



NINE

# Park 27B Community Building Upgrade — Detailed Design

We acknowledge the Traditional Custodians of the lands on which we live and work across Australia. We pay our respects to Aboriginal Elders, past and present, and honour their enduring connection to Country, culture, and community.

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**Client**

City of Adelaide

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**Project Number**

0909-163

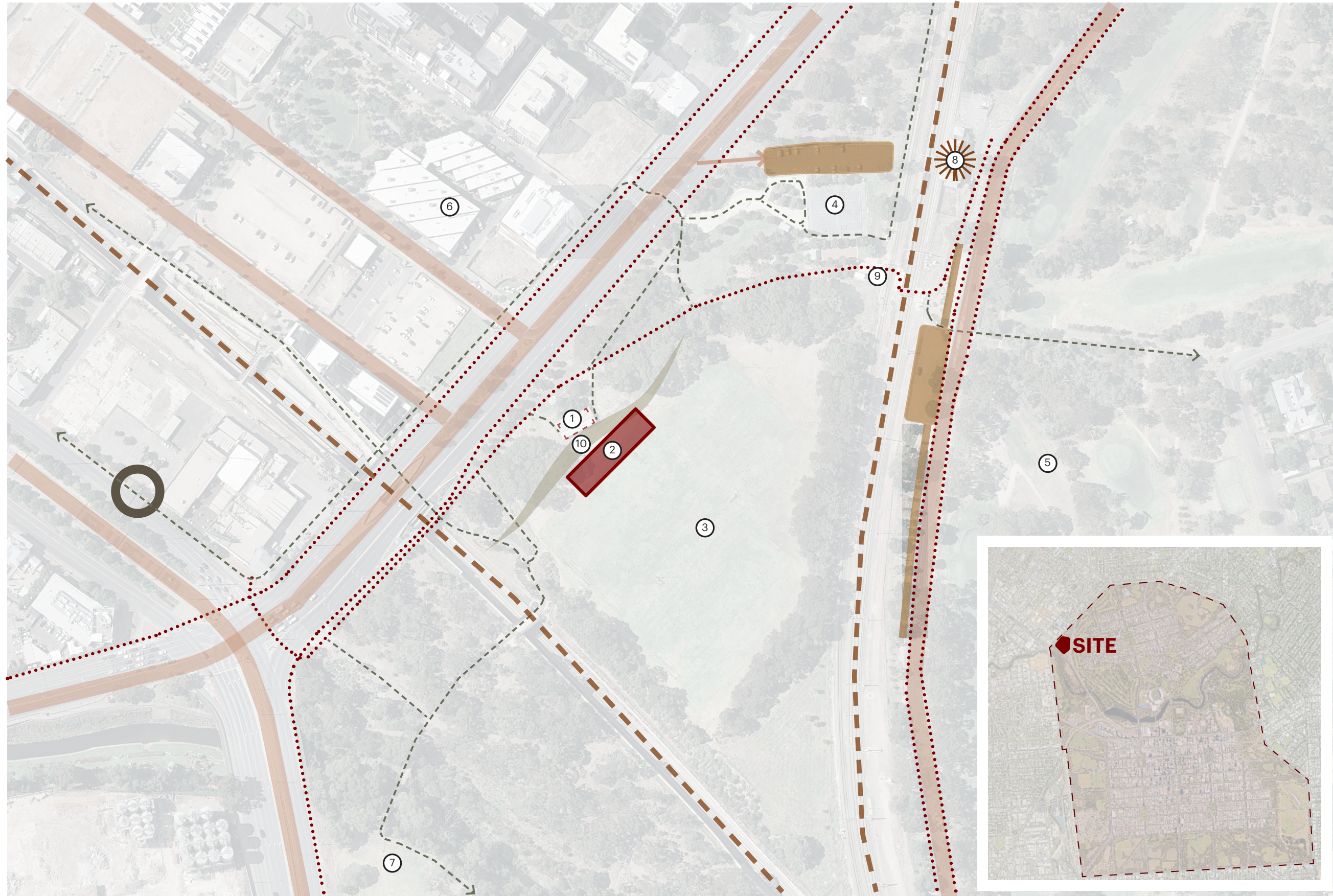
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**Date**

Friday 5th June 2026

# Site Analysis

## Pedestrian Access and Circulation

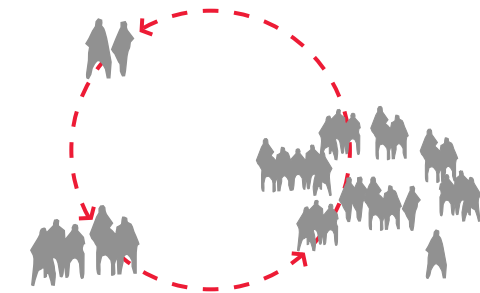
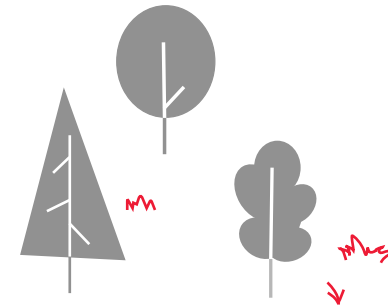
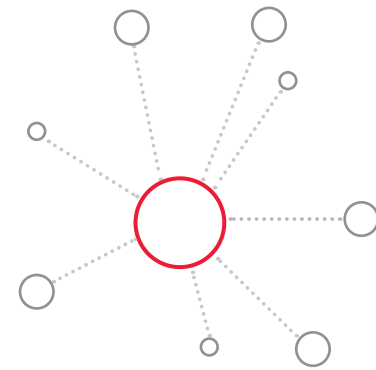
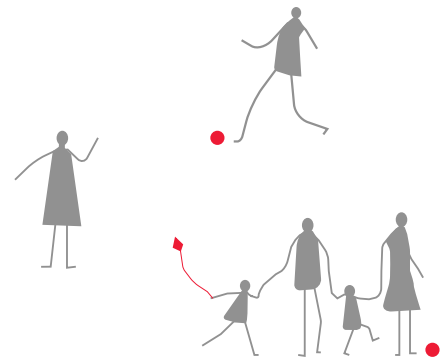


1. Existing Clubrooms
2. Subject Site
3. Multi Use Playing Fields (Mary Lee Park 27B)
4. Skate Park and Public Sports Courts (Bowden Park)
5. North Adelaide Golf Club
6. Plant 4 Bowden
7. Bonython Park / Tulya Wardli (Park 27)
8. North Adelaide Railway Station
9. Public Bathrooms
10. Swale

- Public Carpark
- Road
- Railway
- Cycle Path
- Shared Cycle/Pedestrian Path
- Bus Stop
- Train Station

## Design Drivers

Four key design drivers were derived from the stakeholder vision workshop. The four identified below are intended to guide the design approach across all phases of the projects lifecycle.



### **Fostering Community Connection**

The club should be more than a venue for sport—it will act as a flexible and vibrant community gathering point.

Enhancing the connection between community driven initiatives on site along with opportunities to foster a deeper sense of place and people through flexible design and rest stops and public amenities.

### **Celebrating Community and Parklands Identity**

Create a community building that responds to its parklands setting and the needs of the growing and changing communities in the city and neighbouring suburbs, catering for organised sport and community use.

The low-scale, single-storey building acknowledges its setting on a culturally significant heritage site and responds sensitively to the site through landscaping and small-scale design.

### **Sensitivity to Nature**

Paying homage to the site nestled within Mary Lee Park (Park 27B), opportunity to enhance and encourage connection to the parklands that foster connection with nature.

Celebrating outdoor sanctuaries to offer restorative swale regenerations, enhancing the overall sense of peace and balance within the community through native drought-tolerant landscaping.

### **Efficient and Flexible**

The facility design will prioritise efficiency and flexibility, ensuring it can seamlessly accommodate both intimate gatherings and larger groups.

The focus will be on creating adaptable spaces that can be easily tailored to suit the specific needs of each group and occasion, offering versatility and functionality for a wide range of events.

# Aboriginal Cultural Engagement



Council's administration requested Level 1 and 2 Aboriginal Heritage searches with TaaWiki, due to the site's proximity to Karrawirra Pari (River Torrens)

The information was gathered to inform the project team of any significant tangible and non-tangible cultural aspects associated with the site.

Australian Urban Design (AUD) were engaged by the project team to distil and interpret the information and provide cultural advice and discuss potential areas of the building and surrounding environs that could be influenced by and used for cultural expression.

AUD facilitated a 'start-up' meeting with the KYAC Board and acted as the conduit between KYAC and the project team.

The cultural significant information and design ideas were presented and discussed, highlighting the regrettable events of the past, but also celebrating the connection and stories between earth and sky of the indigenous people, who inhabited the riverbank.

Council's administration presented a massing model for context in the natural landscape and described the design timeline, where KYAC collaboration would be required in developing cultural themes within the design.

AUD requested 2 x nominations from the KYAC board to participate in a 'Co-Design' workshop between all parties to understand how the cultural aspects could influence and be celebrated within the design.



AUD facilitated a 3.5 hour 'Co-Design' workshop at the Living Kurna Cultural Centre - Bedford Park. The session featured a presentation by AUD, who shared more detailed research findings and song lines associated within the area. Building on this foundation, the group then engaged in collaborative discussions on the presented information and began exploring culturally-responsive design opportunities for the project, through recalled childhood memories, and butter paper sketches.



Following the workshop, AUD presented 2 landscape design approaches - a heavy and light touch celebrating the cultural significance of the waterways to the Kurna people, including its role in teaching, protecting, providing nourishment and life for all living creatures, and nurturing Country.

The 'light touch' landscape design option was preferred by the project team and used as an underlay for Studio Nine Architects and LCS Landscape Architects to embed within their overall design.

The project team recently re-engaged with members of the KYAC board through Council's quarterly 'KYAC Pipeline Meeting' on the 20th May, where council provided an update on the progress of the detailed design - which was well received and appreciated.

Studio Nine and LCS Landscape Architects have been and will keep refining the design to better align with the intent of the original butter paper sketch, in consultation with AUD.

Its hoped that the final design outcome will exhibit meaningful cultural connection for the Kurna people, but more importantly educate the wider community on the importance of nurturing Country and reconnecting with the land.



# Aboriginal Urban Design

Sketch Design



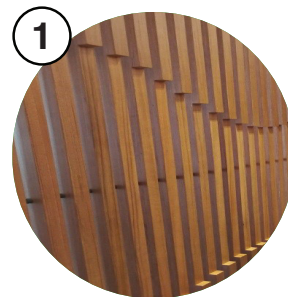
## CONCEPT NARRATIVE

Inspired by Kurna families gathering along the Karrawirra Parri, the design uses circular gathering spaces to represent campsites across time — new, old, and passed. Variations in stone paving, gravel, and seating express layers of use and memory within the landscape. The form references a half Kurna shield, with the remaining half suggested through subtraction in the external wall cladding, guiding movement toward the clubrooms.

## KEY

- 1 Symbolic Kurna Shield  
The overall form is symbolic of a Kurna shield, with the intention that the remaining half is translated onto the building façade. The ground plane is expressed through stone paving, creating opportunities for inlaid storytelling and cultural interpretation.
- 2 Northern Interconnecting Spaces – New Campsite  
The three interconnected northern spaces represent a new campsite, expressed through a more structured form with stone paving and a combination of precast and stone bench seating. Opportunities exist for carved symbols within the bench walls.
- 3 Eastern Interconnecting Spaces – Past Campsite  
The three interconnected eastern circles represent a past campsite, defined by a mix of gravel and stone paving with stone bench seating. Planting is introduced sporadically within the gravel to suggest gradual reclamation by the landscape.
- 4 Southern Standalone Space – Old Campsite  
The standalone circular space at the southern corner represents an old campsite, expressed through subtle traces only, using dark natural stone paving to convey memory and absence.
- 5 Arrival and Rest Nodes  
Smaller rest nodes along the approach to the building provide moments for pause, storytelling, and potential future art installations, offering a preview of the spaces ahead.

## DESIGN INTENTIONS / PRECEDENTS

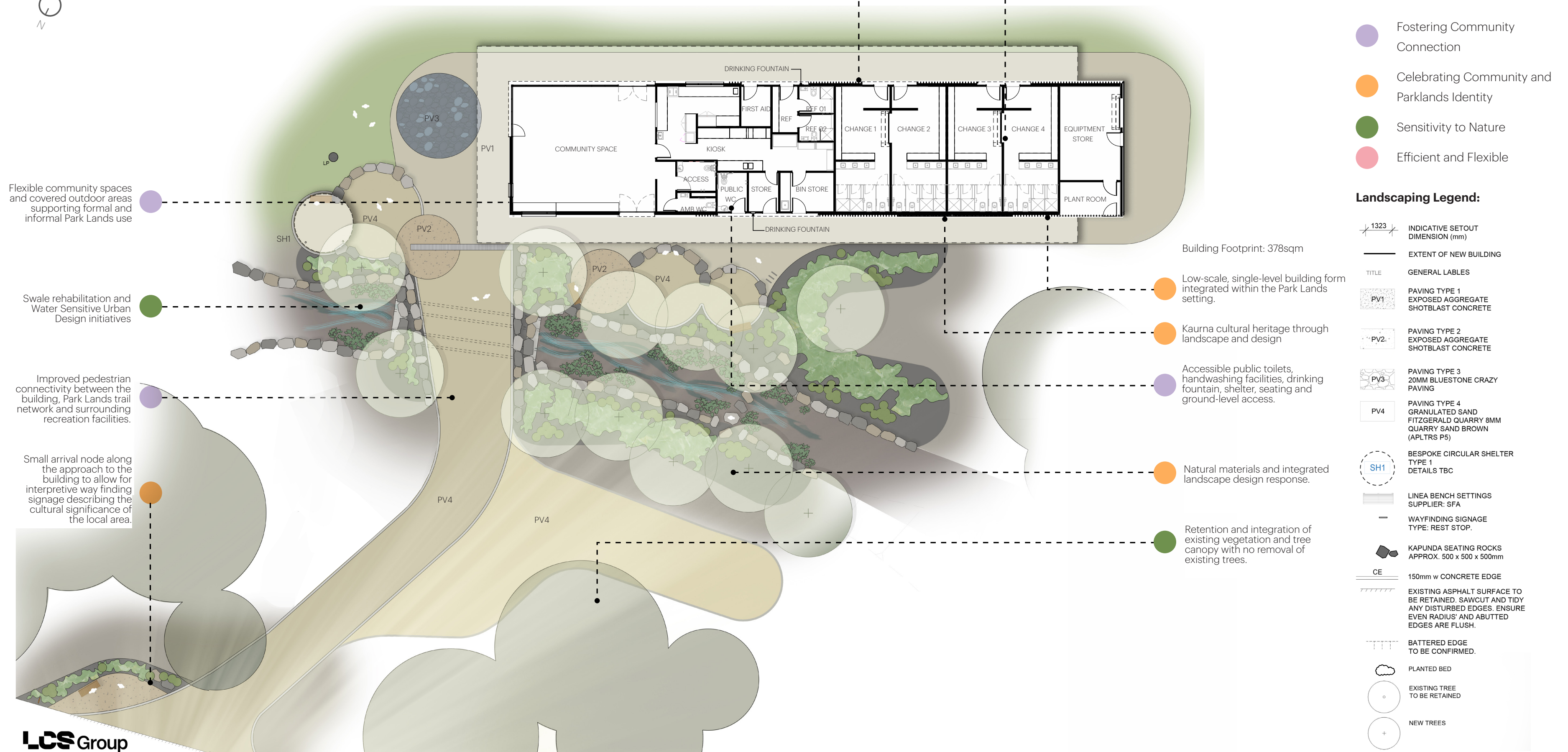


Creating opportunities for inlaid storytelling



# Site Plan

Not to Scale



Flexible community spaces and covered outdoor areas supporting formal and informal Park Lands use

Swale rehabilitation and Water Sensitive Urban Design initiatives

Improved pedestrian connectivity between the building, Park Lands trail network and surrounding recreation facilities.

Small arrival node along the approach to the building to allow for interpretive way finding signage describing the cultural significance of the local area.

Passive design initiatives including natural ventilation and natural lighting.

Flexible unisex changerooms and adaptable internal layouts.

Building Footprint: 378sqm

Low-scale, single-level building form integrated within the Park Lands setting.

Kaurna cultural heritage through landscape and design

Accessible public toilets, handwashing facilities, drinking fountain, shelter, seating and ground-level access.

Natural materials and integrated landscape design response.

Retention and integration of existing vegetation and tree canopy with no removal of existing trees.

## Design Drivers:

- Fostering Community Connection
- Celebrating Community and Parklands Identity
- Sensitivity to Nature
- Efficient and Flexible

## Landscaping Legend:

- 1323 INDICATIVE SETOUT DIMENSION (mm)
- EXTENT OF NEW BUILDING
- TITLE** GENERAL LABELS
- PV1 PAVING TYPE 1 EXPOSED AGGREGATE SHOTBLAST CONCRETE
- PV2 PAVING TYPE 2 EXPOSED AGGREGATE SHOTBLAST CONCRETE
- PV3 PAVING TYPE 3 20MM BLUESTONE CRAZY PAVING
- PV4 PAVING TYPE 4 GRANULATED SAND FITZGERALD QUARRY 8MM QUARRY SAND BROWN (APLTRS P5)
- SH1 BESPOKE CIRCULAR SHELTER TYPE 1 DETAILS TBC
- LINEA BENCH SETTINGS SUPPLIER: SFA
- WAYFINDING SIGNAGE TYPE: REST STOP.
- KAPUNDA SEATING ROCKS APPROX. 500 x 500 x 500mm
- 150mm w CONCRETE EDGE
- EXISTING ASPHALT SURFACE TO BE RETAINED. SAWCUT AND TIDY ANY DISTURBED EDGES. ENSURE EVEN RADIUS' AND ABUTTED EDGES ARE FLUSH.
- BATTERED EDGE TO BE CONFIRMED.
- PLANTED BED
- EXISTING TREE TO BE RETAINED
- NEW TREES

# Landscape Design

## Planting Palette

### IMAGERY



01



02



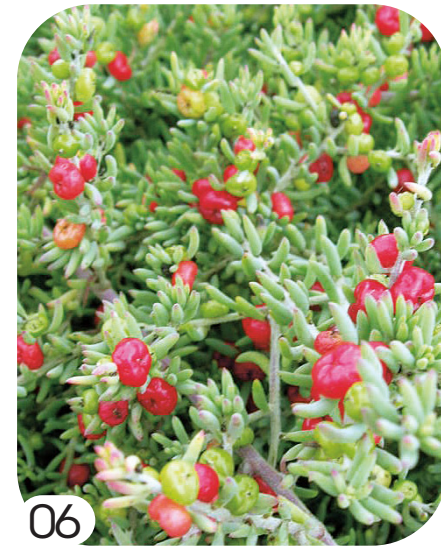
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05



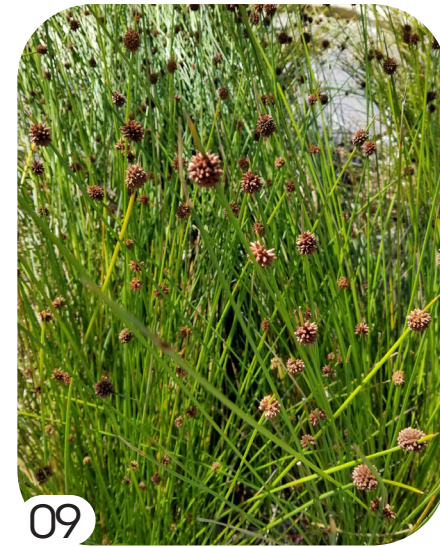
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11



12



13



14



15

### SCHEDULE

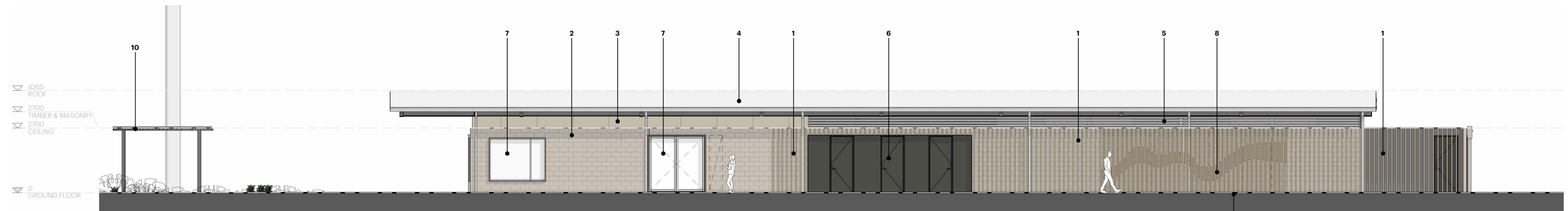
NO.	SPECIES	COMMON NAME	POT SIZE	SIZE (H X W)
<b>TREES</b>				
01	<i>Eucalyptus porosa</i>	Mallee Box	45L	10m x 8m
02	<i>Eucalyptus leucoxydon s. megalocarpa</i>	SA Blue Gum	45L	10m x 10m
03	<i>Eucalyptus socialis</i>	Red Mallee	300mm	8m x 8m
<b>SHRUBS</b>				
04	<i>Chrysocephalum apiculatum</i>	Everlasting Daisy	140mm	300mm x 500mm
05	<i>Correa glabra var. leucoclada</i>	Native Fuchsia	140mm	700mm x 1m
	<i>Correa glabra var. turnbullii</i>	Rock correa	140mm	500mm x 1m
06	<i>Enchylaena tomentosa</i>	Ruby saltbush	140mm	1m x 1m
07	<i>Hardenbergia violacea</i>	Native lilac	140mm	5m x 3m
<b>STRAPPYS/SEDGES/GRASSES</b>				
08	<i>Dianella revoluta var. revoluta</i>	Blue Flax-lily	140mm	1m x 1m
09	<i>Ficinia nodosa</i>	Knobby club-rush	140mm	1m x 1m
10	<i>Juncus pallidus</i>	Pale rush	140mm	1.5m x 1m
11	<i>Poa labillardieri</i>	Tussock-grass	140mm	1m x 500mm
	<i>Enneapogon nigricans</i>	Bottlewashers	140mm	300mm x 400mm
	<i>Themeda triandra</i>	Kangaroo grass	140mm	900mm x 1m
	<i>Austrodanthonia caespitosa</i>	Wallaby grass	140mm	800mm x 200mm
<b>GROUNDCOVERS</b>				
12	<i>Atriplex semibaccata</i>	Berry saltbush	140mm	200mm x 1.5m
13	<i>Goodenia varia</i>	Sticky goodenia	140mm	500mm x 1m
	<i>Goodenia albiflora</i>	White goodenia	140mm	300mm x 1m
14	<i>Kunzea pomifera</i>	Muntries	140mm	500mm x 5m
	<i>Kennedia prostrata</i>	Running postman	140mm	100mm x 2m
15	<i>Myoporum parvifolium</i>	Creeping boobialla	140mm	300mm x 2m

# Exterior Elevations & Materiality

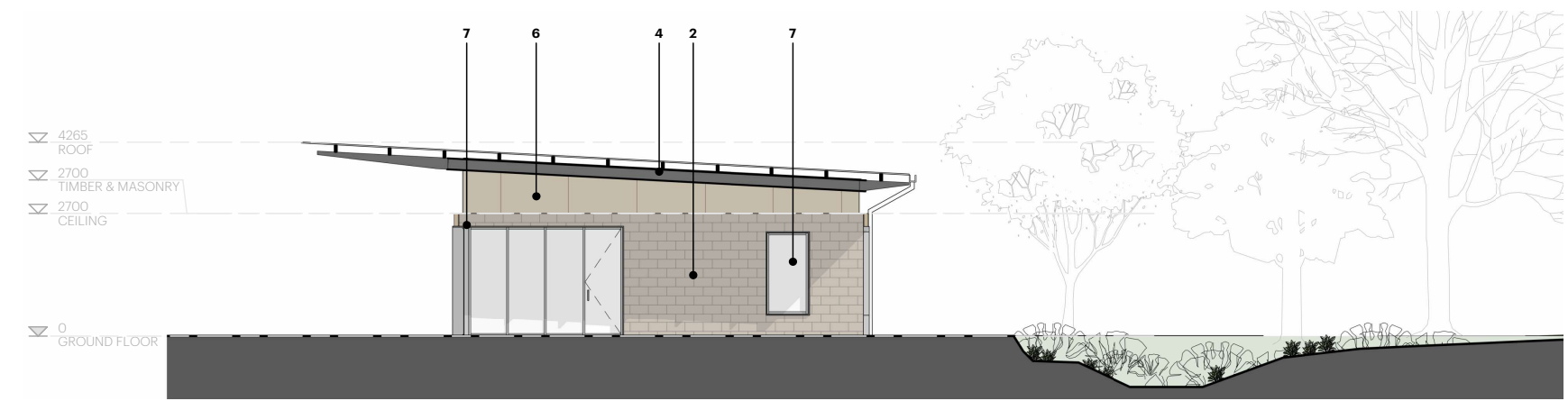
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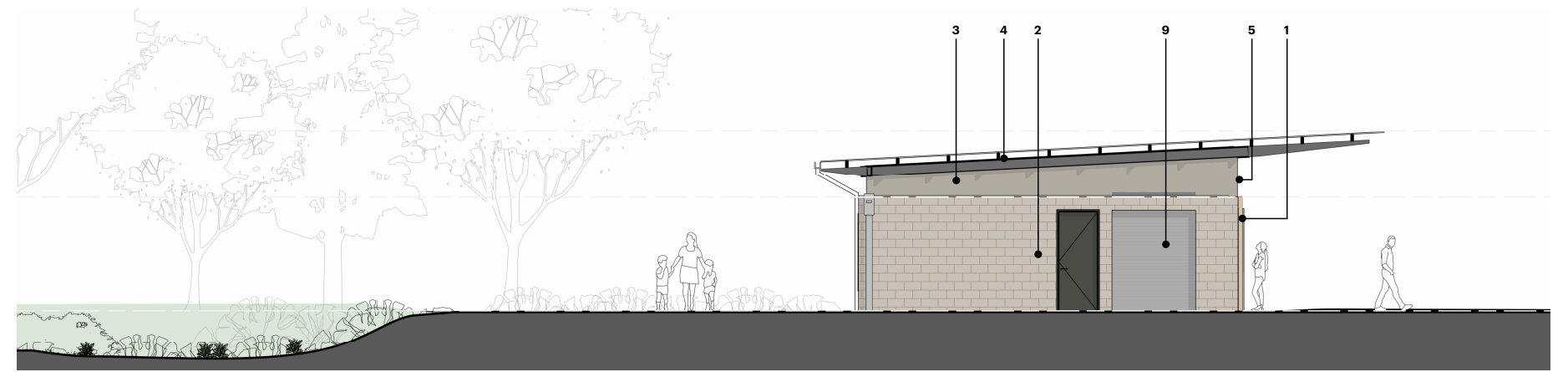
East- South Elevation



North - West Elevation

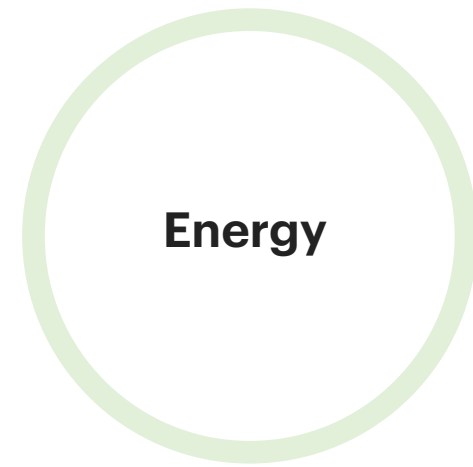


North - East Elevation



South - West Elevation

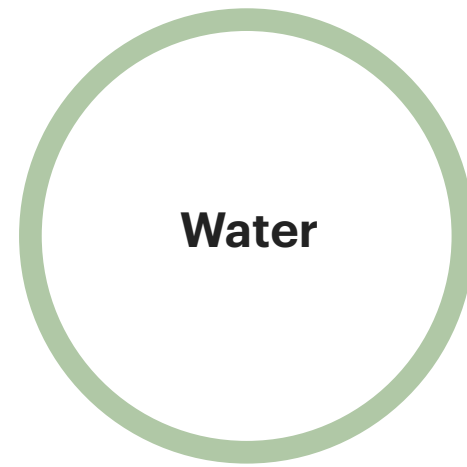
# Environmentally Sustainable Design Initiatives



## Energy

**A fully electric, renewable energy ready, and fossil-fuel-free pavilion supported by high-efficiency building services.**

- ✓ All-electric systems, no gas.
- ✓ High-efficiency LED lighting with sensors.
- ✓ Natural ventilation and ceiling fans to reduce cooling loads.
- ✓ Designed and built to incorporate rooftop solar panels, with the necessary space and infrastructure to support future battery storage.



## Water

**Reduced water uses through high-efficiency WELS-rated fittings and use of Glenelg to Adelaide Pipeline (GAP) water for irrigation.**

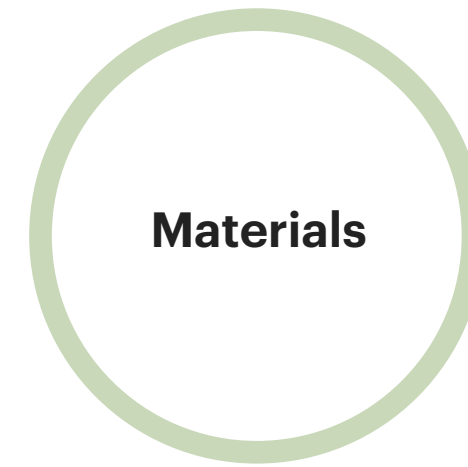
- ✓ Efficient Water Efficiency Labelling and Standards (WELS) scheme-rated fittings.
- ✓ GAP water for irrigation
- ✓ Permeable paving to reduce runoff and heat.



## Wellbeing

**Natural light in community and change rooms and inclusive amenities. A design that reflects respect for Kaurna and other cultural backgrounds.**

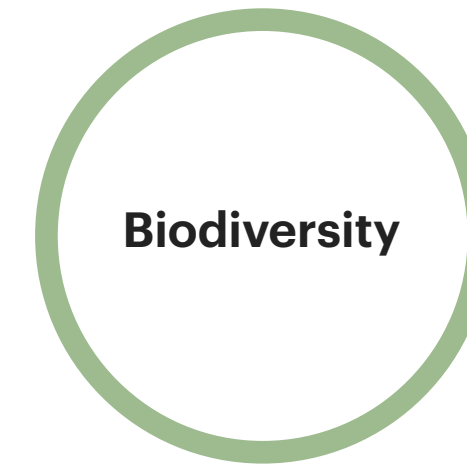
- ✓ Natural light to the community space and change rooms which reduces the reliance on artificial lighting.
- ✓ Natural ventilation to all rooms including change rooms.
- ✓ Inclusive amenities and gender-neutral facilities
- ✓ A facility that respects Kaurna culture and other cultural backgrounds.
- ✓ Drinking water Stations
- ✓ Separated Bins



## Materials

**Use of durable, low carbon and responsible materials and waste reduction strategies to minimise the building's impact on the Parklands.**

- ✓ Low-carbon concrete, responsible steel or responsibly sourced timber.
- ✓ Durable finishes to extend life and reduce replacement.
- ✓ Materials to be sorted appropriately on-site to reduce waste sent to landfill
- ✓ Where possible local materials and suppliers will be specified
- ✓ Local trades and businesses to be involved



## Biodiversity

**A site that enhances local biodiversity, strengthens connectivity, and provides habitat for endangered species.**

- ✓ Native and drought resistant planting that supports pollinators, wildlife and bird habitat.
- ✓ Integrated habitat features



## Resilience

**Stormwater is managed through a natural swale to reduce flood risk during heavy rain, with light-coloured finishes and vegetation to minimise heat island effect.**

- ✓ Water Sensitive Urban Design (WSUD) including a natural swale to reduce local flood risk during intense rainfall events and shelter/play on hot days.
- ✓ Light-coloured, reflective roof to reduce heat island effect.

3D Visualisation





**ARTISTS IMPRESSION**  
NOT FOR EXTERNAL USE

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