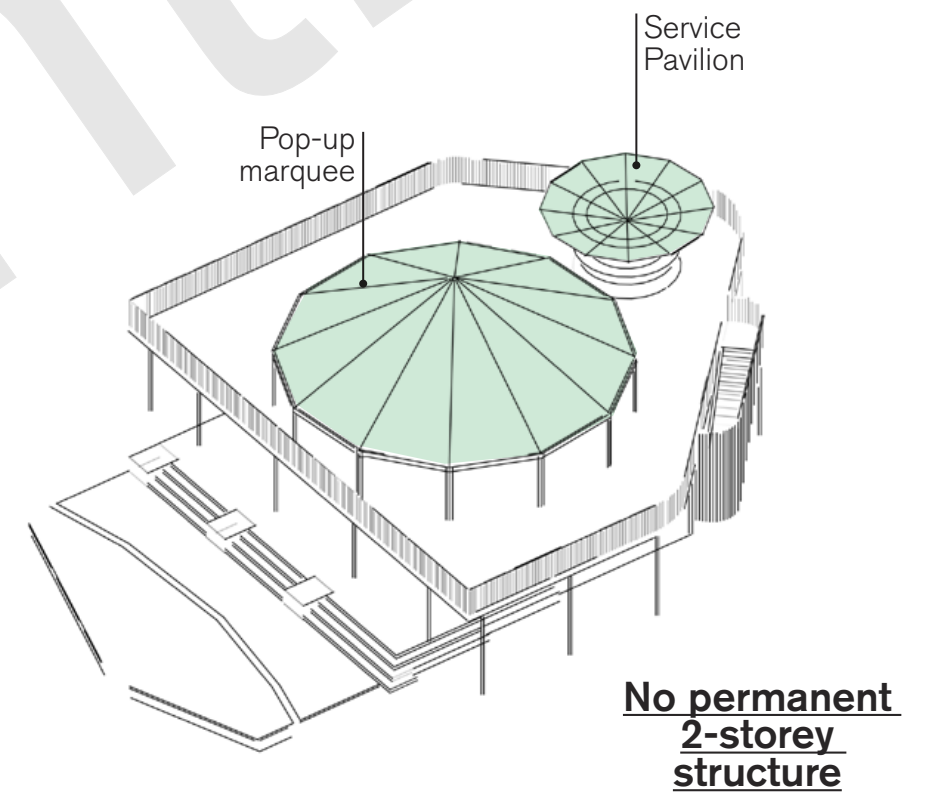
- Provides for new toilets, storage, bins, boats and internal lift access.
- Proposed enclosure located on existing hardstand area.

New Roof & Access



- Provides weatherproof cover to deck below making space usable year round.
- Provides a flexible and dynamic space for events and outdoor dining without the need for a permanent and visually heavy structure.

Temporary Activations



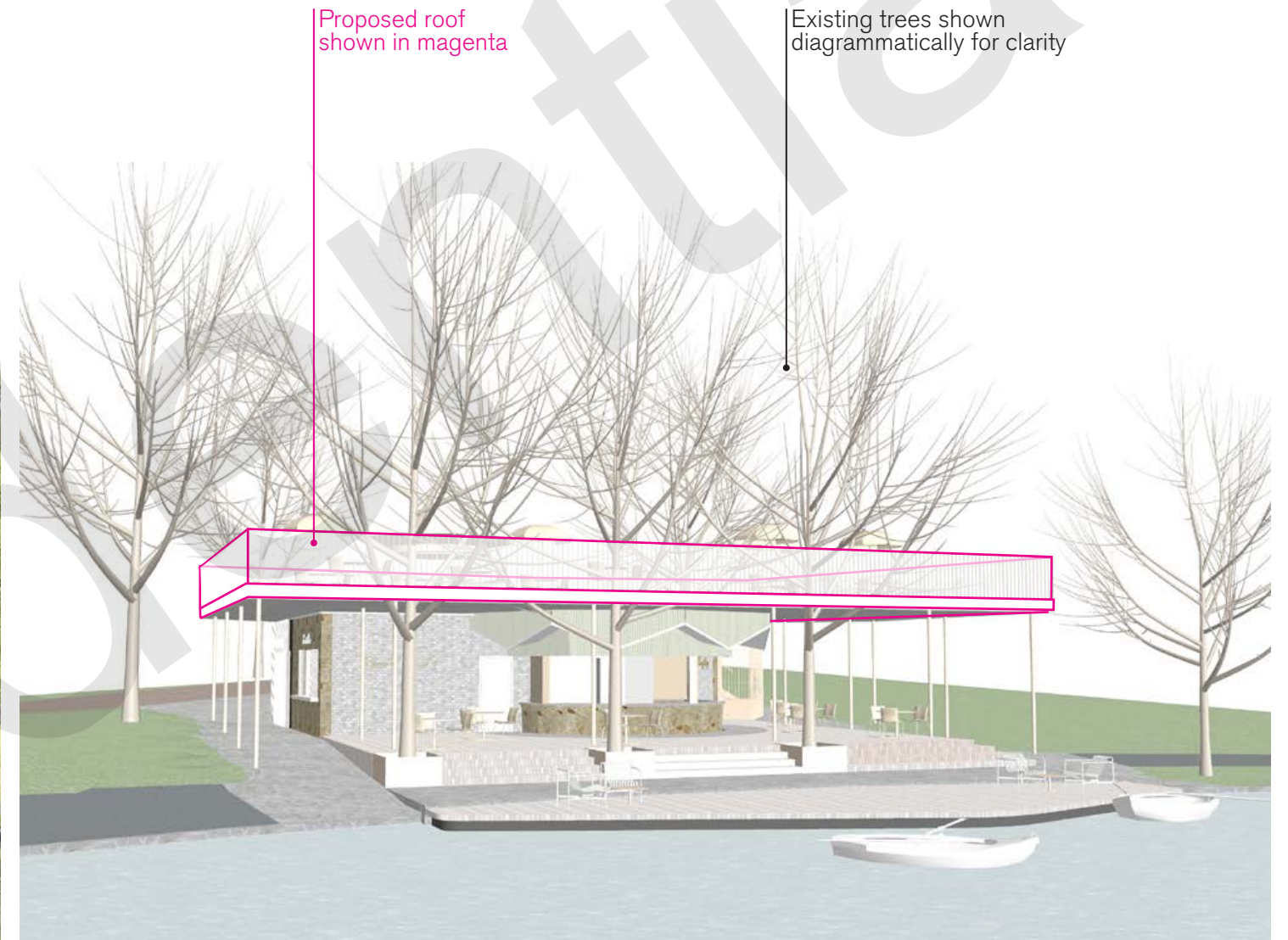
- Provisions for temporary activations to erect a small weatherproof marquee on top of the trafficable roof.
- Can be utilised for Fringe, Festival and other pop-up activations.

Roof Design & Massing



VIEW FROM RYMILL ISLAND

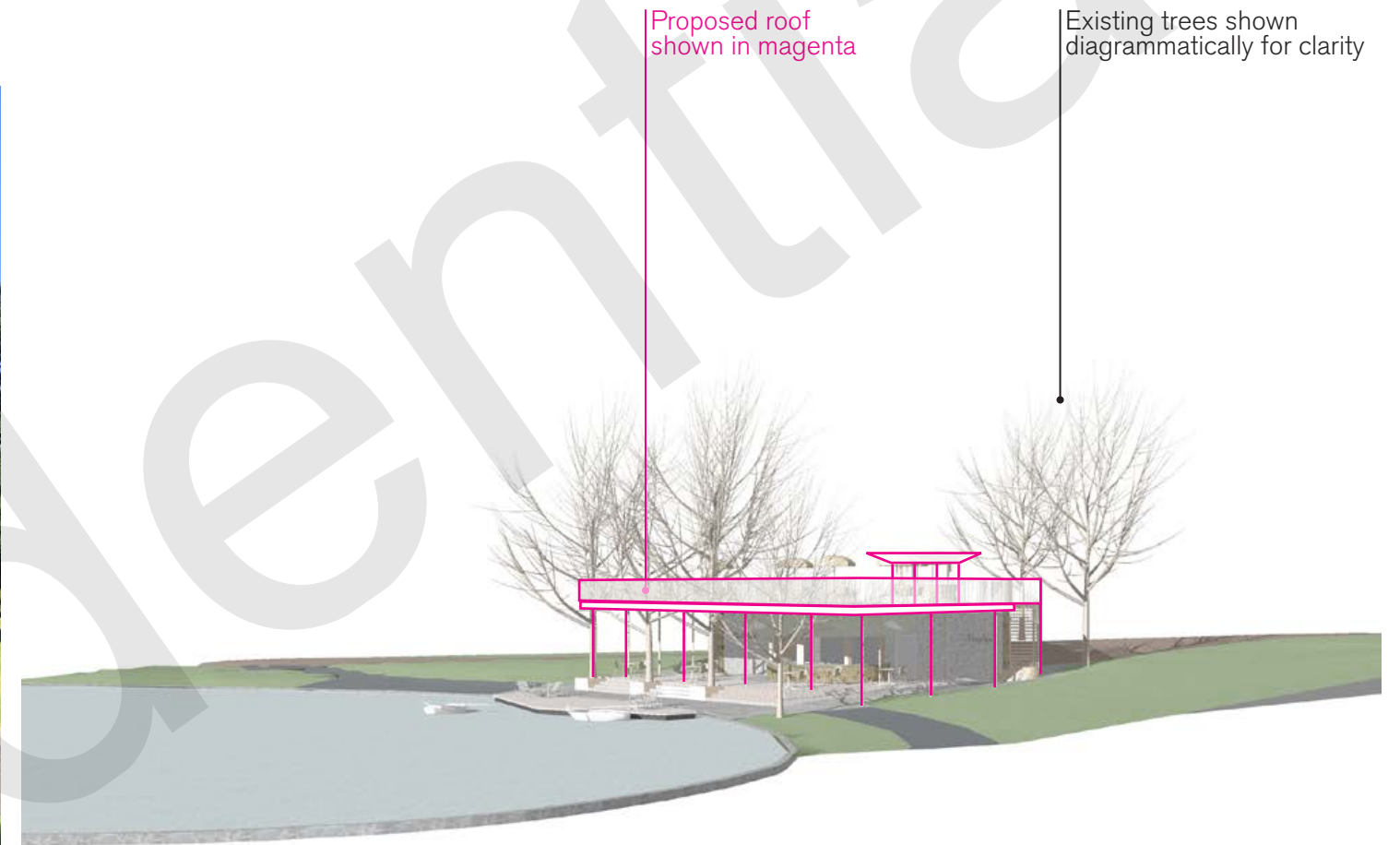
Proposed roof deck located behind existing tree canopy



Proposed roof shown in magenta

Existing trees shown diagrammatically for clarity

Roof Design & Massing



Roof Justification

Provides essential weather protection and flexibility.

Essential for the business to be viable.

Enhances the kiosk and park experience.

Allows for year round operations and activation.

Design Features

- Visually low key
- Sits within the trees
- Sited within a low point - doesn't block views
- Is a thin roof structure - no bulk
- Thin balustrade - no bulk
- The size allows for garden beds upstairs with overgrown greenery
- The northern portion allows customers to get to the toilets without getting wet.
- The roof support poles on the southern end are essential to our plans to green & soften the structure (vines)
- Sky lights provide natural light to below

Business & Place Making

Size adds flexibility

Leading to more diverse events & vibrancy.

Advance event bookings

Being in a parkland setting, public & private events may occur around our business at any time. The roof gives us a guaranteed year-round event space.

Business model relies on events

We consciously chose not to pursue a second level, with the intention of using marquees when required. However, without providing large undercover options upstairs for events, the economics of the business falter

Events generate income. Income allows for place making

For the business to focus on delivering our place making and community focused ideas, we need the business model to be solid, and year-round events are a key pillar.

Protection from Rain (Customers)

Without total protection from rain when using toilets, customers and event organisers may not hire our space.

Protection from Rain (Community)

The southern & northern side overhang gives weather protection for all park users. Providing shelter within the parklands & on the trail is mentioned numerous times throughout council documents.

Protection from Rain (Activations)

Southern overhang is planned for small scale community activations - having a permanent shelter to activate will help the business provide year-round activity.

Policy Alignment

Adelaide Parklands Management Strategy 2015 – 2025

- 2.1.2 2. Provide supporting facilities along the Park Lands Trail including drinking fountains, benches, shelters, toilets and lighting.
- East Park Lands Precinct Key Move # 1: **Create a large hub**....Upgrade the existing shelter and toilet facilities.

Draft Community Land Management Plan

- Lease the kiosk to an operator able to **provide 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.

Rymill Park / Murlawirrapurka Draft Master Plan

- Action 3.3.4 - Enhance the existing kiosk to **incorporate more shelter**, seating and connection to its Park environment

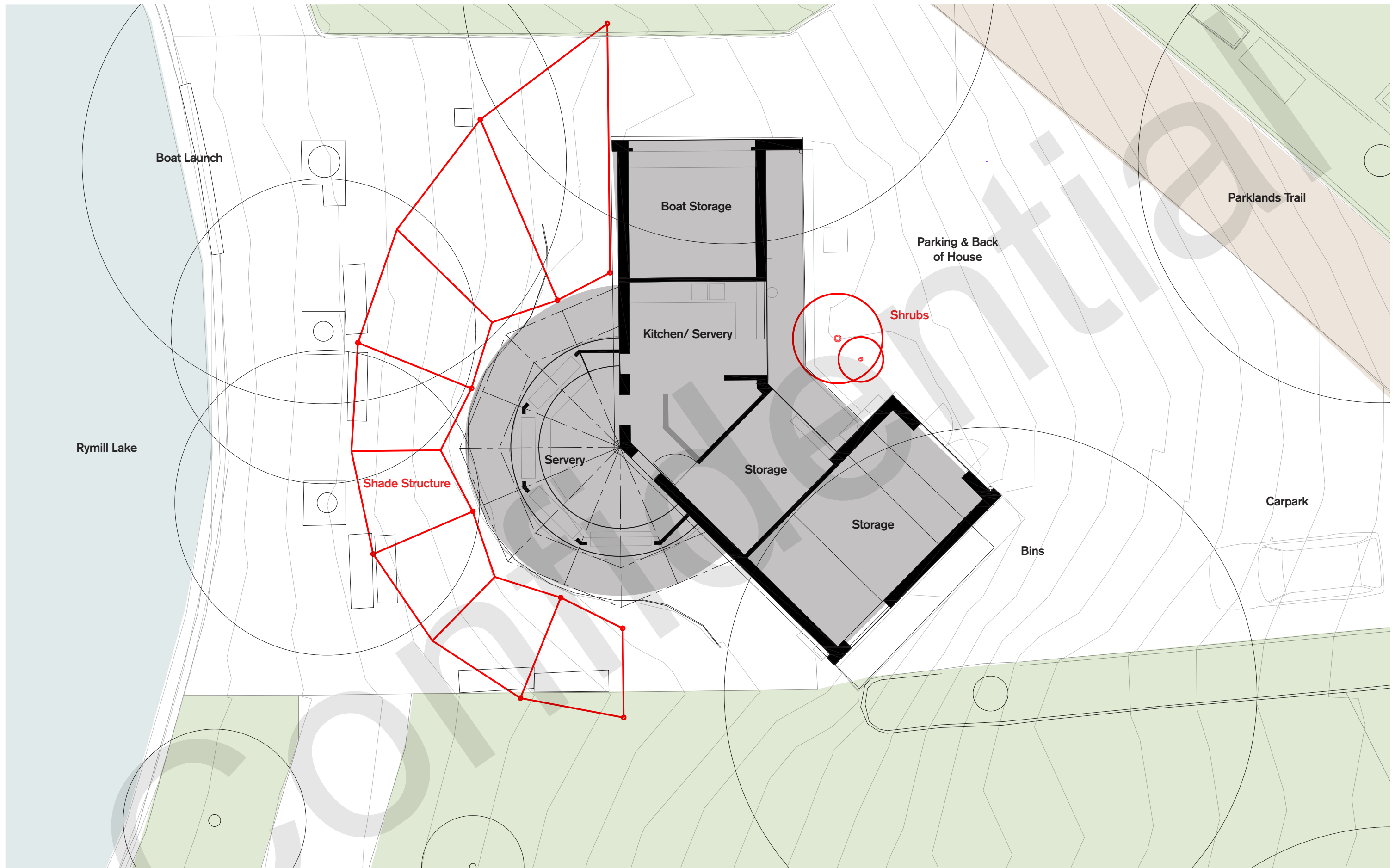
Adelaide Parklands Design Guidelines

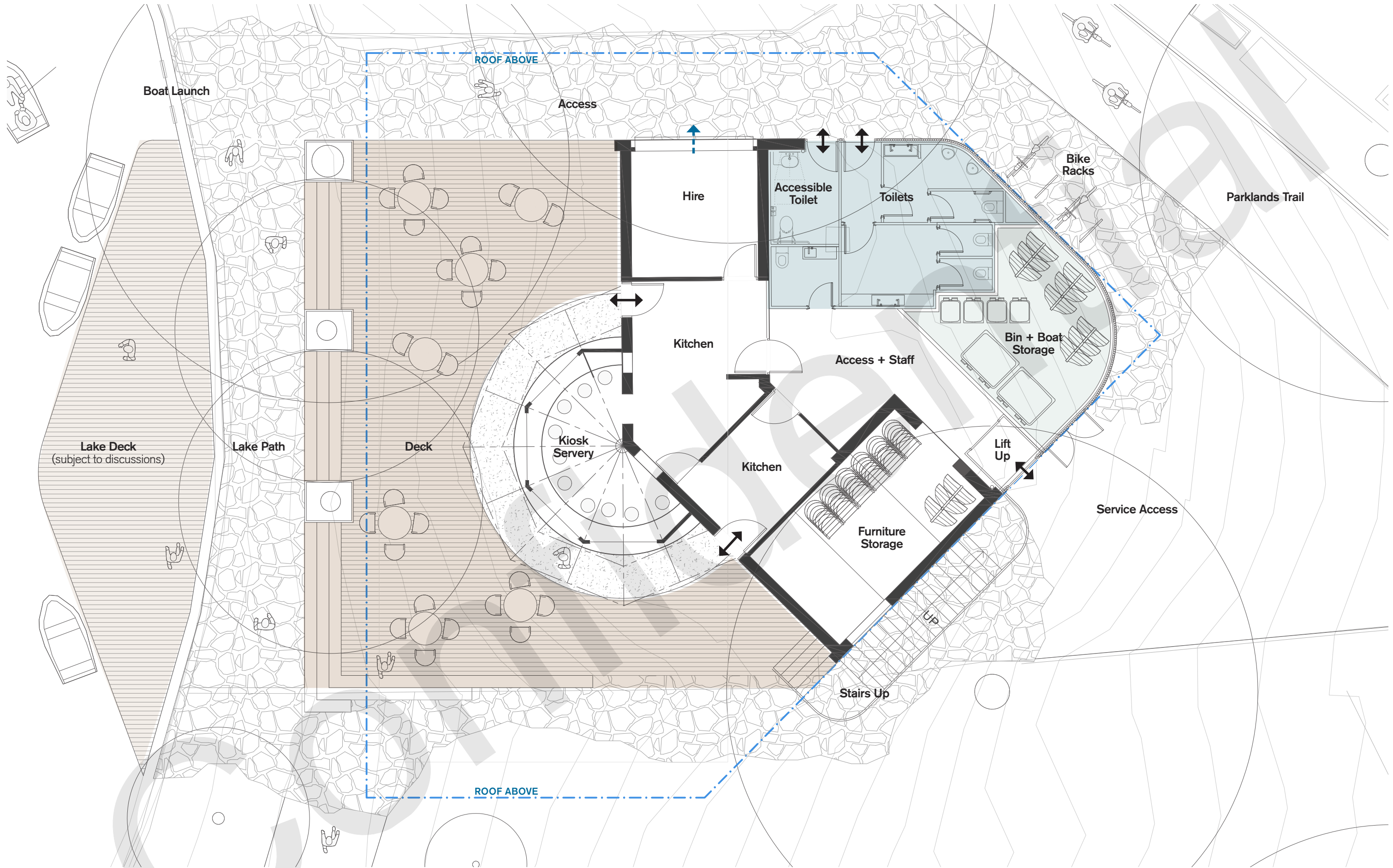
Cultural significance, artistic expression and interpretation (pg.43)

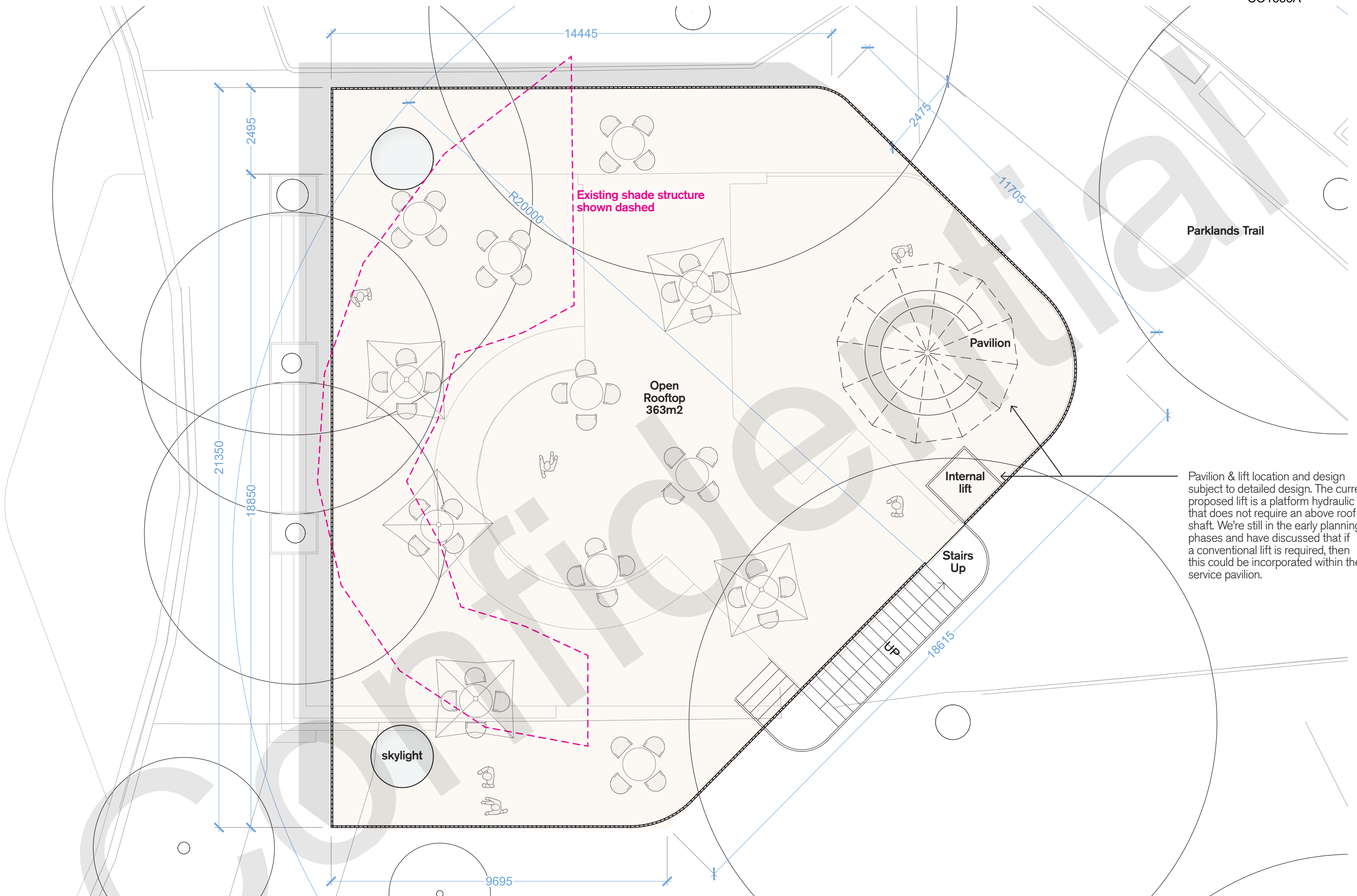
- Buildings must maximise opportunities to **create internal and external spaces** for artistic expressions and cultural celebration.
- **Buildings must create exciting spaces for music, light and activations and temporary events.**

Café and restaurants (pg.67)

- Their architectural form should allow them to open up to their Park setting, whilst still **providing shade and shelter throughout the seasons.**
- Cafes and restaurant should **ensure year-round weather protection to outdoor spaces**
- Cafes and restaurants may be **designed for activation during key events**, with internal and external spaces catered towards small and medium events or performances.



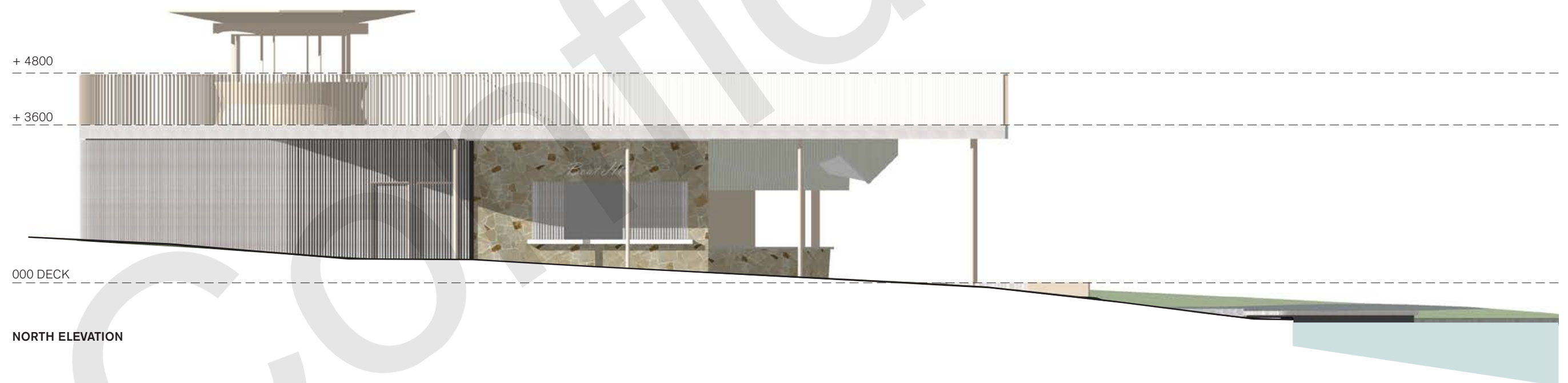




Pavilion & lift location and design subject to detailed design. The current proposed lift is a platform hydraulic lift that does not require an above roof shaft. We're still in the early planning phases and have discussed that if a conventional lift is required, then this could be incorporated within the service pavilion.



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

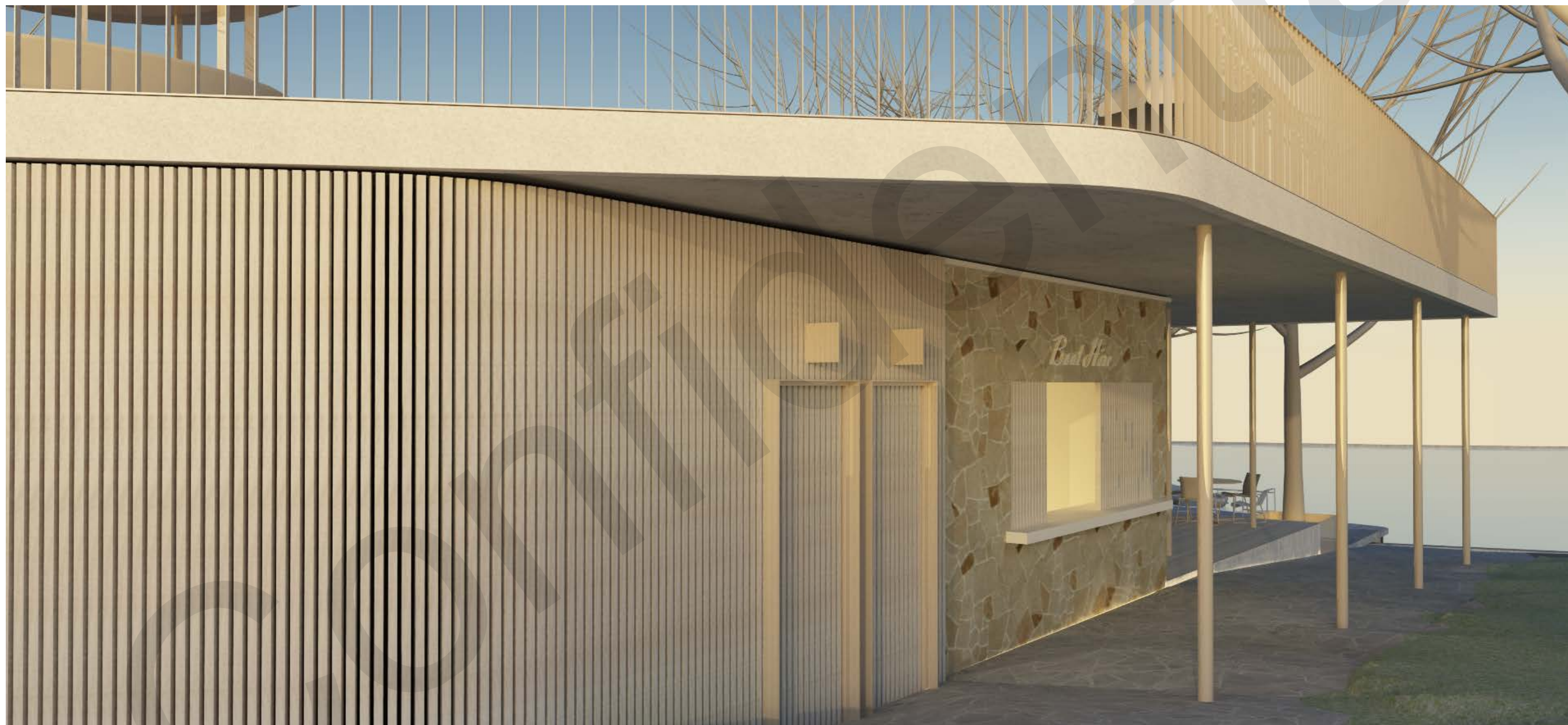
Park Setting & Greening

NOT FOR PUBLICATION











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.

Materials & Elements



Timber Deck

— Class 1 Seasoned hardwood



Crazy Pave

— Natural stone crazy pave, non-slip



Stone Walls

— Maintain existing Carey Gully stone walls



Concrete + Stucco

— Off form concrete and textured stucco render



Timber Battens

— Natural and painted timber battens for relief



Steel Balustrade

— Robust and simple balustrade and handrails



Vertical Greening

— Encourage greening within and around the structure



Flexible Furniture

— A variety of curated items that provide year round flexibility



Soffit

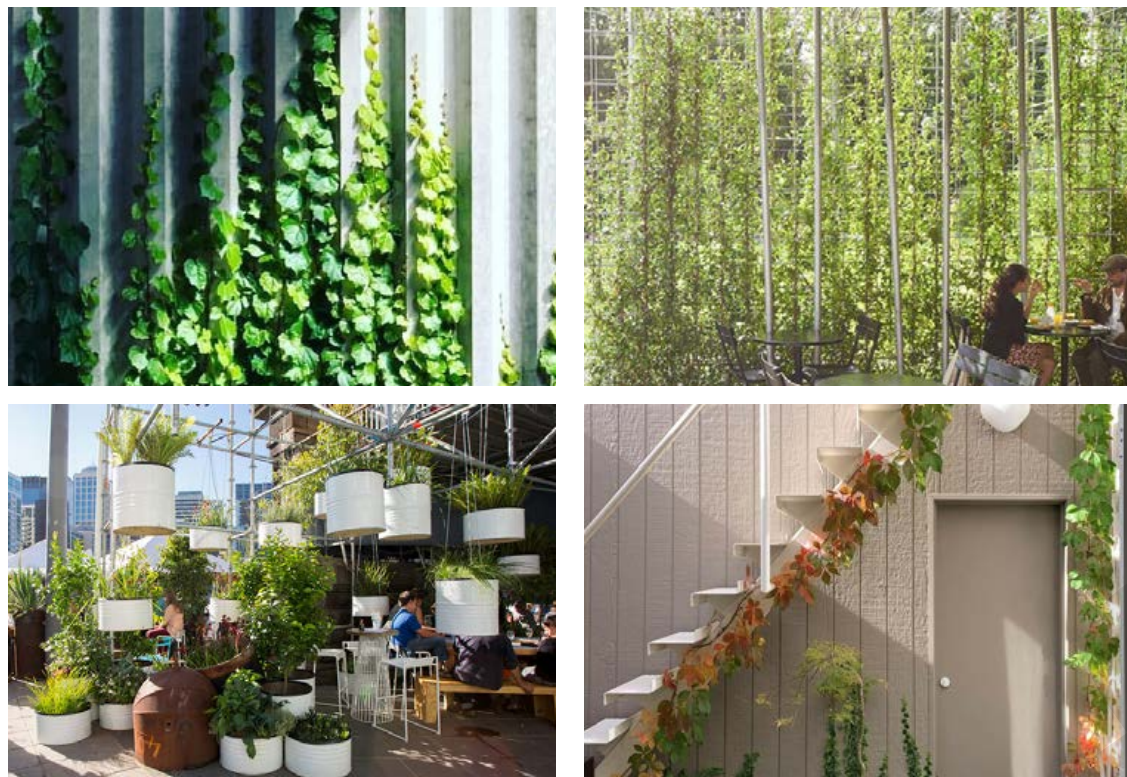
— Concrete or timber with integrated lighting



Roof Pavilion

— Lightweight structure to assist in servicing the rooftop on a regular basis

Greening & Landscape



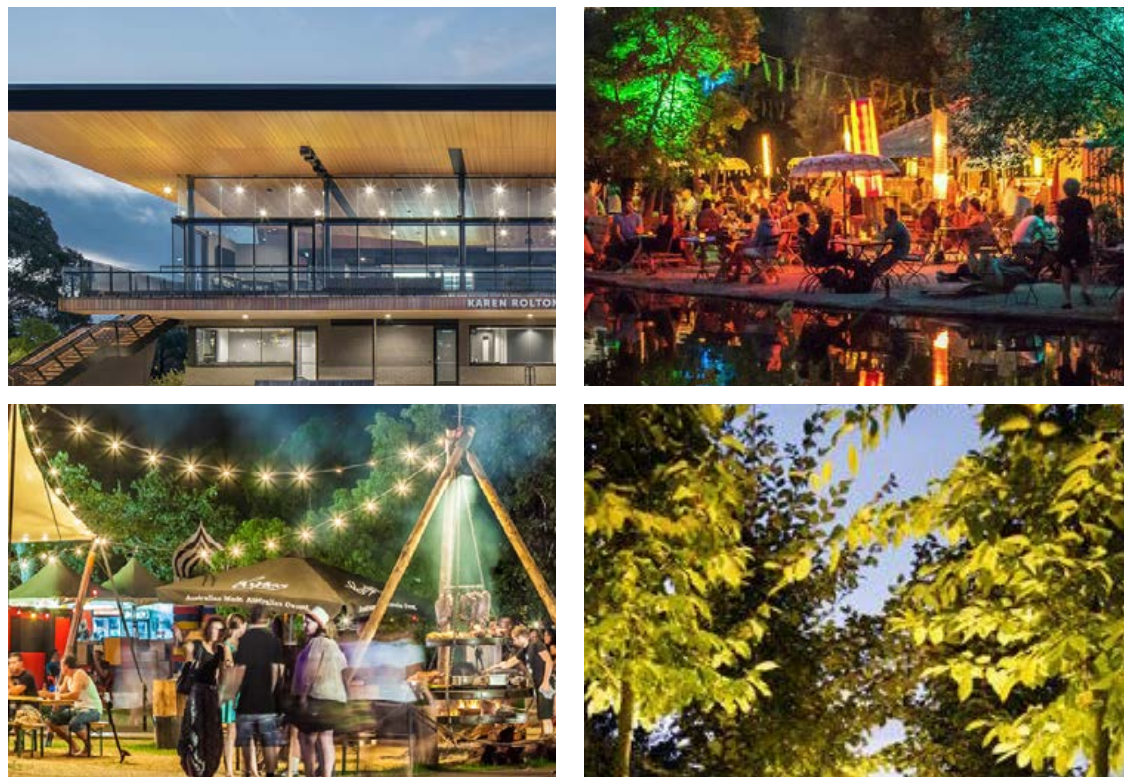
INDICATIVE IMAGE



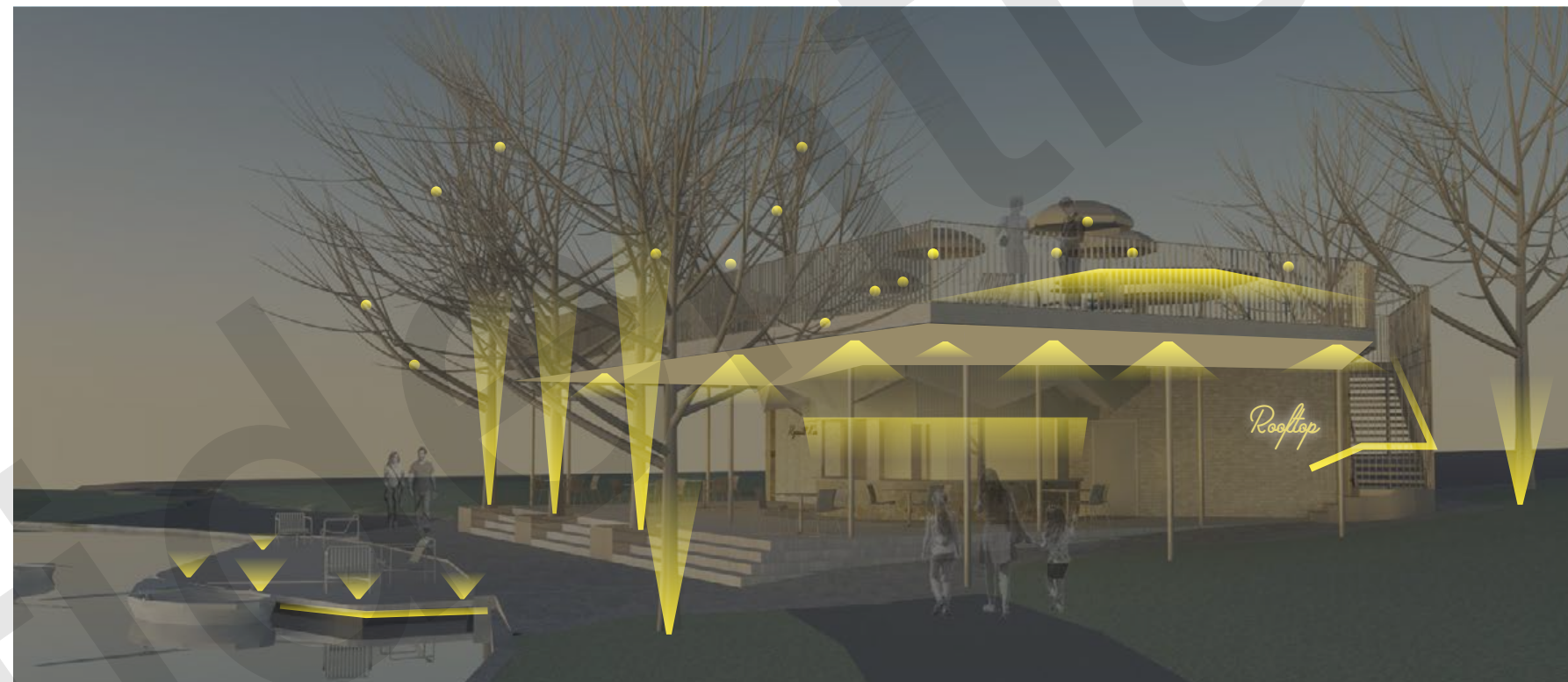
Site Strategy

- 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.

External Lighting



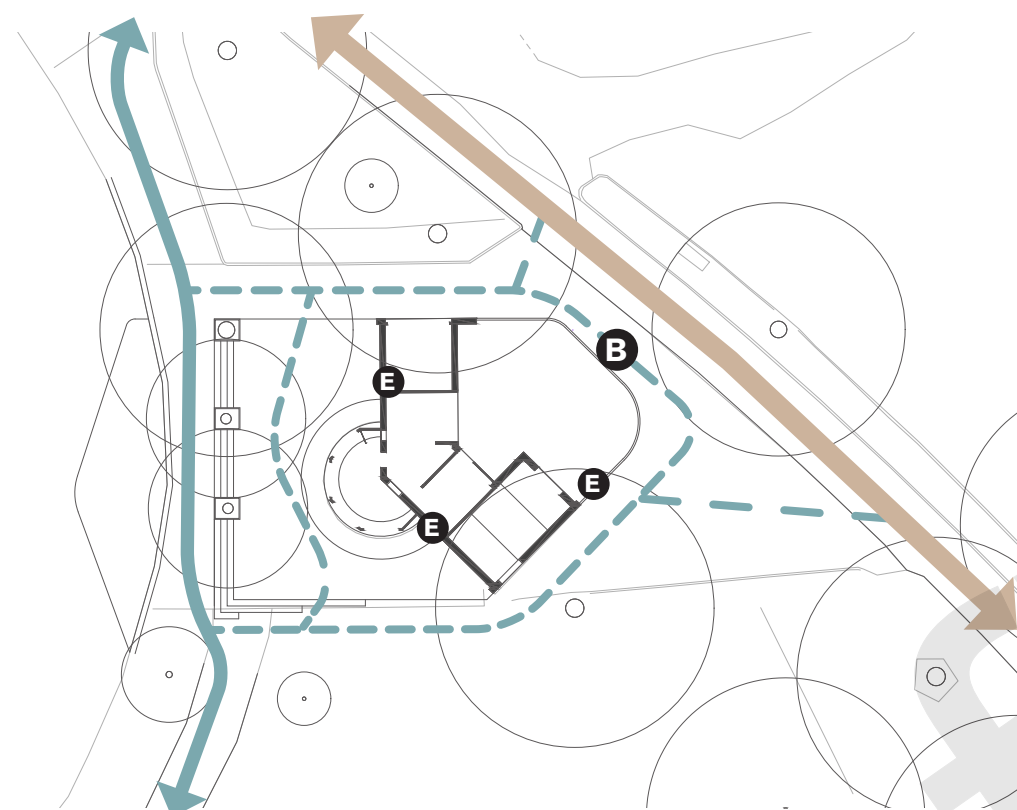
INDICATIVE IMAGE



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.

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

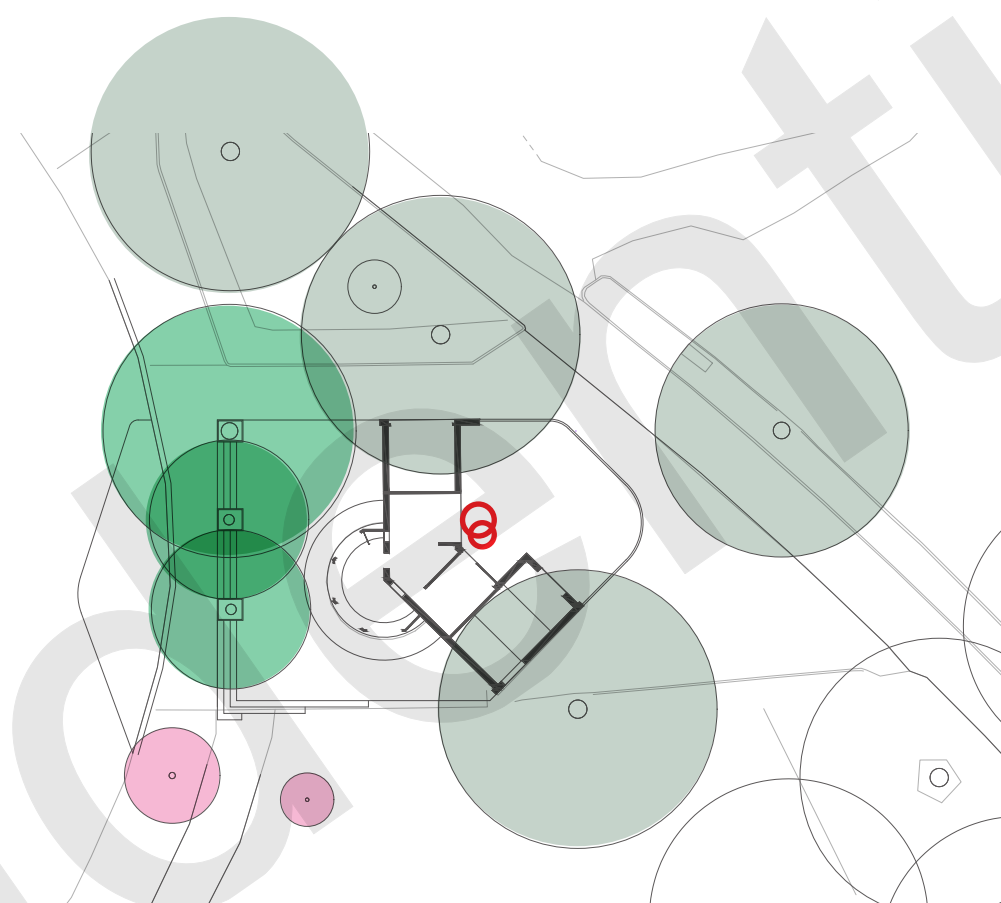
The 3 x non-controlled Plane Trees:





- 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

Thank you.



PETER RABBIT | BLOOM | LOCKWOOD GENERAL

LANDSKÅP

Item considered in Confidence by the Board

10.1 Rymill Park / Murlawirrapurka Kiosk – Enhancement and Lease Proposal

Discussion Points:

- Interim use considerations
- Detail required re bulk and scale of proposal & associated building provisions, what will be temporary in nature, commercial viability considerations, visual impact on Park Lands
- Concept Plans to seek a level of support prior to details explored with design
- Kadaltilla in 2023 to see design detail prior to lodgement of DA

Board Decision to Advise City of Adelaide in Confidence

That Kadaltilla / Park Lands Authority:

1. Supports the enhancement of Rymill Park Kiosk, as detailed in the Rymill Park Kiosk Concept Plans as per Attachment A to Item 10.1 on the Agenda for the meeting of the Board of Kadaltilla / Park Lands Authority scheduled for 23 June 2022 and held on 30 June 2022, noting that detailed plans will be considered prior to lodgement for Development Approval.
2. Supports negotiation of a 21 year (7+7+7) commercial Park Lands lease agreement (including any options to renew) with Creative Place Hospitality Group (Lessee), for the Rymill Park Kiosk located in Rymill Park/Murlawirrapurka (Park 14), noting that the draft lease agreement will be considered prior to undertaking community consultation.
3. Having considered Item 10.1 [Rymill Park Kiosk – Enhancement and Lease Principles] listed on the Agenda for the meeting of the Board of Kadaltilla / Park Lands Authority held on 30 June 2022 in confidence pursuant to Section 4.8.21 of the Kadaltilla / Park Lands Authority Charter and s 90 (3) (b) & (d) of the *Local Government Act 1999 (SA)*, orders that the resolution, the report, the discussion and any other associated information submitted to this meeting of the Board and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2030 or until the matter is released by the City of Adelaide Chief Executive Officer.

CoA Council meeting to note Kadaltilla advice 12 July 2022.