

Consultant Brief for Tampawardli (Park 24) Multipurpose Building

1. Background

Tampawardli (Park 24) is located in Adelaide's west Park Lands approximately 1.1km west of the city centre. The site is approximately 35.7 hectares and is bounded by Glover Avenue, West Terrace, Sir Donald Bradman Drive and the Adelaide Rail Yard. Tampawardli (Park 24) includes the Adelaide High School and additionally provides large open space areas for sport and recreation.

The Adelaide High School is the primary user of the sporting ovals and fields, tennis and netball courts in the north half of the park. Recently the northernmost courts were refurbished as new outdoor multipurpose sports courts with an all-weather acrylic playing surface and handball walls, and multiple line marking for school and community use (tennis, netball and basketball). In early to mid-2015, the southernmost courts will be resurfaced to create 2 new futsal pitches.

The Adelaide Comets Football Club (the Comets) and the Western District Athletics Club regularly use Ellis Park, the sports fields in the south half of the park. Each club leases existing buildings from the Adelaide City Council for its members use. The Comets currently have a patronage of approximately 70,000 to Ellis Park annually from early March to mid-December. This is expected to grow to 90,000 patrons with anticipated demand growth in junior soccer, particularly girl participation. The projected junior membership for the Adelaide Comets Soccer Club is expected to reach a minimum of 400 and more likely 5-600 in the future.

West of Ellis Park, the Adelaide City Council has created a large irrigated turf space that is currently intended to be a major events space for outdoor music festivals. This space includes water and sewer infrastructure, but currently lacks adequate power supply and landscape character and amenity that are important to staging events. The future use of this large open space should not be limited to major events, but also to sporting, recreation and community use.

Existing Buildings

The footprint of the Adelaide Comets Football Club building occupies 234sqm adjacent the car parking region to the west of Adelaide High School. The building is of brick construction and includes two sets of showers, small kitchen/canteen and sport equipment storage. An additional steel shade structure was erected on the southern elevation (approximately 130sqm). Public toilets are located externally at the west and east ends of the Comet's building. A gardeners storage shed, also leased by the club, is located adjacent the club rooms.

The Western Districts Athletics Club building, located near the entrance to Ellis Park, occupies a footprint of 125sqm. The facilities include a single large space for fitness and training activities, male and female amenities including a single toilet and shower per change room and another small room with a wash basin.

Sports Infrastructure Master Plan: West and South Park Lands, Regional Sports Areas

The *Sports Infrastructure Master Plan – West and South Park Lands Regional Sports Areas* (SIMP) was prepared by insideEDGE Sport and Leisure Planning with partners in 2013. The SIMP includes context analysis (i.e. site issues and stakeholder needs identification), vision, recommendations and priorities, a future directions plan, detailed site plan and aerial perspective for Tampawardli (Park 24).

The SIMP vision for Tampawardli (Park 24) is:

'To provide a multi-use community sport, education and event space that delivers a range of sports infrastructure for soccer, athletics, tennis, cricket and school activities.'

The SIMP identifies that:

- The Adelaide Comets Soccer building and Western District Athletics Club building are both in poor condition.
- There is poor pedestrian and vehicle connection to the event space.
- The existing internal roadway is in poor condition and unlit.
- Existing car parking is informal and unsightly.

Stakeholders expressed the need for “shared multi use facilities and improved player and spectator amenities.” There is an opportunity for development and investment for “shared sport, education and community infrastructure for soccer, athletics and community events.”

The resulting SIMP recommendation was to “remove the existing soccer and athletics buildings at Ellis Park and consolidate into a new multipurpose facility that appropriately services the needs of tenant sporting clubs, event organisers and other potential community groups. The proposed location of this facility will ensure sightlines and use of current and proposed playing fields is maximised.”

The SIMP was supported in principle by Adelaide City Council on 10 June 2014.

Tampawardli (Park 24) Scoping Study

Adelaide City Council’s City Design and Transport Program has recently conducted a spatial study to review and integrate the Tampawardli (Park 24) community land management plan, the event space and sports infrastructure masterplans and analyse the existing landscape for future asset renewal of the West Terrace Parkland frontage and Sir Donald Bradman median entry to the city.

The study (refer to attachment) illustrates various options for the location of a consolidated, multipurpose building considering aspects such as parking, orientation and proximity/relationship to surrounding facilities. The strengths and weaknesses of each option are recommended to be further considered by a consultant in determining the optimal design and location for a new multipurpose building.

2. Project Objectives

The project objectives are to:

- Replace the existing soccer and athletics buildings at Ellis Park
- Create a new multipurpose building that appropriately services the needs of tenant sporting clubs plus other current and potential park users (e.g. students, residents and community groups)
- Improve vehicle access, including drop-off areas and carparking in relation to existing facilities (i.e. Adelaide HS, sports courts) and the new multipurpose building
- Improve pedestrian circulation and connectivity between existing facilities (i.e. Adelaide HS, sports courts) and the new multipurpose building

3. Scope of Work

The scope of work is for an architectural consultant to prepare a concept design that fulfils the project objectives and building functional brief (refer to **Attachment A**). The services considered necessary to deliver the concept design include but are not limited to:

- Review the Adelaide City Council Tampawardli (Park 24) Scoping Study, Adelaide Park Lands Design Guidelines and Operating Guidelines for Public Toilets
- Make a site visit and undertake a site analysis to ensure the placement of the new building is contextually appropriate, sensitive to the Park Lands environment and meets the needs of the user groups and community
- Undertake a needs analysis assessment with Client and stakeholder input to determine the type, number and size of facilities to be included in the building layout
- Review the existing services within the site including the status of services to the existing buildings in Ellis Park that will service the new building. Identify any constraints and implications (e.g costs, service authority approvals) for potential service relocations or enhancements required to fulfil the desired building requirements and proposed location envisioned at this stage
- Prepare two preliminary building concept design options
- Allow for review meetings with the Client and stakeholders including up to 3 iterations on the preferred building concept design option
- Allow for 1 meeting presentation to Adelaide Park Lands Authority

Deliverables

- A return brief detailing the outcome of the needs analysis and confirming the project scope and the proposed building location within Ellis Park
- For each preliminary building concept design option, provide:
 - A site plan illustrating building size and location and diagrammatic functional relationship to existing facilities
 - A floor plan and areas schedule
 - Elevations of each façade
- For the preferred building design option, provide (in addition to the above):
 - A site plan with existing features to remain and proposed new features (e.g. buildings, trees, roads, carparks, paths, playing fields, courts)
 - Two different perspective sketches or 3D model visualisations to illustrate the design intent and site context
 - A palette of proposed materials
 - An order of cost estimate

All concept design drawings need to be full colour, presentation quality at A3 size. The consultant must submit two hard copies and electronic files (.pdf) of drawings for each option and iteration.

4. Project Delivery and Budget

The proposal to build a new multipurpose building at Ellis Park has been initiated by the Adelaide Comets Football Club. The concept design is an initial stage that will prepare the way to make a formal proposal to Adelaide City Council, undertake community engagement, obtain preliminary project approvals and secure funding for detailed design and construction. Refer to **Attachment C** for an outline of the key steps required for project delivery.

The budget for this project has not been set and will be informed by the concept design. However, the expected budget for the building and associated works is in the range of \$2-3 million.

ATTACHMENT A

Building Functional Brief

Size

The size of the multipurpose building will need to be based upon the Client's and stakeholders' requirements balanced with site constraints and the potential community use and benefits. A size and area comparison of recent sports infrastructure buildings (in various stages of design, approval, construction or completion) is presented in **Attachment B** for information.

Location

The preferred location for the multipurpose building is in the north of Ellis Park (over the footprint of or west of the existing Adelaide Comets Football Club building). This area provides good access to parking and other existing facilities.

Function

The primary function of the building will be as a leased sports club facility for the Adelaide Comets Football Club and the Western Districts Athletics Club. The internal facilities will only be accessible when Adelaide Comets Football Club and/or Western Districts Athletics Club members are present. Other potential users (e.g. Adelaide High School, St Marys College, Prince Alfred College, community groups) may have access when not used by sports clubs.

The Client's desired building areas include:

- Multi-purpose community room up to 300 person capacity
- Kitchen and servery
- Bar
- Boardroom
- Office
- Store rooms for equipment, uniforms, etc
- Four change rooms with showers
- Toilets
- Referee room
- Gym room for weights training, circuit, Pilates, fitness classes, etc.
- Physiotherapy/Medical treatment room
- External undercover area
- External toilets accessible to the public during daytime hours
- Eternally accessible storage area for portable goals and ground maintenance equipment
- 100 car park spaces

Design Considerations

The design will need to consider:

- Orientation and design of the building and external sheltered areas to provide optimum solar gain and weather protection
- Aesthetic appearance and architectural design features intrinsic to the character of Adelaide, keeping with the intent of the Adelaide Park Land Design Guidelines and complementary to the design of the nearby Adelaide High School
- Improved site vehicle access and parking
- New pedestrian access to the building
- Storm water management
- Provision of electrical, communication, water and sewer services to the building

Other

Adelaide Park Lands Design Guidelines

The building should be informed by the Adelaide Park Lands Building Design Guidelines. This document can be downloaded at <http://www.adelaidecitycouncil.com/assets/Policies-Papers/docs/GUIDELINES-park-lands-building-design.pdf>.

Access and Mobility

The consultant must design in accordance with the relevant DDA requirements and relevant Australian Standards (including AS 1428) to ensure equitable access for all users

Asset Management, Maintenance and Security

The building quality should be of a robust, high quality utilising products which demonstrate ease of manufacture and installation. Provide integrate lighting and address servicing and cleaning requirements, graffiti prevention and sharps disposal. Consideration will be given to ensure that the building is fully securable when not in use in a manner that is architecturally sympathetic to the Park Lands environment. This may include electrically operated security devices.

Crime Prevention through Environmental Design

Crime Prevention through Environmental Design (CPTED) Principles are to be applied in the siting, layout and detailed design of this building. Refer to Adelaide City Council's *CEPTED Design Guidelines* which can be downloaded for the following link:

http://www.adelaidecitycouncil.com/assets/Final_Draft_Crime_Prevention_Through_Environmental_Design_Guidelines_2013.pdf

Public Toilets

Public toilets are to be provided in accordance with Adelaide City Council's *Public Toilet Operating Guidelines*. This document can be downloaded at

http://www.adelaidecitycouncil.com/assets/Public_Toilet_Operating_Guidelines.pdf

Sustainability

The Client is committed to embedding sustainability principles in the design, construction and operation of the multipurpose building. This objective is to be achieved by cost effectively designing solutions which will be required to minimise resource use and take into account the following:

- Energy consumption
 - Solar panels to power lighting systems
 - High amounts of natural light and ventilation
 - Energy efficient lighting and appliances
 - Sensor lighting and power controls and timed electric locking
- Water consumption
 - Investigate feasibility of using grey water for flushing
 - Incorporate water collection and re-use from roof structures
 - Utilise water run off for passive irrigation
 - Automated flow control and sensor taps
 - Dual flush cisterns
- Reduce resource inputs
 - Use of recycled and recyclable (locally sourced) materials in construction
 - Source materials with low environmental impact
 - Efficient use of resources in construction and operation
 - Low environmental impact cleaning products

ATTACHMENT B

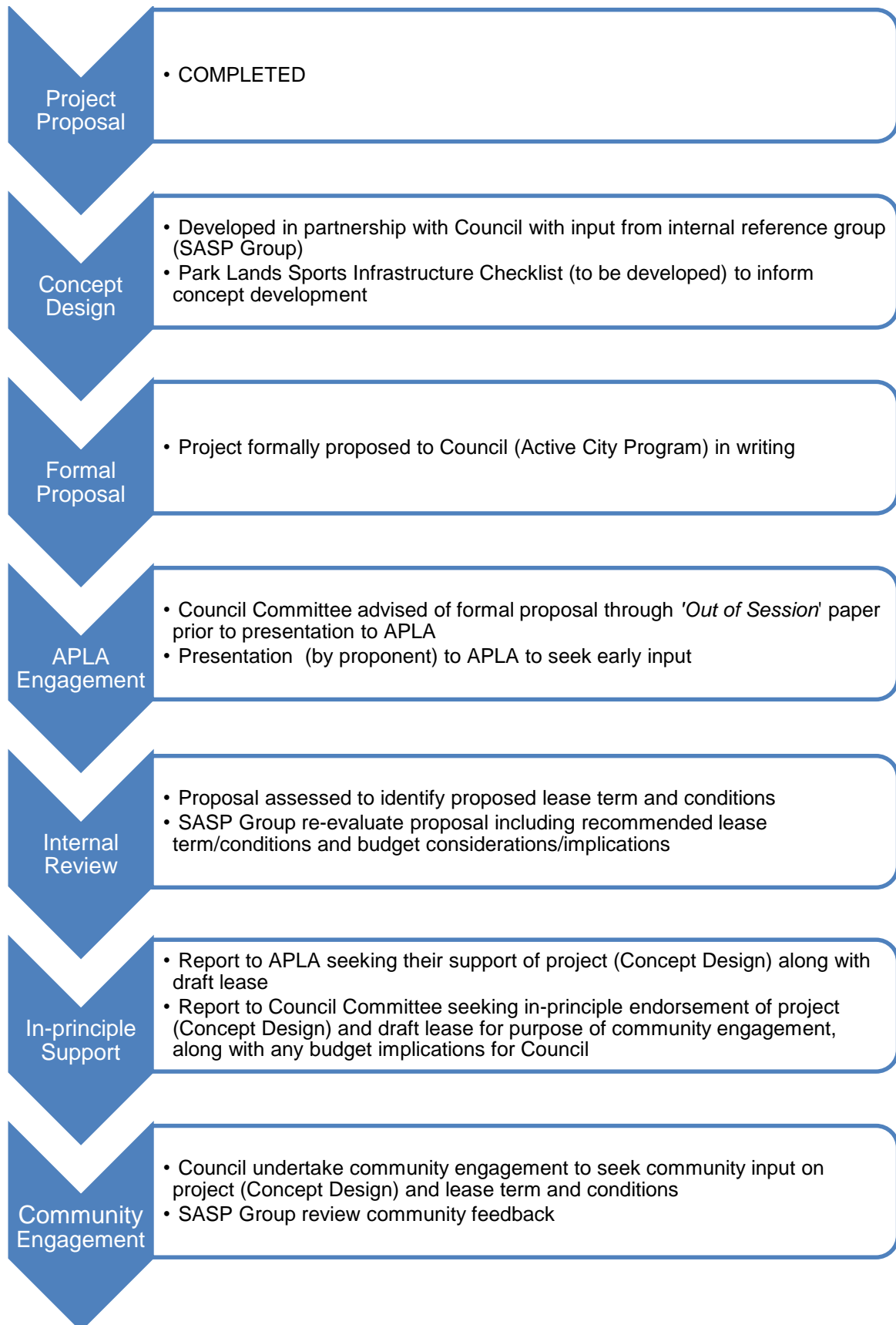
Building Area Comparison of Recent Sports Infrastructure Facilities

	West Beach Soccer Club	University of Adelaide	Park 9 Club rooms	West Adelaide Soccer Club
Room Type	Area (sq.m)	Area (sq.m)	Area (sq.m)	Area (sq.m)
Change room 1	56	57	59	30
Change room 2	56	57	38	30
Change room 3	55	57	0	30
Change room 4	55	57	0	30
Change room Ref	15	14	15	12
Covered/outdoor areas	191	90	256	0
External toilets/visitor facilities	24	41	31	22
Kitchen	46	14	22	31
Kitchen servery	16	37	0	0
Meeting/viewing room	112	168	124	121
Medical	10	0	32	12
Office	8	36	0	6
Services	4	17	0	4
Storage/maintenance	4	37	118	44
Passage/walkway	47	39	28	0
Total Area (sq. m)	699	721	723	372

Note: The *Sports Infrastructure Master Plan – West and South Park Lands Regional Sports Areas* proposed an area of 714 square metres for the multipurpose building in Ellis Park. It is uncertain of how this size area was derived. However, it is comparable to 3 of the 4 examples provided above.

ATTACHMENT C

Key Steps for Sports Infrastructure Enhancement – New Buildings in the Adelaide Park Lands



Key steps (continued)

