

Garema Place

Strategic Design Feasibility Study

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oxygen

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PREPARED FOR CITY RENEWAL AUTHORITY
OXIGEN IN COLLABORATION:
RIGHT ANGLE | TOWNSEND+ASSOCIATES ARCHITECTS
TTW | WSP | DUNCAN MARSHALL



Site Context Scope



OBSERVATIONS

WHAT WORKS?

- ▶ No vehicles
- ▶ Active frontages all sides
- ▶ Imagined as 'civic heart'
- ▶ Ground floor uses mixed
- ▶ Multiple entries into space
- ▶ Scale and proportion
- ▶ Inclusive
- ▶ Day and night use
- ▶ Protected from S-W winds
- ▶ Place for people watching
- ▶ Servicing buildings from rear lanes

WHAT DOESN'T WORK?

- ▶ Plane trees, no variation/change
- ▶ Uneven surfaces from roots
- ▶ Image of youth + drugs
- ▶ Pass through space rather than stay
- ▶ Non-active south face (part)
- ▶ Complex + disorganised, cluttered
- ▶ Service vehicle entry western end
- ▶ Lacks continuity + single idea
- ▶ Dated shop fronts
- ▶ Unsafe laneways leading in
- ▶ Dated paving + street furniture

WHAT DO WE WANT TO ACHIEVE?

When the square/ the plaza is relieved of its burden of clutter the 'contained' and the 'containers' will be re-revealed.

FUN + inclusive of *everyone*

Cultural overlay

DESTINATION

Elegant

Fresh + well-designed

Surrounding shops to be **modern + attractive**

GP is the equivalent of the city's family room – the scale and refreshing absence of formality/ pomp ensure a sense of comfort/familiarity

DIVERSE MIX

Account for a mix of activities + uses. Smart, sustainable urban development.

PEOPLE FIRST: HUMAN-CENTRIC DESIGN

Space scaled to human proportions, senses + experience.

SCALED DENSITY: MIXED MIDDLING

Scaled approach to urban density not too big or small. Conversation between buildings + ground plane.

GOOD ENCLOSURE

Enclosure creating a microclimate to protect from wind, rain + sun letting in optimum amounts of daylight + sunlight.

LEGIBILITY + LAYERING

Easily navigable, practical, not overly complex. Meeting infrastructure and commercial needs (including out-of-hours) balanced with social + experiential level.

CURATED GROUND FLOOR EXPERIENCE

Careful balance of priorities with eye-level landmarks.

ELEVATED LIFE: MULTIPLE GROUND FLOORS

Multiple ground floor planes + experiences

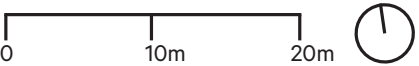
GAREMA PLACE

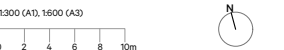
KEY MOVES

- 01 BRING GREENING TO MORT STREET. FEATURE GATEWAY LIGHTING INSTALLATION
- 02 OUTDOOR DINING AGAINST BUILDINGS
- 03 NEW TREES
- 04 3M OPEN PASSAGE UNDER CANOPY
- 05 NEW GARDENS UNDER EXISTING PLANE TREES WITH SEATING AND PERMEABLE PAVING
- 06 FLEXIBLE OPEN EVENT AREA
- 07 RE-POSITIONING OF THE 'CUSHION & THE WEDGE' ARTWORK

..... GAREMA PLACE PROJECT SCOPE

All outdoor dining areas are indicative only. There will be no change to the total amount of private outdoor dining space available to businesses with existing permits.





Garema Place | SDFS

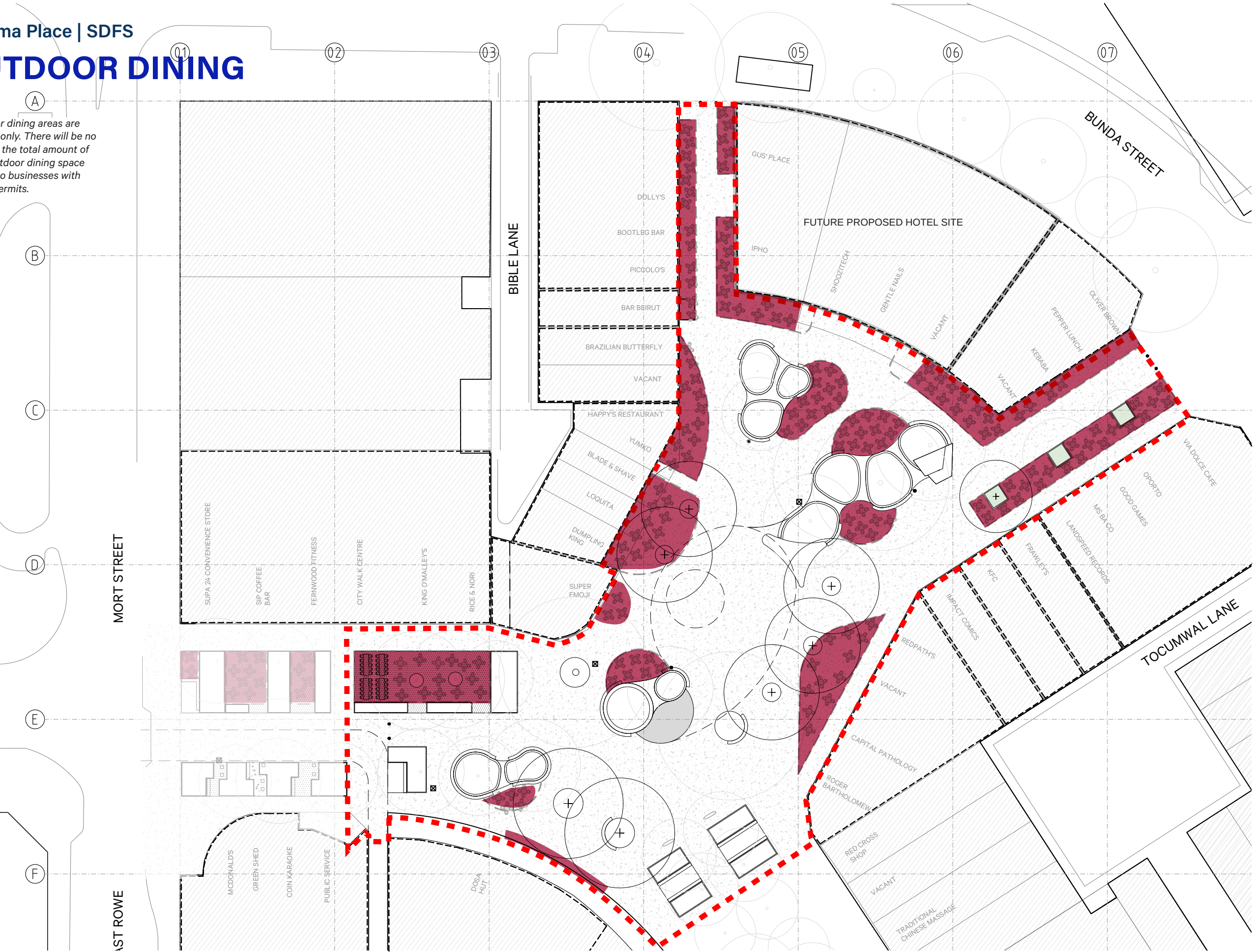
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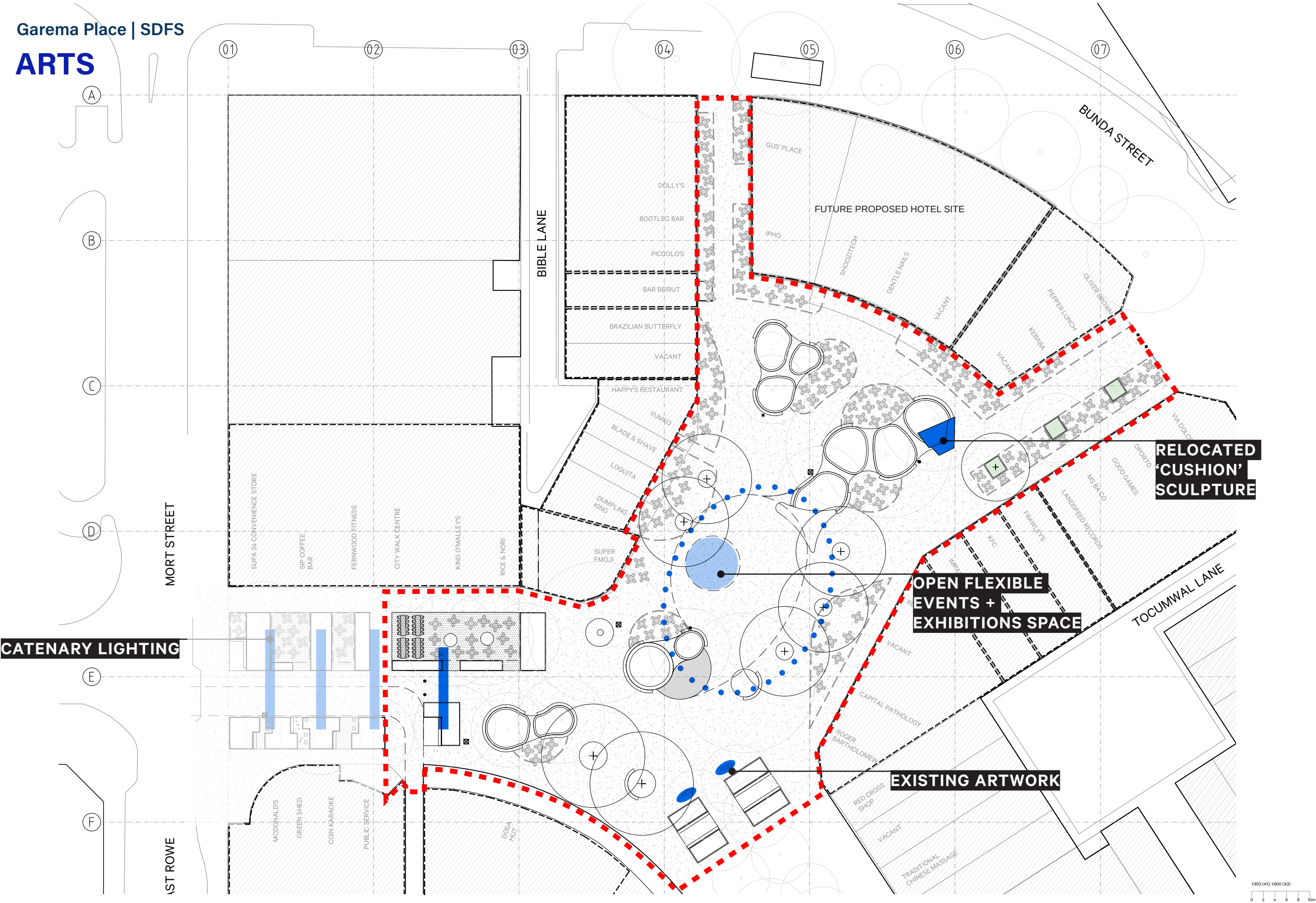


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OUTDOOR DINING

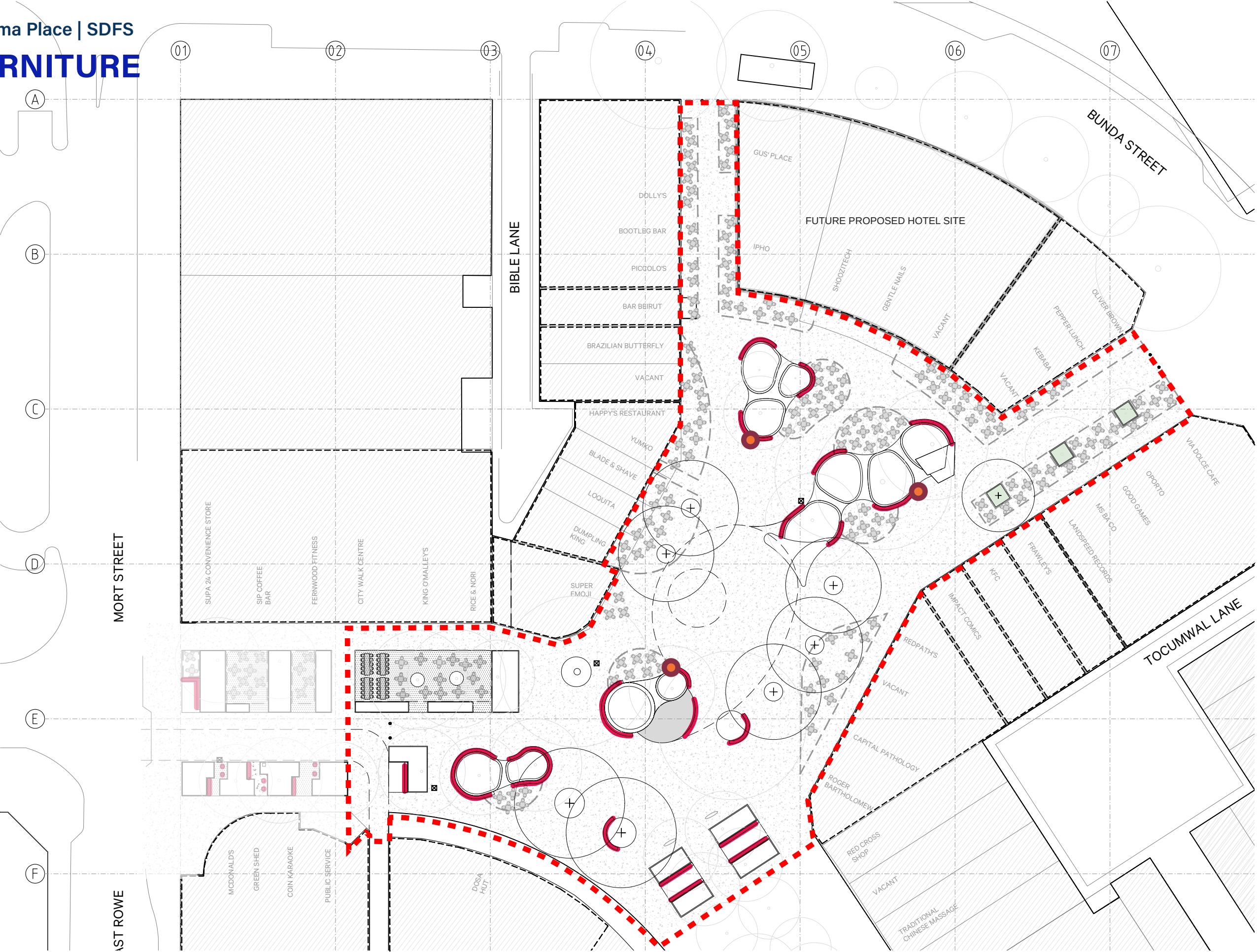
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FURNITURE



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ELEMENTS

PAVING



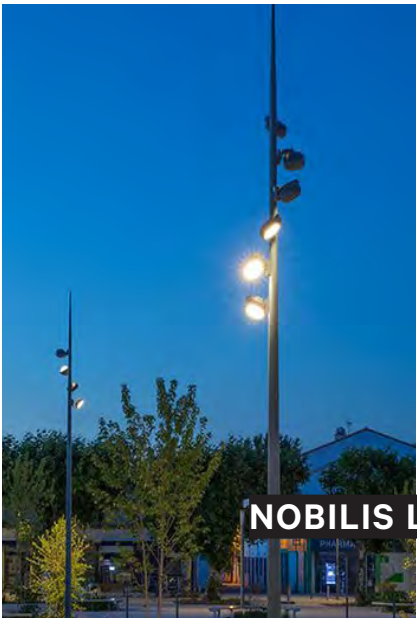
CATENARY GATEWAY LIGHTING



GARDENS



OUTDOOR DINING CONTROLS



NOBILIS LIGHTS

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ELEMENTS



MAJOR
INSTALLATION



GARDENS + SEATING
UNDER TREES



EPHEMERAL
ACTIVATION



VIEWS



VIEW 01 - View looking east from East Row/Mort Street into Garema Place past King O'Malleys



VIEW 02 - View looking north-west towards future 5 star hotel site (on left)



VIEW 03 - View looking south-west from Bunda Street to possible new “Cushion and the Wedge” artwork location



VIEW 04 - View looking south from Gus's Cafe lane into Garema Place

