

DRAFT - FOR EARLY COMMENCEMENT

Festival Plaza Code Amendment

By the Chief Executive, Department for Housing and Urban Development
(the Designated Entity)

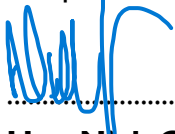
Contact details:

PlanSA

Email: plansa@sa.gov.au

Phone: 1800 752 664

Adopted for early commencement by:



Hon Nick Champion MP

Minister for Planning

6/9/2024

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HAVE YOUR SAY

This Code Amendment is on consultation from 12 September to 24 October 2024.

During this time, you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

Submissions can be made:

- online at plan.sa.gov.au/en/codeamendments
- by email to plansasubmissions@sa.gov.au
with subject "Submission – Festival Plaza Code Amendment"
- by post mailed to:

*Code Amendment Team
Planning and Land Use Services Division
Department for Housing and Urban Development
GPO Box 1815, Adelaide SA 5001*

Public online information sessions will be held on:

- Thursday, 26 September 2024, 11 am to 12 noon, [register on Eventbrite](#)
- Tuesday, 15 October 2024, 5 pm to 6 pm, [register on Eventbrite](#).

Questions regarding the Code Amendment can be directed to the PlanSA Service Desk on 1800 752 664 or plansa@sa.gov.au

1. WHAT IS THE PLANNING AND DESIGN CODE?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

1.1. Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, sub zones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. Information about how the Code works is available on the [PlanSA website](#).

1.2. Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk.

They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflict with the policy in an overlay, the overlay policy trumps the zone policy.

1.3. Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the state.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

1.4. Subzones

Subzones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

1.5. General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

1.6. Amending the Planning and Design Code

The Planning, Development and Infrastructure Act 2016 (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning (the Minister) the Chief Executive of the Department for Housing and Urban Development (the Department), a Council, Joint Planning Board, Government Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process.

The Festival Plaza Code Amendment was initiated by the Minister on 9 April 2024.

An approved Proposal to Initiate defined the scope of the Amendment and prescribed the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form. A copy of the Proposal to Initiate for the Festival Plaza Code Amendment can be downloaded from

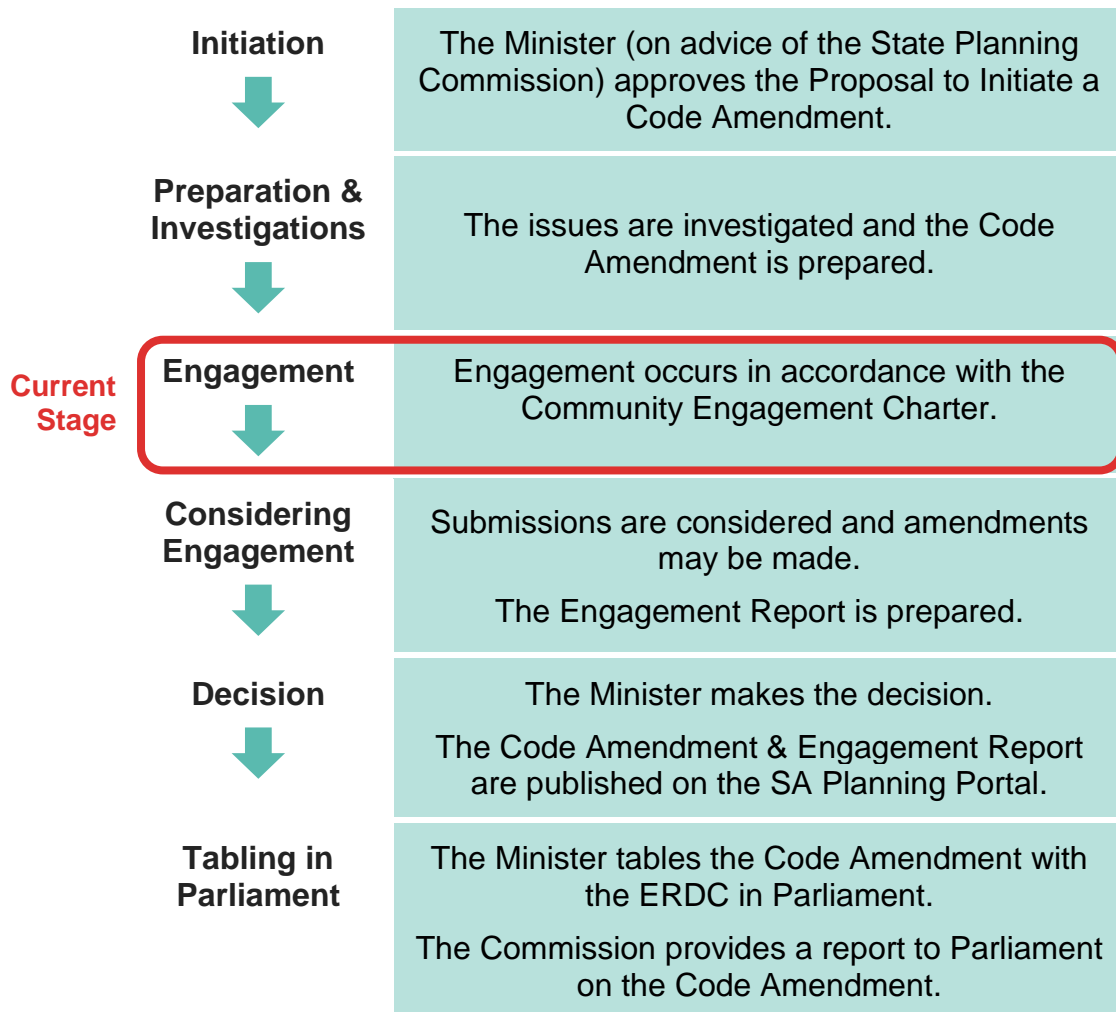
https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation

The State Planning Commission (the Commission) is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provided independent advice to the Minister on the Proposal to initiate this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process.

A summary of the Code Amendment process is outlined in **Figure 1**.

Figure 1. Summary of the Code Amendment process



2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

2.1. Need for the amendment

Over recent years, Festival Plaza has seen several significant infrastructure and development enhancements including:

- the redevelopment of the ground level plaza (along with a new five level underground car park).
- the new SkyCity Casino building.
- Festival Centre facilities and community surrounds enhancements.
- a new northern entrance to the Railway Station concourse.
- most recently, the development of the 29 storey 'One Festival Tower' (which is now complete adjacent to Parliament House).

The Policy applying to the Festival Plaza particularly the City Riverbank Zone, Entertainment Subzone, is longstanding. Originating from the 2013 Riverbank Health and Entertainment Areas Development Plan Amendment, a review is required to ensure that the policy provides contemporary guidance for future development and considers the composition of existing and more recent development.

The review of the City Riverbank Zone, Entertainment Subzone, seeks to ensure that the Policy is consistent with, and supports, the State Government’s vision for the Precinct site being a world-class hub for the arts, culture, tourism, and entertainment.

2.2. Affected Area

The area affected by the proposed amendment is described as follows and as shown in the map at [Attachment A](#):

- The section of the Riverbank Precinct known as ‘Festival Plaza’
- Located between the Adelaide Railway Station / Sky City Casino, the Adelaide Festival Centre, Parliament / Old Parliament House, and the western side of King William Road.



Figure 2: Affected Area Festival Plaza Code Amendment

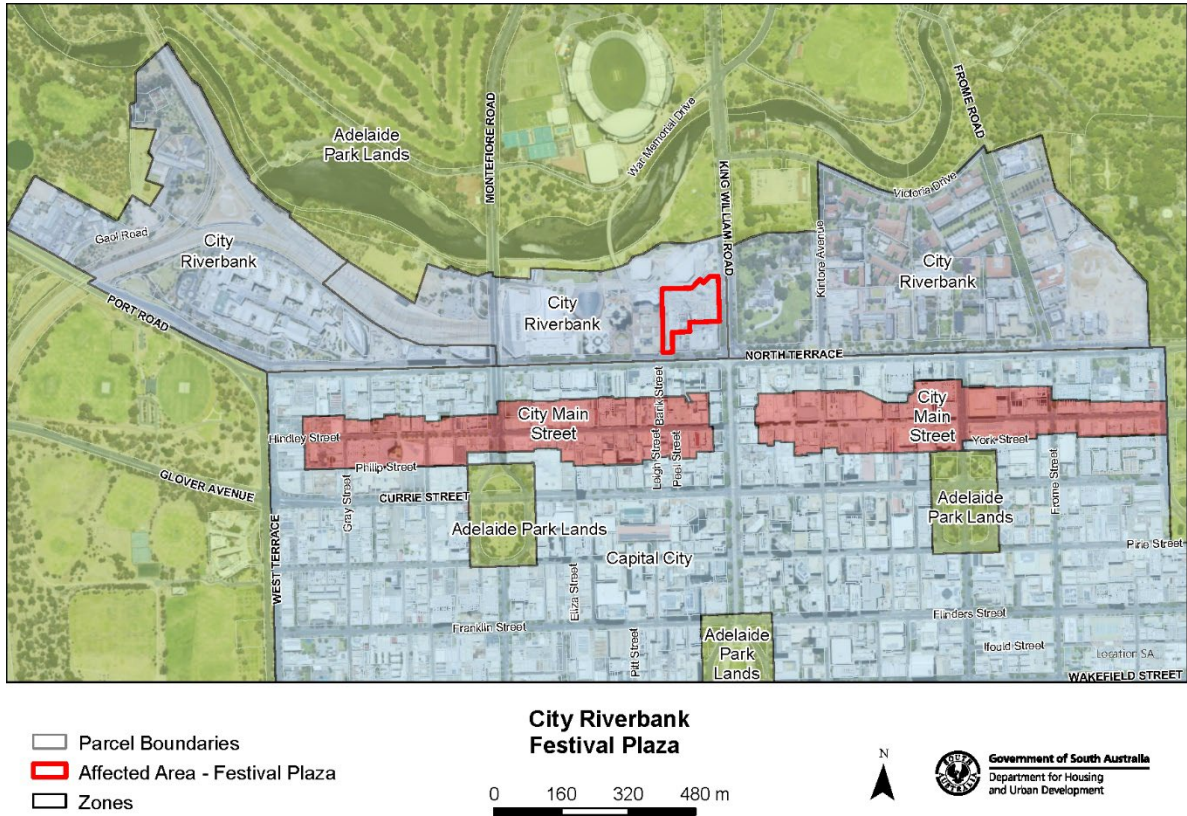


Figure 3: Affected Area within the City Riverbank Zone

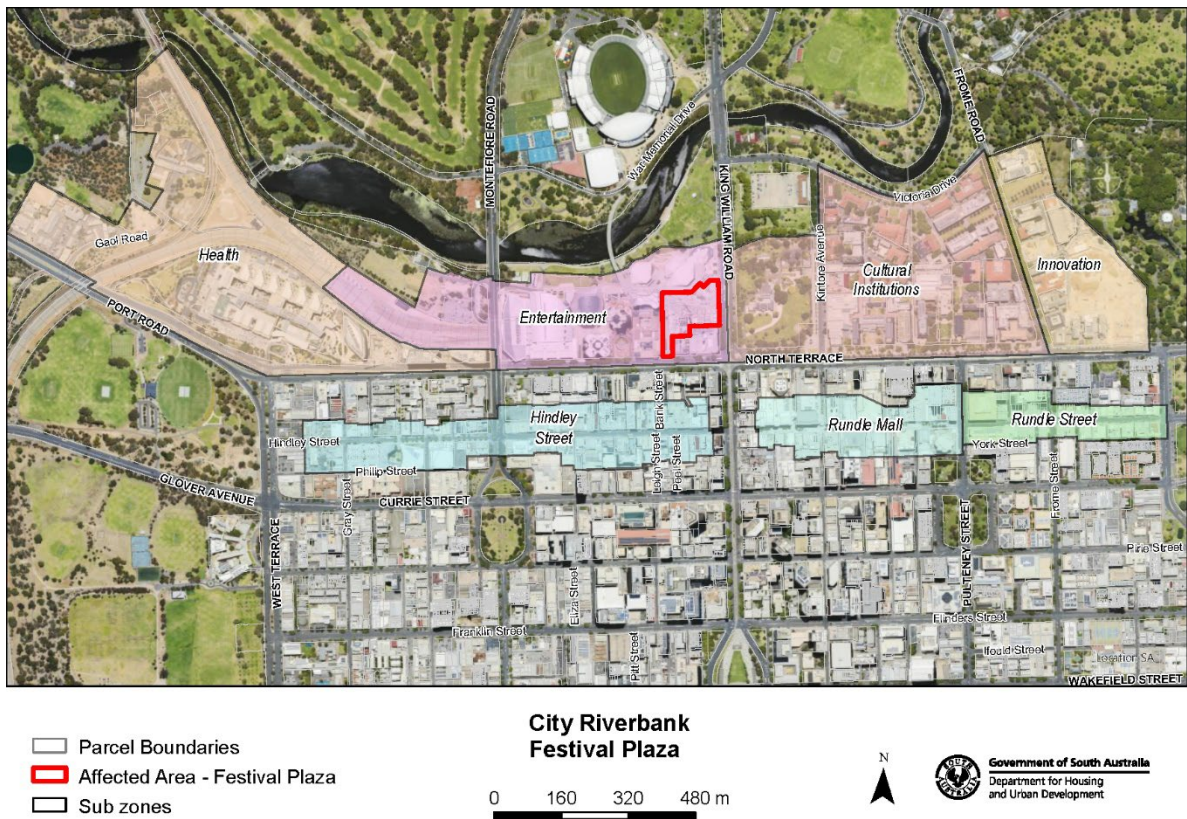


Figure 4: Affected Area within the City Entertainment Subzone

2.3. Summary of proposed policy changes

2.3.1. Current Code Policy

The Affected Area is in the City Riverbank Zone and Entertainment Subzone in the Code. The Area is also subject to several overlays. Zone, Subzone and Relevant Overlays are shown in [Attachment B](#).

It is noted that uses occurring in the Affected Area are varied and many. The focus of this Code Amendment is on the core area identified in **Attachment A** which comprises the 'Festival Plaza' part of the 'Riverbank' Entertainment Precinct. Festival Plaza surrounds include the Adelaide Festival Theatre, Sky City Casino, Old Parliament / Parliament House, Adelaide Railway Station and the new city campus of Flinders University (within One Festival Tower).

2.3.2. Proposed Code Policy

The proposed amendment seeks to provide greater clarity on the appropriate siting of buildings that exceed 20 building levels within the City Riverbank Zone and Entertainment Subzone.

The Code Amendment proposes to

- include a new Concept Plan for Festival Plaza (Table 12 and City Riverbank Zone DTS/DPF 5.1)
- remove an existing DPF from the Subzone to correct a policy error (Entertainment Subzone, DTS/DPF 2.1) and
- strengthen the existing Performance Outcome for the Subzone which provides guidance in relation to buildings that exceed 20 building levels (Entertainment Subzone, PO 2.2).

The proposed amendment seeks to ensure development is designed contextually and responds to the surrounding environment, contributing positively to the existing quality and future character of the Plaza.

The draft amendment instructions are set out in full detail in [Attachment C](#).

3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

3.1. Early Commencement

This Code Amendment will commence operation on an interim basis on 12 September 2024 under section 78 of the Act. As a result, the policies being proposed in this Code Amendment will apply for 12 months from the date of commencement, or until they are adopted (or otherwise) by the Minister.

This process is used when the Minister considers that the immediate application of the policy changes is necessary in the interests of orderly and proper development,

and to counter applications for undesirable development ahead of the outcome of consideration of this Code Amendment by the Minister.

3.2. Engagement

Engagement on the Code Amendment must comply with the Community Engagement Charter (the Charter), as required under the Act. The Charter sets out the following principles for engagement:

- engagement is genuine
- engagement is inclusive and respectful
- engagement is fit for purpose
- engagement is informed and transparent
- engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the SA Planning Portal at (www.plan.sa.gov.au).

A summary of the engagement that is occurring for this Code Amendment is as follows:

- Engagement with interested parties, groups and committees including, but not limited to the Adelaide Park Lands Association and the Festival Plaza Committee
- Engagement with State Government Agencies with an interest in the Affected Area or proposal
- Engagement with Traditional Owners of land within the Affected Area
- Engagement with major businesses, significant operators and interested parties within the Affected Area
- Engagement with operators of large-scale entertainment premises.

3.3. How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment.

Submissions can be made:

- online at plan.sa.gov.au/en/codeamendments
- by email to plansasubmissions@sa.gov.au
with subject "Submission – Festival Plaza Code Amendment"
- by post mailed to:

*Code Amendment Team
Planning and Land Use Services Division
Department for Housing and Urban Development
GPO Box 1815, Adelaide SA 5001*

3.4. What changes to the Code Amendment can my feedback influence?

Your feedback can influence the Code Amendment in the following ways:

- Change to policies
- Change to application of the Code's spatial layers.

Feedback cannot influence instruments which are separate to the Code, such as the Act and its associated regulations.

3.5. What will happen with my feedback?

The Chief Executive is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by the Chief Executive when determining whether the proposed Code Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register and you will receive an email acknowledging receipt of your submission. Your submission will be published on the SA Planning Portal. Personal addresses, email and phone numbers will not be published; however, company details will be.

The Chief Executive will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the SA Planning Portal along with a copy of the submissions received.

3.6. Decision on the Code Amendment

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the SA Planning Portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the ERDC with a report on the Code Amendment.

4. ANALYSIS

4.1. Strategic Planning Outcomes

4.1.1. Summary of Strategic Planning Outcomes

The Festival Plaza Code Amendment seeks to review and refine the Policy of the affected area to facilitate the continued development of the 'Festival Plaza' part of the Riverbank Precinct as the states premier hub for the arts, culture, tourism, and entertainment.

4.1.2. Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This Code Amendment is considered to be consistent with the State Planning Policies as shown in [Attachment D](#).

4.1.3. Consistency with the Regional Plan

The directions set out in Regional Plans provide the long-term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to the SA Planning Portal for more information on the Commission's program for implementing Regional Plans throughout South Australia.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

This Code Amendment is considered to be consistent with the Regional Plan as shown in [Attachment D](#).

4.1.4. Consistency with other key strategic policy documents

This Code Amendment aligns with ongoing strategic consideration by the State Government and the City of Adelaide.

An overview and analysis of previous and current strategic policy documents relevant to the Affected Area is provided below.

Riverbank Strategic Reviews

2011

Renewal SA released a Master Plan for the Riverbank in December 2011. The Master Plan sought to guide the revitalisation of Adelaide's core Riverbank precinct (the area between King William Road and Morphett Street Bridges) and identified several key objectives in relation to creating active connections and linkages, the river as a centrepiece, and identifying key destinations and places (Festival Square, Elder Park, River West, River Crossing, Natural Riverbank and Riverbank Gateway).

One of the key outcomes of this Master Plan was the need for a redefined and reinvigorated public plaza to provide a key connection between existing or rejuvenated destinations as well as making parts of the less used Riverbank Precinct more accessible and activated.

The Master Plan also identified six new destinations that offer significant scope to enhance both the public realm and create opportunities to introduce new and/or revitalised commercial and civic developments. One of these new destinations was the creation of a new public square, community gathering place and event space consisting of cafes, restaurants, underground car park, commercial building/s and related infrastructure consistent with the Adelaide Festival Centre Trust's aspirations and programming.

The conclusion of this Master Planning exercise was unequivocal that the precinct needed to link key features and attractions, integrate all the elements, create a sense of place, and better utilise the assets that lie at the edge of the Central Business District.

2013

Renewal SA commissioned the development of a vision for the Riverbank (the Riverbank Plan formerly known as the Greater Riverbank Implementation Plan) providing a long-term program for the revitalisation of the Riverbank Precinct.

The Riverbank Plan identified three distinct precincts with their own character including the Core Entertainment Precinct which contains the new Festival Plaza area where the focus will be on tourism, entertainment, cultural celebrations, and meeting space.

The 2013 Riverbank Plan helped inform the 2013 Riverbank Health and Entertainment Areas Development Plan Amendment which established the new Riverbank Zone and Health and Entertainment Policy Areas – all precursors to the current City Riverbank Zone and Health and Entertainment Subzones.

2015

The Adelaide Riverbank Precinct, Public Realm Concept Design Report was prepared to inform the redevelopment of Festival Plaza which commenced in 2016 with the demolition of Hajek Plaza and the Adelaide Festival Centre (AFC) car park and its replacement with a new five level below underground car park, a new retail and office development, expansion of Sky City Casino, refurbishment of the AFC, and reinstatement of Festival Plaza as a new public square.

2016

A 2016 Public Realm Design Development Report was drafted to record the evolution of the guiding principles, site analysis and conceptual design response behind the Festival Plaza redevelopment.

Code Amendment Outcome

The Festival Plaza Code Amendment will assist in implementing the key outcomes of previous strategic reviews of the Precinct by further revitalising the Festival Plaza section of the Riverbank Precinct and maximising the activation, accessibility, and social amenity of land near the Adelaide Park Lands and North Terrace.

Related Policy Changes

Development Plan Amendments (DPA) were similar to Code Amendments and were the process in which planning rules and zoning were changed under our old planning system. There are several DPAs and Code Amendments which are relevant in providing context and direction for Festival Plaza.

Riverbank Health and Entertainment Areas amendment DPA (approved in October 2013)

- implemented key policy changes to allow for the construction and renewal of health, research and entertainment facilities and infrastructure along the Torrens Riverbank.

Lot Fourteen (old Royal Adelaide Hospital) Innovation Area Development Amendment (approved in April 2020).

- implemented key policy changes to guide the future redevelopment of the former Royal Adelaide Hospital site as an innovative business, education and research precinct that also incorporates tourist accommodation and limited retail facilities. The policy changes also placed emphasis on cultural facilities and the retention and adaptation of state heritage places on the site.

Riverbank Precinct Code Amendment (approved in January 2022)

- implemented key policy changes to allow for the development of the new Women's and Children's Hospital and expansion of the Adelaide Botanic High School.

Code Amendment Outcome

The Festival Plaza Code Amendment will build on previous policy refinements made to the Riverbank Precinct through the following Code Amendment and Development Plan Amendments (DPAs) that have been previously undertaken.

20-Year State Infrastructure Strategy

The State Infrastructure Strategy (May 2020) sets out the following strategic priorities for infrastructure under the headings of:

Education

- Priority 6: Recognise education facilities as community assets and promote share use where possible.

Health

- Priority 7: Implement an integrated health service and infrastructure planning framework that clearly articulates the service need and considers and prioritises a range of infrastructure and non-infrastructure responses.

Tourism, Sport and Culture

- Priority 15: Develop tourism assets and product to enhance the State's appeal to interstate and international visitors.
- Priority 16: Provide better transport connectivity to facilitate ease of access to tourist attractions.
- Priority 17: Develop business cases for investment in sports infrastructure based on strategic need and prioritise multi-use facilities.

Associated with the State Infrastructure Strategy is a Capital Intentions Statement which is a five-year rolling annual plan that identifies specific major projects or programs to be undertaken as a priority in South Australia. One of the key initiatives listed in this document is the proposed Adelaide Riverbank Arena.

Code Amendment Outcome

The Festival Plaza Code Amendment will align with future directions as outlined in the 20- Year State Infrastructure Strategy to realise the potential of the riverbank as the focus for State Government's vision of the site being a world-class hub for the arts, culture, tourism, and entertainment.

Adelaide Park Lands Management Strategy 2015-2025

A key focus of the Park Lands Management Strategy is to increase the community's use of the Park Lands (both formal and informal), ensure they are widely accessible to the public and improve the quality of their landscape and facilities.

The Park Lands Management Strategy has been prepared cognisant of the increasing community expectation for quality and unique places, increasing demand for activated event spaces and provide an important visitor and tourist destination.

The Park Lands Management Strategy also acknowledges the State Government's Master Plan for the Riverbank which is focused on three distinct precincts – the Health and Wellbeing Precinct, the Core Entertainment Precinct and the Education and Cultural Precinct.

From this Strategy, and under the *Local Government Act 1999*, the City of Adelaide has prepared the Community Land Management Plan for Tarntanya Wama (Park 26) which relates to the Core Entertainment Precinct and Tulya Wardli (Park 27) which relates to the Bonython Park area (part of the Health and Wellbeing Precinct).

Code Amendment Outcome

The Code Amendment will maintain the existing connection / relationship of the River Torrens / Karrawirra Parri and Parliament House with their Park Lands context (including the Riverbank Precinct).

4.2. Investigations Undertaken

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate.

In addition to the assessment described in Part 4.1 above, the following investigations have been undertaken to inform this Code Amendment:

- A detailed review of outcomes envisaged for Festival Plaza by relevant strategic plans and masterplans (Part 4.1) and whether policy contained in the Planning and Design Code is a barrier to realisation of these.

The review encompasses broader consideration of the surrounding area and Zone Policy to determine whether there are gaps in existing policy which would hinder the future vision of this space.

- High level review of infrastructure and land use analysis. Considering current land uses, whether civic value is appropriately facilitated by policy and if required, identification of potential policy change.
- Cultural Heritage Site analysis to identify both Aboriginal and European heritage relevant to the affected area, and any implications for planning policy in the Code Amendment.
- Built form analysis including:
 - Visual impact analysis for existing and proposed policy response about maintaining views of and from Parliament House and other key heritage place settings and buildings in the precinct.
 - Investigations into the site constraints and relationship with adjacent heritage places, proximity to the River Torrens / Karrawirra Parri and the like to determine if existing built form policy requires clarification.
 - Consideration of existing and proposed policy to encourage wayfinding within the precinct and whether amendment is required to ensure positive pedestrian / cycling connectivity outcomes.

It is acknowledged that the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) will be consulted as the agency responsible for administering the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

A summary of the investigations including notable outcomes is provided below. Further information on investigations undertaken in support of the Code Amendment are included in [Attachment E](#).

4.2.1. Infrastructure Analysis

The site is well serviced, or capable of being serviced by existing infrastructure including:

- high voltage electricity
- natural gas
- communications
- drinkable water
- sewer
- stormwater.

Given the availability of infrastructure in the locality, serviceability is not anticipated to be a constraint to future development, and it is appropriate for any additional infrastructure requirements and augmentation to be facilitated as part of the development process.

4.2.2. Cultural Heritage Analysis

Aboriginal Heritage

It is acknowledged that the River Torrens / Karrowirra Parri and environs played a significant role in meeting the physical needs of the local Kurna people prior to European settlement and the Kurna people retain a deep spiritual connection with the river.

Despite this, the areas proposed to be reviewed as part of this Code Amendment are heavily modified, having been the sites of various activities since European settlement.

It is noted that site-specific investigations will form an integral component of any future development on the Festival Plaza site. Further, legislated controls exist within the *Aboriginal Heritage Act 1988* to provide specific protection of Aboriginal sites, objects or remains whether previously recorded or not. This is important for the future construction phase and would prompt ongoing monitoring.

European Heritage

The area identified as the Riverbank Precinct, particularly the Festival Plaza area, has formed the focus for major infrastructure and civic projects since European settlement.

It is acknowledged that there are several State Heritage Places within proximity of the site or within the area affected by the Code Amendment. These include:

- Adelaide Festival Centre and Plaza;
- Parliament House (North Terrace);
- Old Parliament House (North Terrace); and
- Adelaide Railway Station / Adelaide Casino (North Terrace).

The Affected Area is within the Heritage Adjacency Overlay. The Overlay seeks to maintain the heritage and cultural value of Heritage places which includes ensuring that development does not dominate, encroach or unduly impact on the setting of the Place.

Development within Affected Area that may materially affected the context of the State Heritage Buildings (such as Parliament House) will be referred to the Minister responsible for the administration of the *Heritage Places Act 1993* to provide expert assessment and direction on the potential impacts of development.

Heritage Places of National Significance

The Old and New State Parliament Houses (along with the Adelaide Park Lands and City Layout) are also listed on the items of national significance list.

Both buildings were included in the National Heritage List on 26 January 2006.

The *Australian National Heritage List* is a list of places deemed to be of outstanding heritage significant to Australia. The list includes natural, historic, and indigenous places. Once on the National Heritage List the provisions of the *Environment Protection and Biodiversity Conservation Act 1999* apply.

The Code Amendment will ensure that any future development of the area is sensitive to the prominence and importance of the heritage buildings surrounding the plaza.

4.2.3. Built Form Analysis

Thorough investigation has been undertaken regarding building footprint, building height, interface with significant buildings, and public realm integration. The investigations include a review of the existing building configuration, several hypothetical development scenarios and analysis of optimal land use configuration for the Festival Plaza.

Festival Plaza Defined

The Festival Plaza is bound by existing buildings which aligns with the northern edge of the Adelaide Railway Station building and retains the view corridor from King William Road to the Station, the new SkyCity Casino building which follows the alignment of the Railway Station building, and the Adelaide Festival Centre.

The Festival Plaza extent also maintains the prominence of the entry to the Adelaide Festival Centre from King William Road.

Station Road Connection

The Station Road public realm area provides a connection from North Terrace to Festival Plaza through to Elder Park, and views to the Adelaide Festival Centre beyond to the River Torrens / Karrawirra Parri and Adelaide Oval.

Heritage Building Preservation

The setbacks from Parliament House to provide a level of separation to preserve building integrity and provide connection between buildings.

A Green Edge

The setback from King William Road to incorporate a green edge to the precinct and retain visibility of the western extent of the Parliament House building as viewed from King William Road and preserve the entry from King William Road to the Adelaide Festival Centre.

Pedestrian Connection

Retaining a strong connection from Festival Plaza through to the Riverbank Pedestrian Bridge.

The Code Amendment addresses several areas the investigation identified for improvement within the existing Code Policy.

4.2.4. Urban Presence and Views Analysis

A study was conducted from various perspectives on the impact or significance of different building heights at Festival Plaza. Massing studies were derived from previous and revised set back conditions tested on building storeys ranging between 3 storey building height up to 40 storey building height.

- A 29-storey massing study is the equivalent height to One Festival Tower. This height continues the line previously set by the existing tower and a background piece to Parliament House when viewed from North Terrace.
- The 40-storey massing study rises, over towering One Festival Tower. When viewed directly across North Terrace this height towers over Parliament House and creates steps of heights from the Intercontinental building east.

When viewed from the footbridge a taller building height demonstrates clustering and adds variety to the skyline of the Festival Plaza Zone.

4.2.5. Shadow Analysis

To determine additional impacts on the 29 and 40 storey massing options, a shadow study has been developed. This study demonstrates shadows over winter solstice, summer solstice and equinox.

Parliament House is most affected as the building lies due south to the proposed development. This shadow also extends over King William Road and in the early hours of the day over One Festival Tower. The proposed development is also impacted directly by One Festival Tower during the later hours of the day and most heavily after midday in winter.

Refer to **Attachment E - Festival Plaza Urban Design Review** for more information on shadow analysis.

4.2.6. Building Studies and Assessment Analysis

The open ground floor plaza is seen to have a higher wind pattern and is predominantly classified as a standing comfort zone.

An assessment was undertaken through Computational Wind Engineering (CWE) which uses Computational Fluid Dynamics (CFD) techniques to model a 'virtual wind tunnel' and simulate wind conditions around the project site.

The main objective of the CWE simulations was to reproduce the macro level wind flow around proposed development. The wind approaching the modelled area were simulated for 16 wind directions (starting 0°, at 22.5° increments around the compass), accounting for the effects of the Atmospheric Boundary Layer (ABL) and terrain influence.

Simulated wind data were obtained in the form of ratios of wind speeds at approximately 1.5 m above the concerned levels, to the mean wind speed at a reference height (building height). The data was then combined with meteorological records obtained from Adelaide wind station (WS_023034) to determine the wind speeds and frequencies in the simulated areas.

Refer to **Attachment E** - *Festival Plaza Urban Design Review (Pedestrian Wind Comfort Appendix)* for more information on shadow analysis.

4.2.7. Planning and Design Code Review

As part of this Code Amendment, a series of policy review and refinement processes have been identified. These tasks relate to ensuring that the content contained in the Code is contemporary, meets community expectations, and suitably aligns with future strategic land use opportunities. Further, the review considers whether the policy supports the delivery of desired built form outcomes that are consistent with the five 'place principles' which have been applied to Festival Plaza.

The review of code policy sought to ensure that:

- built form policy guides appropriate management of the interface between the Festival Plaza and any adjacent heritage places, including the sight lines from prominent locations and relationship to the River Torrens / Karrawirra Parri and North Terrace, to achieve a high amenity and maintain an integrated relationship.
- land use policy remains flexible.
- policies facilitate and foster pedestrian and cycling connectivity throughout the area.
- identification of any consequential changes or minor refinements required to achieve desired outcomes for the Festival Plaza.

Existing Policy

As demonstrated in **Attachment B**, the City Riverbank Zone applies to North Terrace and riverbank areas along the River Torrens / Karrawirra Parri, containing important institutions and entertainment facilities.

The City Riverbank Zone seeks exemplary design quality and architecture that is contemporary and innovative and respectful of the heritage buildings, Adelaide Park Lands setting and civic functions of the locality. It promotes a fine-grained precinct with a quality public realm that is inviting and comfortable for pedestrians, with strong visual and physical connections between important buildings, public spaces, the Adelaide Park Lands and other key destinations.

The Affected Area is within the Entertainment Subzone (refer **Attachment B**) which seeks a prominent, vibrant and safe public plaza that provides a focal point for the Riverbank precinct and is supported by a vibrant mix of land uses that encourage use by city workers, residents, families, students, youth, children and tourists.

The City Riverbank Zone Desired Outcomes note that development should be of:

‘DO1 – Exemplary design quality and architecture that is contemporary and innovative and respectful of...Adelaide Park Lands setting...’

The Entertainment Subzone recognises the importance of design quality for new buildings on Festival Plaza and of minimising the impact of built form on the River Torrens / Karrawirra Parri, specifically identifying the following guiding policy:

‘PO 2.2 - Where buildings exceed 20 building levels or 71m in building they will:

(a) be of exemplary design

(b) not be located adjacent to the River Torrens’.

‘PO 2.3 – Buildings adjacent to the River Torrens are designed to provide an active edge to the river and are of a low scale commensurate with its landscape setting’.

Contrary to the above, the Entertainment Subzone includes the following policy:

‘DTS/DPF 2.1 – Except where adjacent to the River Torrens, buildings not exceeding 20 building levels and 71m in building height.’

The above guideline provides conflicting and confusing information on the suitability of buildings of significant height and scale.

The Code Amendment proposes to include additional built form policy to ensure development in this location achieves a high quality of amenity and design and improves public realm along this section of the River Torrens / Karrawirra Parri.

In addition, policy contained within the broader Code will also ensure that the future built form at this location is sited and designed in a manner that respects the site’s proximity to the Adelaide Park Lands and River Torrens / Karrawirra Parri.

Zoning of adjacent areas

The Capital City Zone abuts the City Riverbank Zone.

The Capital City Zone was introduced in 2012 as part of the Capital City Development Plan Amendment undertaken by the then Minister for Planning. The policies in this zone reinforce North Terrace as the pre-eminent city edge and cultural boulevard. High-rise residential, commercial, and retail developments have traditionally developed along this terrace due to its closeness to a wide range of services. Residential development is encouraged that has views over the city’s cultural institutions, riverbank precinct, North Adelaide and beyond.

- The zoning encourages a strong ‘city edge’ with development built to the boundary. Building heights in the order of 43 and 53 metres (around 15 levels)

are envisaged west of Morphett Street with no maximum height limits applying east of Morphett Street to Frome Road.

- A different character is sought on the northern side of North Terrace where development should provide a more open character with spaces between buildings and public plaza areas fronting North Terrace. Buildings may be in the order of 15-20 storeys given that the slope of the land is significantly lower on the northern side of North Terrace when compared to the southern side.

Taller buildings are appropriate in the Entertainment Subzone (containing Festival Plaza) where height is primarily limited by design quality and airport height restrictions.

5. REFERENCES

- [Adelaide Park Lands Authority \(2016\), Adelaide Park Lands Management Strategy 2015-2025.](#)
- [Government of South Australia \(2017 Update\), The 30-Year Plan for Greater Adelaide.](#)
- [Renewal SA \(2011\), Riverbank Master Plan.](#)
- [State Planning Commission \(May 2019\), State Planning Policies \(May 2019\).](#)
- [Festival Plaza Urban Design Review, ARM Architecture \(2024\)](#)

ATTACHMENT A – AFFECTED AREA MAPPING



ATTACHMENT B – CURRENT CODE POLICY

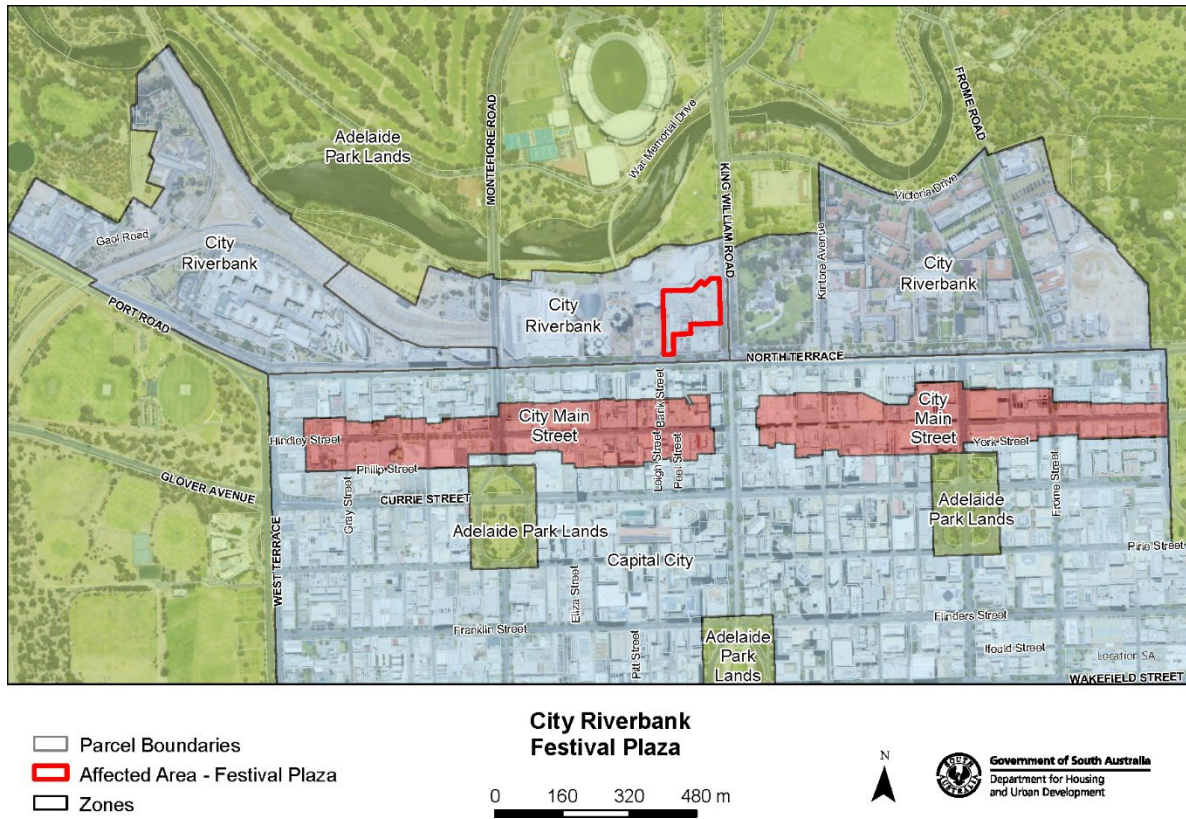


Image 1: Affected Area within the City Riverbank Zone (CR)

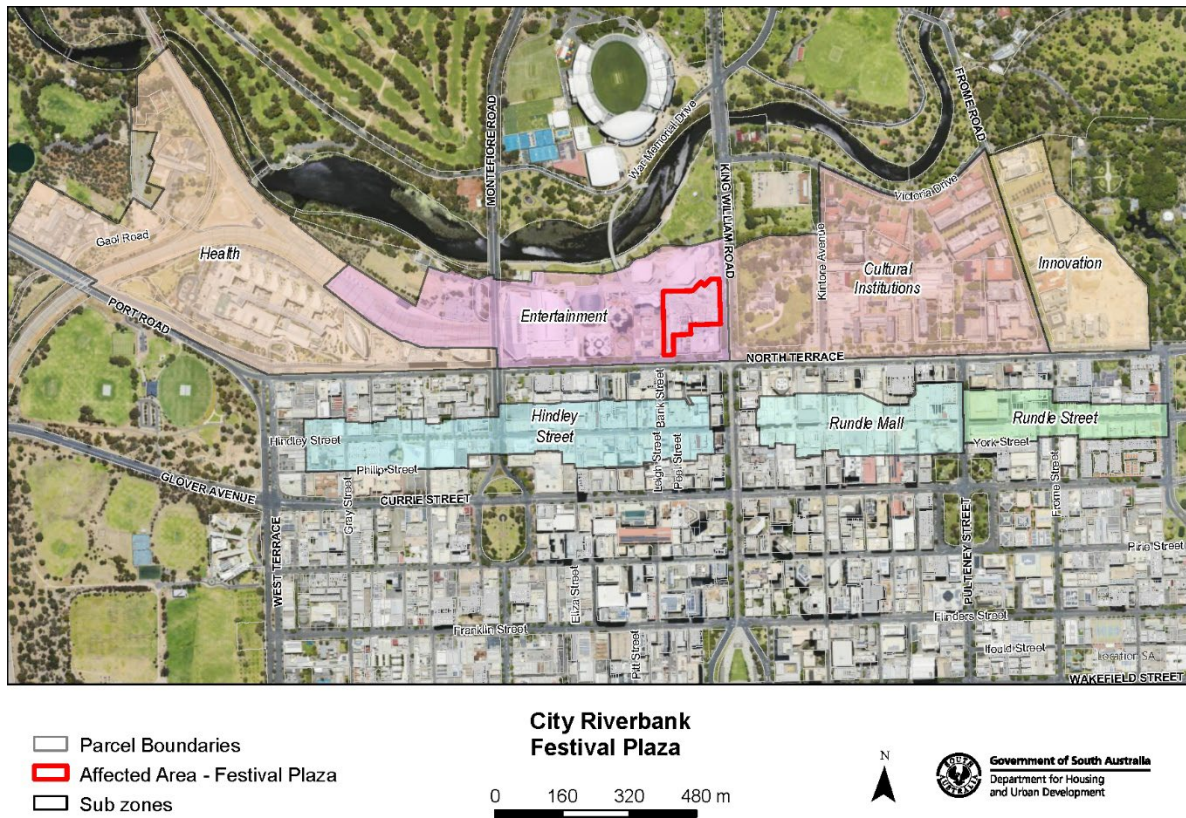


Image 2: Affected Area within the Entertainment Subzone (Ent)

Planning and Design Code Zoning Summary

Zone

- City Riverbank

Subzone

- Entertainment

Overlays

- Airport Building Heights (Regulated) - All structures over 100 metres AHD
- Airport Building Heights (Regulated) - All structures over 110 metres AHD
- Airport Building Heights (Regulated) - All structures over 90 metres AHD
- Building Near Airfields
- Design
- Heritage Adjacency
- Hazards (Flooding - Evidence Required)
- Noise and Air Emissions
- Prescribed Wells Area
- Regulated and Significant Tree
- State Heritage Place - 1370
- State Heritage Place - 1639
- State Heritage Place - 1641

City Riverbank Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Exemplary design quality and architecture that is contemporary and innovative and respectful of the heritage buildings, Adelaide Park Lands setting and civic functions of the locality.
DO 2	A fine grained precinct with a quality public realm that is inviting and comfortable for pedestrians.
DO 3	Strong visual and physical connections between important buildings, public spaces, the Adelaide Park Lands and other key destinations.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 A diverse range of land uses that connect the city centre to the natural environment of the River	DTS/DPF 1.1

<p>Torrens and Adelaide Park Lands with clusters of related activities, such as:</p> <ul style="list-style-type: none"> (a) clinical health, training, education and research (b) entertainment, tourism and accommodation (c) education and administration (d) innovative science and employment (e) community and cultural institutions. 	<p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Advertisement (b) Arena (c) Child care facility (d) Community centre (e) Consulting room (f) Office (g) Convention centre (h) Educational facility (i) Entertainment venue (j) Helicopter landing facility (k) Hospital (l) Hotel (m) Licensed premises (n) Land division (o) Light industry (including high technology and research based activity) (p) Shop (q) Tourist accommodation.
<p>PO 1.2</p> <p>Changes in the use of land between similar businesses encourages the efficient reuse of commercial premises and supports continued local access to a range of services compatible to the locality.</p>	<p>DTS/DPF 1.2</p> <p>A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:</p> <ul style="list-style-type: none"> (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses (b) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10m from any neighbourhood-type zone, or the site of a dwelling (other than a dwelling directly associated with the proposed shop) (c) if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30m of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions (d) if the change in use involves a gross leasable floor area greater than 250m² and has direct frontage to a state maintained road, it achieves either (i) or (ii): <ul style="list-style-type: none"> (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road (ii) the development is located on a site that operates as an integrated complex

	containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Built Form and Character	
<p>PO 2.1</p> <p>Building heights provide an orderly transition in scale, with lower buildings located towards the Adelaide Park Lands, Adelaide Botanic Garden and River Torrens and taller buildings towards North Terrace.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Development:</p> <p>(a) contributes to the activation of the public realm by presenting an attractive human scaled pedestrian-oriented frontage at ground level that adds interest and vibrancy</p> <p>(b) contributes to pedestrian comfort by minimising micro climatic impacts</p> <p>(c) maintains a sense of openness to the sky for pedestrians and allow sunlight access to the public realm, particularly plaza areas during the Spring and Autumn</p> <p>(d) provides a clear sense of address to each building</p> <p>(e) is compatible with the topography of the site and change in character from a strong city edge on the southern side of North Terrace to the landscaped setting provided by the River Torrens and Adelaide Park Lands.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Development reinforces the grand boulevard character of North Terrace and King William Road by reflecting the patterns of landscaped spaces and built form, building proportions and scale.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Coordinated development provides public spaces and landscaping, including deep plantings that soften the dominance of buildings and provide a range of spaces that are suitable for group meetings, social activities and passive enjoyment.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Pedestrian shelter, public art, street furniture and the like designed as an integral part of built form, open space and landscaping.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>PO 2.6</p>	<p>DTS/DPF 2.6</p>

<p>The contribution of heritage buildings is enhanced by ensuring:</p> <ul style="list-style-type: none"> (a) buildings can be adapted and reused for modern purposes while protecting important heritage fabric (b) views and physical connections to heritage buildings and their important heritage features is maintained (c) the ground level interface with heritage buildings incorporates publicly accessible spaces and active land uses that support public access where appropriate. 	<p>None are applicable.</p>
<p>Advertising</p>	
<p>PO 3.1</p> <p>Advertisements designed to achieve an overall consistency of appearance and be of a type, scale and image that complement the zone.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>Movement, parking and access</p>	
<p>PO 4.1</p> <p>Pedestrian and cycle movement based on a network of pathways linking the surrounding zones and providing a variety of north-south and east-west links including:</p> <ul style="list-style-type: none"> (a) connections between North Terrace and the River Torrens linear park at key pedestrian focal points, in particular: <ul style="list-style-type: none"> (i) the continuation of Bank Street connecting through to the Adelaide Oval footbridge, (ii) along the western side of the Adelaide Railway Station Building connecting through to the Adelaide oval footbridge (iii) the continuation of Gray Street (iv) along Montefiore Road through to Morphett Street (v) along King William Road through to King William Street (b) the Gawler Greenway, Outer Harbor Greenway and River Torrens Linear Park trail (c) the Adelaide Park Lands trail through the Innovation Subzone to connect to the existing trail to the north (d) an east-west connection across the railway line from the Royal Adelaide Hospital through to Gaol Road and beyond to Bonython Park (e) improved east-west connections between land located on the eastern and western sides of Montefiore Road. 	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p>	<p>DTS/DPF 4.2</p>

<p>A central pedestrian pathway designed as a single plane surface and maintained to:</p> <p>(a) allow people to walk and ride through and within the Zone from East to West and connect with the North to South pathways</p> <p>(b) link key buildings and public areas within the Zone.</p>	<p>None are applicable.</p>			
<p>PO 4.3</p> <p>Pedestrian movement prioritised and designed to be free from vehicle conflict.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>			
<p>PO 4.4</p> <p>Development provides a safe night-time environment along streetscapes, pedestrian and cycle paths and building surrounds by the arrangement of buildings and active building frontages that enhance casual surveillance and provide appropriate lighting and clear lines of sight.</p>	<p>DTS/DPF 4.4</p> <p>None are applicable.</p>			
<p>Concept Plans</p>				
<p>PO 5.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land.</p>	<p>DTS/DPF 5.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <table border="1" data-bbox="831 1106 1525 1308" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Description</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Concept Plan 85 – City Riverbank - Innovation</td> </tr> <tr> <td style="text-align: center;">Concept Plan 125 - City Riverbank - West</td> </tr> </tbody> </table> <p>In relation to DTS/DPF 5.1, in instances where:</p> <p>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.</p> <p>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 5.1 is met.</p>	Description	Concept Plan 85 – City Riverbank - Innovation	Concept Plan 125 - City Riverbank - West
Description				
Concept Plan 85 – City Riverbank - Innovation				
Concept Plan 125 - City Riverbank - West				

Table 5 – Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

Interpretation

A class of development listed in Column A is excluded from notification provided that it does not fall within a corresponding exclusion prescribed in Column B. In instances where development falls within multiple classes within Column A, each clause is to be read independently such that if a development is excluded from notification by any clause, it is, for the purposes of notification excluded irrespective of any other clause.

<p style="text-align: center;">Class of Development (Column A)</p>	<p style="text-align: center;">Exceptions (Column B)</p>
<p>1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.</p>	<p>None specified.</p>
<p>2. Any kind of development where the site of the development is not adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.</p>	<p>Except any of the following:</p> <ol style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ol style="list-style-type: none"> (a) advertisement (b) consulting room (c) light industry (including high technology and research based activity) (d) office (e) shop (f) temporary public service depot 	<p>Except development that does not satisfy:</p> <ol style="list-style-type: none"> 1. Health Subzone DTS/DPF 2.1 in areas where the Subzone applies 2. Entertainment Subzone DTS/DPF 2.1 in areas where the Subzone applies 3. Innovation Subzone DTS/DPF 3.1 in areas where the Subzone applies 4. Cultural Institutions Subzone DTS/DPF 2.4 in areas where the Subzone applies.
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ol style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) retaining wall (k) shade sail (l) solar photovoltaic panels (roof mounted) (m) swimming pool or spa pool and associated swimming pool safety features (n) tree damaging activity (o) verandah (p) water tank. 	<p>None specified.</p>
<p>5. Demolition.</p>	<p>Except any of the following:</p> <ol style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)

	2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
6. Railway line.	Except where located outside of a rail corridor or rail reserve.
Placement of Notices - Exemptions for Performance Assessed Development	
None specified.	
Placement of Notices - Exemptions for Restricted Development	
None specified.	

Entertainment Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A prominent, vibrant and safe public plaza that provides a focal point for the Riverbank precinct and is supported by a vibrant mix of land uses that encourage use by city workers, residents, families, students, youth, children and tourists.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Development of a range of cultural, parliamentary, office, entertainment, retail, conference and ancillary land uses.	DTS/DPF 1.1 None are applicable
PO 1.2 A range of health, education and research facilities may also be developed west of Montefiore Road to complement existing and emerging health-related activities in the adjacent Health Subzone.	DTS/DPF 1.2 None are applicable.
Built Form and Character	
PO 2.1 Buildings of a height and scale that references North Terrace, and minimises impacts on the River Torrens.	DTS/DPF 2.1 Except where adjacent to the River Torrens, buildings not exceeding 20 building levels and 71m in building height.
PO 2.2	DTS/DPF 2.2

<p>Where buildings exceed 20 building levels or 71m in building height they will:</p> <ul style="list-style-type: none"> (a) be of exemplary design (b) not be located adjacent to the River Torrens. 	<p>None are applicable.</p>
<p>PO 2.3</p> <p>Buildings adjacent to the River Torrens, east of Montefiore Road, are designed to provide an active edge to the river and are of a low scale commensurate with its landscape setting.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Buildings along King William Road are designed to enable views through to important State Heritage buildings and the public plaza area.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>A new public plaza developed on a single plane minimising grade changes across the site so as to maximise pedestrian connectivity.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>PO 2.6</p> <p>Development adjacent to the River Torrens, west of Montefiore Road:</p> <ul style="list-style-type: none"> (a) provides an active and appealing edge to the river (b) achieves a high level of amenity (c) is of high quality design, particularly when viewed from the northern side of the river (d) maintains an open, safe and connected pedestrian and cycle route along the river's edge (e) provides a transition in scale down from North Terrace to the river and complements the scale of development on the eastern side of Montefiore Road 	<p>DTS/DPF 2.6</p> <p>None are applicable.</p>
<p>PO 2.7</p> <p>Development at ground level within the forecourt area containing the 'Yerrakartarta' public artwork (located to the west of the Adelaide Railway Station building) provides connections between North Terrace and the Riverbank.</p>	<p>DTS/DPF 2.7</p> <p>None are applicable.</p>
<p>PO 2.8</p> <p>Buildings, particularly those that face the River Torrens, incorporate active land uses and design techniques at ground level that contribute to the vitality, safety and activation of the riverbank precinct.</p>	<p>DTS/DPF 2.8</p> <p>None are applicable.</p>

ATTACHMENT C – AMENDMENT INSTRUCTIONS

The policy changes proposed by the Code Amendment are outlined below. Any recommendations to remove policy are shown by strikethrough of text e.g. ~~remove text~~ and any addition to policy is shown by underlined text e.g. add text.

Part 12 – Concept Plans

Adelaide: Insert - Concept Plan 153 City Riverbank – Festival Plaza



-  Concept Plan Boundary
-  Green Edge
-  Building Separation
-  Active Frontage
-  40 Building Levels
-  Visual and physical access



Concept Plan 153
City Riverbank - Festival Plaza

Zone: City Riverbank Zone

Amend: DTS/DPF 5.1 Description Table

Concept Plans					
<p>PO 5.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land.</p>	<p>DTS/DPF 5.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Description</th> </tr> </thead> <tbody> <tr> <td>Concept Plan 85 – City Riverbank - Innovation</td> </tr> <tr> <td>Concept Plan 125 - City Riverbank – West</td> </tr> <tr> <td>Concept Plan 153 - City Riverbank – Festival Plaza</td> </tr> </tbody> </table> <p>In relation to DTS/DPF 5.1, in instances where:</p> <ul style="list-style-type: none"> (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where ‘no value’ is returned, there is no relevant concept plan and DTS/DPF 5.1 is met. 	Description	Concept Plan 85 – City Riverbank - Innovation	Concept Plan 125 - City Riverbank – West	Concept Plan 153 - City Riverbank – Festival Plaza
Description					
Concept Plan 85 – City Riverbank - Innovation					
Concept Plan 125 - City Riverbank – West					
Concept Plan 153 - City Riverbank – Festival Plaza					

Subzone: Entertainment Subzone

Amend: Built Form and Character, DTS/DPF 2.1

- Remove - *Except where adjacent to the River Torrens, buildings not exceeding 20 building levels and 71m in building height.*
- Replace with – *None applicable.*

Amend: Built Form and Character, PO 2.2

- Include - (c) positively respond to the local context and achieves the desired outcomes of the Zone.

Built Form and Character	
<p>PO 2.1</p> <p>Buildings of a height and scale that references North Terrace, and minimises impacts on the River Torrens.</p>	<p>DTS/DPF 2.1</p> <p>Except where adjacent to the River Torrens, buildings not exceeding 20 building levels and 71m in building height.</p> <p>None are applicable.</p>

<p>PO 2.2</p> <p>Where buildings exceed 20 building levels or 71m in building height they will:</p> <ul style="list-style-type: none">(a) be of exemplary design(b) not be located adjacent to the River Torrens(b) positively respond to the local context and achieves the desired outcomes of the Zone	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
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ATTACHMENT D – STRATEGIC PLANNING OUTCOMES

D1. State Planning Policies

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

The Principles of Good Planning are set out under section 14 of the Act and have been taken into consideration in preparation of this Code Amendment, with the key relevant principles noted below.

Principles of Good Planning	Relevance to Code Amendment
<p>High-quality design principles</p> <p>Development should be designed to reflect the local setting and context, to have a distinctive identity that responds to the existing character of its locality, and strike a balance between built form, infrastructure and the public realm.</p> <p>Built form should be durable, adaptive (including the reuse of buildings or parts of buildings) and compatible with the relevant public realm.</p> <p>The public realm should be designed to be used, accessible and appropriately landscaped and vegetated.</p> <p>Built form and the public realm should be designed to be inclusive and accessible to people with differing needs and capabilities (including universal design practices).</p> <p>Cities and towns should be planned and designed to be well connected in ways that facilitate the safe, secure and efficient movement of people within and through them.</p>	<p>The Code Amendment seeks to ensure policy in the Code supports excellent design outcomes for Festival Plaza and improves the interface with existing heritage buildings and the North Terrace cultural boulevard.</p> <p>The amendment will also seek to ensure alignment of the Festival Plaza in the Affected Area with the five ‘place principles’ which have been established to guide future concept design and development.</p>

SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are:

State Planning Policy	Code Amendment Outcome
<p>SPP 2: Design Quality</p> <p><i>2.1 Promote best practice in the design of buildings, places and the public realm by applying the principles of Good Design.</i></p> <p><i>2.2 Promote best practice in access and inclusion planning in the design of buildings and places by applying the principles of Universal Design, Crime</i></p>	<p>The Code Amendment seeks to strengthen policy such that future development responds to the surrounding environment and contributes to the existing quality and character of the Plaza.</p>

<p><i>Prevention Through Environmental Design and Access and inclusion.</i></p> <p>2.9 <i>Respect the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers existing and desired future context of a place.</i></p> <p>2.10 <i>Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces.</i></p>	<p>Through stronger Performance Outcomes and the Concept Plan, the Code amendment seeks to compliment and supplement good design principles applicable to future development.</p>
<p>SPP 7: Cultural Heritage</p> <p>7.5 <i>Maintain the context of a place or area of heritage value through appropriate design guidelines that encourage compatible design solutions.</i></p>	<p>The Code Amendment seeks to provide additional support and guidance for appropriate separation of future development with existing heritage buildings.</p>
<p>SPP 9: Employment Lands</p> <p>9.1 <i>Support the expansion and clustering of key economic growth areas including health; education; tourism; energy and resources; primary industry; defence; and knowledge and creative industries.</i></p> <p>9.10 <i>Strengthen the primacy of the Adelaide city centre as the cultural, entertainment, tourism, and economic focus of South Australia.</i></p>	<p>The Code Amendment seeks to support the development of Festival Plaza (and the Riverbank Precinct) as one the of the State’s premier cultural and entertainment precincts.</p>

D2. Regional Plans

The investigations undertaken to date and outlined in this Code Amendment, will ensure that the proposed Amendment is largely consistent with the key policies of the 30-Year Plan for Greater Adelaide as described below.

Principle 20: *Continue to develop the Riverbank Precinct as a world-renowned health, sporting, educational and biomedical precinct with strong connections to the city centre while reinforcing North Terrace as a premier cultural boulevard with a new vibrant public plaza that will be the heart of entertainment and cultural events.*

The Code Amendment will further support the development of the Riverbank’s cultural and entertainment precinct focused on Festival Plaza.

Festival Plaza Urban Design Review

Government of South Australian
Department for Trade and Investment

August 2024

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217, Flinders Street
Adelaide SA 5000
+61 3 8613 1888
mail@armarchitecture.com.au
armarchitecture.com.au

1.0 - EXECUTIVE SUMMARY

This Urban Design Review, commissioned by the Planning and Land Use Services (PLUS) Division of the Department for Trade and Investment, provides an in-depth analysis and re-evaluation of the Adelaide Festival Plaza Strategic Framework and built form guidelines. Building on the foundational principles established in the 2014 strategic framework, this review considers the implications of the most recent developments within the precinct, particularly focusing on the next proposed built outcomes.

The primary purpose of this study is to inform potential policy changes by offering a comprehensive analysis of various massing studies, ranging from 3-storey to 40-storey options, to guide future developments. The study emphasizes key urban design elements, including heritage and public square interfaces, building height and massing, visual connections, public realm activation, accessibility, public safety, and wind mitigation.

A critical aspect of this study is its consideration of the potential impact of a second tower within the precinct. It is important to note that while this review explores the effects and implications of such a development, it does not advocate for or against the construction of a second tower. The intention is to provide a neutral analysis to support informed decision-making by stakeholders.

The report presents key recommendations, including setbacks to retain vital visual corridors to heritage sites such as the Adelaide Festival Centre and Parliament House, ensuring active frontages along key areas to foster public engagement, and maintaining a balance between building height, human scale, and urban massing to enhance comfort (wind) and support the success of the existing plaza within the precinct.

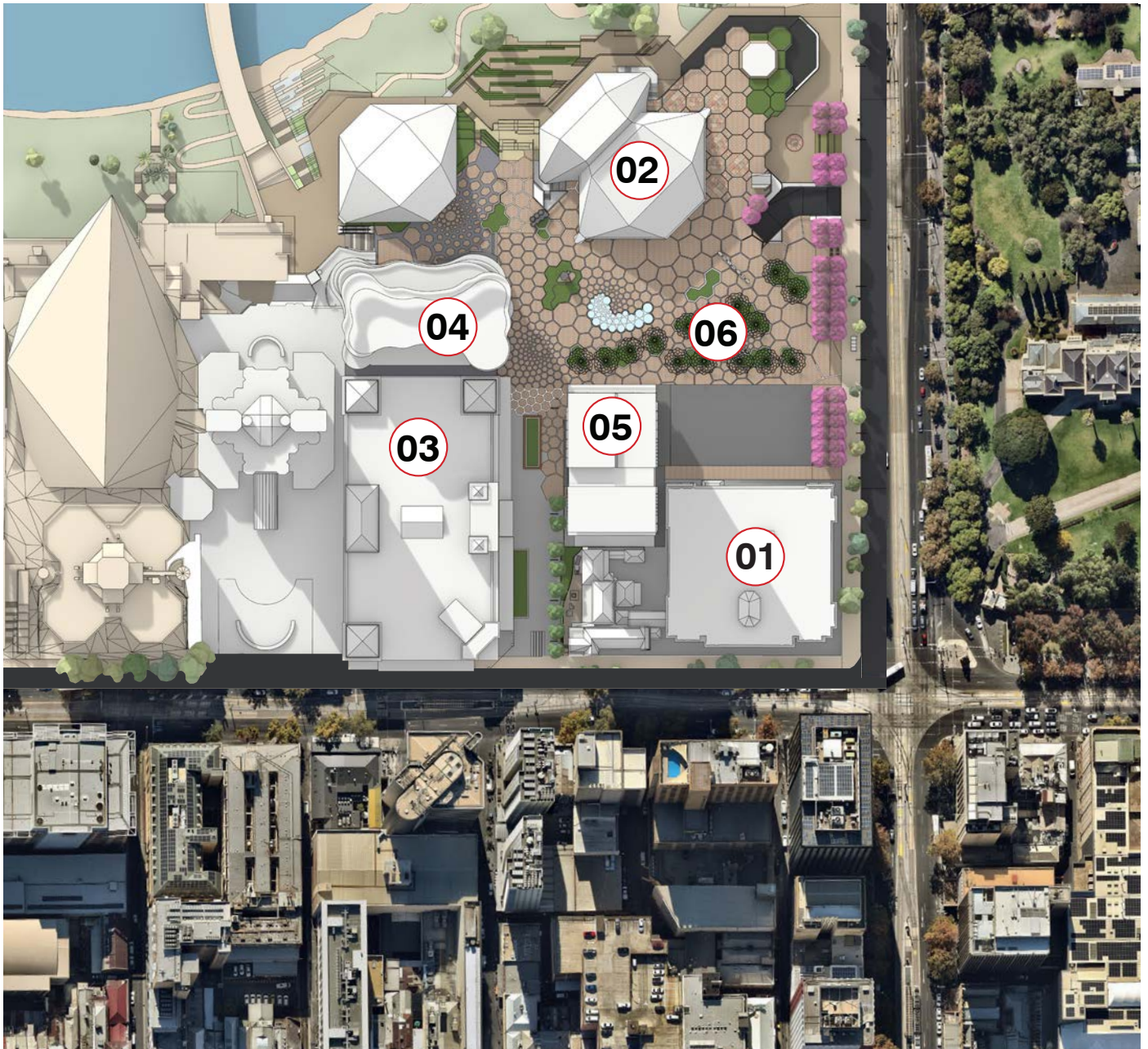
Through this review, ARM Architecture aims to support the ongoing evolution of the Festival Plaza Precinct as a vibrant, accessible, and culturally significant urban space.



2.0

**LOCATION
OF STUDY**

2.0 - LOCATION OF STUDY



Festival Plaza Site Plan

2.1 - SITE PLAN & KEY EXISTING BUILDINGS



01. Parliament House



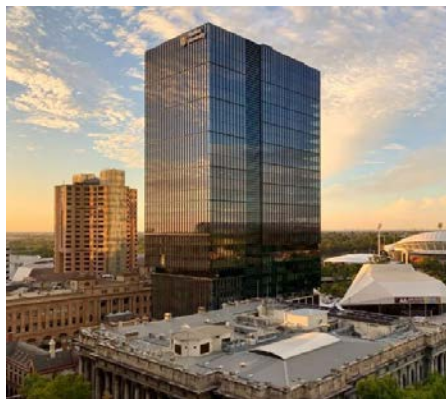
02. Adelaide Festival Centre



03. Adelaide Railway Station



04. SkyCity Casino



05. One Festival Tower



06. Festival Square

Parliament House

Located on the corner of North Terrace and King William Road. It is a Greek revival building constructed in two phases from 1874 through to 1939. A steel fence provides a modest secure curtilage to the north and west including Old Parliament and to part of the King William Road frontage. It has a semi secure loading area accessible from Station Road and secure underground pedestrian access to the existing AFC carpark via tunnel. Proposed works will interfere with the northern facade and look at laneway access along the north.

Adelaide Festival Centre

The Adelaide Festival Centre is a cultural focus of the precinct. Completed in 1973 it now is listed as a State Heritage Place for cultural associations with the community and establishment of the Adelaide Festival of the Arts. the AFC is highly integrated with the public realm with connections to the square, River Torrens, Elder Park and the northern promenade.

Adelaide Railway Station

The Adelaide Train Station is located on North Terrace and Festival Drive and is the Hub for the city train network. Constructed in 1928, the platforms are accessed from a grand double height that connects directly to the River Torrens. Also housed within includes Adelaide Casino, State Theatre Company and multiple restaurants. Main entry through the train station now exists to the north and exits near the footbridge.

SkyCity Casino

Completed in 2020, the Sky City expansion project now sees a new addition to Festival Plaza. This building houses refurbished entertainment areas, conference centers, restaurants and a rooftop bar. It also includes a 120-room luxury hotel. This building connects directly to the north of the Railway Station with a restaurant spilling out to the north-east corner.

One Festival Tower

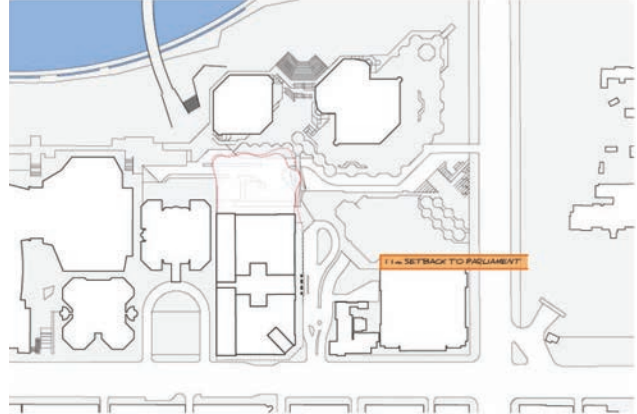
The Festival Tower has recently been completed in 2024 and offers 40,000m² of commercial space. It's 29 stories and is located to the north-west corner of Parliament House next to the Adelaide Railway Station.

2.2 - PREVIOUS STUDY GUIDING PRINCIPLES

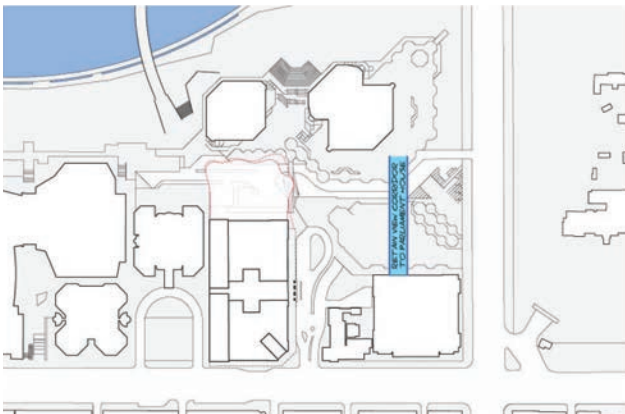
The previous principles as set out in the Festival Square Strategic Framework document, 2014 includes the items below:



Station Road - 20m setback to Adelaide Railway Station eastern Canopy



Parliament Setback - 11m setback to northern Parliament elevation



Parliament House North Facade: Retain view corridor to north elevation



Adelaide Festival Center entry: Retain view corridor to AFC entry

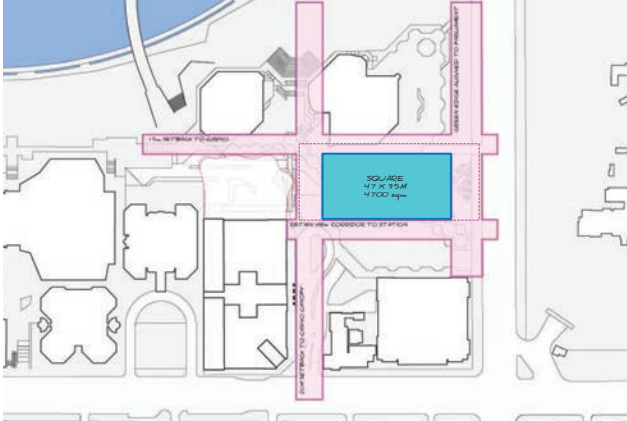


King William Street Frontage: Align green edge to Parliament House

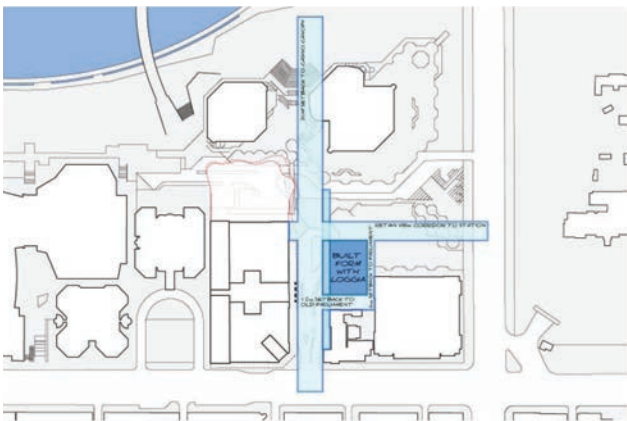


Heritage Tower: Retain view corridor to north-east corner of Adelaide Railway Station

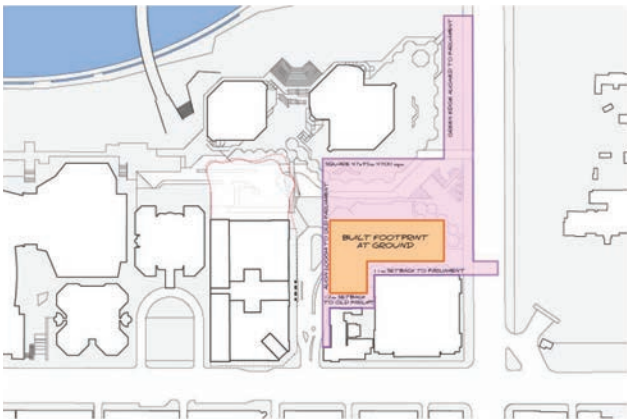
2.2 - PREVIOUS STUDY GUIDING PRINCIPLES



Festival Square Development Zone

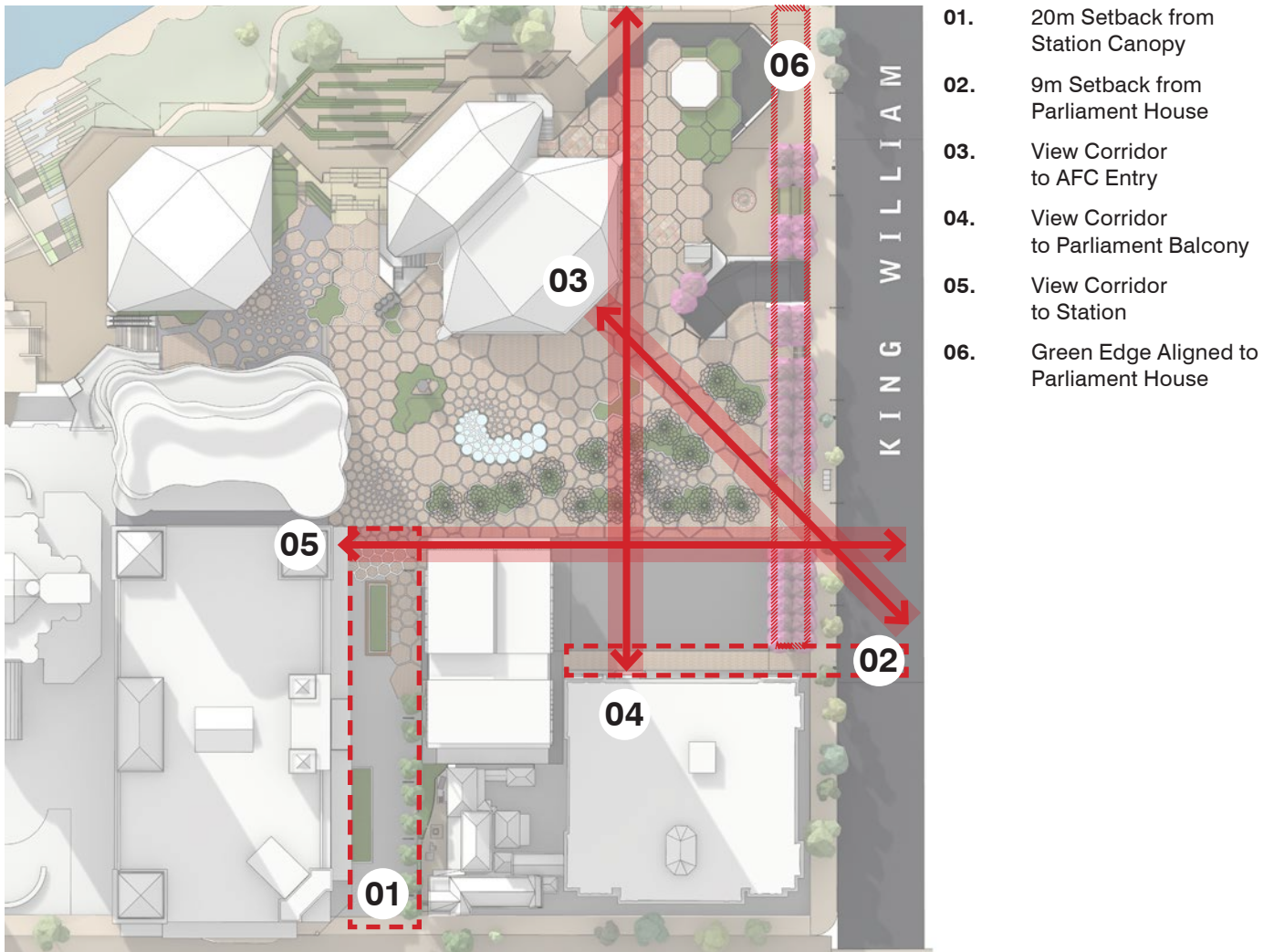


Built Form Location



Built Footprint at Ground

2.3 - CURRENT SETBACKS & VISTAS



Existing Site Plan - Current Setback Conditions as per the Strategic Framework 2014

The conditions in the diagram above outline the previous setbacks set as part of the Strategic Framework in 2014. These conditions are considered important aspects of the plaza and key items to be retained that reflect heritage and culture within Adelaide.

2.3 - CURRENT SETBACKS & VISTAS

01. 20m Setback to Station Canopy

The station building houses several functions including railway station, casino and restaurants. It has a generous canopy to its North Terrace and Station Road frontages. A 20m setback to the Adelaide Railway Station Canopy allows a public realm area along Station Road to provide a public thoroughfare and strong connection from North Terrace to Festival Plaza, through to Elder Park. This also encourages and supports street dining along Station Road.

02. 9m Setback from Parliament House

The setback from Parliament House provides a level of separation to preserve building integrity and provide connection between buildings. Given the heritage value of Parliament House it's important that this facade is celebrated through a visual connection.

03. View Corridor to AFC Entry

The Adelaide Festival Centre is the cultural focus of the precinct, perhaps the city while being highly integrated with the public realm. Adelaide Festival Centre is to remain a prominent feature to Festival Square celebrating the arts and performances of Adelaide. This is seen through a visual and physical connection from King William Road, as a ceremonial axis, connecting the entry to the square and enhancing connections to Elder Park and the River to the North.

04. View Corridor to Parliament Balcony

The balcony of Parliament is located on the second floor on the northern facade of Parliament House. A view to this balcony should be retained allowing visual access from Elder Park through Festival Plaza to the balcony. The same access should be considered from the balcony through to the Adelaide Parklands.

05. View Corridor to Station

A popular path of travel for Adelaide commuters has encouraged a clear path of travel and sightline from King William Road through to the Adelaide Railway Station.

06. Green Edge & Viewlines Aligned to Parliament House

King William Road is a major civic spine of Adelaide and the city's primary North South Avenue. A strong green edge provides a connection from City to Park to River. It provides a direct interface of the plaza to the street frontage seen as an avenue of trees from Parliament through to the Promenade.

3.0

**CURRENT
PLANNING CODE
PROVISIONS &
OVERLAYS
SUMMARY**

3.0 - CURRENT PLANNING CODE PROVISIONS

The current planning code outlines several key provisions that directly relate to the advancement and development within Festival Plaza and surrounds. Several items have been summarised and are outlined below with the key considerations highlighted:

PO1.1: ... diverse range of community, commercial & employment land uses

PO2.1 : “Building heights provide an orderly transition in scale, with lower buildings located towards the Adelaide Park Lands, Adelaide Botanic Garden and River Torrens and taller buildings towards North Terrace.”

PO2.2 (Summary): Contributes to activation...human scaled, pedestrian oriented frontages at GL

...minimises microclimate impacts

Openness to the sky

Clear address

(recognises) the site character changes; city edge to landscape setting

PO2.3 (affirms) Nth Terrace as a grand boulevard – landscape/built form, proportion, scale

PO2.4 : “Provides public spaces and landscaping, including deep plantings that soften the dominance of buildings and provide a range of spaces that are suitable for group meetings, social activities and passive enjoyment.”

PO2.5: public shelter, art, open space

PO2.6: “views and physical connections to heritage buildings and their important heritage features is maintained” Also GL interfaces to heritage buildings to ensure public access and activation

PO2.7: Importance of Riverbank as an indigenous gathering and storytelling place

PO4.3: Pedestrian movement priority

PO4.4: Safe night time environment

Entertainment subzone

Desired Outcomes (DO) “A prominent, vibrant and safe public plaza that provides a focal point for the Riverbank precinct and is supported by a vibrant mix of land uses that encourage use by city workers, residents, families, students, youth, children and tourists.”

PO2.1: Height and scale “references” North Terrace minimum impact on Torrens

PO2.2: “Where buildings exceed 20 building levels or 71m in building height they will:

- be of exemplary design
- not be located adjacent to the River Torrens.

PO2.3: “Buildings adjacent to the River Torrens, east of Montefiore Road, are designed to provide an active edge to the river and are of a low scale commensurate with its landscape setting.”

PO2.8: Buildings that face the Torrens to contribute to safety and activation of precinct

Design Overlay

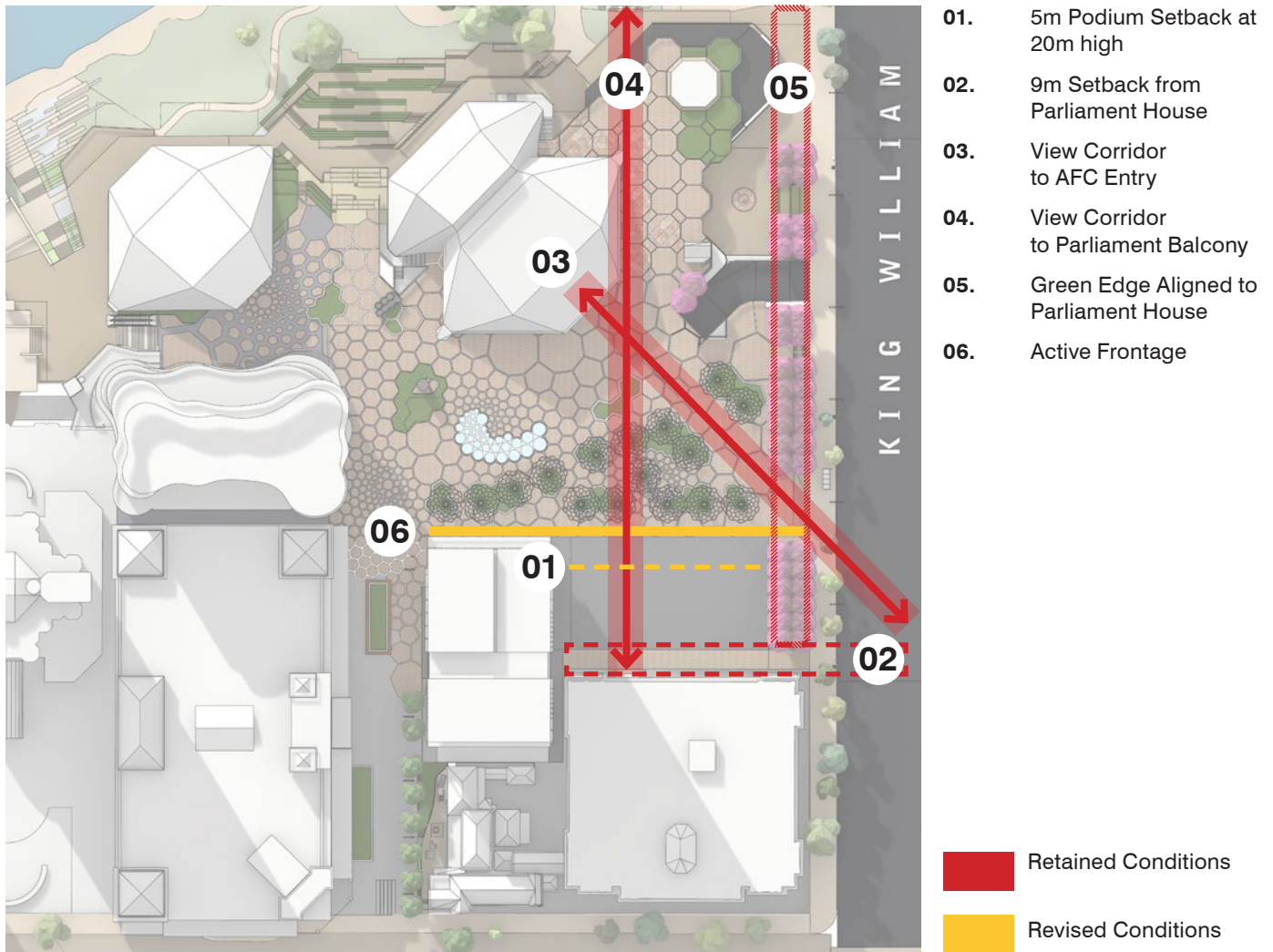
PO1.1: “Development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.”



4.0

**REVISED
SETBACKS &
VISTAS**

4.0 - REVISED SETBACK CONDITIONS



Existing Site Plan - Revised Setback Conditions

Due to the development of One Festival Tower, and the proposed development to the east, the previous strategic framework items need to be revised. The diagram above demonstrates retained conditions and those that have been revised based on new constraints and conditions to Festival Square.

4.0 - REVISED SETBACK CONDITIONS

01. 5m Podium Setback at 20m High

A podium is an additional urban design consideration that should be incorporated as a 5m podium setback to the development tower at 20m high. This helps to mitigate downwards wind patterns off the building tower resulting in a higher comfort level across the plaza and creates an accessible scale when viewed from pedestrian level.

02. 9m Setback from Parliament House

The setback from Parliament House provides a level of separation to preserve building integrity and provide connection between buildings. Given the heritage value of Parliament House it's important that this facade is celebrated through a visual connection and this principle is retained.

03. View Corridor to AFC Entry

The Adelaide Festival Centre remains the cultural focus of the precinct. Adelaide Festival Centre is to remain a prominent feature to Festival Square celebrating the arts and performances of Adelaide. The visual and physical access to the AFC entry should be retained.

04. View Corridor to Parliament Balcony

The balcony of Parliament is located on the second floor on the northern facade of Parliament House. A view to this balcony should be retained allowing visual access from Elder Park through Festival Plaza to the balcony.

05. Green Edge and viewlines to Parliament House Corner

This principle has been retained as a green edge along King William Road defines the edge of Festival Plaza. This also assists in mitigating winds for a higher comfort standard and noise reduction into the Plaza.

06. Active Frontage

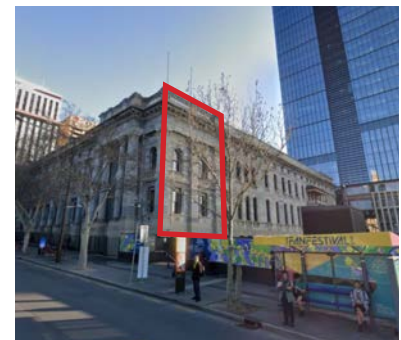
Activation along the north facade of One Festival Tower and the proposed development will create a flow of movement off King William Road and into Festival Plaza. This activation can be achieved through retail, hospitality and encouraging the public to spend time. This is a revised condition.



View Corridor to AFC Entry

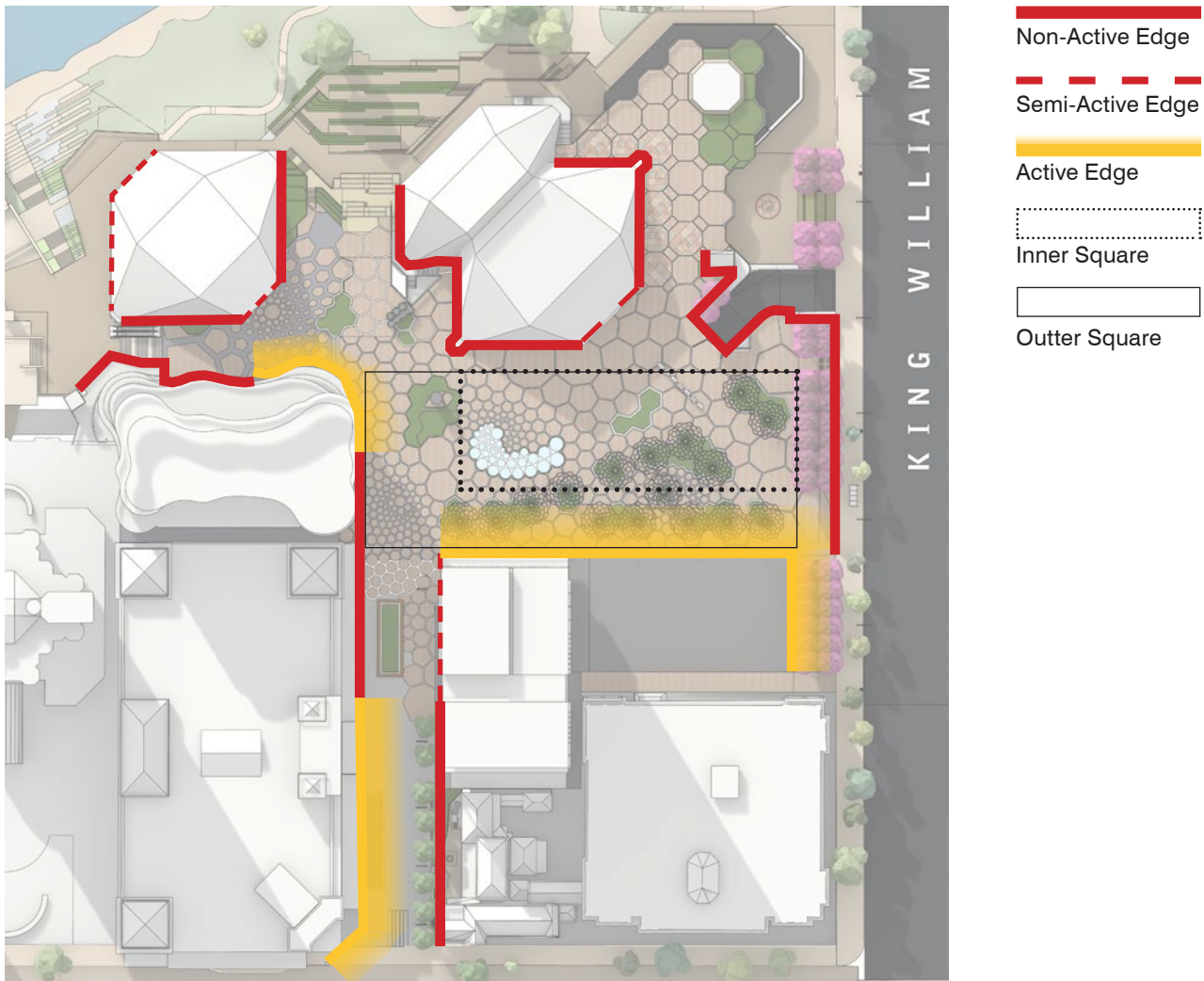


View Corridor to Parliament House Balcony



Green Edge along King William Road and View to Aedicular Corener of Parliament House.

4.1 - PUBLIC REALM ACTIVATION



Existing Site Plan - Active Edges

An Active Edge

While the inner square of Festival Square is a flexible space to house programmed events, the outer square should provide consistent activation. A square surrounded by a variety of functions that attract people at different times of the day and week can include offices, cafes and food and beverage, retail and cultural institutions.

As indicated along the north facade of One Festival Tower and the proposed development, an active edge should be strongly considered to encourage those off the street in the square and follow through to Station Road. This should also be accessible from a variety of transportation types including walking, cycling and public transport.

4.1 - PUBLIC REALM ACTIVATION



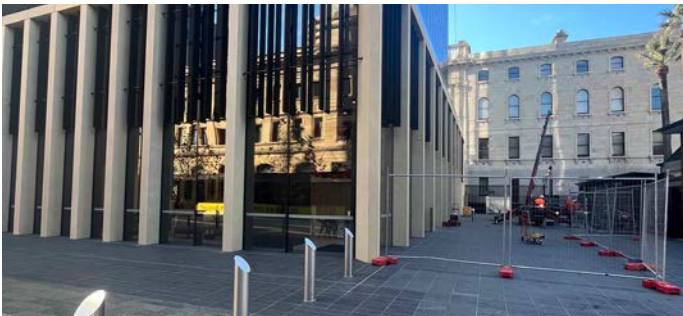
Active Edge

Currently, active edges around Festival Square occur along Station Road, the north-east corner of the casino with potential to extend an active edge to the northern edge of the Walker proposals.



Semi-Active Edge

The semi-active edges only occur at main entry ways and thoroughfares, including the entry of the Festival Centre and the entry at the Dunstan Playhouse. This is activated when shows are scheduled with people arriving and departing. Generally, these spaces are quiet.



Non-Active Edge

The non-active edges do not encourage people to spend time and enjoy. These are hard edges along building lines or driveways and are used as simply to pass through. Festival Centre and the northern casino edge are non active. The north east edge to the railway station and southern-west edge to Parliament House are all non-active.

Increasing Activation & Vibrancy

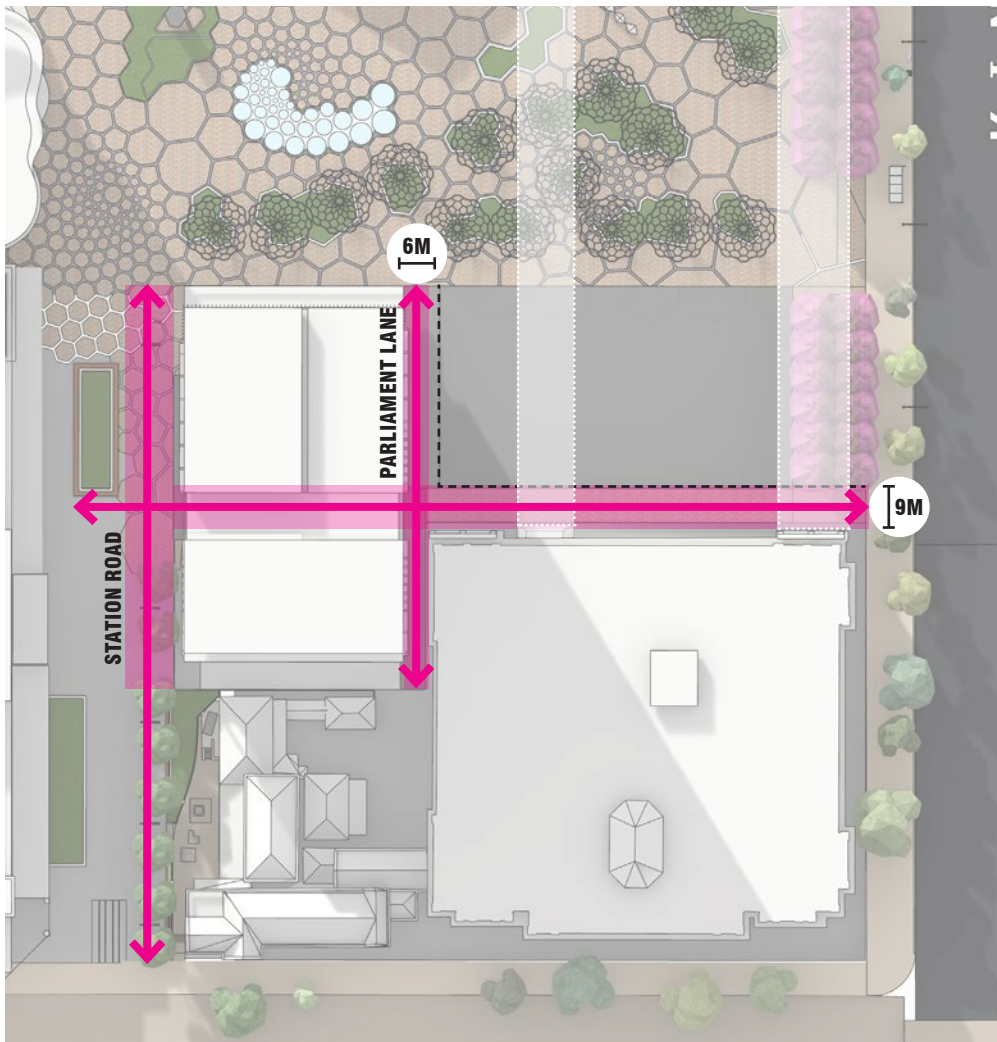
Built proposals and infrastructure should allow a flexible space that can respond and adjust in a variety of ways. Improved level change connections, seatings and shelter, formal and informal activities, with integration of technology will create a public realm that supports and enhances Adelaide's vibrant and diverse heritage.

Community Benefit

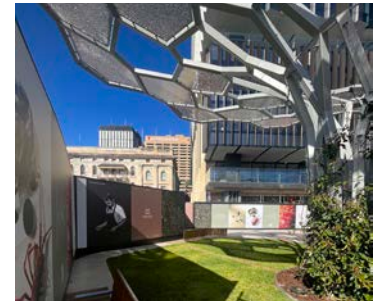
A community focused activation can be a participatory process that encourages people to socialise and take ownership of the public spaces they spend time in. It becomes a space that is welcoming through permanent activation as well as temporary and curated events. This includes further opportunities for recreation, cultural expression, social connection, relaxation and eating. A space that is highly activated also includes appropriate infrastructure and amenities for daily use as well as events when required.

Ongoing effects of good activation include a greater attachment to place, reduction in vandalism and anti-social behavior and improve safety across all hours of the day. That will encourage a greater diversity of people and reinforces a more inclusive and representative community identity.

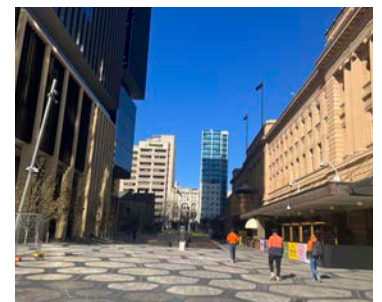
4.2 - PARLIAMENT HOUSE INTERFACE



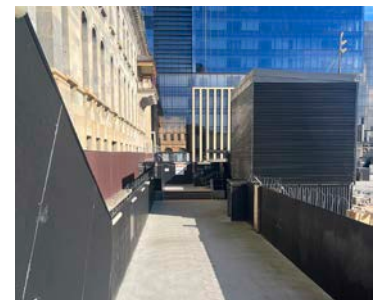
Existing Site Plan - Parliament Connections and Laneways



Current Site Conditions along Parliament Lane.



Current Site Conditions down Station Road.



Current Site Conditions looking west towards One Festival Tower.

A Visual Connection

A prominent building on the corner of North Terrace and King William Road, Parliament house should remain visually accessible from all sides. The proposed building should allow the 9m setback from the northern edge of Parliament House and with visual connection to Parliament Balcony from the square.

Security and Safety

Primary accessways and sightlines are to be maintained around Parliament House and through the new developments. This can be achieved with transparent glazing to allow surveillance in all directions and good lighting.

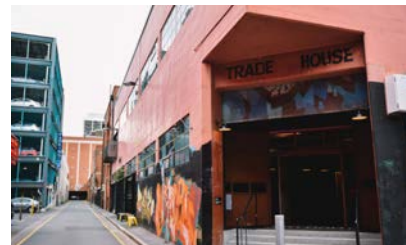
4.2 - PARLIAMENT HOUSE INTERFACE

Laneway Precedents for Parliament Lanes

Successful laneways are seen throughout Adelaide and contribute to the culture and community of the city. A few examples are listed below.



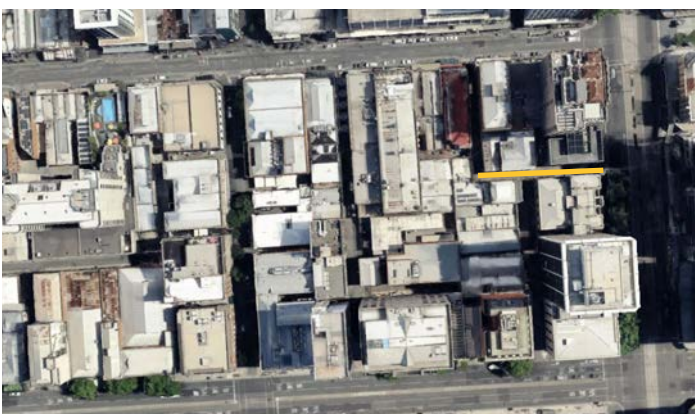
Gresham Lane
8m Wide / North-South Orientation



Solomon Street
6m Wide / East-West Orientation

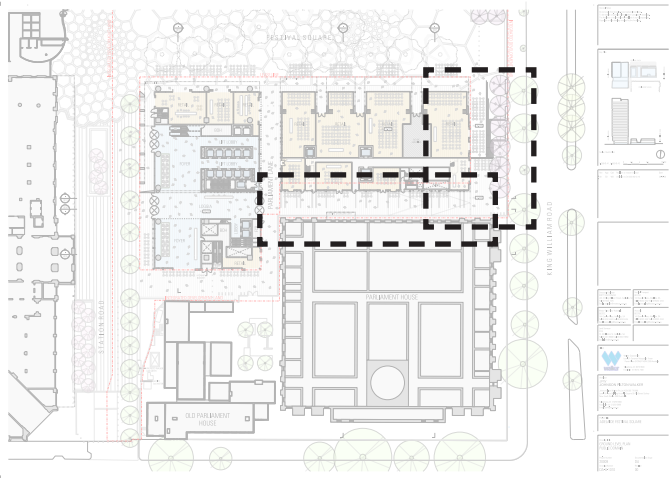


Peel Street
6m Wide / North-South Orientation



Gilbert Place
4m Wide / East-West Orientation

4.3 - ACCESSIBILITY & ADDRESS



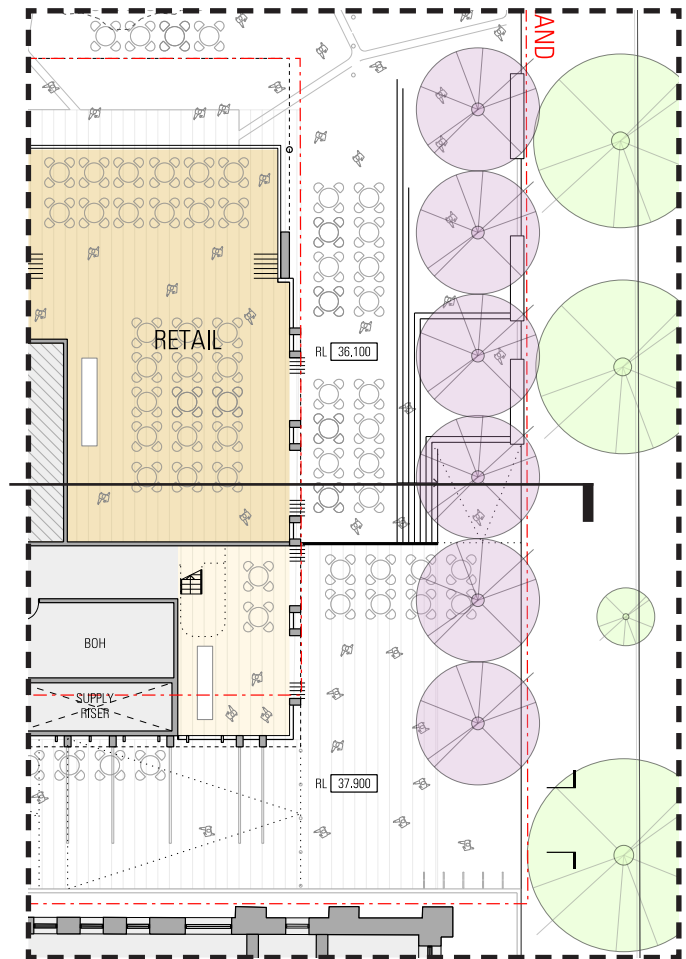
A Separate Address

The proposed development should incorporate a fixed address off King William Street. This should include a separate entrance for the development that doesn't interfere with the retail / hospitality activation along the northern facade.

This address should incorporate direct access for pedestrians off King William Road using steps and ramps allowing a change of level to meet the buildings core.

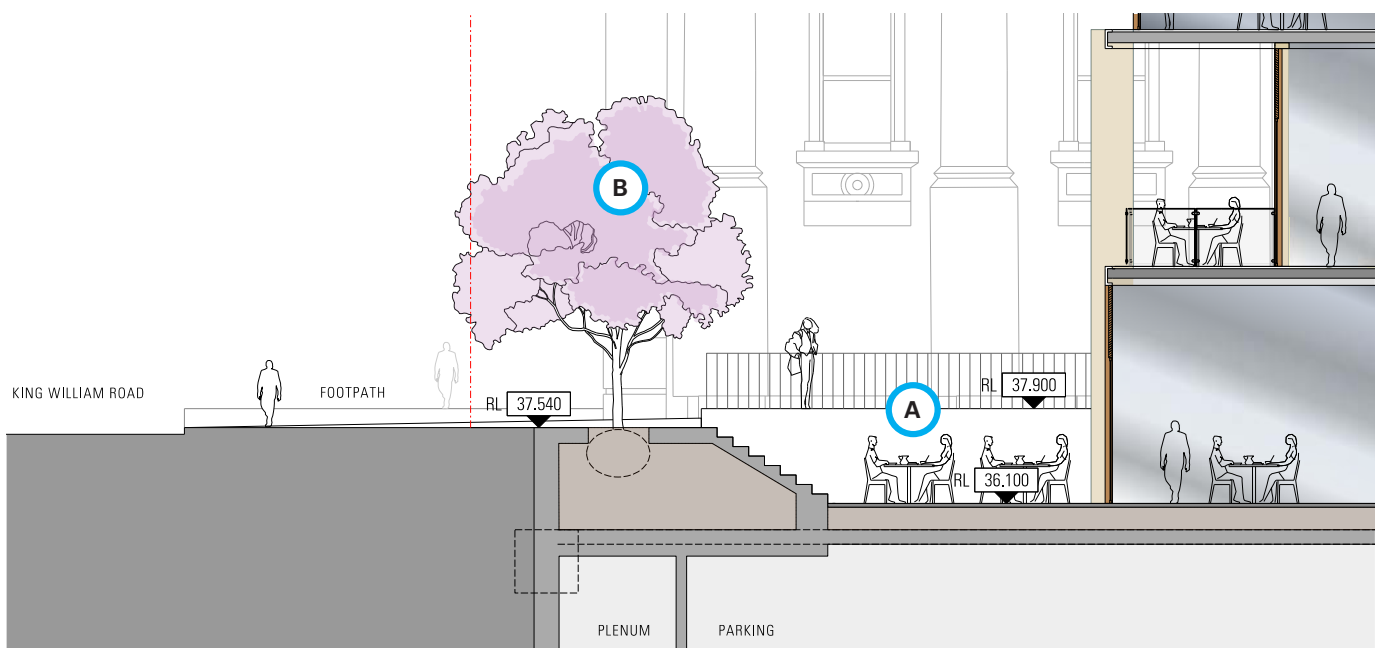
Terracing can be used off King William to maintain the green edge and retain the views to the Parliament House Aedicular corner.

The use of terracing is seen in the development approval plans for the Walker Riverside Developments.



Ground Floor Plan off King William Road

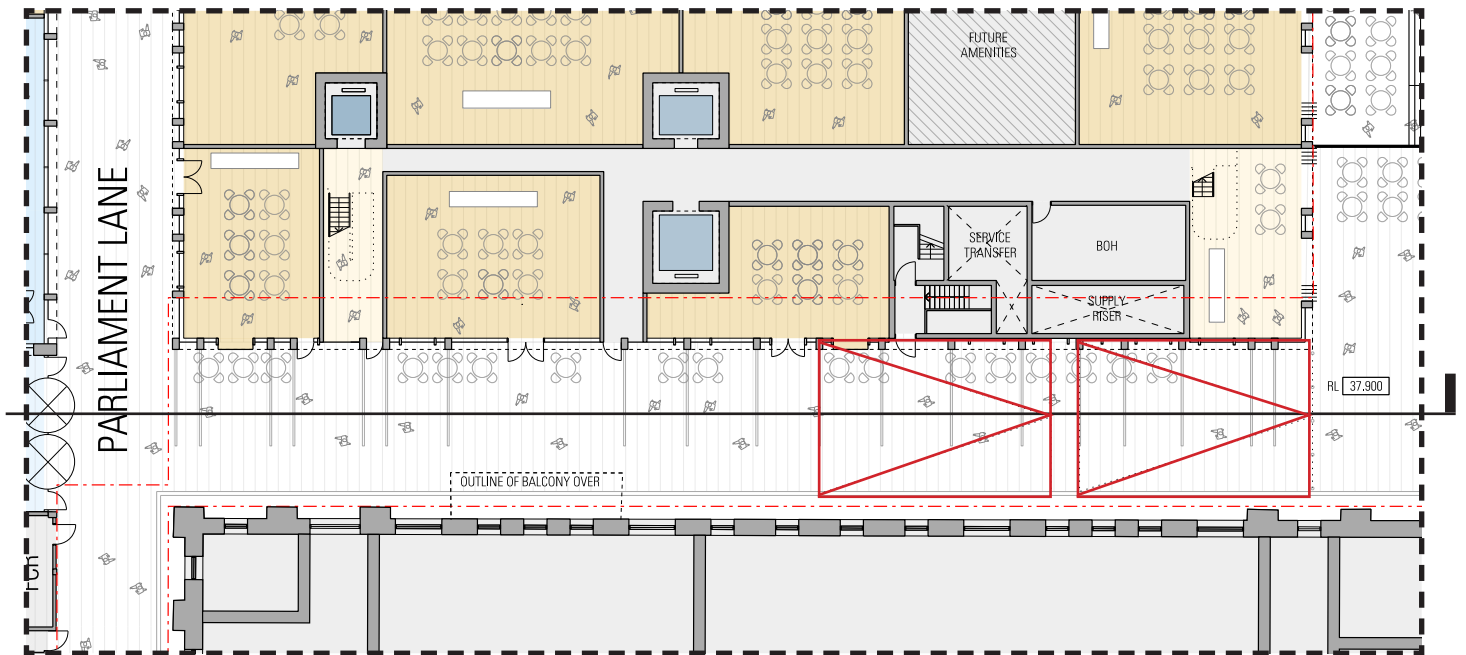
Source: Walker Riverside Developments SCAP Agenda Report [pg. 120] 11/09/2020



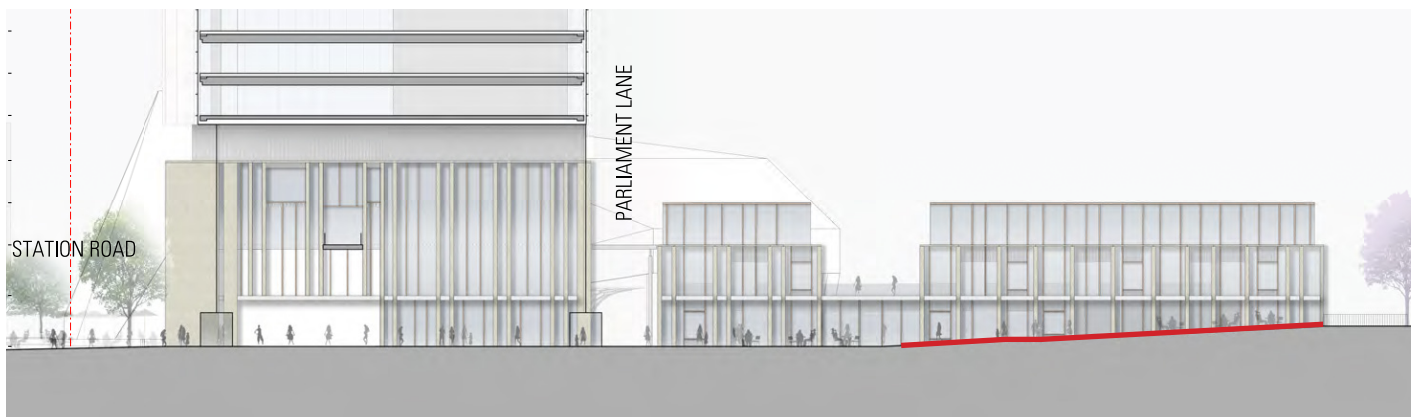
Section Drawing of main address off King William Road

Source: Walker Riverside Developments SCAP Agenda Report [pg. 120] 11/09/2020

4.3 - ACCESSIBILITY & ADDRESS



Section Drawing indicating east-west level change from King William Road through to Station Road
Source: Walker Riverside Developments SCAP Agenda Report [pg. 131] 11/09/2020



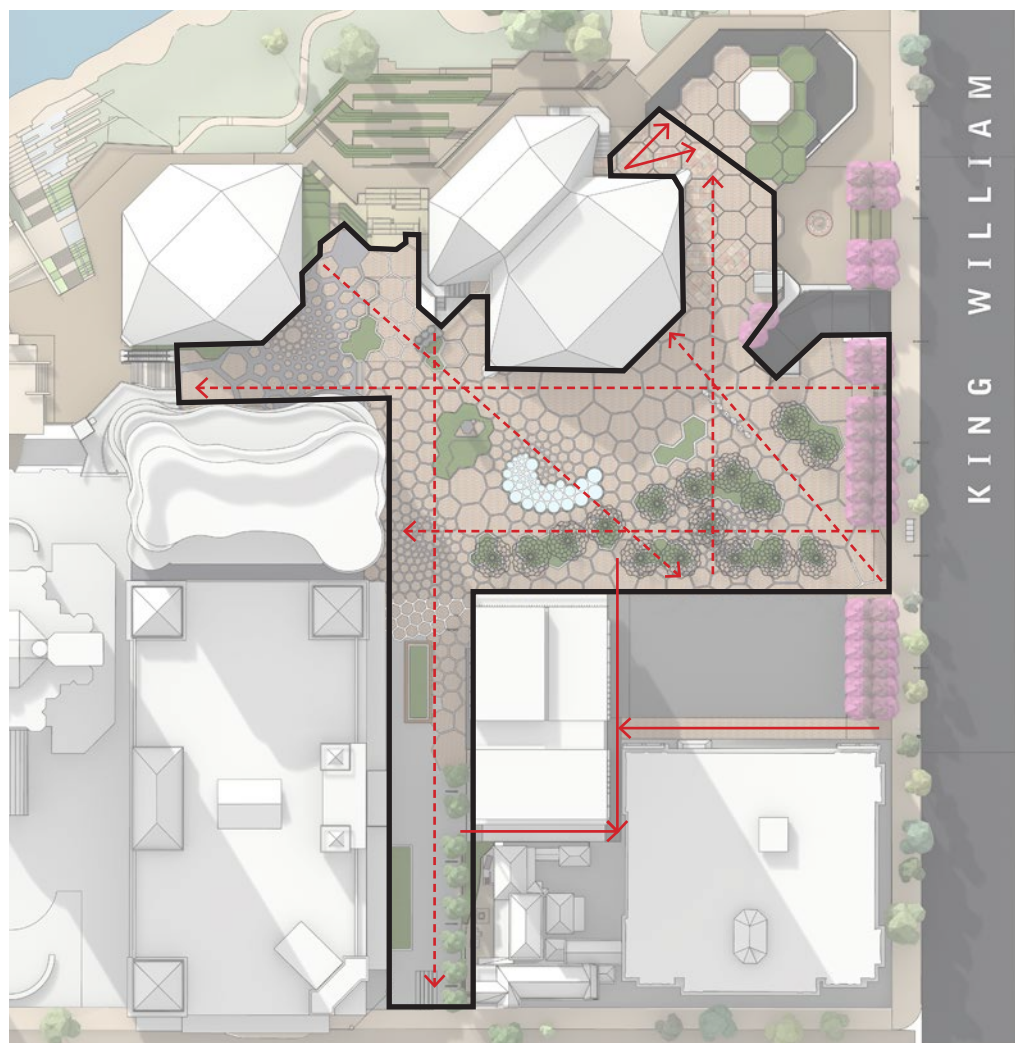
Section Drawing indicating east-west level change from King William Road through to Station Road
Source: Walker Riverside Developments SCAP Agenda Report [pg. 131] 11/09/2020

Universal Accessibility

Activated and public space should be easy to access by all, day or night and through weekdays and weekends. Walkability needs to be made a priority with consideration to cycling through connections and links.

Attention should be taken on Ground Level throughout the new development for a smooth transition into the building and out towards Festival Square.

Activating the northern facade of Parliament House requires level changes as King William Road is at a greater RL than Parliament Lane. Ramping down, in an east-west orientation can provide the level adjustment required while maintaining accessibility for all users from the public.



Existing Site Plan - Active Edges

Safety Considerations

People need to feel safe in a square. This can be achieved through good lighting, clear sightlines, and the presence of people at all hours. “Eyes on the street” are a key principle of urban safety. Hidden pockets of public space is something to avoid where possible.

Clear Sightlines

The diagram above indicates sightlines indicated in the red lines around Festival Plaza and the current conditions. Dead end spaces are also a safety consideration. Potential for this to occur is around the laneways to the north and west of Parliament House.

4.5 - SPATIAL DEFINITION & BUILDING HEIGHTS



View from Level 01 Plaza towards Balcony

Massing Study: Additional plaza on Level 01 creates diversity in spaces, and continues solid building edge and sightline.



View from Ground Floor Plaza towards Balcony

Proposed Scheme: Additional plaza on Ground Floor creates break in sightline and solid building edge.

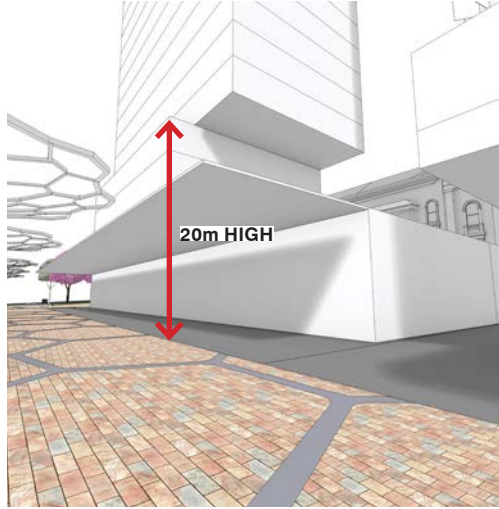
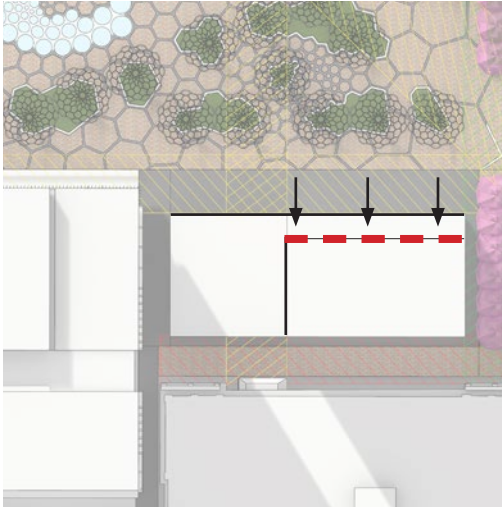
Spatial Definition

Tying buildings together and enhancing spatial definition of the public realm provides a cohesive whole and a simple easy-to-comprehend space. This keeps building edge and the public square edge clean with sightlines visible from one side to the other. Enclosure improves the sense of security and safety with the overlooking buildings also providing natural surveillance.

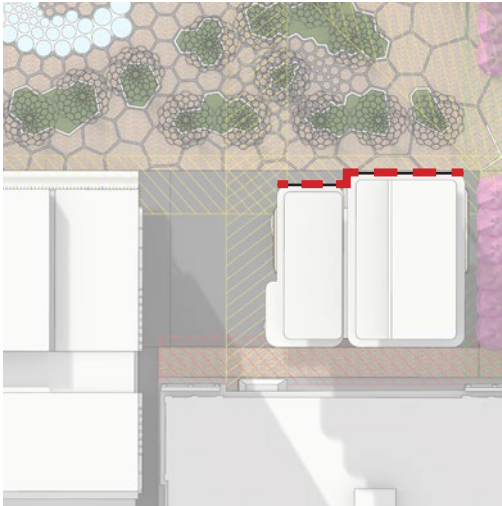
The proposed development looks to retain public realm on ground floor creating a courtyard open to the north. The massing study option looks to retain the building line, relocating public realm to level one, allowing viewing from above.

The proposed public space should have separated definition, contrasting the current Festival Plaza realm.

4.5 - SPATIAL DEFINITION & BUILDING HEIGHTS



Massing Study: A 5m Setback implemented after 20m high creating a podium.

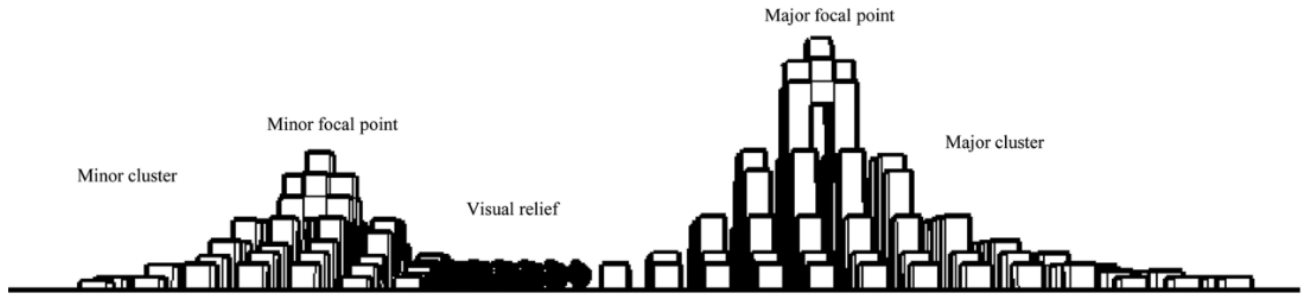


Proposed Scheme: No setback implemented. Instead building edge overhangs over the ground plaza.

Podiums

The overall height of a building should relate to the size of the square and the relationship to the human scale. A podium at 5-6 stories high for tall buildings is important defining how the building is viewed at pedestrian level. The podium also improves human comfort within the public realm level by mitigating downward wind drafts. Further wind studies have been incorporated within this report to define the direct correlation between building height and human comfort.

4.5 - SPATIAL DEFINITION & BUILDING HEIGHTS



'International Journal of High-Rise Buildings' by Kheir Al-Kodmany Dec 2021, Vol 1, No 4 255-269: *The relationship between areas of low, small-scaled buildings and areas of high, large-scaled buildings forming clusters can be made more pleasing if the transition in building height and mass between such clusters is gradual.*



3 Storey Building Height



8 Storey Building Height



29 Storey Building Height



40 Storey Building Height

Clustering

Locating tall buildings in clusters assists in creating distinct and imaginable environments. This also allows open spaces to be preserved and reflects the transition from city scape down to the natural river scene within the Adelaide parklands.

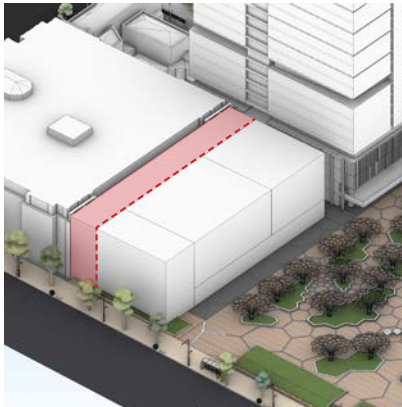
5.0

**BUILDING
STUDIES
&
ASSESSMENT**

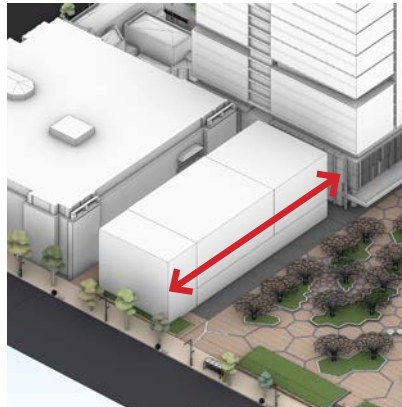
5.1 - BUILDING STUDY | KEY MOVES

Key Moves

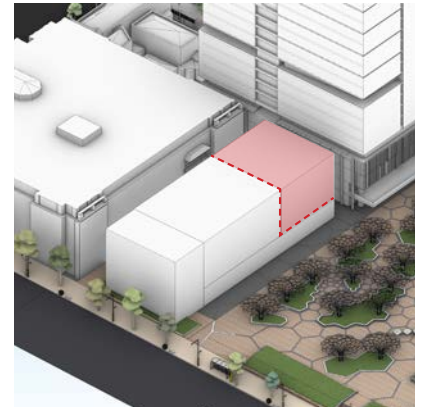
The following key moves to form the building mass and further height studies have been derived from the previous and revised set back conditions. These are implemented to achieve a desired outcome relating to heritage, safety and activation, accessibility, comfort and vibrancy.



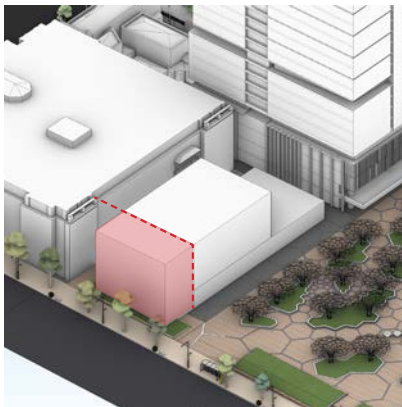
01. Allow a 9m Setback from Parliament House



02. Provide Active edge along Northern Facade that connects with One Festival Tower



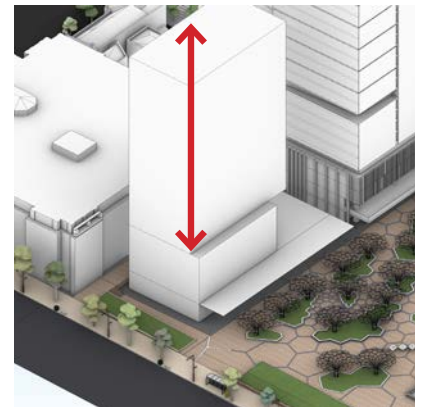
03. Allow for Parliament Balcony View from Festival Square



04. Provide view to Aedicular Corner of Parliament House from Festival Square



05. Add 5m Podium setback to tower



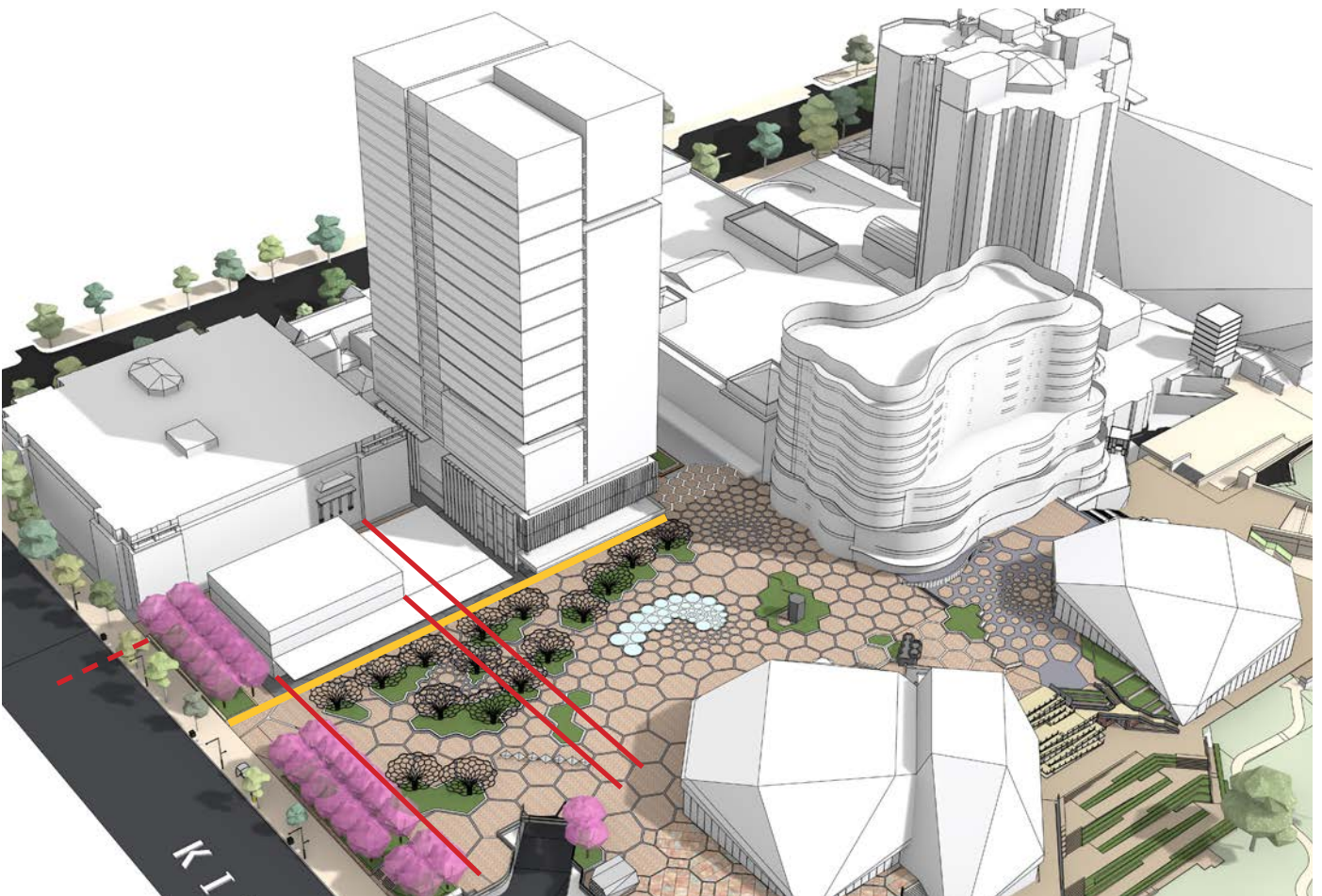
06. Add required height



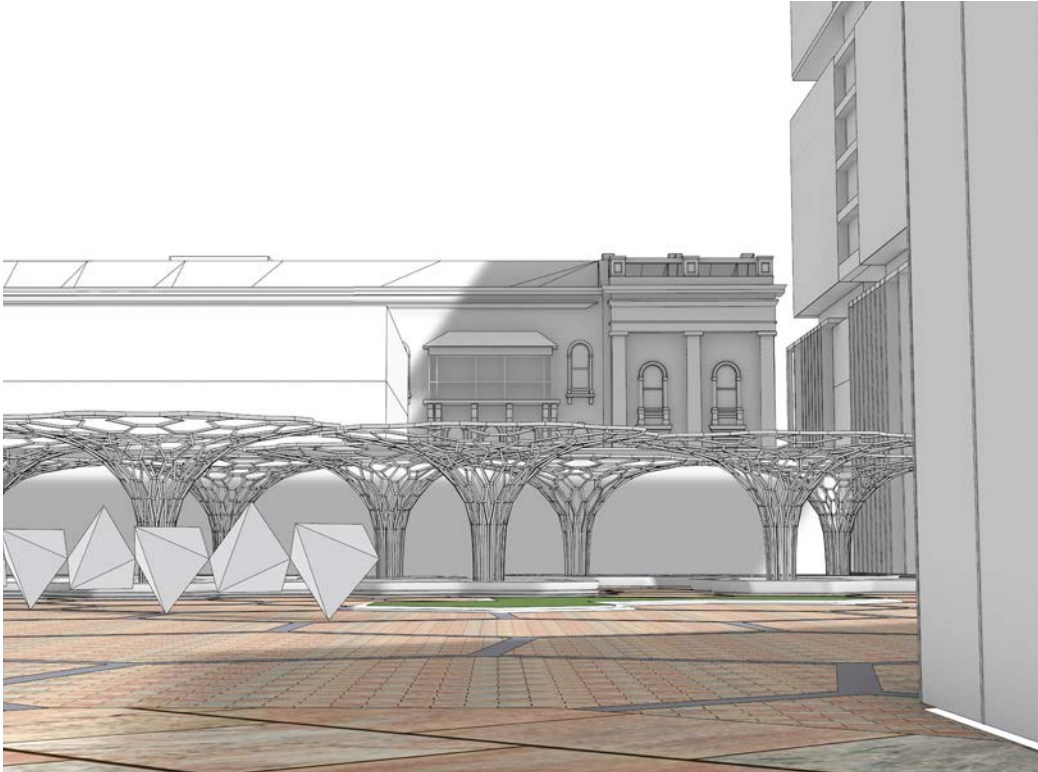
Site Plan with 3 Storey Massing Option indicating Setback Constraints

3 Storey Building Massing

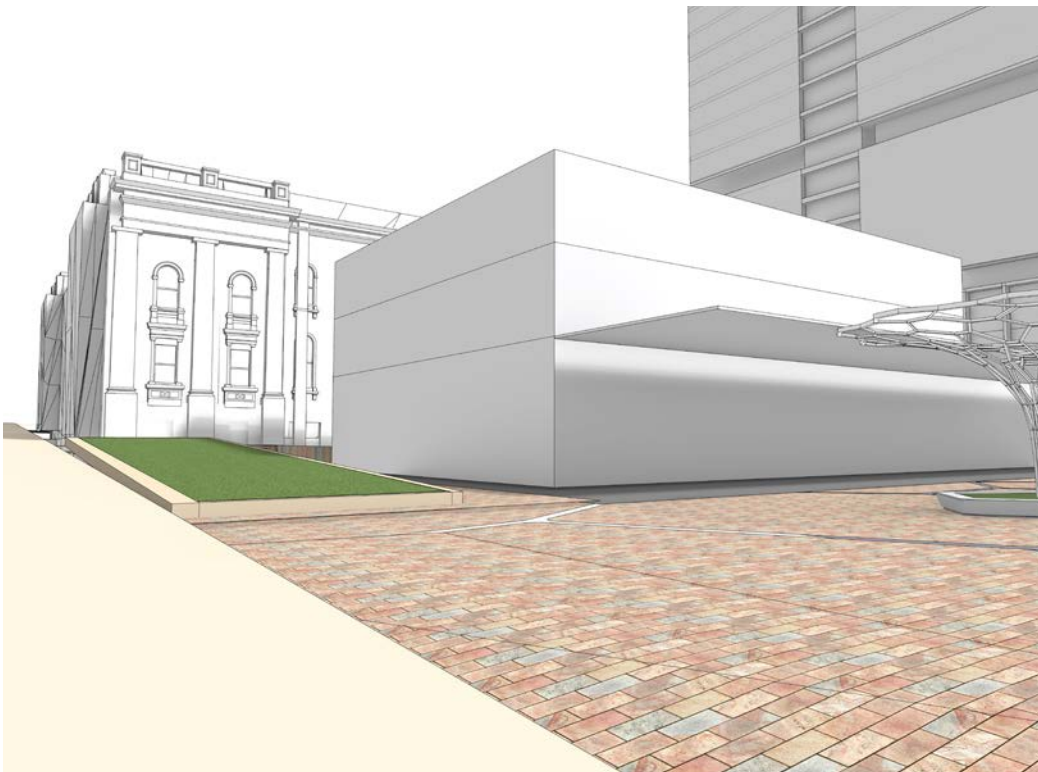
The following key plan and corresponding images demonstrate a massing of 3 stories within the constraints of the revised conditions. Level Ground provides a consistent front to the northern facade and additional 2 stories are built up to the south-east of the development zone. The total height of this massing option falls lower than the roofline of Parliament House.



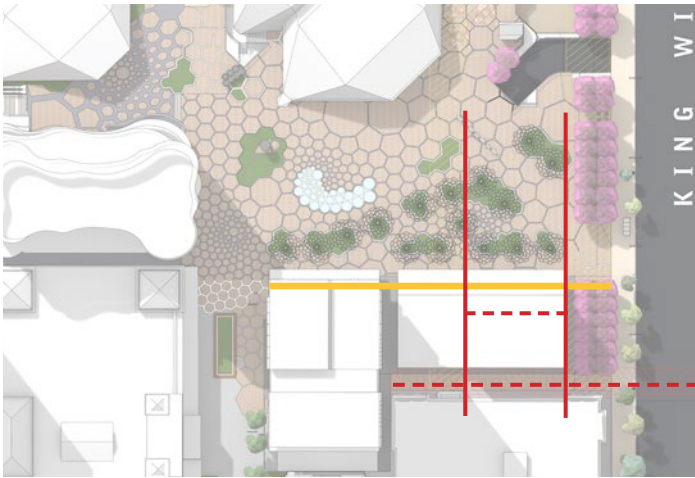
3 Storey Massing Option indicating Setback Constraints Perspective



Parliament House Balcony View - Perspective
from Festival Square



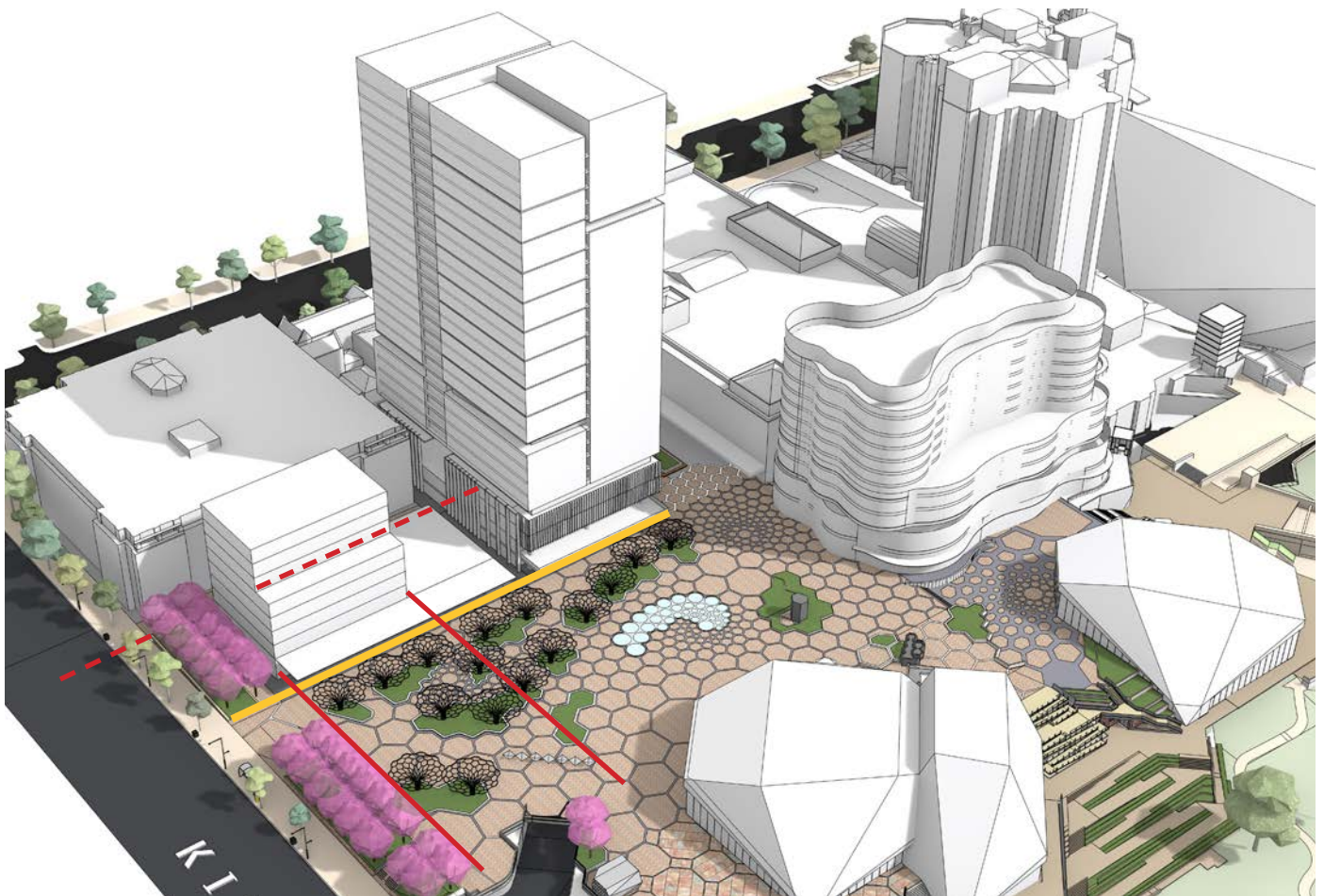
Parliament House Balcony View - Perspective
from Festival Square



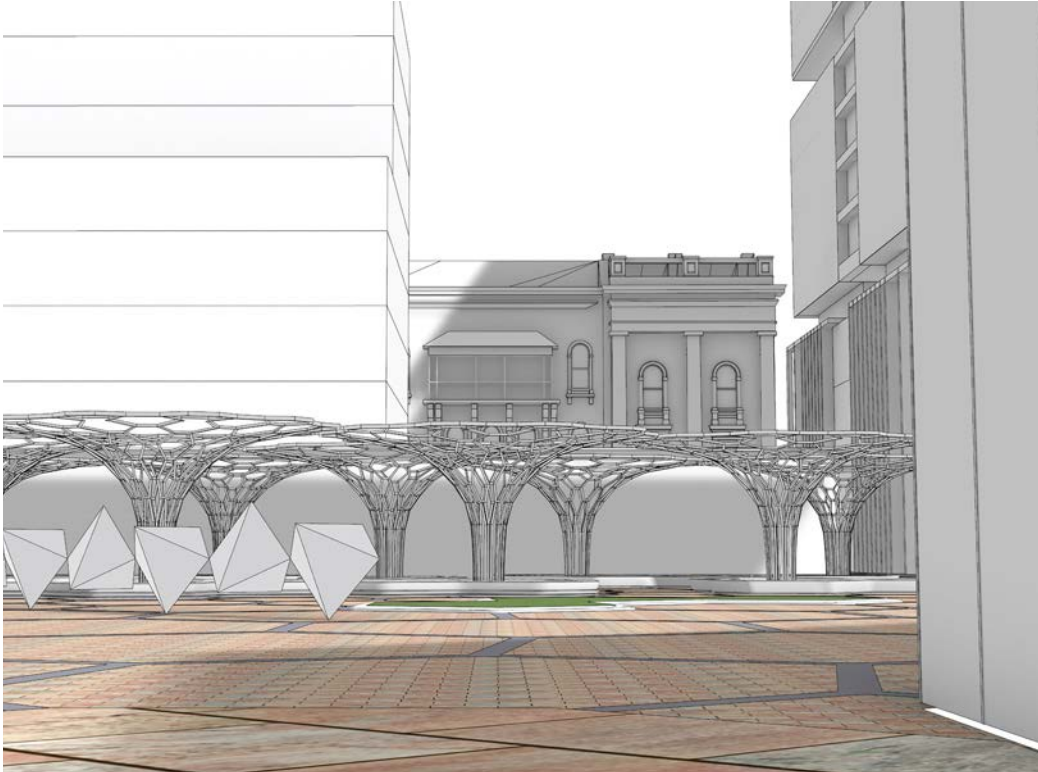
Site Plan with 8 Storey Massing Option indicating Setback Constraints

8 Storey Building Massing

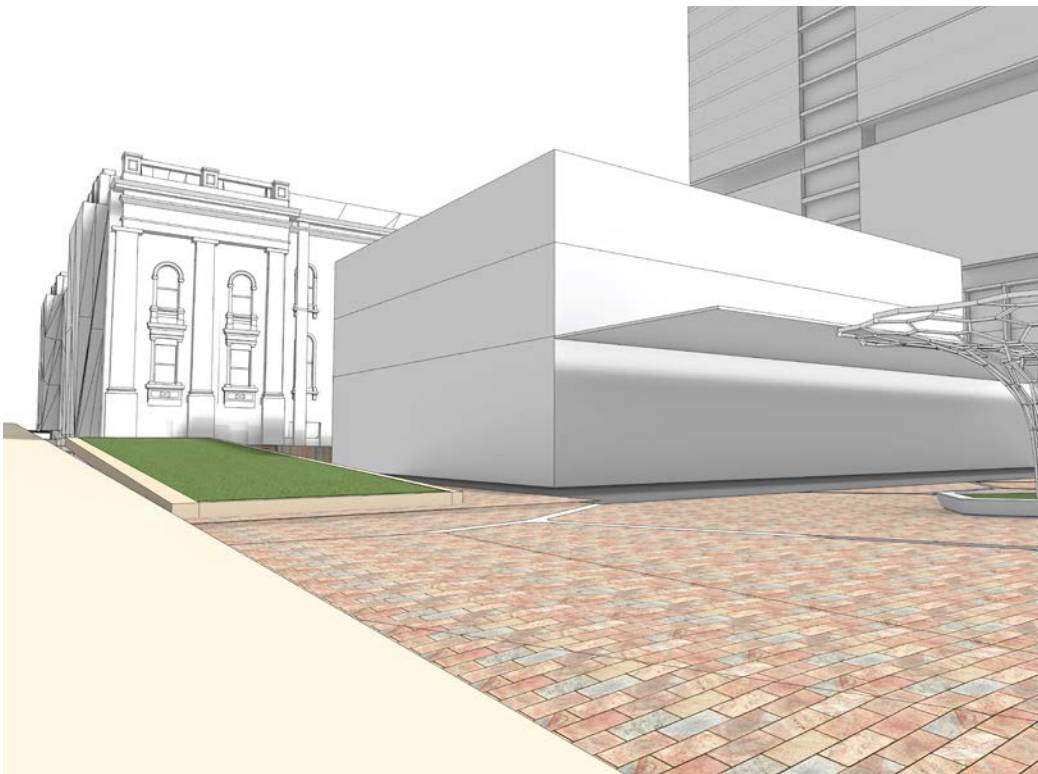
The following key plan and corresponding images demonstrate a massing of 8 storeys within the constraints of the revised conditions. Level Ground provides a consistent front to the northern facade and additional 4 storeys are built up to the south-east of the development zone. A 5m setback is introduced to create a podium for the following 3 storeys. This massing option is one floor higher than Parliament House.



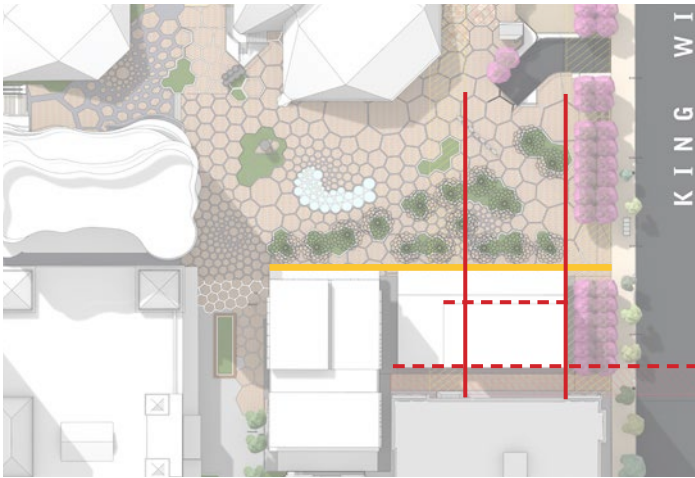
8 Storey Massing Option indicating Setback Constraints Perspective



Parliament House Balcony View - Perspective
from Festival Square



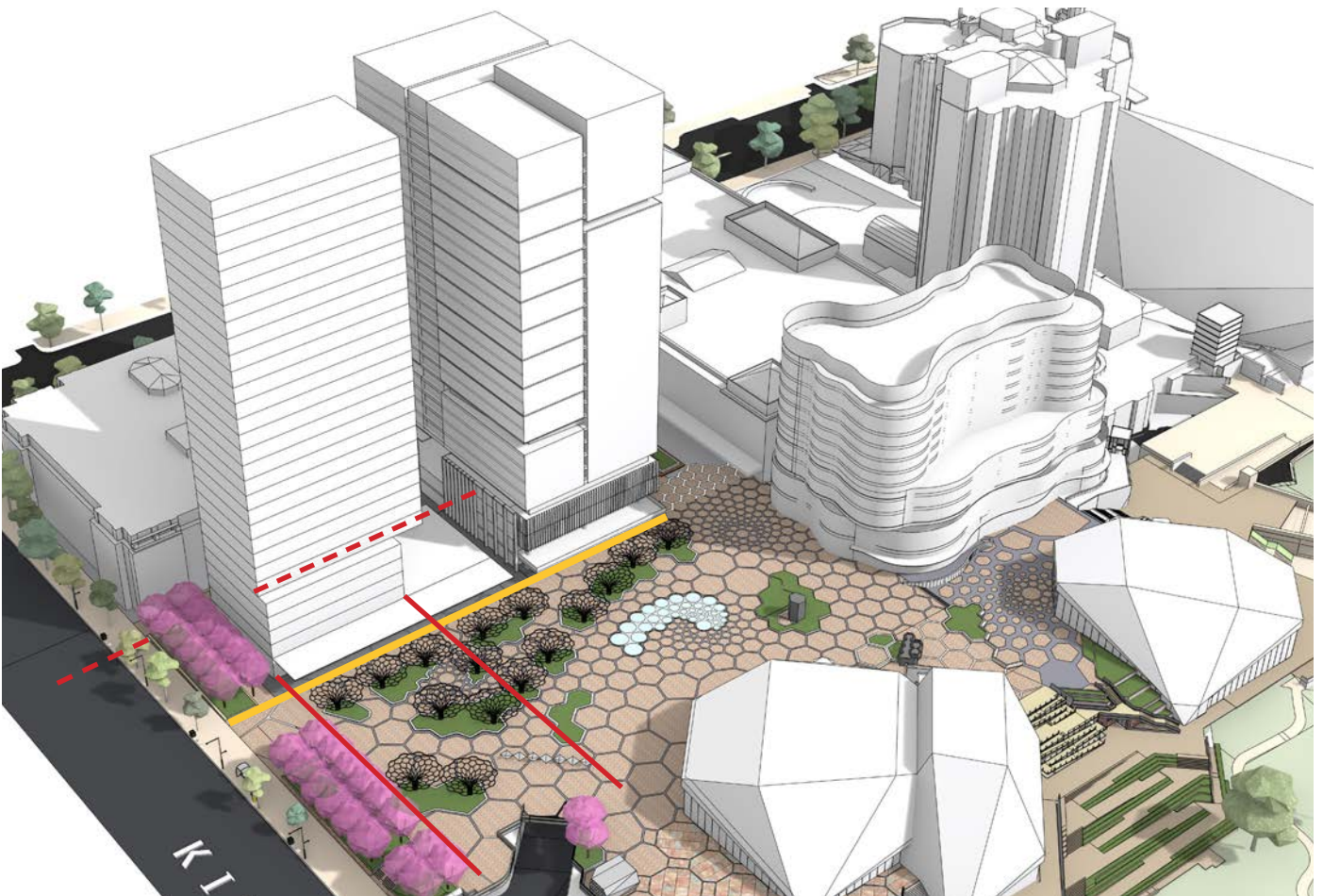
Parliament House Balcony View - Perspective
from Festival Square



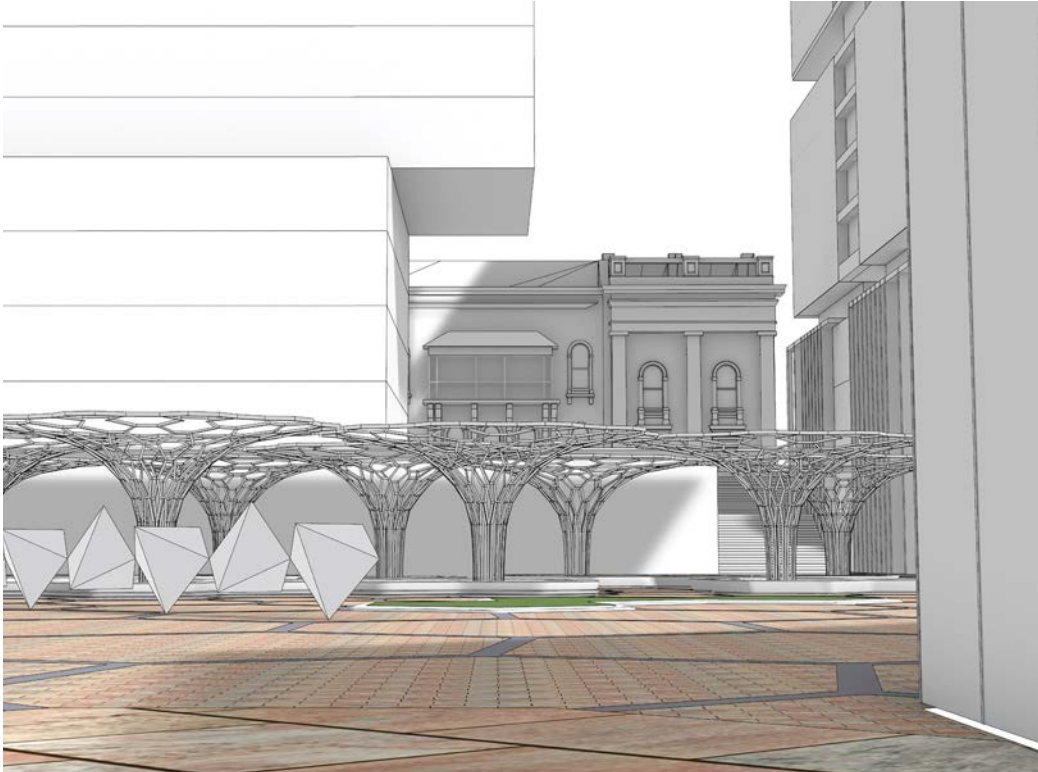
Site Plan with 29 Storey Massing Option indicating Setback Constraints

29 Storey Building Massing

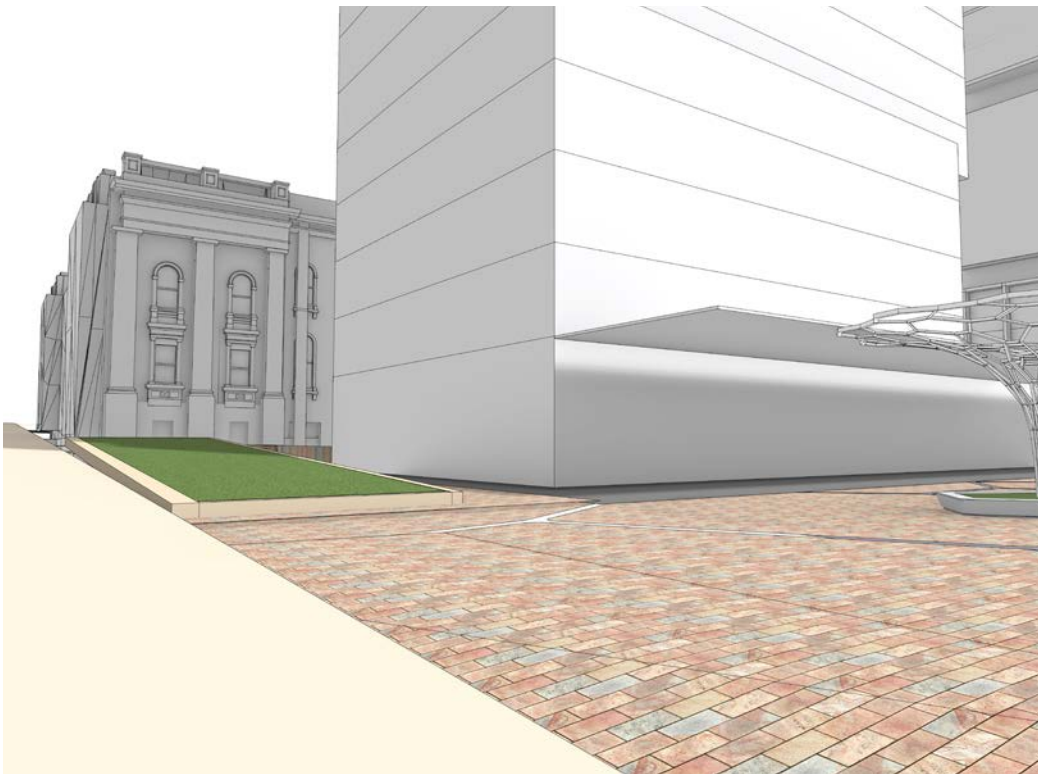
The following key plan and corresponding images demonstrate a massing of 29 stories within the constraints of the revised conditions. Level Ground provides a consistent front to the northern facade and additional 4 stories are built up to the south-east of the development zone. A 5m setback is introduced to create a podium for the remaining stories of the building. This massing option is the same height as the adjacent One Festival Tower.



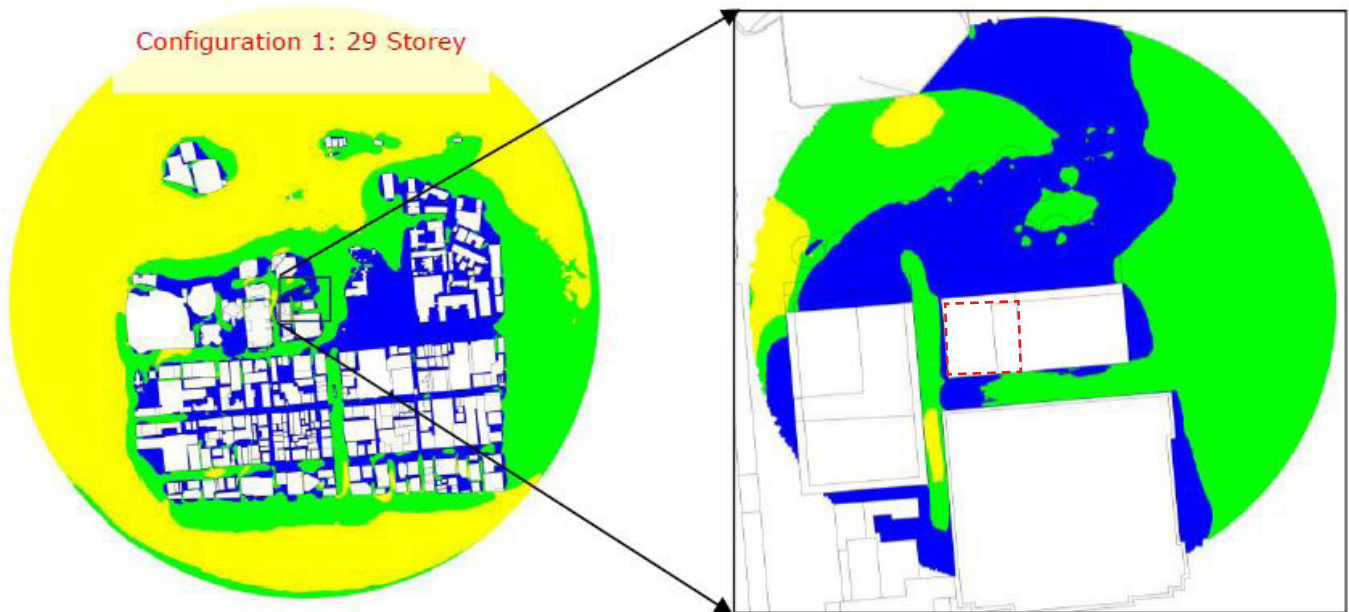
29 Storey Massing Option indicating Setback Constraints Perspective



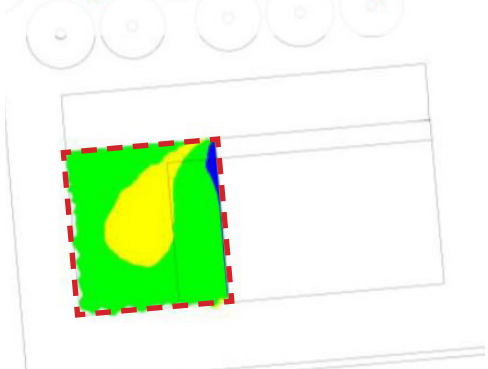
Parliament House Balcony View - Perspective
from Festival Square



Parliament House Balcony View - Perspective
from Festival Square



Configuration 1: 29 Storey



29 Storey Option - Wind Study Assessment

The 29 storey massing option wind patterns were studied to determine level of comfort and any impacts to the wind conditions.

The project site is dominated by south-westerly and north-northeasterly winds. The 29 storey massing offers a continuous ground activation along the northern facade with a raised plaza to the west.

Wind conditions to the north within Festival Plaza are protected from the building to the south resulting in optimal sitting conditions.

To the west, conditions are classified as standing which are not recommended for long-term stationary activities however ok as a public pass-through lane. South of Parliament Lane sees a pocket of walking conditions however this is not expected to be used regularly by the public.

Sitting conditions are seen directly to the east of the massing also, and to the south-west corner behind Parliament House and the massing.



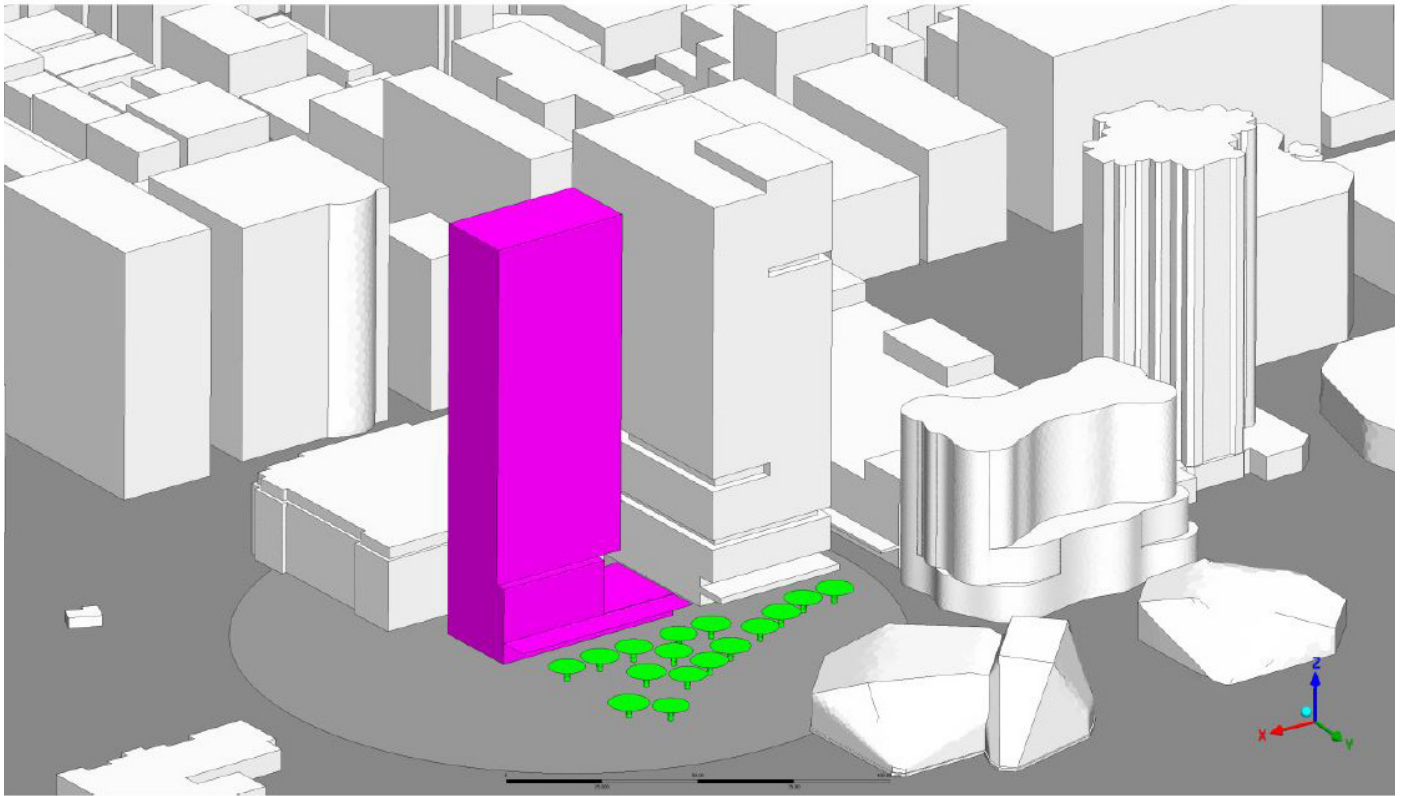


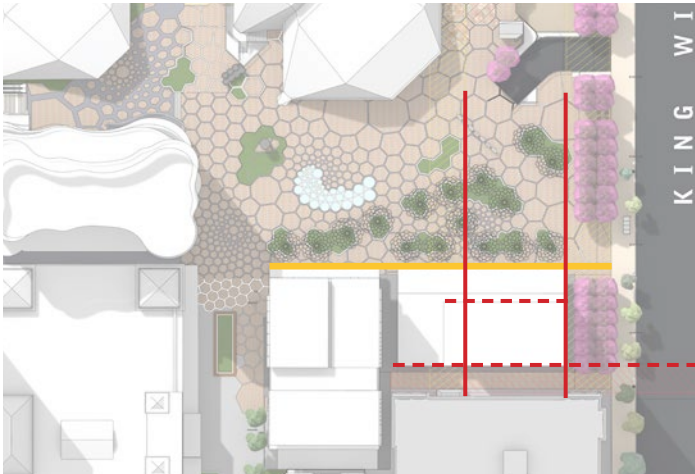
Figure 5: CFD model geometry – northeast close-up view of 29 storey development (Configuration 1).

A Raised Plaza

Wind conditions on the Level 01 Plaza are seen to be within the standing comfort zone and walking to the center where less protected. A small pocket of sitting comfort levels are seen along the edge of the building line as this acts as a wind shield.

1.5m high balustrades to the north & west is expected to improve these wind patterns and will create a comfortable sitting / outdoor dining experience. Planting can also be incorporated to the center of the plaza to create a wind block.

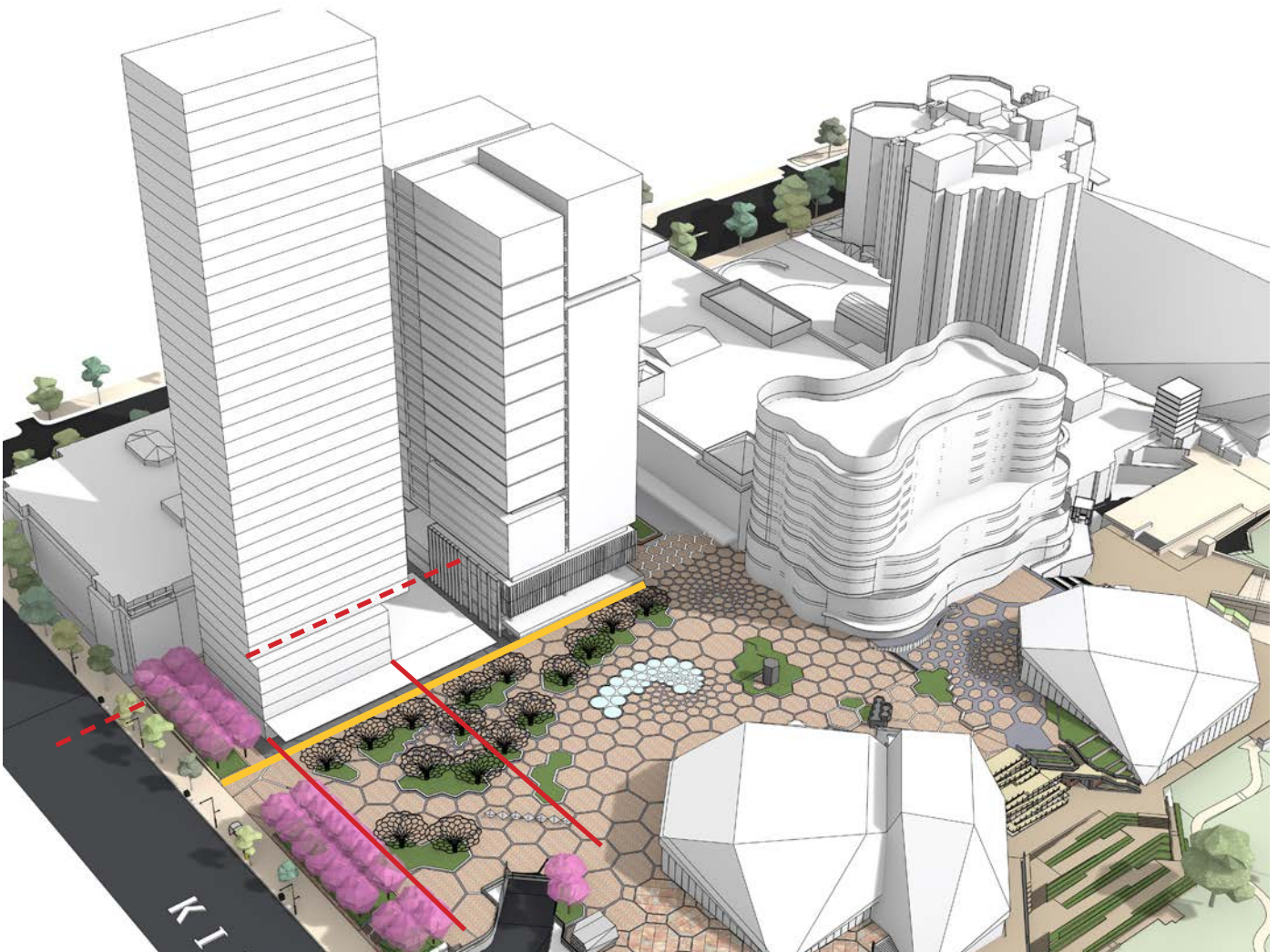
Refer to the Appendix for full Wind Study Report.



Site Plan with 40 Storey Massing Option indicating Setback Constraints

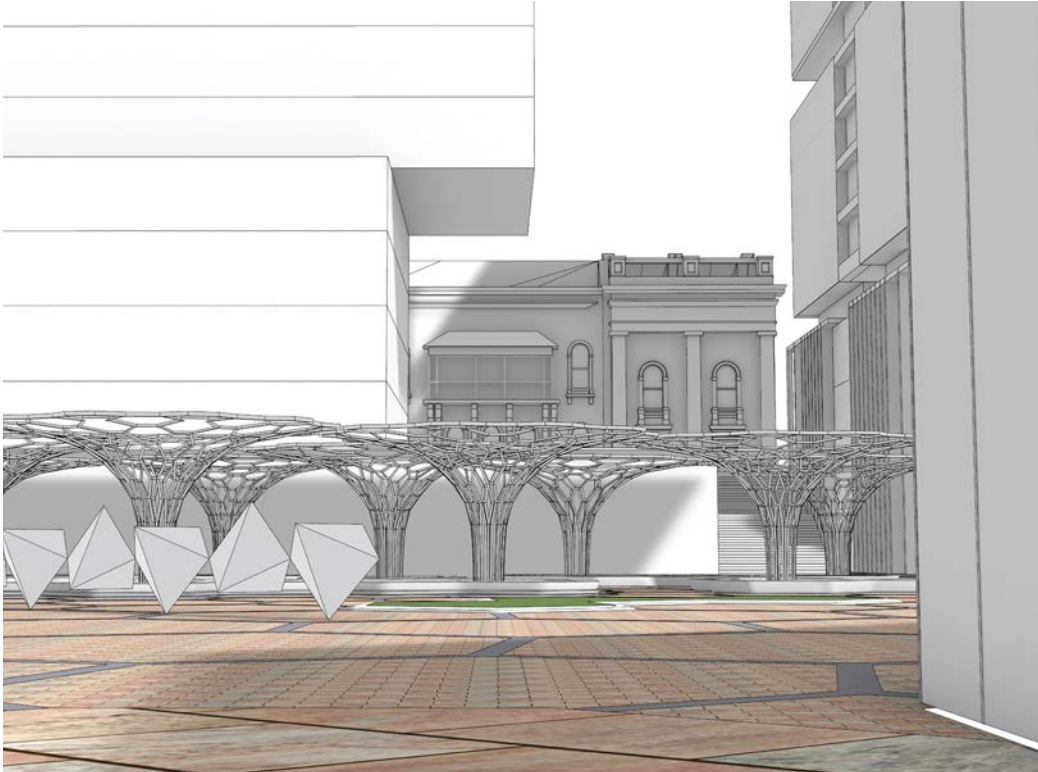
40 Storey Building Massing

The following key plan and corresponding images demonstrate a massing of 29 stories within the constraints of the revised conditions. Level Ground provides a consistent front to the northern facade and additional 4 stories are built up to the south-east of the development zone. A 5m setback is introduced to create a podium for the remaining stories of the building. This massing option rises above One Festival Tower by 8 stories.



40 Storey Massing Option indicating Setback Constraints Perspective

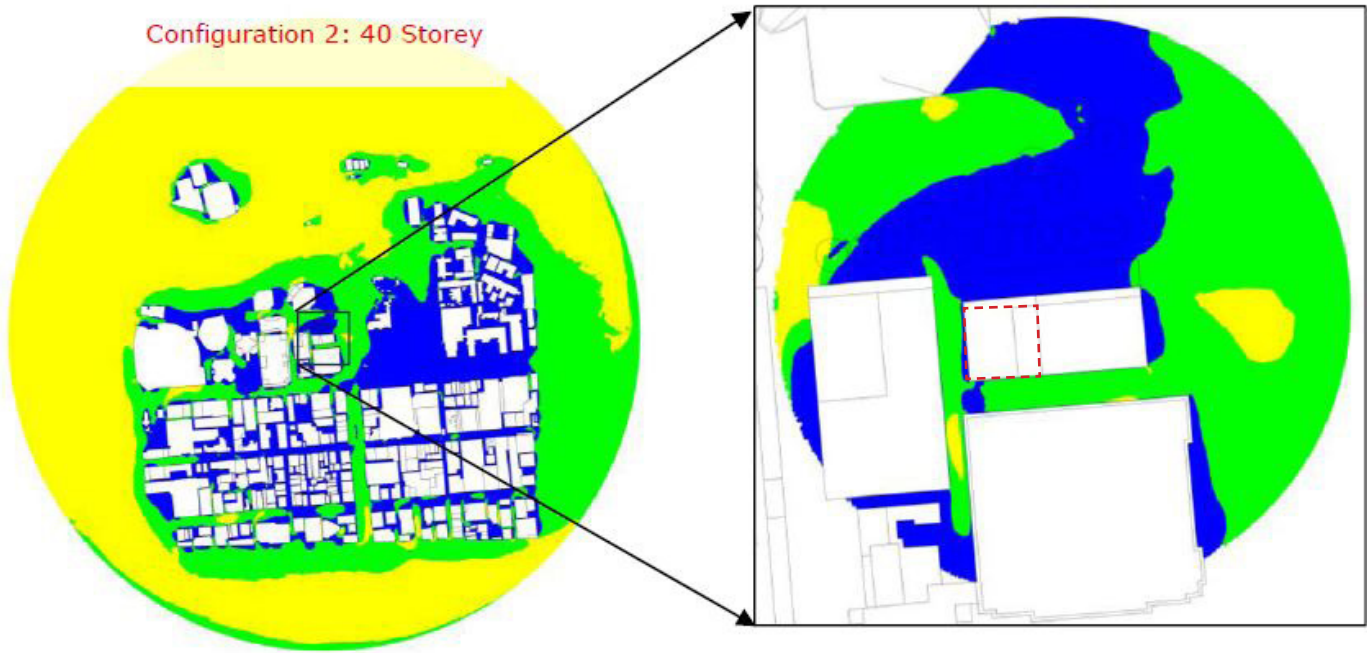
5.4 - BUILDING STUDY | 40 STOREY



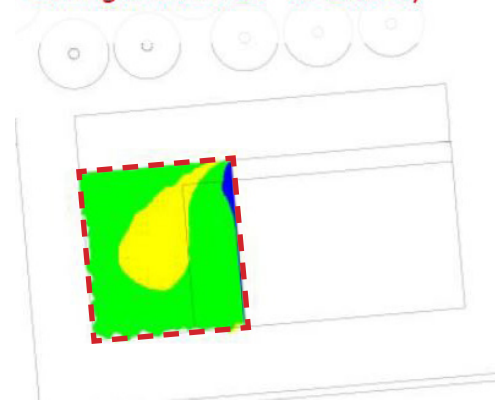
Parliament House Balcony View - Perspective
from Festival Square



Parliament House Balcony View - Perspective
from Festival Square



Configuration 1: 40 Storey



40 Storey Option - Wind Study Assessment

The 40 storey massing option wind patterns were studied to determine level of comfort and any impacts to the wind conditions.

Similarly to the 29 storey, the 40 storey massing offers a continuous ground activation along the northern facade with a raised plaza to the west.

Wind conditions to the north within Festival Plaza are protected from the building to the south resulting in optimal sitting conditions.

To the west, conditions are classified as standing which are not recommended for long-term stationary activities however ok as a public pass-through lane. South of Parliament Lane sees a pocket of walking conditions however this is not expected to be used regularly by the public.

Sitting conditions are seen directly to the east of the massing also, and a small pocket to the south-west corner of the massing. This is slightly less than the 29 storey option.

The 40 storey building has greater impact along King William road with a 'walking' pocket to the east. This is not seen in the 29 storey option.



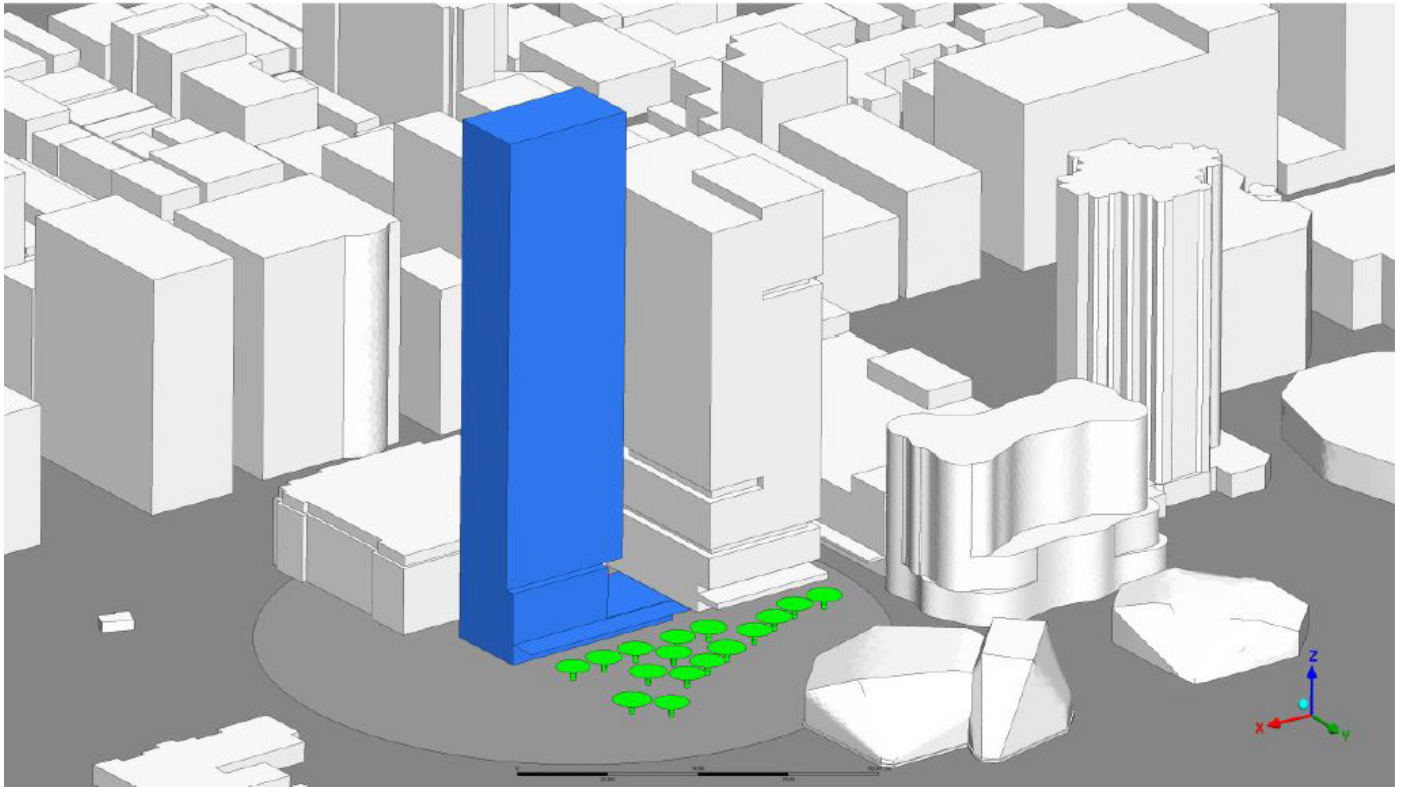


Figure 6: CFD model geometry – northeast close-up view of 40 storey development (Configuration 2).

A Raised Plaza

Wind conditions on the L01 raised plaza compared to the 29 storey option are very similar. There is no impact from the building height being taller. The same control measures as outlined in the 29 storey option can be implemented here to create a comfortable sitting area.

Refer to the Appendix for full Wind Study Report.



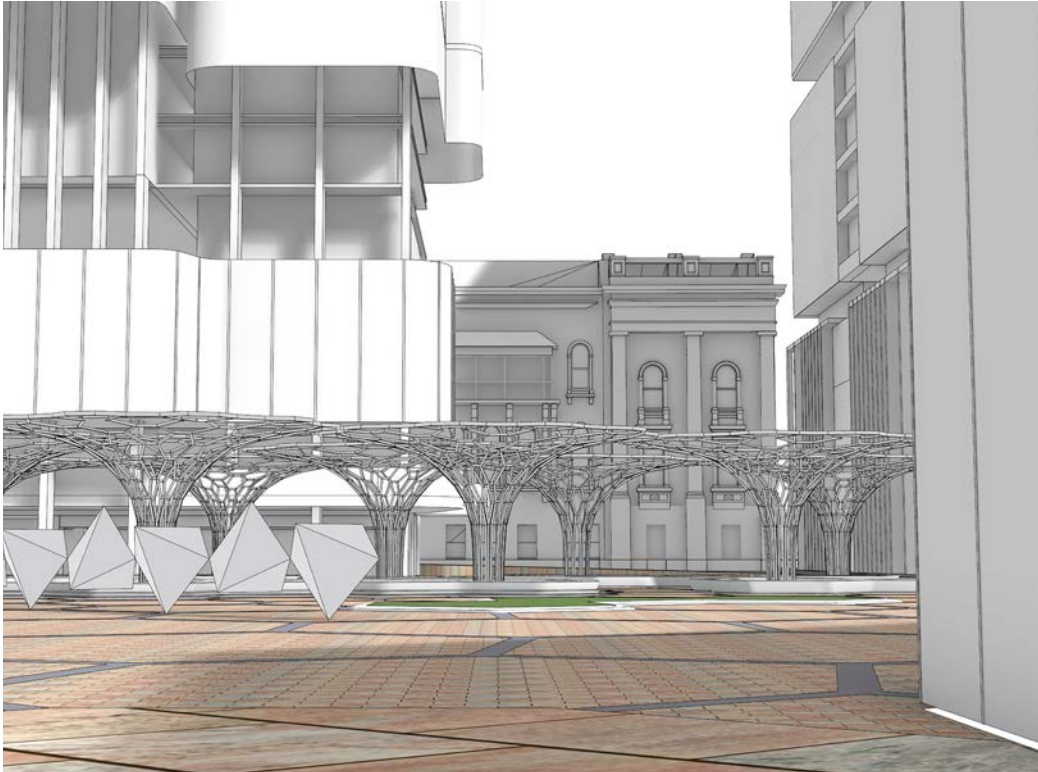
Site Plan with Proposed Walker Development indicating Setback Constraints

Walker Proposed Development

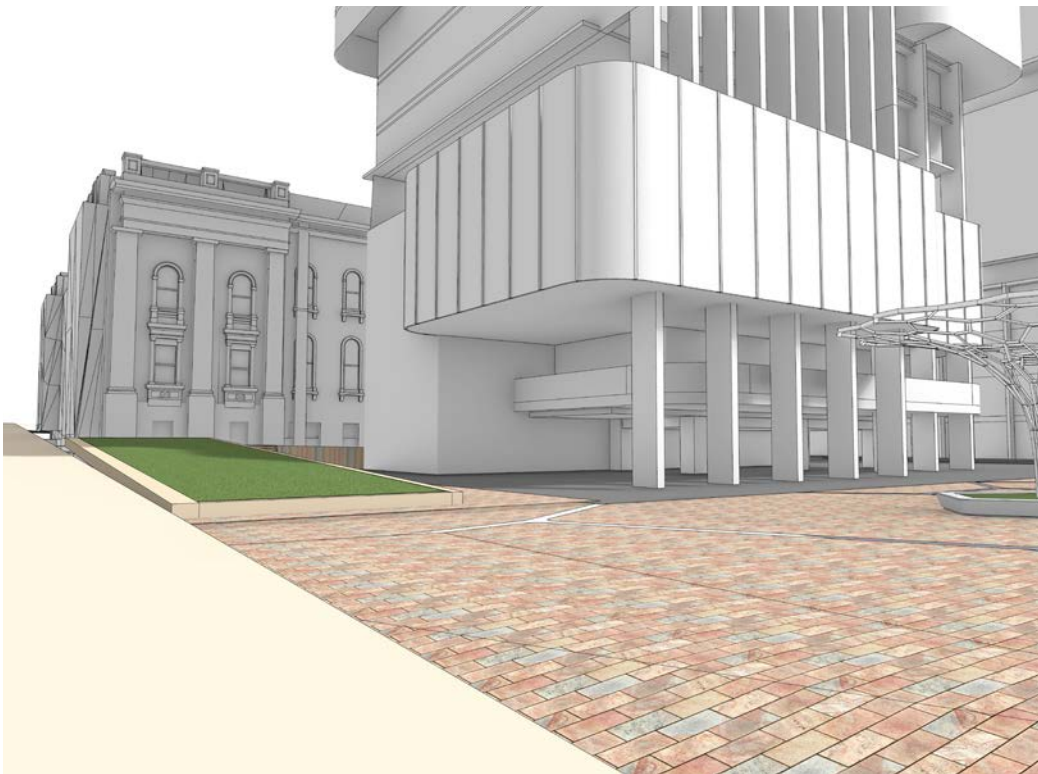
The following key plan and corresponding images demonstrate a massing based off the proposed development for this zone. Level Ground provides an open canopy with services to the south and massing ends at the Parliament Balcony Edge. The Ground floor is open. The massing has balconies across level 1 and 2 before raising up to 40 storeys. The top is stepped to the west.



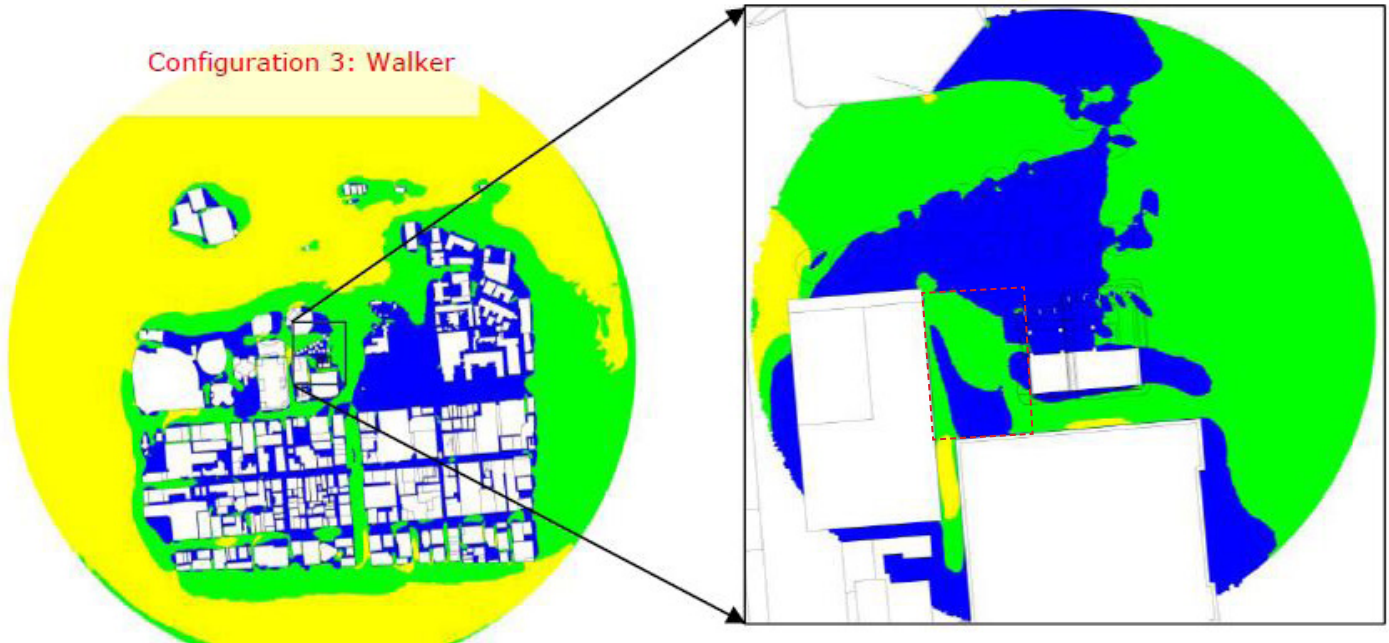
Proposed Walker Development indicating Setback Constraints Perspective



Parliament House Balcony View - Perspective from Festival Square



Parliament House Balcony View - Perspective from Festival Square



Walker Proposal - Wind Study Assessment

The Walker Tower Proposal wind patterns were studied to determine level of comfort and any impacts to the wind conditions.

The ground plane is broken up more with canopy to the north facade and then open plaza to the west. Under the canopy sees optimal sitting conditions as this is protected from the winds above. Wind conditions to the north within Festival Plaza are protected from the building to the south resulting in good sitting conditions also.

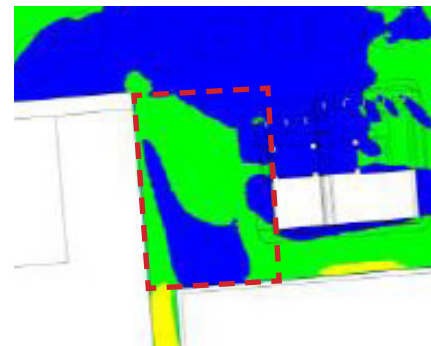




Figure 7: CFD model geometry – northeast close-up view of Walker development (Configuration 3).

The Ground Floor Open Plaza

The open ground floor plaza is seen to have a higher wind patterns and is predominantly classified as a standing comfort zone. These wind conditions are not suitable for outdoor dining or long-term stationary activities.

A pocket of sitting conditions to the south-west are seen as this area is further protected from One Festival Tower and the back of Parliament House. To completely protect this area for comfortable dining and sitting a canopy will need to be overhead to stop the downwards wind patterns.

The overall wind conditions are slightly higher for the current Walker Development proposal compared to the 29 and 40 storey massing options.

Refer to the Appendix for full Wind Study Report.



6.0

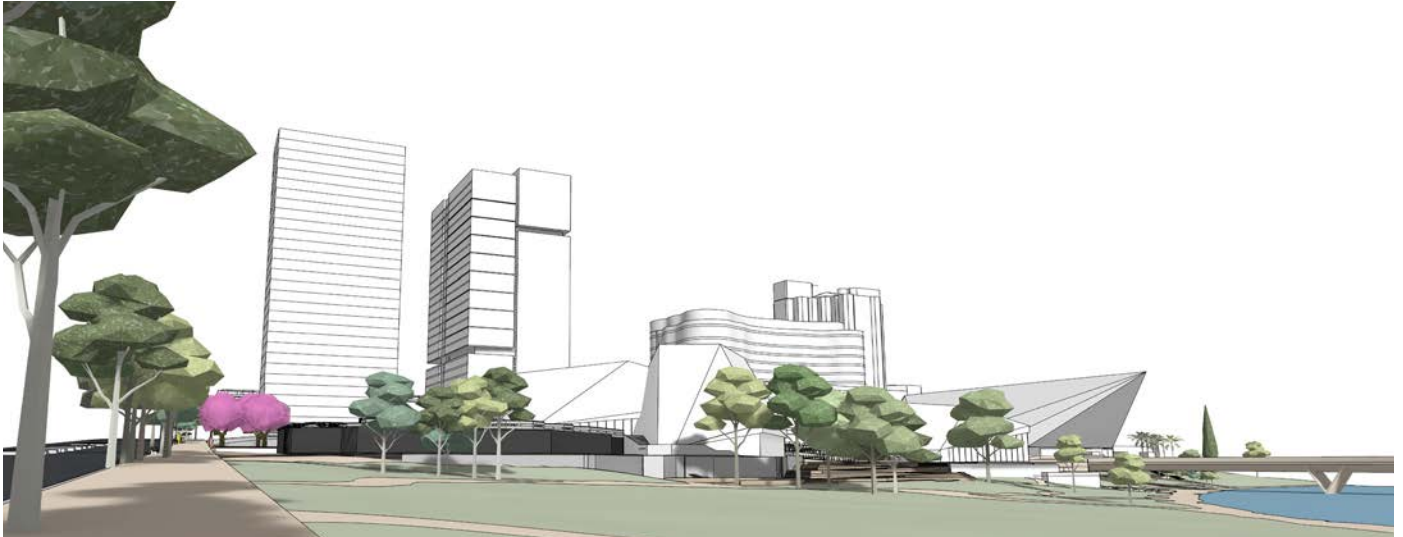
URBAN
PRESENCE
VIEWS

29 Storey Massing Option

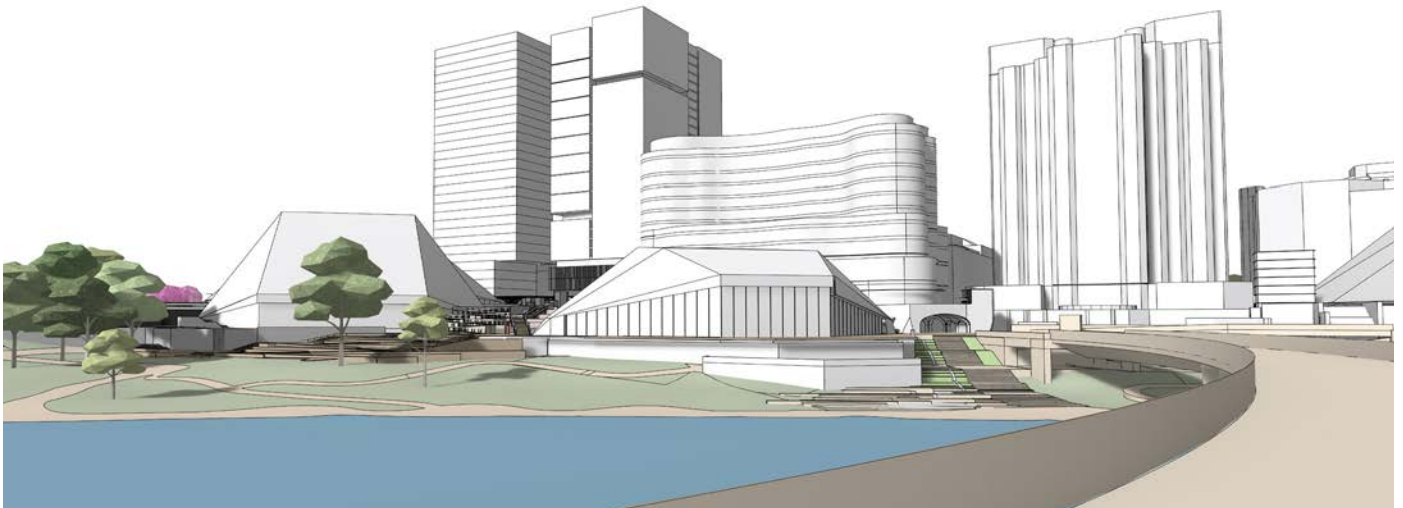
The 29 storey massing study is the equivalent height to One Festival Tower. This height continues the line previously set by the existing tower and a background piece to Parliament House when viewed from North Terrace.



29 Storey Massing Perspective from the Footbridge



29 Storey Massing Perspective from King William Road Footpath



29 Storey Massing Perspective from the Footbridge

6.2 - URBAN PRESENCE VIEWS | 40 STOREY MASSING

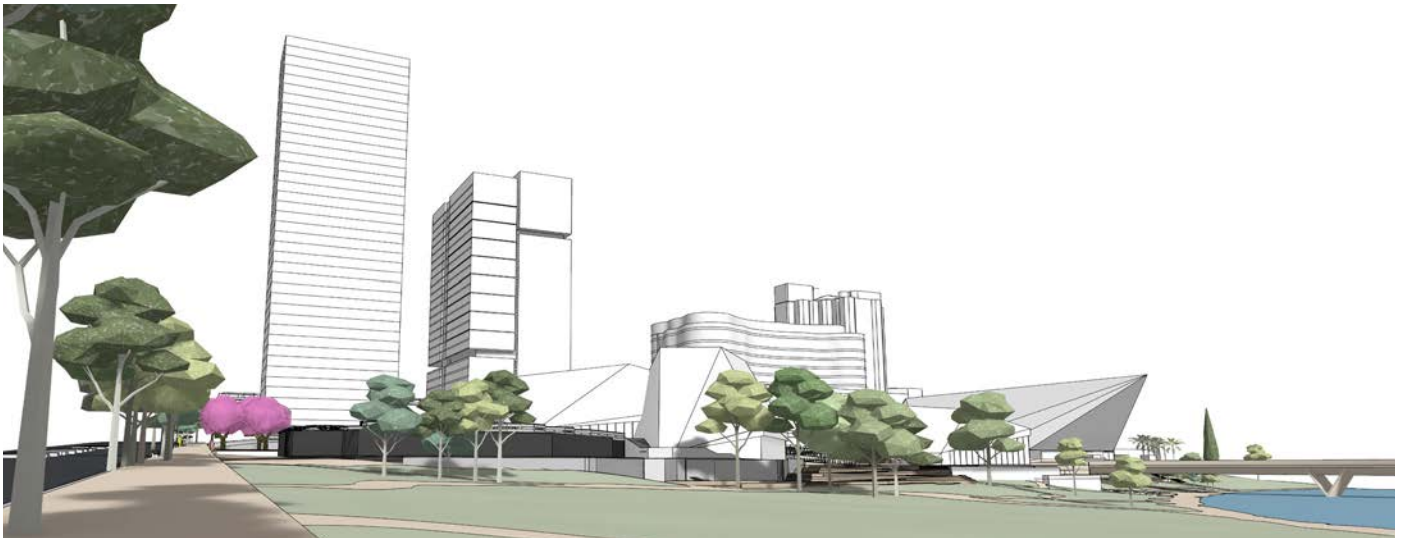
40 Storey Massing Option

The 40 storey massing study rises, over towering One Festival Tower. When viewed directly across North Terrace this height towers over Parliament House and creates steps of heights from The Intercontinental building east.

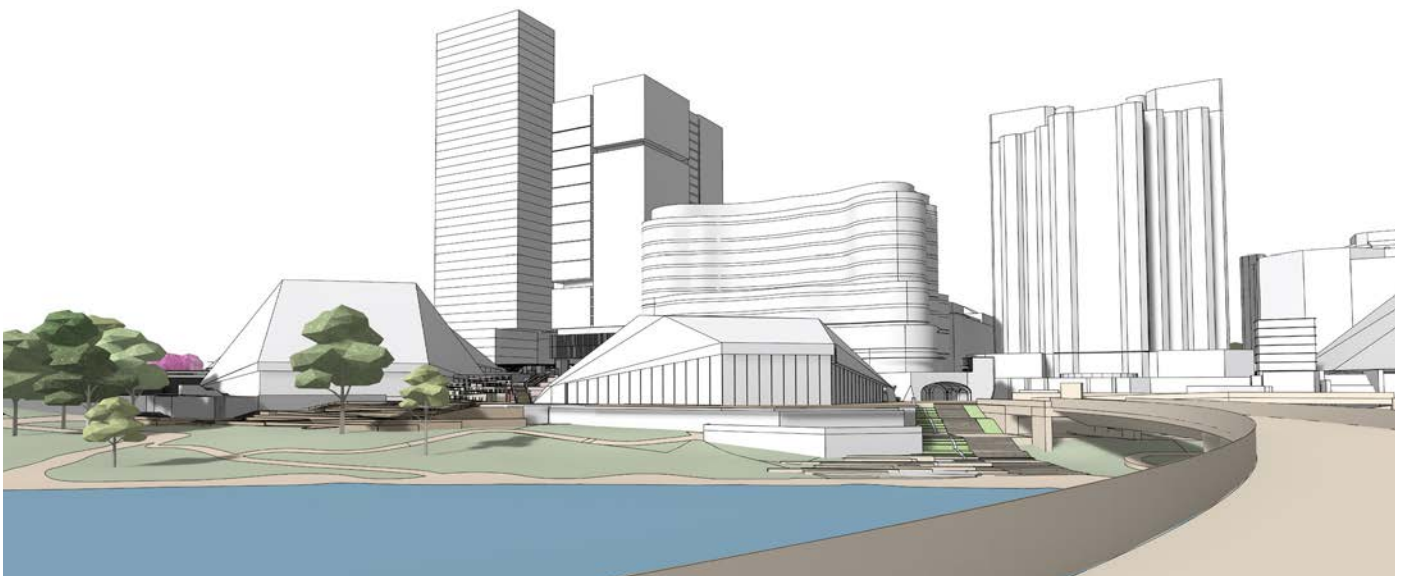
When viewed from the footbridge it demonstrates clustering and adds variety to the sky line of the Festival Plaza Zone.



40 Storey Massing Perspective from the Footbridge



40 Storey Massing Perspective from King William Road Footpath



40 Storey Massing Perspective from the Footbridge



7.0

**SHADOW
ANALYSIS**

7.1 - SHADOW ANALYSIS | 29 STOREY MASSING

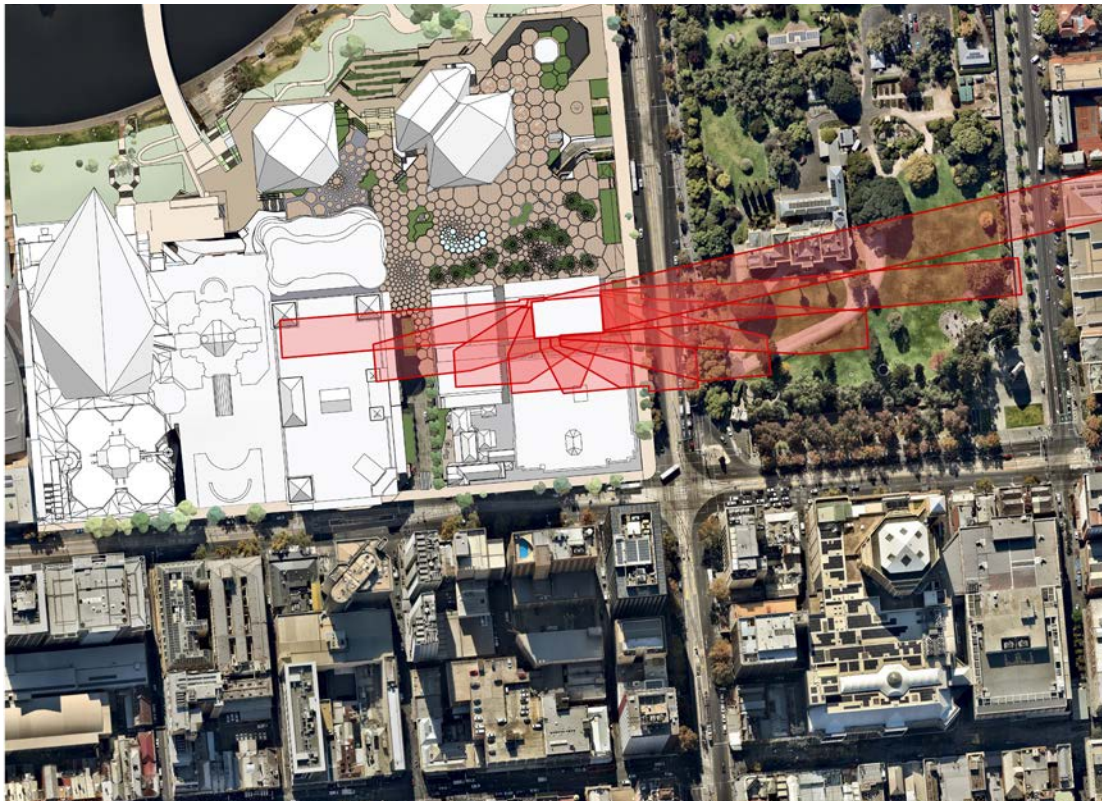
Shadow Analysis

To determine additional impacts on the 29 and 40 storey massing options, a shadow study has been developed. This study demonstrates shadows over winter and summer solstice.

29 Storey Massing Option



Winter Solstice - 9am through 5pm

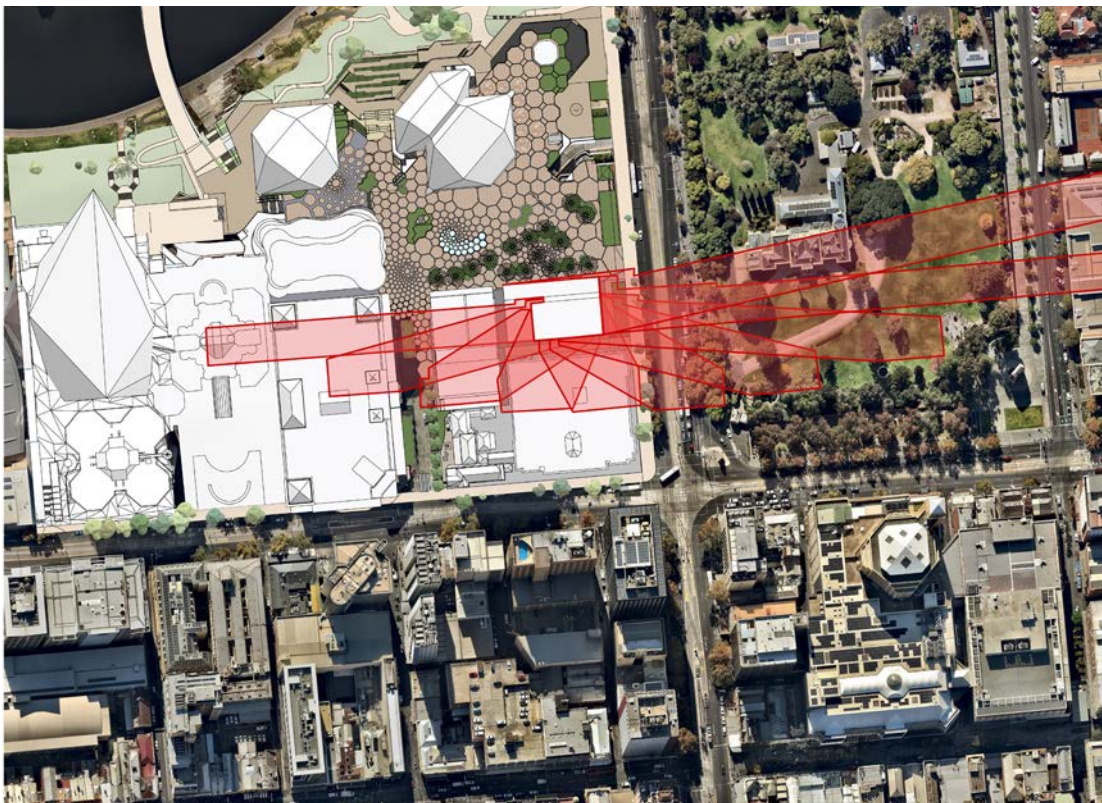


Summer Solstice - 9am through 6pm

40 Storey Massing Option



Winter Solstice - 9am through 5pm



Summer Solstice - 9am through 6pm



8.0

**FINAL
RECOMMENDATION**

8.1 - FINAL RECOMMENDATION



Recommendation #1

Retain Ceremonial Axis to Adelaide Festival Centre Entry

Preserve an unobstructed physical and visual connection to the corners of the front facade of the Adelaide Festival Theatre (AFT) to maintain the cultural significance and visual prominence of the Centre to the city.



Recommendation #2

Maintain a 9m Setback from Parliament House's Northern Facade

Ensure a 9m setback from the northern facade of Parliament House to preserve its visual integrity and heritage value.



Recommendation #3:

Ensure Continuous Active Frontages Along the Northern Plaza Edge

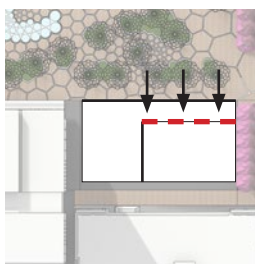
Establish continuous active frontages along the northern plaza edge to encourage public interaction, economic activity, and safety, while supporting elevated public spaces. Should be continuous and unbroken by lobby entries. Provide clear definition to the square.



Recommendation #4

Preserve View Lines to Parliament House Balcony and Aedicular Corner

Retain view lines to the Parliament House balcony and the aedicular corner (northeast) to maintain heritage prominence within Festival Plaza.



Recommendation #5

Implement a 5m Podium Setback at 20m Height

Incorporate a 5m podium setback for buildings over 20m to mitigate wind effects and enhance pedestrian-scale relationships at the plaza.

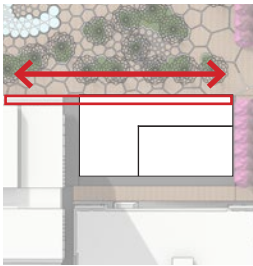
8.1 - FINAL RECOMMENDATION



Recommendation #6

Retain the Green Edge Aligned to Parliament House

Maintain the green edge along King William Road to define Festival Plaza's boundary and support environmental quality and mitigate wind.



Recommendation #7

Provide a Continuous Canopy Along the Active Northern Facade Line

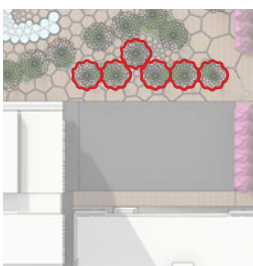
Include a continuous canopy along the active northern facade, linking to One Festival Tower, to improve wind comfort and encourage public use and activation in all weather.



Recommendation #8

Incorporate a Separate Address Off King William Road

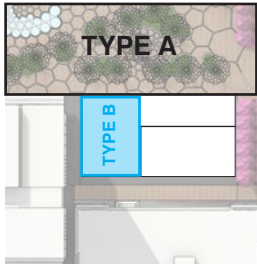
A new Tower shall establish a distinct entry off King William Road with accessible pathways, integrating terracing and planting to maintain a green boundary. Access should not come from the north where active frontages are required.



Recommendation #9

Retain All Proposed Arbours as Part of the New Development

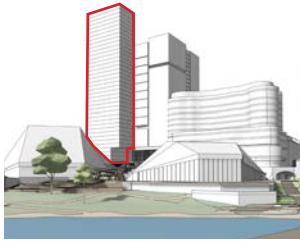
Retain proposed arbors to enhance plaza comfort by mitigating wind and providing shade.



Recommendation #10

Create Multi-Level Public Spaces with Distinct Character

If additional public space is to be created adjacent to the plaza, we encourage the consideration of an elevated public realm with varied character. This approach would maintain activation of the square, improve visual access to the north facade of Parliament House, enhance sightlines, and optimise wind conditions while offering diverse spatial experiences.



Recommendation #11

Ensure Appropriate Building Clustering from a City Context

Consider the development's distant visual impact to enhance the skyline and preserve open spaces.

The design team has not been provided with any official documentation for this analysis. Instead, we have relied on available media releases and publicly accessible information to reconstruct a model for assessment.



Recommendation #1

Retain Ceremonial Axis to Adelaide Festival Centre Entry

Seemingly accepted and adopted within the Walker Tower 2 proposal.



Recommendation #2

Maintain a 9m Setback from Parliament House's Northern Facade

Seemingly accepted and adopted within the Walker Tower 2 proposal.



Recommendation #3:

Ensure Continuous Active Frontages Along the Northern Plaza Edge

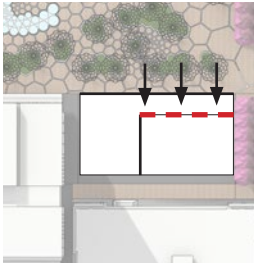
Walker Tower 2 proposal deviates by introducing an open plaza on the ground floor, breaking up the continuous frontage. Recommended that is strongly discouraged as it will have significant negative impact to activation of the plaza and comfort levels shown within the plaza shown by our initial wind study.



Recommendation #4

Preserve View Lines to Parliament House Balcony and Aedicular Corner

Seemingly accepted and adopted within the Walker Tower 2 proposal. Ensure visual access to Aedicular North East corner of parliament house is retained with the new lobby entry condition. Any translucent materials within the lobbies to create better visual connection to the parliament house is recommended.



Recommendation #5

Implement a 5m Podium Setback at 20m Height

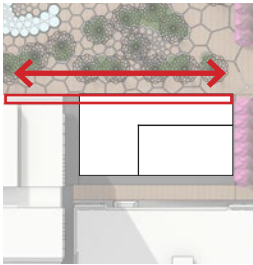
Not followed; the building edge extends over the public realm instead of incorporating a podium setback.



Recommendation #6

Retain the Green Edge Aligned to Parliament House

Seemingly accepted and adopted within the Walker Tower 2 proposal.



Recommendation #7

Provide a Continuous Canopy Along the Active Northern Facade Line

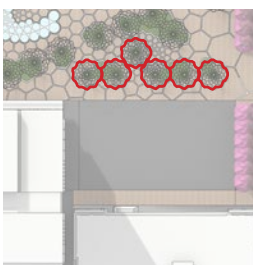
Seemingly accepted and adopted within the Walker Tower 2 proposal.



Recommendation #8

Incorporate a Separate Address Off King William Road

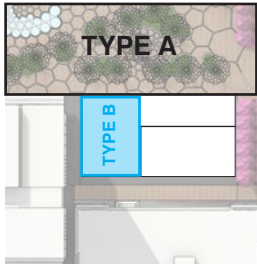
Seemingly accepted and adopted within the Walker Tower 2 proposal.



Recommendation #9

Retain All Proposed Arbours as Part of the New Development

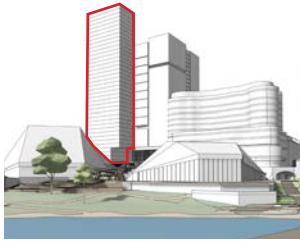
Seemingly accepted and adopted within the Walker Tower 2 proposal.



Recommendation #10

Create Multi-Level Public Spaces with Distinct Character

If additional public space is to be created adjacent to the plaza, we encourage the consideration of an elevated public realm with varied character. Any deviation from the definition of the plaza edge is discouraged, if an adjacent space is included we recommend that it be a raised platform and have a distinct landscape character.



Recommendation #11

Ensure Appropriate Building Clustering from a City Context

Seemingly accepted and adopted within the Walker Tower 2 proposal.



217, Flinders Street
Adelaide SA 5000
+61 3 8613 1888
mail@armarchitecture.com.au
armarchitecture.com.au