Dear Meghan

Parks Community Centre Redevelopment
Cowan St, Angle Vale

Further to the referral 040/V001/13 (ID 8765) received 15 January 2013 pertaining to the development application at the above address and subsequent to a thorough Design Review process, I am pleased to offer my comments for your consideration.

These comments are informed by the desktop review session held on 23 April 2013, which focussed only on issues relating to public realm design, consequently this letter reflects recommendations relating to public design only. Earlier recommendations regarding other aspects of the proposal still stand.

In evaluating the overall design merit of the project and in consideration of the response to the Design Review process, I am pleased to offer my support for the project with some key points for your consideration.

Overall, I support the general approach to changes to public realm design. In particular I support the design developments that strengthen the pedestrian focus of the central plaza, as advocated in earlier recommendations. I recommend that the design approach to the public realm from Cowan Street through the central plaza should be seen as a benchmark to be replicated throughout the development, in this and future stages.

I support the location of the central play space between recreation centre and theatre. However, a more blurred edge to the playspace would help to achieve a more seamless and direct connection through to the childcare centre. This would also support the intended provision of clear pedestrian desire lines through this area.

Notwithstanding the limitations imposed by Council requirements in relation to road treatments, in my view overall pedestrian priority is lacking. I recommend further consideration be given to more legible connections between the future library site, the childcare centre and the central plaza to support delivery of pedestrian priority throughout the public realm. As a measure to mitigate potential pedestrian safety issues at roundabout crossings, I support the narrowing of the one-way streets approaching the roundabout. A reduced speed limit in this area would also promote pedestrian priority.

To ensure the most successful design outcome is achieved in the next stage of detailed design, you may wish to consider the following key points:

- The design of the public realm from Cowan Street through the central plaza should guide public realm design development throughout this and subsequent construction stages;
- Connections between the central plaza, library and childcare centre should be clearly legible through the use of traffic calming and pedestrian prioritising measures.
Thank you for participating in the ODASA Design Review Program.

Yours sincerely

Benjamin Hewett
South Australian Government Architect

cc Steve Grieve, Grieve Gillett Pty Ltd – stveg@grievegillett.com.au