

Adelaide Park Lands

Building Design Guidelines

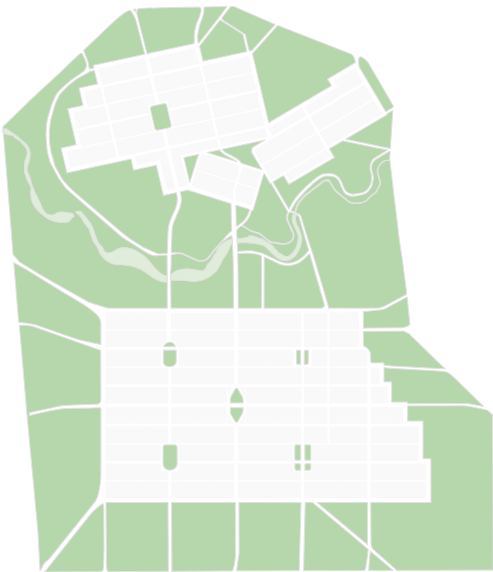
2020



Acknowledgement to Country

City of Adelaide tampinhi, ngadlu Kurna yartangka panpapanpalyarninhi (inparrinhi). Kurna miyurna yaitya mathanya Wama Tarntanyaku. Parnaku yailtya, parnaku tapa purruna, parnaku yarta ngadlu tampinhi. Yalaka Kurna miyurna itu yailtya, tapa purruna, yarta kuma puru martinhi, puru warri-apinhi, puru tangka martulayinhi.

City of Adelaide acknowledges the traditional country of the Kurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kurna people living today.



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Part one

Introduction

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Successful buildings in the Park Lands ...

... are essential to foster greater success.

High-quality, well-considered buildings assist the Adelaide Park Lands (the Park Lands) to achieve greater visitor numbers and increased public participation in recreational and sporting activities, as well as passive recreation. A building that engages the community ensures its broader appreciation, and extends the purpose and life of the building. Good design is paramount to buildings being successful, accepted and contributing value to the Park Lands.

... support its key functions and increased visitation.

Successful buildings enhance the key functions of the Park Lands to their community, including:

- Supporting active outdoor recreation and passive relaxation to improve health and wellbeing of the community.
- Accommodating arts and music festivals, major sporting and cultural events.
- Respecting and celebrating its unique landscapes of biodiversity, historical and cultural significance.

... enhance its iconic historic layout.

The Park Lands provide the green, open spaces which encircle the city, and are one of the most valued features of Colonel Light's 1837 Plan of Adelaide. The Park Lands contribute significantly to Adelaide's status as one of the world's most liveable cities. The historical layout of the Park Lands remains clear, and its legibility, such as its designed views and vistas, continues to be a defining feature of the city's cultural identity today.

... respect its cultural significance.

The Kaurna people are the Traditional Owners and Custodians of the Adelaide Plains, which include the Park Lands. Their continuing cultural and spiritual obligations to their lands, are inextricably linked with the natural ecology of the region. The layout of the Park Lands is a significant example of early colonial planning ideals, valuing the provision of public green space for its aesthetic qualities, opportunity for recreation and contribution to improved public health. The Park Lands continue to be highly valued by South Australians who regard them as fundamental to the character and ambience of the city.

... respect its particular park environment.

The Park Lands consist of culturally and environmentally distinct landscape typologies, from "woodland" areas which embrace the grassland aesthetic of the original Adelaide Plains landscapes, to "sport and recreation" areas typically consisting of large areas of irrigated turf. Successful buildings:

- Fit comfortably into each particular landscape setting.
- Belong to a suite of Park Lands buildings that are of exceptionally high quality.
- Support the active and sustainable use of the Park Lands.

... promote an integrated approach to site planning and building design.

Successful buildings demonstrate a thorough understanding and a considered relationship with their environment. These buildings are valuable additions to the landscape, underpinned by an integrated and balanced approach to the process of site planning and building design, with the objective to reduce overall building footprint in the Park Lands. A thorough evaluation of local context will underpin the design of all Park Lands buildings. This will enable a comprehensive understanding of the surroundings and capture design opportunities on a broader Park Lands scale.

... are sustainable for the life of the building.

Successful buildings are well-designed for the local climate. They reduce the dependence on artificial lighting, heating and cooling, thereby conserving resources. They are designed to last, yet flexible to change and are derived from best-practice, sustainable design principles to deliver continuing ecological and social benefits.

... are resilient to a changing climate.

The Park Lands act as the "lungs of the city". In this age of climate change, they play an important role in regulating temperature by cooling the air before it moves through the city, capturing rainfall to replenish ground water and enabling the preservation and enrichment of areas of ecological significance. Climate change will impact a wide range of aspects of the lives of people who live in and use the city. Successful buildings are robust and adaptable to a hotter and drier climate. The increased risk of extreme weather events impacts the way the public interacts with green, open space and community facilities.

... are universally accessible and inclusive.

Community buildings provide important gathering and focal points for activity and social interaction. Buildings must promote equity of access and inclusion to all people, to engender a sense of civic pride and connectedness.

Successful buildings:

- Are underpinned by the principles of the Disability Discrimination Act.
- Achieve or exceed best practice in accessibility including universal design.
- Promote safety and security of all users through adherence to Crime Prevention Through Environmental Design (CPTED) principles.



© Robert Minter

MPavilion, Melbourne by Estudio Carme Pinos

What are the Guidelines?

Purpose

The Adelaide Park Lands Building Design Guidelines (the Guidelines) provide a “toolkit” to achieve high performing buildings that are respectful of their context, while also providing outstanding facilities for greater community participation. It provides a guide for all building development in the Park Lands and establishes a set of expectations for the standard of design quality.

Targeted Audience

The Guidelines provide direction to various design disciplines and levels of government to support the design process. It is useful to the following groups:

- Consultants and Council staff involved in designing and assessing buildings in the Park Lands to meet Council policies and requirements.
- Adelaide Park Lands Authority (APLA) and Council, in determining the suitability of building proposals.
- The general public, in understanding the intent of Council’s vision for buildings.

It is an evolution

Goals

- It addresses and balances the increasing current demands for new and renovated buildings, particularly for sporting clubs, and diverse user groups, with the desire to conserve the existing qualities of the Park Lands.
- Ensure that the design of new buildings address current Council strategies and policies.
- Capture the recent developments in smart building technology.
- Consistently achieve a high level of sustainability.

The Guidelines expand on and supersede the “Adelaide Park Lands Building Design Guidelines 2008”, prepared by Troppo Architects and Oxygen.

Definition of a “building”

For the purposes of this document, “buildings” are defined by the following types:

- Community Sports Buildings
- Cafés and Restaurants
- Maintenance Buildings
- Amenity Buildings
- Arbours and Pavilions
- Heritage Buildings
- Removable / Temporary Buildings.

The Guidelines apply to new buildings and alterations to existing buildings in the Park Lands and the city squares.

Strategic Alignment

The Guidelines support, align and should be read in conjunction with the following documents:

- Adelaide (City) Development Plan
- City of Adelaide Strategic Plan
- Adelaide Design Manual
- Adelaide Park Lands Management Strategy
- Sports Infrastructure Master Plan
- Adelaide Park Lands Event Management Plan
- Community Land Management Plans (currently under review)
- Integrated Biodiversity Management Plan
- Adelaide Park Lands Leasing and Licensing Policy

Codes and Standards

The Guidelines must be used in parallel or by exceeding the requirements of relevant codes and standards including:

- Disability Discrimination Act, Australian Standards (DDA)
- National Construction Code (NCC) and Building Code of Australia (BCA)
- Crime Prevention Through Environmental Design (CPTED)



Bungarribee Superpark, New South Wales by JMD Design / Shelters by Stanic Harding Architects



Tehama 1 House, USA by Studio Schickeltanz

How to use the Guidelines?

Application

The Guidelines are a key document for achieving APLA and Council support for a building proposal.

The Guidelines are intended to be utilised right throughout the life cycle of a proposal – from the initial idea and discussions with Council administration, through to site selection, concept design and formal “Land Lord” approval.

It is key for Council in providing advice on, and evaluation of, any and all proposals for building activity in the Park Lands under the care and control of the City of Adelaide. This includes extensions and renovations of existing buildings as well as proposals for new buildings, regardless of whether the proponent of the project is an existing licensee, community organisation, school, Council itself or another party.

It will also be utilised by Council and APLA to provide advice on any buildings on areas of the Park Lands under the care and control of other authorities. The utilisation of the Guidelines by all parties involved in delivering buildings throughout the Park Lands is encouraged.

As the Guidelines are employed early in the project proposal process, the application of the Guidelines precedes the later statutory Planning Assessment process.

Structure of the Guidelines

The Guidelines comprise of three parts:

Part 1. Introduction

This section provides context and background to the Guidelines.

Part 2. Principles, Objectives & Building types

This section provides six overarching design principles with related objectives and building types. This structure forms the rationale behind the ensuing requirements. An understanding of the principles and objectives is critical before progressing to Part 3.

Part 3. Requirements

This section provides the “tools” to achieve the principles and objectives, which are used to assess each building during the design and approval processes. These “tools” include:

- General requirements for site planning and building design.
- Detail requirements for specific building types.

Site planning requirements must be followed to achieve a comprehensive appreciation of the broader park setting and respectful site planning, before proceeding to building design.

Building design requirements must be followed to achieve design excellence, consistency and sustainability.

For each building type, specific requirements are described with precedent images.



Glossary

For the purposes of this document, the below terminology is used:

APLA — Adelaide Park Lands Authority

APLA is principally an advisory body on Park Lands matters which also prepares the Adelaide Park Lands Management Strategy

APLMS — Adelaide Park Lands Management Strategy

The APLMS is a statutory document required under the Adelaide Park Lands Act 2005 that aims to increase the quality and guide the future of the Park Lands

ADM — Adelaide Design Manual

The ADM is a design framework for the public realm in the City of Adelaide

Building Consolidation — The replacement of multiple buildings with one single fit-for-purpose building

CCTV — Closed Circuit Television

CLMP — Community Land Management Plan

The CLMP is a statutory document required under the Local Government Act 1999 to manage and govern community land under Council’s control

Community — Everyone. In particular, the non-sporting community who are equally entitled to enjoy Park Lands buildings

Council — The City of Adelaide Council

CPTED — Crime Prevention Through Environmental Design

CPTED principles deter crime through the design and management of architectural, built and natural environments

DDA — Disability Discrimination Act

An Act that makes it against the law for public places to be inaccessible to people with a disability

Floor Area — The area of a building measured to the inside wall line

Footprint — The area of a building measured to the outside wall line, not including hardstand areas

GAP Water — Glenelg to Adelaide Pipeline (recycled water)

Park Lands Trail — A series of connected walking and cycling trails throughout the Park Lands

SIMP — Sports Infrastructure Master Plan

The SIMP is a document outlining the future planning, development and management of sport and recreation infrastructure in the Park Lands

Undercroft — The lower level of a building that sits either partly or fully below ground



Part two

Principles, Objectives & Building Types

The Six Principles

Principle 1 & Objectives

Principle 2 & Objectives

Principle 3 & Objectives

Principle 4 & Objectives

Principle 5 & Objectives

Principle 6 & Objectives

Building Types

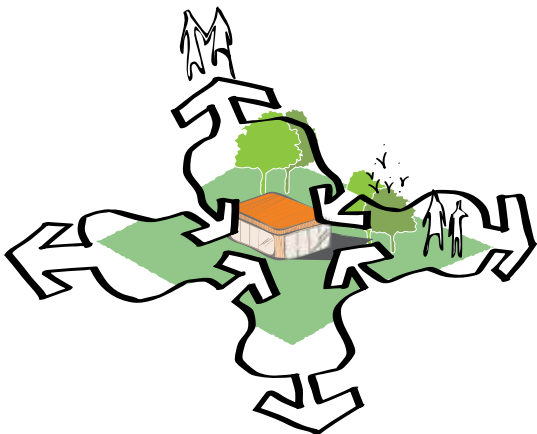


The Six Principles

The following six principles present the overarching integrated approach to designing successful buildings within the Park Lands, to ensure that building designs are informed by their particular park setting. Details of each principle, with their associated objectives, are provided in subsequent pages.

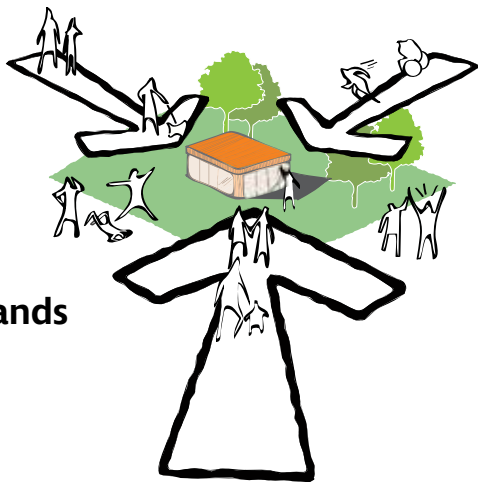
1

Celebrate the quality, identity and cultural heritage of the Park Lands



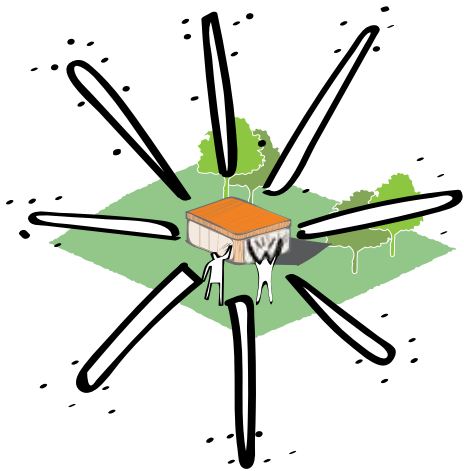
2

Apply a “whole of park” approach



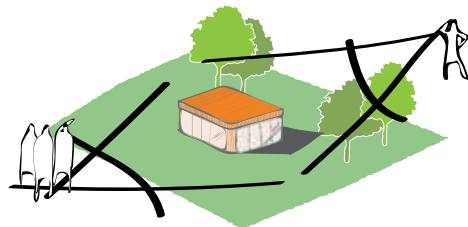
3

Activate the Park Lands



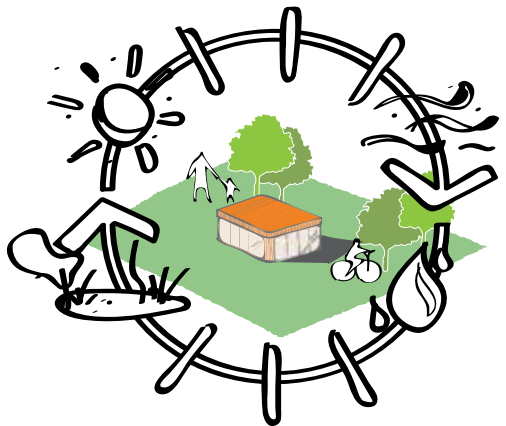
4

Be design exemplars



5

Balance the visual impact of built form within the Park Lands



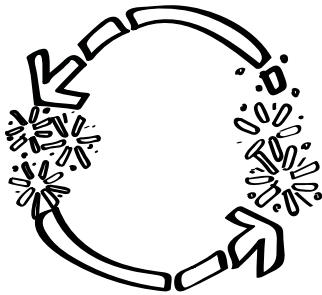
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Design with sustainability and longevity in mind

Principle 1

Celebrate the quality, identity and cultural heritage of the Park Lands

Building must respect and enhance the desirable and particular qualities of the culture, heritage, experiences, uniqueness and stories of each park.



Objective 1.1 Contribute positively to and respect the cultural importance and heritage values of the National Heritage Listed Park Lands

- Buildings and associated landscapes must be planned and designed to protect and enhance the iconic layout of the Park Lands, through preserving and enhancing views and vistas, green park edges and significant landscape features.
- If determined appropriate through research and consultation, buildings and associated landscapes must acknowledge and celebrate important Kurna, European and multi-cultural historic and cultural qualities through appropriate artistic expression and design.

Objective 1.2 Embrace and celebrate the unique identity of each park

- The Park Lands are made up of a diverse range of individual parks and squares, each of which portray unique qualities and cultural merit. Buildings must be located and designed to sit comfortably within the particular park in which they reside, while celebrating each park’s unique characteristics.

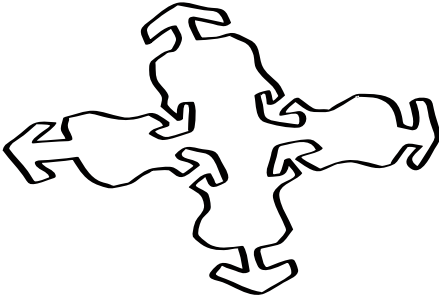
Objective 1.3 Connect to Kurna heritage

- Respect, celebrate and consult with the Kurna people as the Traditional Owners and Custodians of the Adelaide Plains, which include the Park Lands.

Principle 2

Apply a “whole of park” approach

Buildings must enhance the broader experience of a park through an integrated approach to designing within the landscape setting.



Objective 2.1 Consider the entire park when designing buildings

Objective 2.2 Sit comfortably within and be enhanced by their landscape setting

- The Park Lands consist of a variety of landscape characters including: natural settings with mature, native and indigenous vegetation, creeks and water courses, irrigated sports fields and courts, and formal ornamental gardens. Buildings must be designed with regard to the particular landscape character of its park setting.
- Building designs must respond to the site and context as primary determining factors, to enable the development to sit comfortably within and enhance the broader experience of its park setting.

Objective 2.3 Protect and restore the surrounding biodiversity

- Buildings must respect their park setting, protect ecologically sensitive areas, and support restoration of areas of high biodiversity significance. These may include remnant native vegetation, mature trees and watercourses that provide food and habitat for birds, animals and insects.

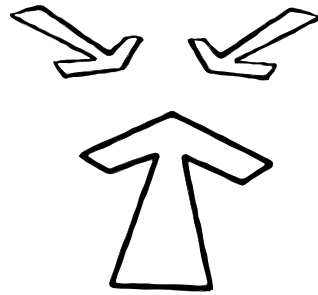
Objective 2.4 Optimise service infrastructure and prioritise integration of blue and green systems

- Buildings must be planned and designed for efficient and sustainable use of services and prioritise integration of living infrastructure, including Water Sensitive Urban Design plantings, water storage and recycling, green walls and roofs, and integration of solar energy technology.

Principle 3

Activate the Park Lands

Buildings must provide well-designed, fit-for-purpose facilities while offering civic destinations for wider community gatherings and enjoyment of the Park Lands.



Objective 3.1

Promote and enhance active uses

- Buildings and associated landscapes must enable wider participation in sporting and active recreational activities, to support the growth and development of organised sport for the health and wellbeing of the community.

Objective 3.2

Be welcoming public destinations that are inclusive to all

- Buildings and associated landscapes must be designed to clearly invite community participation, including providing opportunities to celebrate arts and culture.
- Buildings must be welcoming to a diverse community and be accessible to all through universal design.
- Buildings must cater for a diverse range of activities, including passive recreation, such as picnicking and family gatherings.

Objective 3.3

Be well-connected and easily identifiable

- Buildings must ensure that convenient access and connectivity to various modes of travel are provided.
- Buildings must address the street and be in proximity to existing parking and pathways, or proposed access points and pathways.

Objective 3.4

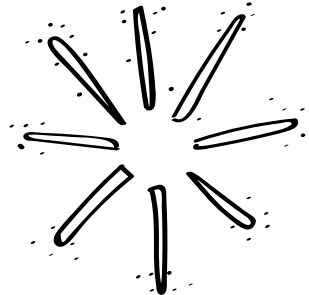
Promote formal and informal recreation

- Buildings must allow for both active uses and informal passive recreation and relaxation.

Principle 4

Be design exemplars

Buildings must be outstanding precedents that are beautifully integrated into the Park Lands setting, fit-for-purpose, high quality and highly resolved.



Objective 4.1

Demonstrate exceptional design

- Buildings must be high quality designs that demonstrate appropriate engagement with its park setting, including through consideration of form, bulk, scale, material selection and detailing.
- Building designs must consider other factors that will impact on architectural quality, such as the articulation of functional requirements, environmental sustainability, proportion, transparency, materiality, colour and lighting.

Objective 4.2

Preserve heritage and cultural values

- Buildings must respect, preserve and celebrate important heritage and cultural values of existing heritage buildings.

Objective 4.3

Be beautifully detailed using well-considered materials that complement the Park Lands

- Building detailing and materials must speak to the Park Lands context and enhance the building's appearance, including heritage considerations that may influence its colour and materials palette.
- Buildings must have integrated, meaningful and functional detailing.

Objective 4.4

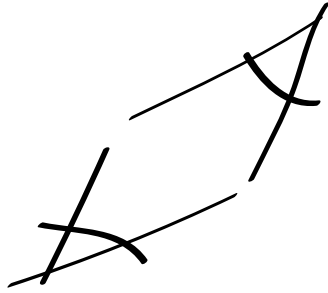
Empower its users

- Buildings must be designed to make their users feel empowered, important and excited to be in the place they are inhabiting.
- Buildings must be accessible and inclusive of all users and champion principles of universal design and CPTED (Crime Prevention Through Environmental Design).

Principle 5

Balance the visual impact of built form within the Park Lands

Building uses must be consolidated to create an efficient footprint that minimises visual and physical impacts on the Park Lands, while maximising opportunities to “green” the building.



© Matthew Millman



© Simon Whitbread

Objective 5.1

Balance a minimal footprint with fit-for-purpose needs

- The expansion of footprint can be justified for the inclusion of change rooms and toilet facilities for gender diverse and disabled users, while other facilities can be incorporated in floor area.

Objective 5.2

Be an appropriate height and form within their landscape context

- Heights and forms of buildings must be informed by their context, which may include a consideration of topography, vegetation, tree canopy, sight lines to adjacent heritage and built forms, balanced with a building’s intended use.

Objective 5.3

Maximise opportunities for integration of indoor-outdoor spaces and greening

- Buildings must enhance and optimise their location within a park setting, in consideration of Adelaide’s Mediterranean climate. This may be through enhancing transitions between, or merging of, indoor and outdoor spaces.
- Greening and landscaped areas, appropriate to context, must be incorporated to enhance usability, aesthetics and sustainability. Integrated greening approaches include green roofs, green walls arbour structures, and appropriate planting (such as deciduous or shade trees and wind breaks), to improve year-round building performance.

Objective 5.4

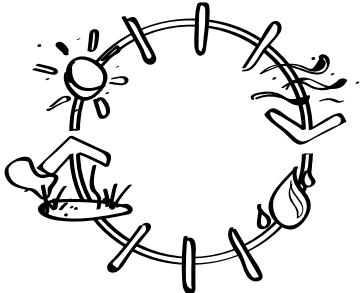
Preserve views and vistas throughout the Park Lands

- Key views and vistas throughout the Park Lands, other heritage buildings and significant landmarks must all be preserved.

Principle 6

Design with sustainability and longevity in mind

Buildings must be robust and designed to last, to integrate best-practice sustainable design principles that will deliver ecological, social and economic benefits.



© David Sievers



© Simon Whitbread

Objective 6.1

Be well-designed for the local climate

- Buildings must be designed for the local climate to reduce their dependence on artificial lighting, heating and cooling, thereby conserving resources.
- Building designs must consider: siting, orientation, fenestration, natural ventilation, daylight and opportunities for integrated greening.

Objective 6.2

Use robust and consciously sourced materials

- Materials must be ethically sourced and produced, environmentally responsible and durable.
- Where possible, locally or site-sourced materials must be favoured to support the local economy and reduce carbon footprint.
- Material selections must consider sustainability over the life of the building (which may include potential for materials to be recycled or reused).

Objective 6.3

Operate optimally

- Buildings must optimise the operation and management of facilities through efficient spatial arrangement, functionality and use of robust materials.
- Buildings must consider integration of smart technology and energy and water efficient systems that will enhance building efficiency and environmental responsibility.

Building Types

The following building types are currently required in the Park Lands, serving specific functions.

Community Sports Buildings

Community sports buildings are required to activate sporting precincts within the Park Lands, offering purpose-designed, safe and accessible facilities for participation in a wide variety of sports, while also providing multi-function spaces for flexible use by the wider community.



Major Projects

Buildings delivered by the State Government and Crown developments are assessed by the State Commission Assessment Panel. These buildings are multi-functional, cater to a large number of users and can become iconic landmarks in the Park Lands.



Heritage Buildings

Many heritage buildings are currently used for functions and services that did not exist when they were built. They must be conserved and celebrated, provide the opportunity to reveal and interpret their history, while also providing sustainable long-term uses.



Cafés and Restaurants

Cafés and restaurants provide opportunities for refreshment, socialising, relaxation and engagement with the outdoors. They also facilitate usage of, and attract users to, the Park Lands.



Amenity Buildings

With increased utilisation of the Park Lands, amenity buildings provide safe and accessible services to all users. They may be stand-alone facilities or consolidated as part of a larger building.



Maintenance Buildings

The ongoing management of the Park Lands necessitates maintenance and infrastructure buildings that are conveniently located, such as horticulture hubs and pump sheds. Some of these are Council facilities, whilst others will be lease-held.



Arbours and Pavilions

Arbours and pavilions provide shelter and shade for spectating, formal and informal events and social gatherings, and may provide additional greenery.



Removable / Temporary Buildings

Temporary buildings facilitate short-term events or ideas that require appropriate planning and design, for successful integration into the Park Lands.



Part three

Requirements

Design excellence

General requirements

Site planning

Building planning

Specific requirements

Building types



Design excellence

Design excellence¹ can sometimes be seen as a costly “optional extra”, but it is actually a cost-effective necessity. When done well, design enhances the experience of building users, builds in resilience, safety and security, ensures longevity of investment, reduced operating costs, and provides an increased perception of value in the wider precinct. It has a positive impact on reputation and brand, and therefore on the ability to attract visitors to spaces.

The perception that design is expensive can be easily dispelled with an understanding of whole-life costs. Over the lifetime of a building, the construction costs are unlikely to be more than 2-3% of total cost; but operating costs will constitute 85% of the total. On the same scale, the design costs are likely to be 0.3-0.5% of the whole life cost, and yet it is through the design process that the largest impact can be made on the overall figure².

The benefits of design excellence run deep, well beyond functionality and aesthetics. Great design enhances our lifestyle and personal health, as well as our productivity and enjoyment.

Structure

This section provides the requirements to achieve the principles and objectives set out in Section 2, which are used to assess each building during the design and approval processes.

It comprises of three components:

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General building design requirements	45
Specific building types requirements	60

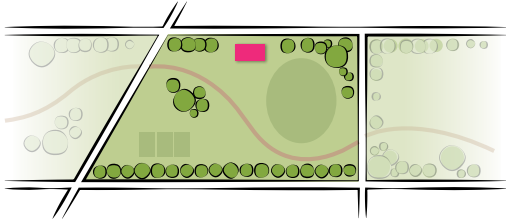
The first two components are general requirements which must be applied to all buildings in the Park Lands, regardless of building type.

The third component contains requirements that are distinct to specific building types, to be read in conjunction with the other two components.

General site planning requirements

What is it?

The “general site planning requirements” are critical to the building’s interaction with the rest of the park and its siting within the wider park context.



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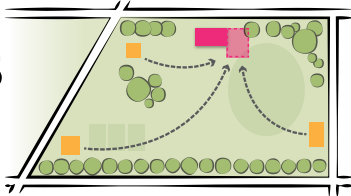
Requirement	Page
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Site ecology and remediation	41
Water sensitive urban design (WSUD)	42
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¹ Better Placed, Government of New South Wales, p43
² Improving Standards of Design in the Procurement of Public Buildings, Office of Government Commerces and CAFE, October 2006, p6.

Theme 1: Interaction with the park

Consolidation of existing buildings and proposed building use



Many of the existing buildings in the Park Lands are due for replacement. Some are poorly sited, no longer comply to current standards, and no longer fit-for-purpose.

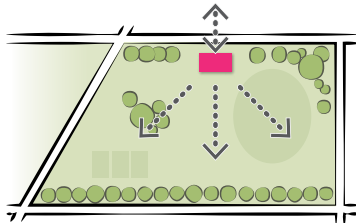
The replacement buildings will provide beautiful new facilities that assist in increasing and activating Park Lands usage. This will ensure that the placement of the new facility has considered wider park projects (either current or future), and aligns with Council endorsed strategies.

The Park Lands enjoy high user numbers throughout the year for formal and informal recreation. New buildings will offer the facilities required to encourage even greater sporting and recreational participation. Sporting and recreational buildings require many facilities, including change rooms, toilets, first aid and umpire facilities, storage areas and multi-functional indoor clubroom facilities. These spatial requirements will impact both footprint and floor area, and need to be thoroughly tested and justified.

Outcome	How to achieve this?
Buildings that are flexible and inclusive of all	<ul style="list-style-type: none">Buildings must demonstrate a genuine ability to accommodate social and cultural groups, the elderly, or children’s activities.Buildings must invite and include non-sporting community use.Buildings must have indoor and outdoor spaces that can be used by multiple groups simultaneously.Buildings must be designed to activate park edges and encourage maximum participation from the wider public.
Buildings that are integrated and consolidated	<ul style="list-style-type: none">Small-scale buildings must be aggregated and positively integrated where possible into a single development, to function both visually and practically.
Buildings that are justified	<ul style="list-style-type: none">Buildings must be designed for average user numbers, not peak numbers, as well as facilitate the widest playing hours for sporting schedules.Building proposals must review wider park projects (current and proposed) to ensure that the location and facilities are justified.Buildings must have clear area schedules on drawings showing existing and proposed footprint and floor area, with thorough testing and review of user requirements.

Theme 1: Interaction with the park

Park context and building siting



Context is a primary determining factor in the design of buildings. A building that integrates well with the site will enable development to sit comfortably within its Park Lands setting.

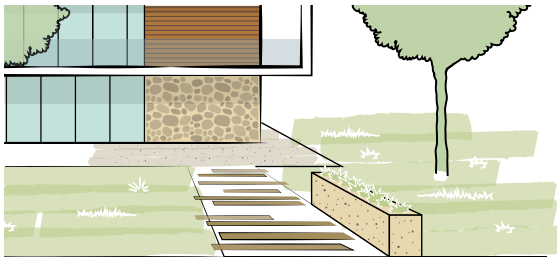
Every building must integrate successfully into the Park Lands; this is achieved through considered treatment of the spaces immediately adjacent the new building.

Outcome	How to achieve this?
Buildings that complement the park in which it is located	<ul style="list-style-type: none">Buildings must be carefully placed in the park, to further enhance their roles as activation hubs.
Buildings that accommodate all users	<ul style="list-style-type: none">Buildings must not address a single outdoor recreational space or particular playing field, unless there is only one.Buildings must plan for outdoor spaces to accommodate portable facilities and temporary structures for peak or alternative use.
Buildings that respond to site conditions	<ul style="list-style-type: none">Buildings must be designed for the natural topography, and seize opportunities to use existing levels to create spaces for performance and community gatherings (e.g. amphitheatre).Buildings must retain and/or enhance existing landscaping and vegetation to assist in screening the building.Buildings must be set back from street edges and intersections to reinforce the green edge of the Park Lands.Buildings must avoid surface flows.
Buildings that offer views and vistas across the park	<ul style="list-style-type: none">Buildings must be situated to respect and enhance views into, from and through the Park Lands, including significant landscape features, natural systems, watercourses, vegetation, adjacent playing fields and community spaces.
Buildings that are safe	<ul style="list-style-type: none">Buildings must implement CPTED principles regarding their placement in the park.Buildings must not be placed below existing trees due to risk of limb drop caused by an increasingly hot climate.Buildings and site levels must be designed to prevent localised flooding during extreme weather events, plan for 1 in 10 year storm events and the pending impacts of climate change.
Buildings that maximise environmental performance	<ul style="list-style-type: none">The surroundings of buildings must be designed to effectively aid in cooling and heating.



Recommended reading
“Community Land Management Plans” by City of Adelaide

Theme 1: Interaction with the park
Site materiality

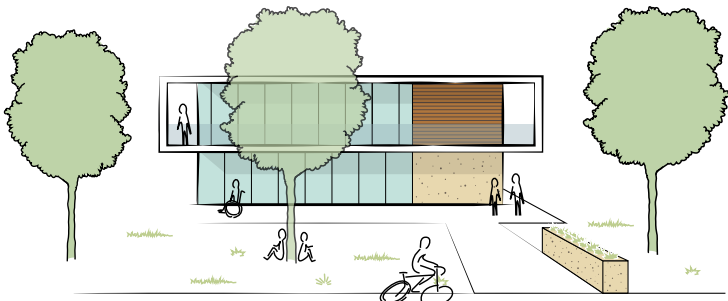


A well-considered architectural design will reinforce how highly we value the Park Lands. These are unique projects, and appropriate material selection will determine how successfully the building integrates into the Park Lands.

A cohesive palette of materials, textures and finishes, selected for best environmental practice and reduced life-cycle costing, will reinforce an appropriate sense of place for these buildings.

Outcome	How to achieve this?
Site materials that are environmentally responsible	<div><input type="checkbox"/> Site materials must be locally sourced and/or can be recycled where possible. If imported, materials must be from the region, rather than from distant sources.</div> <div><input type="checkbox"/> Building sites must not use rocks, pebbles and other materials harvested from sensitive landscapes.</div> <div><input type="checkbox"/> Building sites must use permeable paving and ground treatments that will replenish the watertable. Always.</div> <div><input type="checkbox"/> Building sites must not use heat absorbing materials in car parks (roads and pavements) to help regulate and cool the Park Lands and the city.</div>
Site materials that are safe	<div><input type="checkbox"/> Building sites must use materials that provide safe access and egress for all users.</div>
Site materials that have longevity	<div><input type="checkbox"/> Site materials must be naturally durable and selected to age gracefully.</div> <div><input type="checkbox"/> Where timber is required, durable hardwood timber must be selected, including for framing, cladding and decking.</div> <div><input type="checkbox"/> Do not rely on paint finishes for material durability. Where solid painting is desirable, colours must respond to the building's site context.</div> <div><input type="checkbox"/> Site materials must incorporate anti-graffiti coatings and materials that resist vandalism.</div>
Site materials that reflect their context	<div><input type="checkbox"/> Site materials should complement the building's materials and the street interface materials.</div>

Theme 1: Interaction with the park
Street interface and building entrance



A clear and inviting street interface is critical to advise the general community of the building's existence, and to invite them to participate in its facilities. This can enable greater user numbers and increased public benefit.

The street interface will act as a plaza space and allow for people to congregate, securely park their bicycles, take shelter or shade under trees and wait safely day or night.

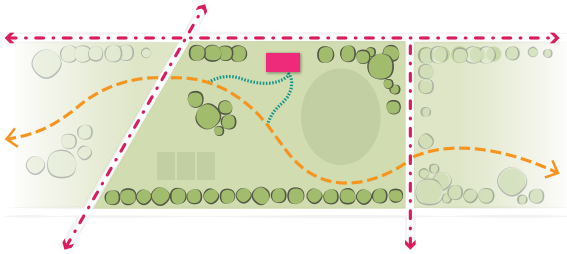
A well designed street interface is required to successfully integrate the building into its park setting. This space can then successfully link into adjacent playspaces, transport options, public amenities, kiosks and the street edge, and is a welcoming and inclusive space for all.

Outcome	How to achieve this?
Buildings that have a street identity and presence	<div><input type="checkbox"/> Building signage must acknowledge the indigenous park name.</div> <div><input type="checkbox"/> Buildings must have street edge signage.</div> <div><input type="checkbox"/> Buildings must have considered lighting that interacts with the street edge.</div>
Buildings that promote safety	<div><input type="checkbox"/> Buildings must provide adequate and functional lighting.</div> <div><input type="checkbox"/> Buildings must be designed to benefit from passive surveillance at all times by implementing CPTED principles.</div> <div><input type="checkbox"/> Bicycle parking must be contained and secure at all times, and must not clutter the space.</div>
Buildings that provide good amenities	<div><input type="checkbox"/> Buildings should provide outdoor seating to ensure comfort for all users at all times.</div> <div><input type="checkbox"/> Buildings must provide Council-endorsed furniture from the Adelaide Park Lands Furniture Suite, where possible.</div> <div><input type="checkbox"/> Buildings must provide paths of travel and amenities that ensure universal access.</div>

Theme 1: Interaction with the park


Connectivity, circulation and car parking

Buildings must be designed with knowledge of how people will access them, and how people will move around and throughout them. Sustainable buildings require links to public transport, and pedestrian and cycling pathways.



Successful placement of a building within a park will result in a seamless transition from the urban zone into the Park Lands realm.

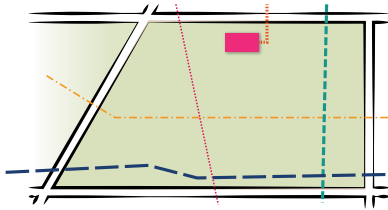
Outcome	How to achieve this?
Buildings that are well connected	<ul style="list-style-type: none">Buildings must be positioned to connect easily into adjacent existing path networks, pedestrian routes and cycle trails in the park, including the Adelaide Park Lands Trail.Buildings must be positioned to be in proximity to public transport options, where possible.
Buildings that have good circulation and access	<ul style="list-style-type: none">Buildings must be designed to comply with equal access requirements, standards and the DDA.Pathways must be designed to ensure a smooth, continuous surface level without steps, allowing safe movement for the elderly and providing universal access.Shared paths (for pedestrians and cyclists) widths must be 3m minimum.Pathways to buildings must be sufficiently lit.Buildings must be designed to allow for access by emergency and maintenance vehicles and machinery. Paving and ground treatments in these areas must offer adequate load bearing capacity.
Car parking that meets Council objectives	<ul style="list-style-type: none">Increases to car parking on the Adelaide Park Lands is discouraged for new developments. Council policy and objectives for reduction in car parking must be adhered to.Driveway widths must be limited to 3m maximum.

 **Recommended reading**
"Access & Inclusion Strategy" by City of Adelaide
"Adelaide Park Lands Management Strategy" by City of Adelaide

Theme 1: Interaction with the park

Services and infrastructure

The placement of Park Lands buildings must avoid all infrastructure. Detailed survey and site analysis will identify all known above and below ground infrastructure at the earliest stage of the project, ensuring there are no conflicts.



Thorough site planning will ensure convenient links to required building services. Thoughtful building design will then ensure efficient use of those services.

Outcome	How to achieve this?
Buildings that function well	<ul style="list-style-type: none">Existing service and access requirements must be investigated prior to any building proposals or projects, to ensure that there are no clashes with underground services.Compatible fittings on underground tanks and water infrastructure must be provided for access of Emergency Fire Service vehicles, in the event that the building's water resource is required to fight a structure or grass fire. This may also be required if a building is beyond the minimum distance from the nearest fire water hydrant.Service access must be smartly located to minimise disruption to the park and surrounding landscape.Buildings must not be located over underground services and infrastructure.

Theme 1: Interaction with the park
Site wayfinding

Site wayfinding is important to assist users in orientating themselves within spaces, or to travel from place to place. Signage will extend and develop the Park Lands wayfinding signage theme.



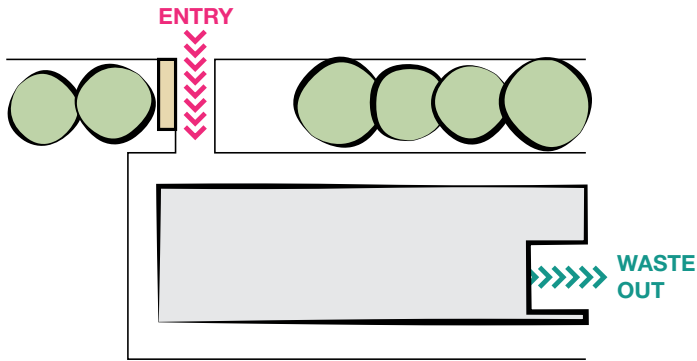
Well designed signs help users with building and park information, and connect them to adjacent destinations, facilities and public transport.

Outcome	How to achieve this?
Buildings that have well designed building signage	<ul style="list-style-type: none">Building signage must be noted on drawings at the time of seeking planning and building approvals.Sizes of building signage must be limited and justified, and align with provisions in the Development Plan (pending Planning & Design Code).Permanent sponsorship signage, naming and logos are prohibited.Building signage must be integrated and reflect the building’s design, size, shape, form, finishes, materiality and architectural treatments.Building signage must complement and interpret any heritage aspects of a building or park.Building signage should provide distances to surrounding rest areas, drinking fountains, toilets and other amenities.Local artists should be engaged where possible, to extend subtle and well designed site interpretation.Building signage may align with the City of Adelaide’s signage suite.Lighting to building signage must not be back-lit or neon, and must be appropriately and subtly lit in keeping with the Park Lands context.
Buildings that have well designed site signage	<ul style="list-style-type: none">Site signage must align with the City of Adelaide’s signage suite.Site signage must be located at strategic entrances, pathways or intersections that are highly visible and lit.

 **Recommended reading**
“Wayfinding Strategy Signage Suite” by City of Adelaide

Theme 1: Interaction with the park
Recycling and waste

Park Lands buildings must provide appropriate facilities for the storage and handling of all waste, ensuring that separation into recyclable elements can occur on site. Successful handling of waste is achieved when building users are oblivious to its existence.

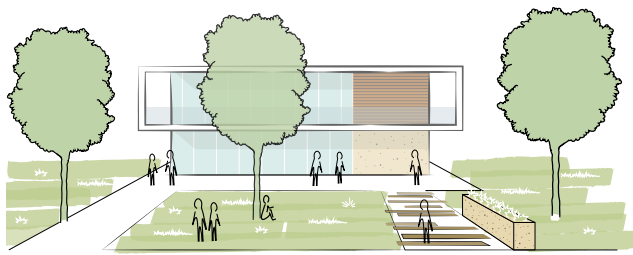


At a higher level, it is expected that the buildings themselves are completely recyclable at the end of their life.

Outcome	How to achieve this?
Buildings that have well integrated waste facilities	<ul style="list-style-type: none">Site planning must ensure that waste recycling and storage facilities are integrated into the overall design.Buildings must enclose bins and waste storage inside secure, fenced areas with safe driveway access that cannot be accessed by wildlife and people.Buildings must avoid direct viewing into the waste storage space from upper level spectating areas.Site planning must ensure safe movement of waste removal vehicles to and from the facility.Buildings must allow the grouping of similar recycling types and general waste to facilitate easier removal.Buildings must provide grease traps if required.Buildings must locate waste storage facilities downwind from the main area where possible, based on prevailing wind directions.

Theme 2: Landscape features

Landscape character



There are a number of distinct landscape types within the Park Lands. It is desirable that buildings will fit comfortably into each landscape setting, contribute to an overall Park Lands theme, and

support the active and sustainable use of the park. Plant and tree species must be appropriate to the site setting and landscape character of the park.

Outcome	How to achieve this?
Buildings and landscapes that have appropriate plantings	<ul style="list-style-type: none">Engage and consult with landscape architects where required for a comprehensive overview, design, management and care of the site.Plants must be compatible with the existing park context and biodiversity.Drought tolerant and low maintenance native plants must be used, where possible.Architectural landscape screen plantings must be used and integrated instead of fencing, where possible.Plants must be compatible with GAP water in the Park Lands, where possible (e.g. turfed cricket pitches are a notable exception).
Buildings and landscapes that have appropriate tree species	<ul style="list-style-type: none">Engage and consult with arborists or horticulturalists where required in the selection, management and care of tree species for the site.Trees must be at a scale appropriate to the built form and in-keeping with existing plantings in the park.Root zones of trees must not cause any damage to buildings or underground infrastructure. Conversely, buildings and site works must not damage root zones.



Recommended reading

“Adelaide Design Manual” by City of Adelaide

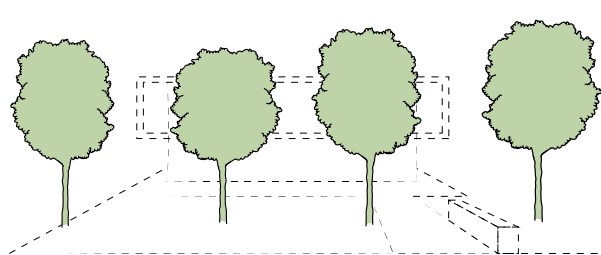
“Adelaide Park Lands & Squares Cultural Landscape Assessment Study” by David Jones

“Adelaide Park Lands Management Strategy” by City of Adelaide

“Community Land Management Plans” by City of Adelaide

Theme 2: Landscape features


Site ecology and remediation



In the event that an existing building is to be removed but not replaced, careful site remediation is required to align that portion of the park with the surrounding biodiversity and landscape context. This includes all pathway and hardstand areas.

A site’s distinctive land type, soil, vegetation and physical characteristics must be protected, with appropriate management actions and minimal man-made disturbances.

Outcome	How to achieve this?
Careful and sensitive site remediation	<ul style="list-style-type: none">A building site must be returned to its pre-building condition. Building demolition and removal must be completed safely, with all services terminated to code and made good.Any hazardous material must be handled appropriately, with required signage and public health measures in place.The pre-existing micro-ecology and context of the park must be preserved and enhanced, with input from the City of Adelaide.Buildings must “give back” to the Park Lands where possible and applicable, after the demolition or removal of obsolete buildings, and returning unused service roads and pathways back to green space.A licensed surveyor must be engaged to document any underground services or infrastructure that is to remain in-place, with drawings and records provided to the City of Adelaide.Recyclable materials from the site itself or nearby sites (with approval), including concrete, rubble and timber, must be properly managed and recycled.
Protection and preservation of the site ecology	<ul style="list-style-type: none">Existing habitats, flora and fauna in the park must be respected and protected at all times.During site development, the park’s landscape integrity must be protected, taking care in avoiding the disturbance of existing flora and fauna.After site development, an appropriate site landscape must be retained and enhanced, through inclusion of plantings that provide habitat and for sources for vulnerable local fauna such as bats, birds and butterflies.



Recommended reading

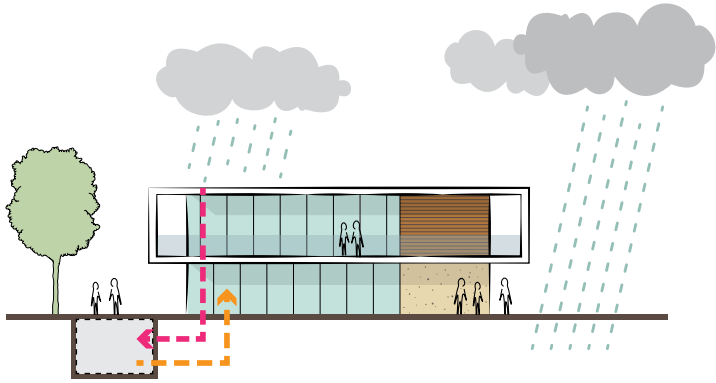
“Community Land Management Plans” by City of Adelaide

Theme 2: Landscape features

Water sensitive urban design (WSUD)

Water is a scarce resource in South Australia. WSUD promotes the sustainable use and re-use of water in urban development and buildings.

WSUD integrates the total water cycle from all sources, including rainwater, stormwater, groundwater, mains water and waste water.



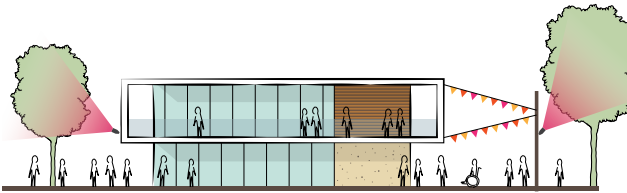
A building and its surrounds must demonstrate best practice in how it captures, stores and reuses water.

Outcome	How to achieve this?
Buildings that integrate opportunities for water harvesting	<input type="checkbox"/> Buildings must provide underground rainwater tanks beneath the building footprint or outdoor paved areas.
	<input type="checkbox"/> Buildings must ensure direct pavement run-off into adjacent garden beds and the use of permeable paving, where possible.
	<input type="checkbox"/> Buildings must install gutter guards, leaf litter traps and rodent control to all water catchment and storage facilities.
	<input type="checkbox"/> Buildings must ensure all in-ground stormwater grates and drains are easily accessed for maintenance and cleansing, to ensure a free-flowing system at all times.
	<input type="checkbox"/> Buildings must ensure rain water and stormwater systems have the capacity to handle large volumes over a short period of time due to extreme weather and pending climate changes.
	<input type="checkbox"/> Buildings must maximise opportunities to treat stormwater and to recharge the watertable using ground water run-off, and to minimise disturbance of the natural flow to the site's watertable.

Theme 3: Cultural heritage

Cultural significance, artistic expression and interpretation

The Adelaide Park Lands are National Heritage Listed, with a view to be Word Heritage Listed in the future. They are an important community commodity with significant cultural and heritage values, and treasured by all South Australians.



The Park Lands are also a significant contributor to the liveability of the city by showcasing arts, festivals, and community and cultural events. Events in the Park Lands create exciting and culturally enriching experiences for all users.

Outcome	How to achieve this?
Buildings that respect the park's history and heritage	<input type="checkbox"/> Buildings and/or playing fields must be named after or acknowledge its relevant Aboriginal and European history and/or significant person.
	<input type="checkbox"/> Buildings must respect the cultural context and enhance the particular qualities of culture and heritage unique to its park location.
Buildings that support arts, culture and events	<input type="checkbox"/> Buildings must recognise, offer and preserve important views and vistas through, in to and out of the Park Lands.
	<input type="checkbox"/> Buildings must maximise opportunities to create internal and external spaces for artistic expression and cultural celebration.
	<input type="checkbox"/> Buildings must create exciting spaces for music, light, activation and temporary events.
	<input type="checkbox"/> Buildings must provide walls or spaces that could be used for public art, murals, projections or commissions, and/or can be utilised during key arts and cultural events and festivals.
	<input type="checkbox"/> Buildings must provide for implementation of sensors, audio, music and interactive installations.

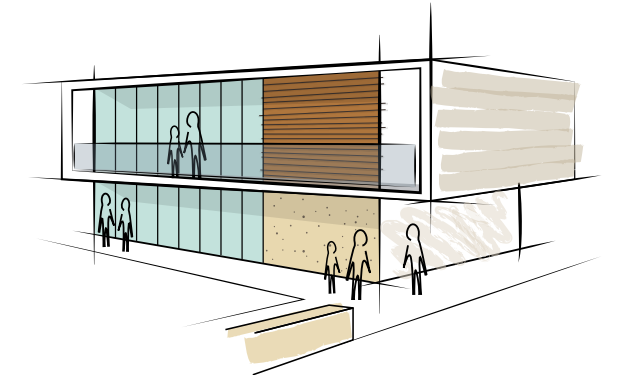


- Recommended reading**
- "Adelaide Park Lands Events Management Plan 2016-2020" by City of Adelaide
 - "Community Land Management Plans" by City of Adelaide
 - "Public Art Action Plan 2014-2019" by City of Adelaide
 - "Adelaide Park Lands Management Strategy" by City of Adelaide

General building design requirements

What is it?

The “general building design requirements” concentrate on the building itself, to promote consistency and continuity within the Park Lands built form without prescribing a predetermined and rigid design solution.



Requirement	Page		
Architectural qualities	46	Access, inclusion and circulation	52
Building materials	47	Smart technology	53
Orientation	48	Integrated greening	54
Footprint	49	Building services and infrastructure	55
Height and form	50	Lighting	58
Windows, ventilation and daylighting	51		



© Joe Fletcher

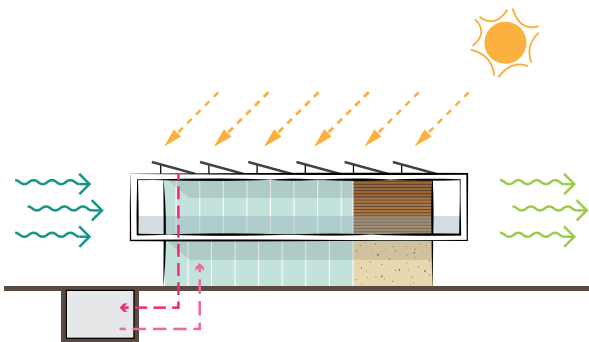
Carmel Valley House, USA by Sagan Piechota Architecture



© Joe Fletcher

Tehama House 1, USA by Studio Shicketz

Architectural qualities

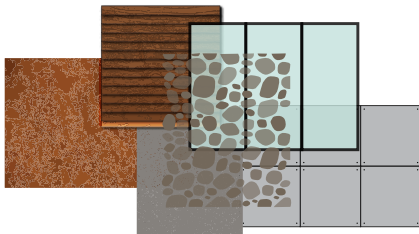


Well designed architectural buildings will allow the existing open space to remain the most visually dominating and enjoyable experience. Buildings should not compete with the landscape in which they sit, but rather integrate comfortably.

People visit the Park Lands to experience the Parks, not to see buildings. Sensitive and considered architectural design of well-spaced buildings can successfully achieve this.

Outcome	How to achieve this?
Buildings that are well designed	<div><input type="checkbox"/> These architectural qualities are desired:<ul style="list-style-type: none">Flexible internal open plan layout, with the ability to create sectioned off, smaller spaces enabling multiple usesAbility to interact with the landscape through indoor/ outdoor spacesBest practice sustainability (e.g. water harvesting, solar power generation and storage, water re-use, low embodied energy materials, recyclable elements)Transparency and implementation of techniques to reduce visual bulk of all building forms (e.g. articulation)Use a locally sourced natural material palette that complements the Park Lands setting</div>
Buildings façades that are well articulated	<div><input type="checkbox"/> These architectural qualities are desired:<ul style="list-style-type: none">Recessed windows and doors to create visual depthIntegrated detailing using the building’s own materialsBeautiful formsConsidered design when the building is lit (internal and external surfaces)A welcoming and exciting frontageUsage of locally sourced natural material palette that complements the Park Lands settingBuildings must be designed to be viewed from all angles with no distinguishable “front” or “back”Buildings must have an easily identified entrance</div>
Buildings that are Green Star rated through the Green Building Council of Australia	<div><div><input type="checkbox"/> For new buildings - buildings must achieve a 5 Green Star rating.</div><div><input type="checkbox"/> For existing buildings to be remodelled or renovated - whilst a 5 Green Star rating is desirable, these projects will be considered on a case by case basis.</div></div>


Building materials



To complement the site materials, building materials should also speak to their Park Lands setting to enhance the building’s appearance. Materials must consider the park’s cultural heritage and context, in particular noting any heritage

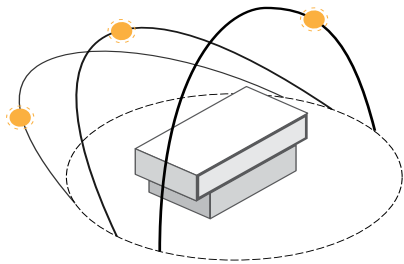
buildings and the corresponding contextual palette. In addition, material selection must contribute to best practice environmental performance and sustainability.

Outcome	How to achieve this?
Buildings that are environmentally responsible	<div><input type="checkbox"/> Building materials must be locally sourced and/or can be recycled where possible. If imported, materials must be from the region, rather than from distant sources.</div> <div><input type="checkbox"/> Buildings must be designed to minimise energy usage over its whole life.</div>
Buildings that have longevity	<div><input type="checkbox"/> Building materials must be naturally durable and able to age gracefully.</div> <div><input type="checkbox"/> Where timber is required, durable hardwood timber must be selected.</div> <div><input type="checkbox"/> Buildings must not rely on paint finishes for material durability. Where solid painting is desirable, colours must respond to the building’s site context.</div> <div><input type="checkbox"/> Building sites must incorporate anti-graffiti coatings and materials that resist vandalism.</div> <div><input type="checkbox"/> Building materials must be sustainable, have low embodied energy and deliver reduced overall maintenance costs.</div> <div><input type="checkbox"/> Buildings must be designed for overall buildability, ease of construction and building cost (e.g. span lengths, beam sizes, sheet sizes, reduced need for crane use, minimising the number of trades on site).</div>
Buildings that reflect their context	<div><input type="checkbox"/> Building materials must reflect the natural setting of Park Lands buildings.</div>



Recommended reading
“Adelaide Design Manual” by City of Adelaide
“Adelaide Park Lands & Squares Cultural Landscape Assessment Study” by David Jones

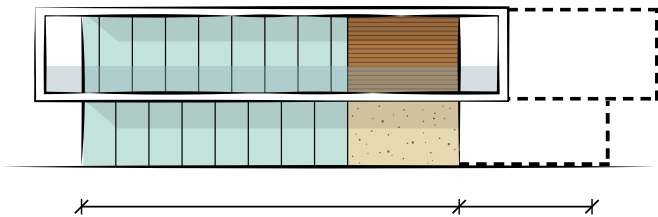
Orientation



Park Lands buildings need to balance optimal solar orientation with the ideal task specific orientation (e.g. facing a sporting field or landscape feature). Correct solar orientation will ensure the building offers the most efficient passive thermal performance in both summer and winter, resulting in high level sustainability and enabling the building to align with the City of Adelaide’s Carbon neutral actions.

Outcome	How to achieve this?
Buildings that are appropriately sited and oriented	<input type="checkbox"/> Buildings must ensure correct solar orientation for optimal passive performance (ideally on an east-west axis), to maximise summer shading and winter solar gains.
	<input type="checkbox"/> Buildings should maintain northern solar access to primary activity areas where possible, internally and externally, as well as through highlights and clerestories.
	<input type="checkbox"/> Buildings must minimise unshaded hardstand surrounds where possible, to avoid unwanted heat gains.
	<input type="checkbox"/> Roof forms of buildings must provide appropriate summer shading and winter solar gains, as well as opportunities for concealed solar panels where possible.
	<input type="checkbox"/> Flat roofs and skillion roofs must be oriented northwards for optimal implementation of concealed solar panels.
	<input type="checkbox"/> Buildings must design for the micro-climate of the site.

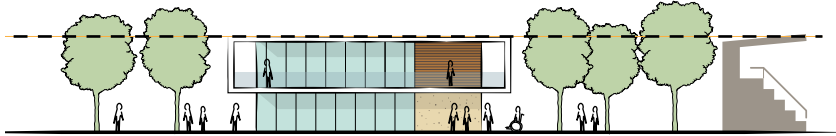
Footprint



New buildings must take into consideration the total footprint of buildings being replaced and the user needs. New building codes and standards, as well as the increased user numbers for park activities, will all significantly impact the size of proposed new buildings. The desired outcome is to reduce the total footprint of all buildings in the Park Lands, with exceptions to be approved by APLA and Council.

Outcome	How to achieve this?
Building footprints that are practical	<input type="checkbox"/> Change rooms, umpire facilities and storage areas must be at ground level for ease of interaction with the related sporting activity. Locating these spaces on first floor levels or undercroft levels must be avoided.
Building footprints that are justified	<input type="checkbox"/> Total floor area and the stacking of levels must be carefully designed, to promote accessibility and inclusion, but also to create opportunities for architectural expression and articulation.
Building footprints that respect the Park Lands	<input type="checkbox"/> Buildings must be designed for the expected and projected average user numbers (at the time of completion), not the maximum numbers or peak loads, with an anticipation for future growth (if foreseeable and economical), as well as expansion through staged construction.
	<input type="checkbox"/> User numbers over a typical winter’s and summer’s day sports schedule may be used to assist in determining the best fit-for-purpose facility size. Sports lighting can extend the hours of play and contribute to a smaller building footprint.
	<input type="checkbox"/> Buildings will “give back” to the Park Lands, after the demolition or removal of obsolete buildings, and returning unused service roads and pathways back to green space.

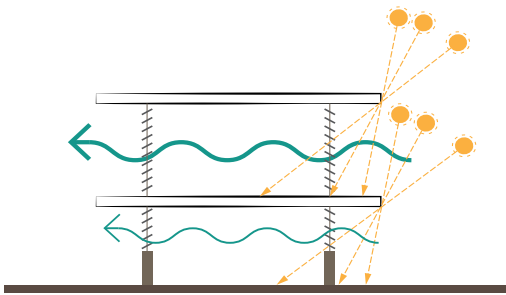
Height and form



New buildings must acknowledge the scale, height and form of other buildings, the height of established vegetation, and the ground contours to ensure the proposed building sits comfortably in the Park. Well designed and detailed buildings will reduce the visual bulk, scale and impact on the park.

Outcome	How to achieve this?
Buildings with appropriate heights	<ul style="list-style-type: none">Heights must be informed by the surrounding context (e.g. ground plane contours, vegetation, tree canopy heights, sightlines to adjacent heritage buildings and built forms etc).Ground floor levels of buildings must be constructed 300mm above the ground plane to protect against surface flow flooding and to provide assisted elevated viewing. This also reduces the total amount of excavation, costs and risks, without adversely impacting on the total building height.Minor on-site earthworks may be implemented to elevate buildings, to enhance views and surveillance and to avoid potential soil contamination.
Buildings with justified forms	<ul style="list-style-type: none">Place buildings on a recessed base where possible to give the appearance of minimal connection to the natural ground and the impression of a "floating" building. Other techniques of minimal ground connection include recessed lower levels, cantilevered first floors and darker colours to walls on lower levels.Breezeways or a central arrival point may be provided to break down large buildings into smaller components, however it should still read as one building to achieve building consolidation, and align with CPTED considerations.Well considered roof overhangs and/or canopies must be provided for adequate shelter from sun and rain. Avoid overshadowing of sports fields from upper levels and roofs.
Buildings with undercrofts	<ul style="list-style-type: none">Undercrofted buildings to be considered on a case by case basis, subject to approval by APLA and Council.

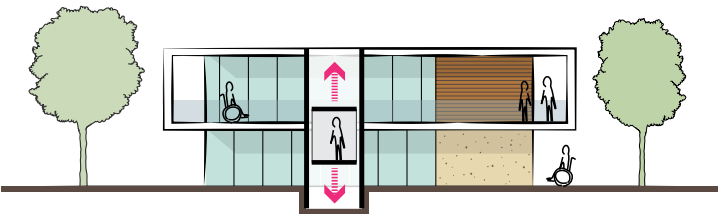
Windows, ventilation and daylighting



Access to natural light and fresh air benefits not only the health and wellbeing of the building's users, but also the economical and environmental sustainability of the building. As Park Lands buildings, the experience of being indoors should still be 'park like'. Buildings that integrate with their immediate environment are highly desirable.

Outcome	How to achieve this?
Buildings that are passively cooled	<ul style="list-style-type: none">Buildings must be designed for cross ventilation, to greatly impact on thermal comfort and air quality internally. This can be achieved through opposing windows, thoughtfully locating openable windows and using louvres instead of top-hung awning windows.Internal spaces must be designed to benefit from ceiling fans in preference over mechanical ventilation methods. Appropriate ceiling heights must be provided.Breezeways may be utilised between building volumes, whilst being mindful of accelerated wind effects in certain weather conditions.Transparency in façades may be implemented to reduce the impression of building mass.Shrouds to windows and doors should be provided to control weather intrusion and to aid low maintenance and durability.
Buildings that design for daylighting	<ul style="list-style-type: none">Buildings should consider transparent wall cladding in suitable areas to reduce artificial lighting use.Buildings must utilise double glazing or performance glass in all large doors and windows, and utilise obscure glazing where required.


Access, inclusion and circulation



Building users of all ages, genders and abilities must be able to move around and throughout the building safely, and effortlessly. Successful Park

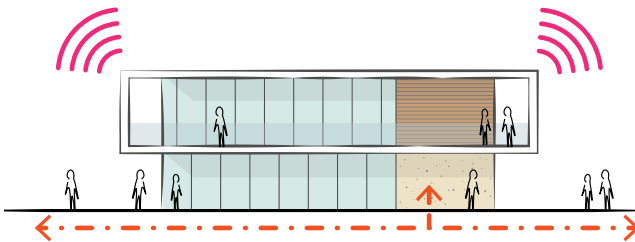
Land buildings will generously invite and welcome the wider non-sporting community members, ensuring the Park Lands can be enjoyed and utilised by everyone.

Outcome	How to achieve this?
Buildings that are accessible	<div><div><input type="checkbox"/></div>Buildings must implement the seven principles of universal design, which include:<ul style="list-style-type: none">• Equitable use• Flexibility in use• Simple and intuitive use• Perceptible information• Tolerance for error• Low physical effort• Size and space for approach and use</div> <div><div><input type="checkbox"/></div>Buildings must meet and attempt to exceed minimum DDA, NCC and Australian Standard requirements.</div> <div><div><input type="checkbox"/></div>Buildings must locate all switches, electrical points, joinery hardware, door and window hardware in the “zone of common reach” (900-1200mm above floor level).</div> <div><div><input type="checkbox"/></div>If a lift is proposed for a multi-storey building, the lift overrun must not protrude above the building.</div>



Recommended reading
“Access and Inclusion Strategy 2019” by City of Adelaide

Smart technology



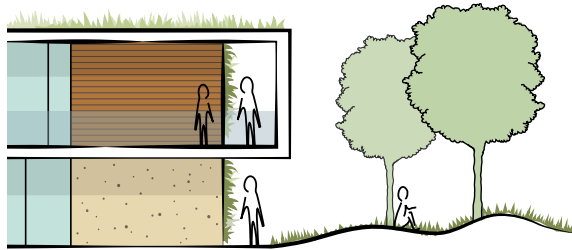
Fit-for-purpose buildings are smart buildings. They use intelligent systems to monitor the building’s performance, user numbers and behaviour.

Building designers will need to liaise with the City of Adelaide to ensure their proposal allows for and aligns with current and future technologies.

Outcome	How to achieve this?
Buildings that are smart	<div><div><input type="checkbox"/></div>Sensors for movement and people counts should be provided to monitor behaviour and user numbers, or allow for future implementation.</div> <div><div><input type="checkbox"/></div>Implement security networks for building access (e.g. swipe locks, key cards)</div> <div><div><input type="checkbox"/></div>Smart technology should be provided to monitor and improve building maintenance schedules to maximise efficiencies and assist in achieving Carbon Neutrality.</div>
Buildings that plan for the future	<div><div><input type="checkbox"/></div>Buildings should allow provisions for future implementation of sensors, CCTV, and smart technology.</div> <div><div><input type="checkbox"/></div>Buildings should provide WiFi accessibility (10GB) or provide conduits for future implementation.</div> <div><div><input type="checkbox"/></div>New developments must provide connections to two conduits: a private City of Adelaide Smart City conduit and another for future use. These will allow for communications, connectivity, phone, computer, WiFi, alarm, cameras and security. These may also tap into the adjacent Park Lands Trail to accommodate power and communications. Consult with City of Adelaide during the design phase to ensure the above opportunities are achieved.</div>
Buildings that promote community safety through technology	<div><div><input type="checkbox"/></div>Buildings must provide sensor activated lighting to outdoor areas that are immediately adjacent, being mindful of proximity to trees and ecological habitat.</div> <div><div><input type="checkbox"/></div>Buildings should provide monitored CCTV.</div> <div><div><input type="checkbox"/></div>Buildings must enable remote deactivation of power to discourage loitering (to SAPOL instruction).</div> <div><div><input type="checkbox"/></div>Buildings must provide meter panels internally where possible.</div>

Integrated greening

Greener spaces deliver benefits to the economy, character and biodiversity of the local area, whilst also improving the health, wellbeing, safety and

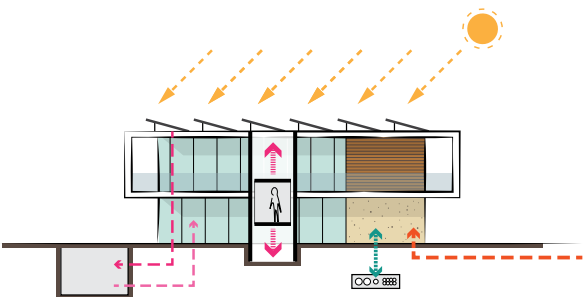


social aspects of people in the community. This makes the city a more enjoyable place to be and to live. Importantly, greening allows our city to adapt to climate change.

Outcome	How to achieve this?
Buildings that are “green-smart”	<ul style="list-style-type: none">Landscaping around the building must be designed to positively influence the internal passive thermal performance (e.g. planting deciduous trees on the northern side to allow shade in summer and sunlight in winter).The use of green roofs, green facades and green wall elements will reduce heat loads on internal building spaces and may be appropriate in some circumstances.Design surrounding landscapes to effectively aid in the cooling and heating of the building, or position a new building around existing landscape to maximise environmental performance.Create a space where landscape and buildings perform as an integrated system to achieve greater sustainability performance, amenity and visual quality for occupants and people in the public domain.Integrate planted architectural landscape screens where appropriate in place of fencing.

Hydraulic building services and infrastructure

Hydraulic services address the flow, storage, conveyance and treatment of water, sewer, stormwater and gas. The detailed design of these

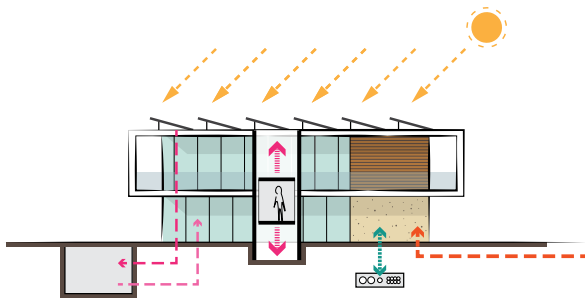


services will ensure the building is future-proof, climate ready and efficient in all aspects of its operation.

Outcome	How to achieve this?
Buildings with effective hydraulic services	<ul style="list-style-type: none">Hydraulic services include the supply of water and gas to all buildings, utilising water-saving fixtures and fittings through which they are stored and delivered (e.g. tanks, taps, gas cylinders, cisterns, basins, showers etc).Fixtures, fittings and materials must be appropriately selected in terms of price, durability, maintenance, appearance and life-cycle costing.Mains connection and rainwater must be provided for consumable water requirements, with GAP water for all other requirements.Rainwater catchment from large roof areas must be maximised and harvested. On-site storage in underground tanks and the reuse of rainwater must be implemented.Mains gas or gas cylinders must be provided. Gas cylinders must be concealed from view and secured.Plant, equipment and insulated pipework must be integrated within the building to achieve the best efficiencies and security without external pipework (i.e. minimise lag time)Wet areas in amenity buildings should be designed with a service corridor behind the toilet areas with cisterns and pipework accessed in this space for ease of maintenance.Grey water re-use must be provided in all buildings, or provide for future implementation.Sanitary fixtures and fittings in Council-owned buildings must be selected from a consistent range, enabling readily available spare parts or interchangeable replacements.Roof top services must be concealed from view.Suitable fire hydrant points must be provided within the required distance.

Mechanical building services and infrastructure

Mechanical services address the movement and handling of air throughout a building. Intelligent design of mechanical systems will deliver innovative

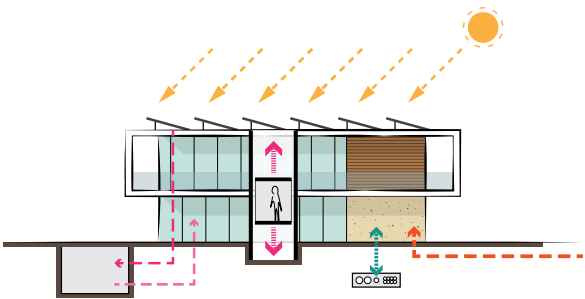


solutions that are highly energy efficient, minimise building’s carbon footprint and provide a high quality indoor environment.

Outcome	How to achieve this?
Buildings with effective mechanical services	<ul style="list-style-type: none">□ Mechanical services include air conditioning units, exhaust fans, extraction fans and in-roof ventilation units.□ Buildings must maximise opportunities for passive thermal comfort to reduce reliance on mechanical services, which should only be employed during extreme weather events.□ Air conditioning units must not be placed on the roof, to decrease risks and costs of maintenance and preserve visual appeal.□ Ventilated enclosures must be designed to conceal and screen air conditioning units at ground level outside the building, with easy maintenance access. They must be installed in compliance with manufacturer guidelines to avoid potential overheating, fire hazard risks and the voiding of warranties.□ Condensation drains must be plumbed to code into waste water filtration, and reuse where possible.□ Units must be appropriately selected in terms of price, durability, maintenance, appearance and life-cycle costing, and rated within one star of the best available product.□ Units used must be rated within one star of the best available product.□ Provide mechanical services to public amenities where they are part of a greater community sporting facility (i.e. not a stand alone public amenity).□ Ensure mechanical systems are zoned to service smaller areas rather than the entire building.

Electrical building services and infrastructure

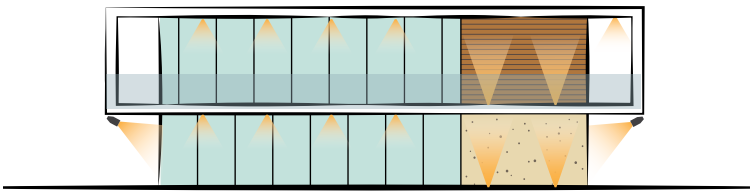
Electrical services cover the delivery and handling of light and power to a building. This includes solar power generation and storage.



The information here is to be read in conjunction with the Smart Technology section of these guidelines.

Outcome	How to achieve this?
Buildings with effective electrical services	<ul style="list-style-type: none">□ Design solar panels and all other roof top building plant and services to be concealed from view.□ Ensure roof forms are oriented to the north and can provide solar panels with the best orientation and angle to the sun for maximum efficiency.□ Design for onsite battery storage, or make provisions of space for future implementation.□ If battery storage is not possible, ensure excess electricity from solar is directed back into the grid.□ Provide appliances energy rated within 1 star of best available appliances.□ Provide low voltage LED lighting throughout all buildings.□ Provide sensor activated lighting around buildings. This also benefits CPTED principles.□ Provide a kill switch to ensure no appliances are left on stand-by during unoccupied periods of time.□ Architects are encouraged to source the most efficient power balance for their Park Land buildings.□ Provide a building user manual to educate the building users on how to maximise the efficient design of the building.

Lighting



Building lighting will not only assist in user comfort, safety and amenity, but also assist in extending the hours of use into the evenings. Combined with sports lighting, this can extend the hours of play and reduce peak loads on the building, thereby resulting in a smaller footprint and floor area.

Outcome	How to achieve this?
Buildings with effective and sustainable lighting	<ul style="list-style-type: none">• General<ul style="list-style-type: none">☐ Light sources must give a natural appearance with good colour rendition to people and surroundings.☐ The latest technology in luminaire design and a varied lighting approach must be implemented to ensure maximised efficiency, prevention of glare, blind spots, excessive light spill and light pollution, and minimise green house gas emissions. These include use of LED lights and energy saving fittings.☐ The lighting circuitry and number of lights must be minimised, to allow for integration of control and timer systems.☐ Outdoor area lighting must be localised.☐ Lighting used may enhance unique shapes, built or natural features, and intrinsic sculptural forms to create focal points.☐ Lighting in Council-owned buildings must be selected from a consistent range, with readily available spare parts or interchangeable replacements.• Internal lighting<ul style="list-style-type: none">☐ Light sources must implement the use of automatic timers, movement sensors, light adjustment timers and multiple switching, to have greater control over the time and energy output.☐ Lighting must be designed to define and guide movement of users through the building utilising perception and wayfinding.☐ Lighting must be designed to complement the building’s architectural form, materials and details.



Specific building types requirements

What is it?

The “specific building types requirements” focus on the variety of building types found and required throughout the Park Lands at a range of functionalities and scales. Each building type will have its own unique set of requirements, whilst there are other requirements that will be applicable to all building types.

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Thebarton Community Centre by MPH Architects

Community sports buildings

Community sports buildings are required to activate sporting precincts within the Park Lands, offering purpose-designed, safe and accessible facilities for participation in a wide variety of sports, while also providing multi-function spaces for flexible use by the wider non-sporting community. It is important that these buildings have a level of civic quality and amenity that marks them as a valuable and important destination for the community.

Outcome	How to achieve this?
Buildings for community use	<ul style="list-style-type: none">Community buildings with public amenities and kiosks must be located closer to park edges and not in the middle of a park, unless they address specific site landscape elements (e.g. Rymill Park Kiosk in proximity to the lake).Existing community spaces and playgrounds must be closely linked or connected to maximise user benefits of both facilities.Community buildings must have spaces that can be used as a point of refuge during severe weather events.Community buildings must have clear entry points, and be well connected to adjacent public transport, pedestrian and cycling connections.Community buildings must ensure passive surveillance and safety of children, in accordance with CPTED principles.General amenities must be co-located to enhance coordination and assist with convenience for users, to access multiple services from a single point.Community buildings must provide for multiple users at the same time, as well as being flexible and capable of adapting as needs change over time. Buildings must avoid being designated for single uses or specific target groups that may quickly become outdated.Community and sports facilities must be consolidated to facilitate and promote convenient access and a focal point for activity.Community buildings must be near open space for related outdoor activities and events (i.e. adjacent to parks and playgrounds for families, civic squares for markets, festivals etc).

Community sports buildings (continued)

Outcome	How to achieve this?
Buildings for community use	<div><input type="checkbox"/> Community buildings must avoid conflict with neighbouring park or building uses.</div>
Buildings for sports use	<div><div><input type="checkbox"/> Sports buildings must be located adjacent to the playing field(s) that they serve, but balanced against the overall wider community participation in the facility, such as other attractions in the park (e.g. playgrounds, kiosks).</div><div><input type="checkbox"/> Change rooms, umpire facilities and storage areas must be at ground level for ease of interaction with the related sporting activity. Locating these spaces on first floor levels or undercroft levels must be avoided. Note: undercrofts do not provide safe and convenient access and egress to a sporting building for players and game officials wearing sporting footwear with spikes.</div><div><input type="checkbox"/> Ovals (e.g. AFL), and field and pitch sports (e.g. soccer and hockey) are ideally viewed from the sidelines. Buildings must be appropriately sited to allow for the best sightlines. Buildings are best located on the western side of sporting fields to avoid looking directly into the late afternoon sun.</div><div><input type="checkbox"/> Two storey buildings are desirable for upper level viewing, spectating opportunities and a smaller building footprint.</div><div><input type="checkbox"/> Single storey buildings are equally desirable in the Park Lands through their ability to provide all of the required spaces over a single level. This will likely result in a larger footprint for the building, however thorough design investigations will find the appropriate balance between building footprint and building facilities.</div></div>

Community sports buildings
Precedents



Karen Rolton Oval, by COX Architects



© David Sievers

Thebarton Community Centre, by MPH Architects

Community sports buildings (continued)

Precedents



© Peter Bennetts
Port Melbourne Football Club, by K20 Architects



© David Sievers



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Thebarton Community Centre, by MPH Architects

Heritage buildings

Many heritage buildings are currently used for functions and services that did not exist when they were built. As these buildings take on new uses, they may require expansion or adaptation. This new work should always be 'architecture of the

moment', allowing the original heritage form to remain clearly evident. They must be conserved, celebrated, and provided with the opportunity to reveal and interpret their history, while also ensuring sustainable long-term uses.

Outcome

New buildings or renovations to existing heritage buildings that respect, reflect and celebrate the park heritage and context

How to achieve this?

- New buildings must identify, respect and take reference (but not replicate) the form of adjacent heritage building's:
 - Scale, proportion and height
 - Detailing and materiality
 - Façade, patterning and rhythm
 - Footprint, spatial arrangement and use
- New forms must complement the existing building through contrast, with a clear and respectful architectural statement, and avoid attempting to recreate the original heritage form. This allows the heritage form to be read clearly from the new building. Consult with City of Adelaide and heritage architects during the design phase to ensure the above are achieved.
- The separation between old and new must be clear, using either a glass link, or change of height to a lower level at the connection point.
- New materials must consider their direct connections to the heritage form. A break between buildings should be created, using a shadow line for walls, lower roof elements, or a negative joint (setback) in the floorplan.
- At all times, identify, protect and preserve the air space around heritage forms, and the views / vistas into, away from and throughout the heritage building and its immediate surrounds.

Heritage buildings

Precedents



© ODOS Architects
Ballymahon, by ODOS Architects



© Marc Cramer
Bord-du-Lac House, by Henri Cleinge Architect



© Harris Kalinka
Fulham Lodge, London by Richard Bell Architect



© ODOS Architects
Ballymahon, by ODOS Architects

Cafés and restaurants

Cafés and restaurants provide opportunities for refreshment, socialising, relaxation and engagement with the outdoors. They are attractants to the Park Lands for the wider community, and when strategically placed, can offer a parent’s retreat adjacent a playspace, refreshments whilst watching a sporting game, or hydration whilst discovering the Park Lands Trail. Their architectural form should allow them to open up to their Park setting, whilst still providing shade and shelter throughout the seasons.

Outcome	How to achieve this?
Cafés and restaurants that are strategically located	<ul style="list-style-type: none">☐ Cafés and restaurants can be located adjacent unique features of the Park Lands (e.g. Rymill Park Lake, Veale Gardens and Torrens Lake).☐ Cafés and restaurants must be located near park edges for activation, and well connected to adjacent public transport options and parking.☐ Cafés may be offered as part of a community sports building in the form of a kiosk. These may be operated by the building lessee or sub-lessee, subject to lease conditions and landlord consent. The hours of trade would be determined by the activities offered by the greater building, and/or the adjacent community facilities (e.g. playgrounds or dog parks).
Cafés and restaurants that are functional and practical	<ul style="list-style-type: none">☐ Cafés and restaurants must ensure correct solar orientation to allow winter sunlight into the building and onto protected outdoor dining areas, with shade in summer.☐ Cafés and restaurants should ensure year round weather protection to outdoor spaces.☐ Cafés and restaurants must implemented CPTED principles during trading hours and non-trading hours for the safety of their patrons, workers and the wider community.☐ Cafés and restaurants must provide recycling, waste storage and removal facilities, and ensure that waste storage is shielded from view and does not generate odours or attract vermin. Waste removal vehicle movement must be controlled, for the safety of patrons and protection of the building amenity and surrounds.
Cafés and restaurants that facilitate events	<ul style="list-style-type: none">☐ Cafés and restaurants may be designed for activation during key events (e.g. Adelaide Fringe Festival), with internal and external spaces catered towards small to medium scale events or performances.

Cafés and restaurants

Precedents



© Steve Back
Sydney Park Kiosk, Sydney by Stanic Harding Architecture & Interiors



© Simon Miles
Utopia Broughton Hall, UK by Hopkins Architects

Amenity buildings

With increased utilisation of the Park Lands, amenity buildings provide well-designed, safe and accessible services to all users. They may be stand-alone facilities or consolidated as part of a larger building. In either situation, it is highly desirable that their architectural integrity ensures they sit comfortably within the Park Lands, and are of a design standard in keeping with the beautiful sustainable buildings they share the Parks with.

Outcome

Amenity buildings that are safe, fit-for-purpose, accessible and visually appealing

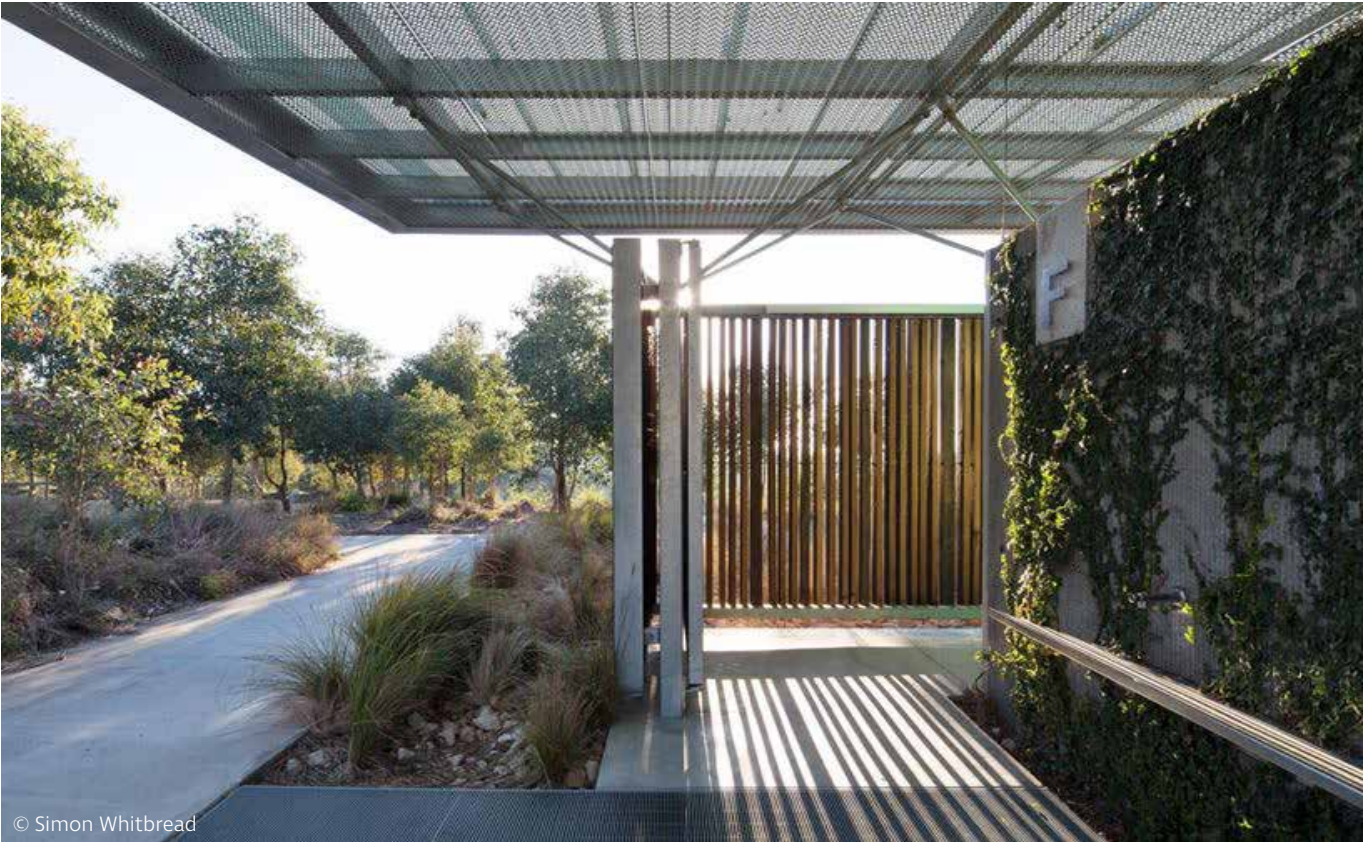
How to achieve this?

- ❑ Amenities may be provided as part of a community sports building. Clear external access must be provided.
- ❑ Amenity buildings must be clearly visible and well signed to advise users of their existence and availability.
- ❑ Standalone amenity buildings should be located at park edges for maximum convenience, safety and accessibility.
- ❑ Locations of existing services must be identified during design planning to ensure economy and potential consolidation of services, where possible.
- ❑ Amenity buildings must implement CPTED principles for the safety of park users.
- ❑ Amenity buildings require high levels of architectural design to ensure they sit comfortably in the Park Lands context, and align with the design integrity of other Park Lands buildings.
- ❑ Where 'Exeloo' (or other proprietary amenity units) are proposed, they should be 'wrapped' in an architectural skin, to ensure alignment with the desired Park Lands building design integrity.

Amenity buildings
Precedents



Lizard Log Amenities, NSW by CHROFI



Lizard Log Amenities, NSW by CHROFI

Maintenance buildings

The ongoing management of the Park Lands necessitates maintenance and infrastructure buildings that are conveniently located, such as horticulture hubs and pump sheds. Some of these are Council facilities, whilst others will be lease-held to service licensed playing fields. They should be planned to ensure the safety of all Park users, children in particular, and in every situation provide a meritorious architectural form.

Outcome	How to achieve this?
Maintenance buildings that are functional and accessible	<ul style="list-style-type: none">■ Maintenance buildings must be located close to existing pathways and access routes to provide easy access for maintenance vehicles.■ Adequate storage for maintenance vehicles, plant and equipment must be provided, whilst being mindful of specific vehicle heights and widths (e.g. mowers, tractors, trucks etc).■ Maintenance buildings must allow for the delivery of bulk materials and safe movement of large trucks, where applicable, whilst being mindful turning circles, bearing capacity of ground treatments and resilience to heavy vehicle loads.■ Maintenance buildings must avoid drawing unnecessary attention (i.e. understated, yet considered, design is preferred). Do not 'over-design' these utilitarian buildings.■ Locations of existing maintenance buildings must be identified during design planning to ensure economy and potential consolidation of services, where possible.■ Chemical and fuel stores must be separated.■ Maintenance buildings must make provision for small staff facilities (e.g. lunch rooms, kitchens, lockers, wet areas etc).■ Public amenities may be provided as part of the building, where necessary.
Maintenance buildings that promote safety	<ul style="list-style-type: none">■ Maintenance buildings must implement CPTED principles by being located close to park edges or along tree lines.■ Maintenance buildings must implement Safety In Design guidelines.

Maintenance buildings

Precedents



© Brian Walker Lee
Elk Valley Tractor Shed, USA by Fieldwork



© Adam Kane
Macedon House, by Adam Kane Architects



© Battophoto
Cincinnati Day School, Michael McInturf Architects

Arbours and Pavilions

Arbours and pavilions provide shelter and shade for spectating, formal and informal events and social gatherings. Their placement should consider both the activation of the Park, and also the proximity to other attractants and facilities. Their size and form should be determined by adjacent building precedents, whilst ensuring the 'architecture of the moment' theme continues throughout the Park Lands. They can be simple or complex structures, but in every situation, they should be a welcome addition to the Park Lands.

Outcome

Arbours and pavilions that are functional and safe

How to achieve this?

- Arbours and pavilions must be located in parks that are actively populated to justify their construction. They may be adjacent to other building types, such as community sports buildings or cafés and restaurants.
- Arbours and pavilions can be located adjacent natural park features that attract people to the area i.e. lakes, rivers, wetlands.
- Arbours and pavilions must be well designed to provide adequate roof coverage and wall cladding for effective shade, shelter and prevention of wind-driven rain penetration.
- Arbours and pavilions must provide integrated seating as part of the structure, and/or landscape and other urban furniture elements on the ground level.
- Arbours and pavilions must implement CPTED principles including passive surveillance and adequate lighting.
- Arbours and pavilions should accommodate smart technology.
- Arbours and pavilions must use materials that complement its context and other structures in the park.
- Locate these structures along the Park Lands Trail, or with thorough consideration of access and transport. Provide furniture from the Park Lands Furniture Suite.

Arbours and Pavilions

Precedents



© Simon Whitbread
Lizard Log, CHROFI



© Robert Minter
MPavilion by Estudio Carme Pinios, Melbourne



© Robert Minter

Arbours and Pavilions (continued)

Precedents



© Simon Whitbread




© Simon Whitbread
Lizard Log Amenities, CHROFI

Removable / temporary buildings

Removable or temporary buildings facilitate short-term events or ideas that require appropriate planning and design for successful integration into the Park Lands. They are often pre-fabricated or modulated structures that are delivered to site in

their finished or near-to finished state, and may require hydraulic, mechanical, plumbing, electrical or waste facilities. With this in mind, ensure the proposed location provides easy connection to the services that may be required.

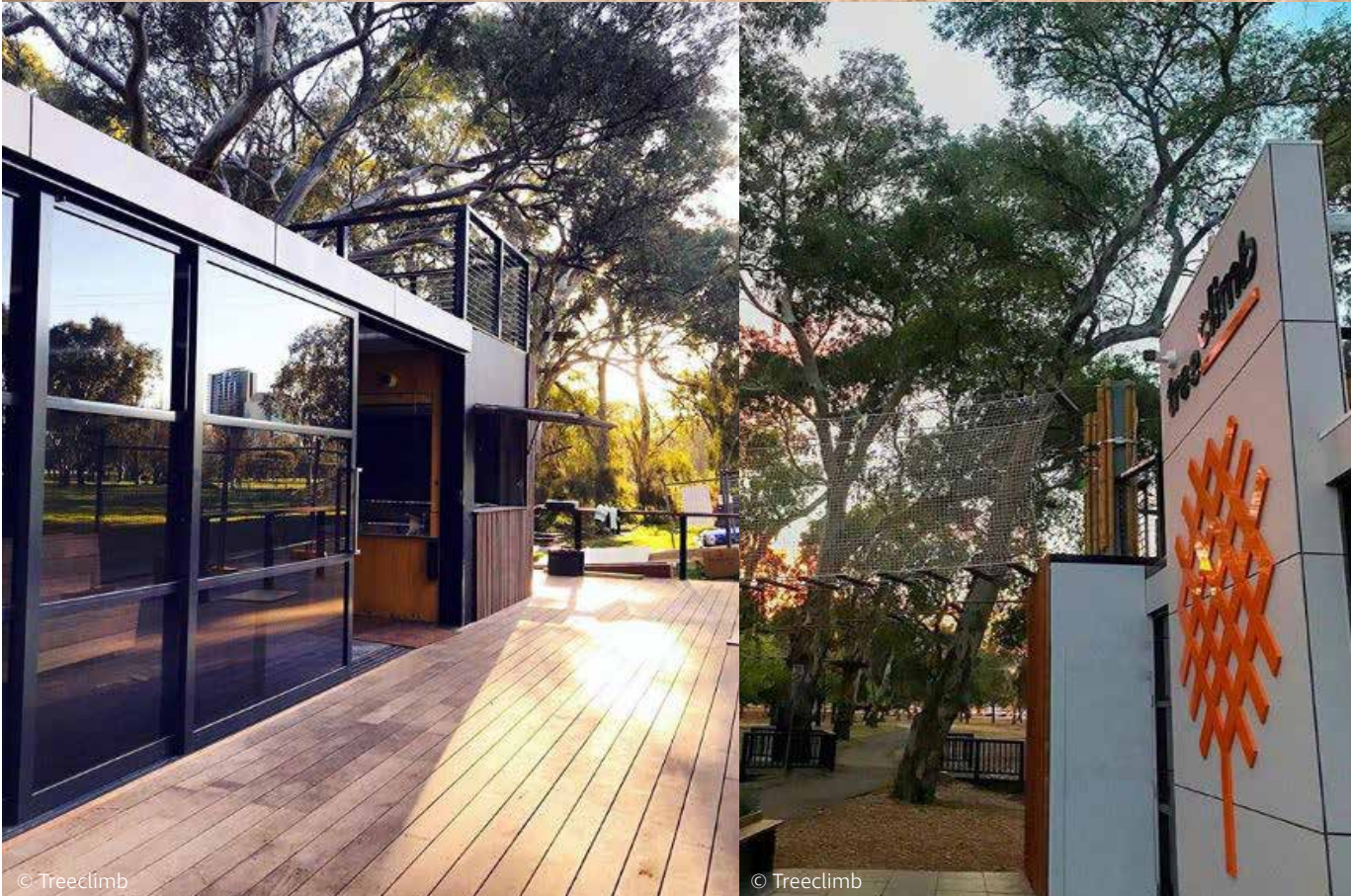
Outcome	How to achieve this?
Removable / temporary buildings that are design exemplars	<div><div><div></div></div><div>Removable / temporary buildings that require sanitary waste facilities must be appropriately plumbed.</div></div> <div><div><div></div></div><div>Removable / temporary buildings must be strategically sited, preferably at park edges, for the ease of delivery, removal, and truck and crane access if required. If built away from park edges, durable, traffickable, yet permeable path surfaces must be provided.</div></div> <div><div><div></div></div><div>Site remediation must be performed after the removal of the removable / temporary building. The site must be returned to its pre-building condition in accordance with these guidelines.</div></div> <div><div><div></div></div><div>All power, water and waste connection points must be clearly identified and confirmed during design planning.</div></div> <div><div><div></div></div><div>All removable / temporary buildings must employ the same high level site planning and building design considerations and sustainable measures as is required for permanent buildings, as detailed in these Guidelines.</div></div>



Recommended reading
"Adelaide Park Lands Events Management Plan 2016-2020" by City of Adelaide

Removable / temporary buildings

Precedents



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