

Community Consultation
Adelaide Park Lands Building and Design Guidelines
GPO Box 2251
Adelaide SA 5001

Attention Mr Chris Dimond

Dear Sir

SECRA wishes to thank you for the opportunity to comment on the Adelaide Park Lands Building Design Guidelines.

The South East City Residents Association (SECRA) is an organisation committed to providing the residents of the south-east precinct of the City of Adelaide with a voice to achieve the following objectives:

- To preserve and enhance the inherent character and heritage of the neighbourhood including the adjacent area of the Park Lands, and in particular, Victoria Park.
- To support the provision of local retail and service facilities while retaining the “village atmosphere” of Hutt Street.
- To determine the policy of the Association concerning matters affecting the South East Precinct.

Recently SECRA has contributed to the built form in the Adelaide Park Lands through providing feedback to the Adelaide City Council on the design of the amenities block at Victoria Park and during the development of the concept plan for Park 21W on behalf of our residents.

We are pleased to see the development of a comprehensive code for the development and refurbishment of buildings on the Park Lands which “achieve high performing buildings that are respectful of their context, while also providing outstanding facilities for greater community participation.” SECRA is concerned that they are Guidelines only and would like to see some consideration given to how this work can be strengthened and enforced.

SECRA *only* supports the provision of building in the Adelaide Park Lands which falls within legislative aims outlined in the *Adelaide Park Lands Act 2005* (the Act) “to provide for the protection of those Park Lands and for their management as a world class asset to be preserved as an urban park for the benefit of present and future generations.” Furthermore, SECRA takes a less is more approach to the built form within the Adelaide Park Lands and from its inception it has been opposed to large scale permanent buildings.

Our specific comments on the Adelaide Park Lands Building Design Guidelines follow the sections within the Guidelines.

The six principles

SECRA supports a principle based approach. However we would like to see two principles revised. They are:

Principle 3 – Activate the Park Lands

SECRA believes that the suggestion that the Park Lands are empty and needing to be filled is an inappropriate concept. Individual active recreational activities, the delight attained from being in an open space, and increasing realization of their importance in climate modification are among the role the Park Lands play in an increasingly urbanized environment. An alternative wording could be “Activate in the Park Lands”. SECRA notes that this principle (as are others) is illustrated primarily by a large intrusive building made of concrete, metal and glass and standing several

stories high. The visualization of Park Land buildings in this way sets community expectations. This leads to a comment on another principle.

Principle 5 – Balance the visual impact of built form within the Park Lands

SECRA believes the built form should be secondary to visual impact of the Park Lands which first and foremost a natural (but managed) system or an urban park as required in the Act. An alternative wording could be “Minimizing the visual impact of built form within the Park Lands” noting that the buildings illustrating this principle are smaller in scale and of built of more natural materials.

Building Types

The Guidelines contain seven types of buildings.

Community Sports Buildings – SECRA does not support the buildings with “large multi-function spaces” which in our experience tend to be used for bars and other licenced events which cause considerable disruption to local communities though increased noise and traffic while duplicating existing commercial facilities. We note that there is another community consultation process occurring concerning the use of alcohol in the Park Lands. There are many options already available for such social activities in pubs and restaurants many of which are located in close proximity to the Park Lands.

Large examples of this category of building type are expensive to operate and maintain making them an option for wealthier organizations only. When developed through bringing together several clubs such as outlined in the case study careful ongoing management is required to enable equitable access by all organizations.

SECRA believes that Community Sports Buildings are modest buildings consisting primarily of verandas, storage, umpire rooms, first aid facilities, change rooms and toilet facilities appropriate to the activity and numbers they are supporting. They are located near existing paths or the edge of the Park Land. Wherever possible the toilet facilities are open to the public.

Major Projects – SECRA does not support the building of major projects in the Adelaide Park Lands. However, should they be approved by the State Government they should be required to meet the revised principles outlined in the Guidelines and be subject to input by APLA and Council.

Temporary Buildings – SECRA notes the large scale temporary construction associated with the Adelaide Fringe or the Adelaide 500 are not addressed in the Guidelines.

SECRA supports recognition be given to the design needs of Aboriginal people to incorporate aspects of their unique culture and history into the built environment of the Adelaide Park Lands which may lead to the identification of another building type.

SECRA also notes that the Adelaide Park Lands are home to a range of fauna and flora which should be taken into account when designing lighting.

Visualization of the Building Design Guidelines

SECRA is concerned about the representation of buildings within the Park Lands. For instance:

- All illustrative drawings of the general and specific requirements along with the case study all feature two story buildings which give the impression that to meet the Guidelines sporting or community buildings have to conform to this structure. This leads to concerns about the need for viewing platforms on upper levels and lifts in the design requirements.
- The described site materiality and building materials are not reinforced by the chosen photographs of buildings throughout the document. Monolithic looking buildings such as the Pt Melbourne Football Club, MPavilion and the Thebarton Community Centre are examples.

SECRA supports APLA and Council approving buildings within the Adelaide Park Lands that are more than a single story in addition to those with an increased footprint and under crofts as recommended in the Guidelines.

SECRA also supports the steps taken to reduce car parking on the Adelaide Park Lands.

SECRA compliments the Council on the comprehensiveness of the information in the Guidelines which includes among other matters signage, recycling and waste, water conservation, road interfaces, entrances, access, services and infrastructure.

Thank you for extending the time frame and please do not hesitate to contact SECRA should you have any queries about the matters raised.

Yours sincerely

Elizabeth Rushbrook
Chair
South East City Residents Association
Ph. 0408 996 890