URBAN DESIGN GUIDELINES DOCUMENT FOR

MIXED USE DEVELOPMENT OPPORTUNITY
PARKS COMMUNITY CENTRE REDEVELOPMENT

PROPOSED MIXED USE DEVELOPMENT OPPORTUNITY ALLOTMENT
Corner of Trafford Street & Cowan Street Angle Park SA
INTRODUCTION

THE PARKS COMMUNITY CENTRE REDEVELOPMENT

The State Government is investing $28.7 million into the redevelopment of The Parks Community Centre. The redevelopment will transform the centre into a mixed use neighbourhood centre and sport and recreation hub. Over the course of the next two years, the State Government will:

- Complete a new 25 metre pool and indoor children's pool.
- Refurbish the two storey multi-purpose recreation building.
- Build a new public square and new playground.
- Refurbish two theatres.
- Refurbish the Children's Centre Building.
- Build two new soccer pitches.

Further to this, the Port Adelaide Enfield Council is proposing to construct a Regional Office that will include a Library, council services and facilities for senior citizens.

The Redevelopment Project Team is made up of Architects, Urban Designers, Urban Planners, Civil Engineers, Landscape Designers and other relevant professionals. The team is currently completing an integrated Master Plan for the redevelopment of the centre. This process has identified the site under offer as an excellent location for a leading Mixed Use development. The State Government's Office of Design and Architecture South Australia (ODASA) has created a five member Design Review Panel comprising professionals from South Australia and interstate to independently assess and guide the Master Planning process.

THE URBAN DESIGN GUIDELINES

The Urban Design Guidelines (Guidelines) have been developed by the DPTI Project Team, Renewal SA and the Parks Community Centre Design Team. The Guidelines document and the Design Review process will ensure the new Mixed Use Development opportunity is a high quality urban development outcome.

The design principles for this development opportunity have been prepared in conjunction with the urban planning, urban design and architectural vision for the redevelopment of the centre.

It is intended that future development projects in and around the redevelopment will also be released with Guidelines to ensure all new development is high quality and compliments the vision for the redeveloped centre. The pursuit of high quality outcomes from both the public and private sector will ultimately work towards this Centre providing social, environmental and economic value for the community for generations to come.
APPLICATION OF THE GUIDELINES

WHO WILL USE THE GUIDELINES

The Guidelines will be used by:

- Developers to acknowledge the high quality urban design objectives of the redevelopment project and to satisfy the Design component of the Expression of Interest.
- Renewal SA and the DPTI Project Team to assess the design of the EOI Proposal and agree on the final concept design with the Developer.
- The ODASA Design Review Panel to comment on the Concept Design.

The Urban Design Guidelines will also be available to the community for reference, education and awareness of the State Government's emphasis on high quality design for this project.

DESIGN PROCESS

The Design component of the Expression of Interest process is provided below:

1. A three member Design Evaluation Team that includes the Architect leading the Redevelopment Project and one person each from Renewal SA and the DPTI Project Team will use the Urban Design Guidelines to assess the Concept Design provided with the Developer’s offer.
2. Renewal SA will provide appropriate Design Feedback during the Expression of Interest evaluation process.
3. Renewal SA discusses the Design Review process with the preferred Developer.
4. The Design Evaluation Team and Developer will present the Concept Design to a five member ODASA Design Review Panel for independent comment.
5. The Design Evaluation Team and Developer will review any design advice provided by the ODASA Design Review Panel.
6. Renewal SA and Developer reach an agreement on a high quality design outcome.
7. Developer completes Development Approval process with the Port Adelaide Enfield Council.

It is intended that both the design review process and the agreement on the final design will occur concurrently with the commercial negotiation and be completed within the time frames outlined in the Expression of Interest document.
MASTER PLAN

COMMENTARY ON DESIGN PRINCIPLES OF MASTER PLAN

Serve the Community:
The vision for the redevelopment of the Parks Community Centre is to update and adapt the facilities to best serve the changing needs of the community. To achieve this, some buildings are to be removed to allow the site to be opened up and connected to the surrounding area. The retention of the Childrens Centre, Theatre and Recreation Centre coupled with the provision of a library & local government offices, the Mixed Use Development and medium density mixed use buildings aim to revitalise the Parks Centre and serve the community into the future.

Connections and Accessibility
The new master plan aims to connect and integrate the existing grid pattern of the surrounding street network with the new and refurbished buildings. The location of the new streets is carefully considered to provide a street address to all places of interest within the precinct, and provide views of the internal elements of the site from surrounding roads. An example of this is the main East-West New Road terminating in a view of the refurbished Recreation Centre. The entry points to the plaza frame a view of the new pool extension.

The new streets will provide clear legibility and desire line paths to encourage pedestrian use. These streets will also facilitate convenient parking for each of the buildings, increase accessibility and visibility both from within and from outside the site.

This new street structure will facilitate passive surveillance, supporting a safer environment and promote a sense of public access and public domain.

Streets and paving have been designed to reinforce the priority of pedestrian amenity over vehicles. This will be supported through; raising the road paving to the footpath height at intersections, different colour treatments and the installation of wide footpaths that are separated from the carriageway by an avenue of trees.

Central Public Plaza
The new central plaza is intended to provide a central focal point and meeting place for the Parks precinct and tie together the entry points of the Recreation Centre and Theatre with the new developments. Adding to the gravity of the plaza as the central focal point and meeting place of the precinct is a playground and a series of shade structures formed by space frames reused from the old campus. To frame the new plaza, it is proposed the local Council will build a new Regional Office (incorporating a library and facilities for senior citizens) to the west of the plaza. The project is also proposing a mixed use building combining commercial and residential elements along the northern frontage of the plaza.

Contemporary Built Form
The redevelopment will also focus on upgrading and modernising the use and look of the refurbished buildings. New contemporary elements and additions to these buildings will respect the unique architectural qualities of the design. It is important that the new Mixed Use Development is responsive to the vision of the master plan and contributes to enhancing the experience of the people using the new Parks Centre.
DEVELOPMENT PRINCIPLES

The site subject to this design guide is an important element in establishing an identity for the new Parks Centre. Located on the intersection of Trafford and Cowan Streets the development will be an alternative landmark and reference point for the new Centre. The provision of health uses combined with the potential for other mixed uses will attract a significant number of people to the site. Integration of this site with the broader precinct will deliver benefits to all through cross promotion and multiple destination trips.

Principles for the Development are:

- Address the plaza to strengthen its place- Buildings in the precinct address the plaza to strengthen its place as the centre and ‘address’ of the Parks. A connection to the plaza may be established via design of open space and pedestrian links rather than building frontage.

- A close relationship between the built form and the street.

- Present outwards.

- Make a strong statement at the two street intersections. The development will address the intersection of Trafford and Cowan Streets in a way that strengthens the edge of the precinct and provides a defining landmark. The development will also address the intersection of Cowan Street and the ‘North - South New Road’. A landmark statement could be and not limited to a bold use of height, materials, colour and other forms of defining articulation.

- Acknowledge the architectural character of the existing site. The contemporary form and articulation of the development could echo elements of the existing architecture of the Centre. Expression of this principle will also be found in the pool extension and in the new entry awnings to the Theatre and Recreation centre.

- Compose a scale demonstrating an appropriate response to the grain of the surrounding suburb. Break down the mass of the building into elements which reflect the scale of the neighbouring retail site, the surrounding houses and the articulation of the original Parks buildings. Diversity in massing is encouraged. Consider the height of the Theatre.

- Be predominately built to the boundary along Trafford and Cowan Streets.

- Create active and defining edges along Trafford and Cowan Streets.

- Be designed to embody CPTED principals.

- Consider environmental sustainability. Consider incorporating elements into the design that will improve the environmental sustainability of the development. Elements may include and be not limited to: shading, solar orientation, materials and colouring etc.

- Residential accommodation is possible above the ground floor.

- Car parking will be carefully designed to contribute to the overall urban design of the precinct.
ALLOCMENT CONTROL PLAN

SPECIFIC ALLOTMENT CONTROLS FOR THE DEVELOPMENT

Building Position and Set-backs

- The development shall extend to the boundary at the Cowan St / North - South New Road corner to a minimum length of ten metres along the North - South New Road to enable a significant corner feature.
- Set-backs from Trafford and Cowan Streets shall be a maximum of 1.5m for the purposes of building articulation, entry shelter or the creation of an active space associated with the building such as an outdoor dining / sitting area (see setbacks for further information).
- Trafford Street - A maximum of 30% of the boundary may be set back a maximum 2m for entry or active open space only.
- Cowan Street - A maximum of 30% of the boundary may be set back a maximum 2m for entry or active open space only
- North - South New Road - Maximum 2m along a minimum 10m long facade

Massing and Materials

- The development should present higher than standard single storey in height in material or form to each street frontage.
- Ground floor facades shall be articulated at a scale and intricacy that will provide interest and amenity to pedestrians.
- Glazing should be used to allow views into or through internal spaces.
- Verandahs and entry awnings should be used to denote entry points, shelter pedestrians and customers and further articulate the facade.
- There shall be multiple entry points to the building in key locations rather than a single shared entry. Main entry points should be located on Cowan and Trafford Streets.
- Entry points may be recessed from the site boundary.
- If there are multiple functions within a single building that precludes individual entries, such as the Health component, then consider expressing the multiple functions in the form of the building or in signage treatments to maximise articulation and the sense of diversity and activity.
- Goods loading areas and waste collection areas shall be designed to be integrated into the predominant design of the building.
- Design fences and walls as integral extensions of the built form. Use robust graphic elements such as steel plate palings or timber battens in lieu of chain mesh or domestic scale post and rail fencing to reinforce quality.

Access

- Public / private vehicle access shall be from the North - South New Road.
- A left turn out, egress only, cross over may be provided on Trafford Street for service / delivery vehicles. (Max 5m width)
- The loading of goods and services shall be from a carefully considered discrete access point at the rear of the development.
- The development will not allow any parking on the site to form an impediment to pedestrian access to the site from the plaza or Library site.
- Car parking spaces will satisfy Council requirements - to be discussed during Design Review Process.
- Access to the building will need to be provided from the carpark (preferably consolidated)
- The car parking area will be well landscaped.
- The car parking will respectively address the regulated trees through appropriate uses of materials.
- The overall parking surface will be a mixture of materials. Concrete kerbs shall not be constructed. Storm water will be designed to run off via landscaping.
- Bike parking should be integrated into areas adjacent to building entrances.

**Site Area**
Approximately 2699m2

**Building Height (from Ground Floor)**
1 - 2 storeys, approximately 9m
MIXED USE DEVELOPMENT URBAN DESIGN GUIDELINES
PARKS COMMUNITY CENTRE REDEVELOPMENT
VISUAL EXAMPLES OF THE DEVELOPMENT PRINCIPLES

- Significant corner statement
- Articulated facade of mixed use building
- Immediate interface with street

- Recessed entries
- Articulated facade of mixed use building
- Active edges and immediate interface with street

- Articulated facade of mixed use building
- Minimal set-backs

- Solid to void ratio
- Integration of walls, fences and sun shading into built form

- Diversity of form and massing
- Articulated faced of mixed use building
- Active edges
VISUAL EXAMPLES OF THE DEVELOPMENT PRINCIPLES

- Diversity of form and massing
- Integration of walls, fences and sun shading into built form

- Diversity of materials, form and massing
- Integration of walls, fences and sun shading into built form
- Recessed entries

- Diversity of form and massing
- Street interface
- Integration of walls, fences and sun shading into built form
- Recessed entries

- Diversity of form and massing
- Significant corner statement
- Recessed entries
- Significant corner statement

- Diversity of materials, form and massing
- Integration of walls, fences and sun shading into built form