



Heritage South Australia

Environment, Heritage and
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Ref: SH/13200D
Date: 15 May 2025

State Commission Assessment Panel
GPO Box 1815
Adelaide 5001

Attention: Ben Scholes

Dear Mr Scholes

DESCRIPTION: FESTIVAL CENTRE - CONSTRUCTION OF A 38-LEVEL MIXED USE BUILDING COMPRISING OFFICE, SHOP, CIVIC SPACE, OFFICE AND HOTEL USES AND AN ELEVATED PUBLIC PLAZA, - LOT 602 KING WILLIAM RD NOMINATION OF THREE (3) ADVERTISING SIGNAGE ZONES WITH ANCILLARY LANDSCAPING, SOLAR PHOTOVOLTAIC PANELS AND ALTERATIONS TO BASEMENT AND PUBLIC PLAZA

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| Application number: | #25008091 |
| Referral received: | 31/03/2025 |
| State Heritage Place Overlay | SHP 13200: (direct) Adelaide Festival Centre (Festival Theatre, Playhouse, Space and Amphitheatre, the Southern Plaza, and Carparking, Restaurant and Convention Facilities) - LOT 602 KING WILLIAM RD |
| Heritage Adjacency | SHP 10845: (adjacency) Parliament House, Adelaide SHP 10847: (adjacency) Old Parliament House, Adelaide SHP 10844: (indirect, adjacency) Adelaide Railway Station/ Adelaide Casino |
| Documentation: | As referred to date of response |
| <input checked="" type="checkbox"/> | Direct to impose Conditions of Development Authorisation |

In accordance with Section 122(1) of the Planning, Development and infrastructure Act 2016 and Regulation 41(1) of the Planning, Development and Infrastructure (General) Regulations 2017, the above application has been referred to the Minister for Climate, Environment and Water as the prescribed body listed in Schedule 9 Clause 3 Item 17 of the Regulations.

The subject land is contained within the State Heritage Place Overlay of the Planning and Design Code. The subject land is also affected by the Heritage Adjacency Overlay of the Planning and Design Code.

The impact of the proposed development on surrounding State Heritage Places is summarised below:

- **Adelaide Festival Centre** (State Heritage Place Overlay)
 - There is no physical impact on the Adelaide Festival Centre (AFC) buildings, which are some distance from the proposed tower site. Further, the Plaza is unaffected, as the original plaza structure, paving and landscaping/ artwork of heritage value is no longer extant in this locale.
 - There is a degree of visual impact on the setting of the AFC Theatre building, as the proposed tower will be seen in peripheral views of the building, looking across the Plaza. This is not considered a significant new impact. Walker Tower 1 is already in peripheral view and is of similar scale and material to the proposal, so this visual impact is mostly unchanged.

- An existing view of significance of the main AFC Theatre building, heading north down King William Road, will still be maintained, but the proposed tower will block this view until pedestrians walk past the tower. The 'visual cone' as identified in the Planning and Design Code's Concept Plan 153 is retained in the proposal, protecting significant views of the State Heritage Place.
 - Views of significance associated with AFC from across the River Torrens will be affected by the proposed tower. The visual backdrop of the AFC has already changed from one of a low skyline, to one where the AFC ridgeline is well below built development behind. Visual dominance of the unique building form of AFC' Theatre and Playhouse has already been conceded and therefore a further tower will not greatly alter the built form setting behind the AFC.
- **Parliament House – (Heritage Adjacency Overlay)**
 - Concept Plan 153 of the Planning and Design Code provides for a minimum 9 metre building separation between Parliament House and any adjacent development. This width provides a view corridor to appreciate the north façade of Parliament House, which was fully exposed as part of the AFC development. The Concept Plan does not provide guidance on the height of the 9 metre separation. The proposal incorporates this building separation, but only for a height of approx. 9 metres above the parapet of Parliament House. Beyond this height, the tower is cantilevered over the laneway, reducing separation between buildings to approx. half this distance. As a result of the cantilever, the visual dominance of the proposed tower is evident and views of the façade of Parliament are compromised. Consideration of the final vertical distance between the proposed cantilever and existing parapet is recommended, to enhance the amount of sky seen and minimise the overhang of building within the laneway. Further open space above Parliament House will aid in reducing the visual and physical dominance of the proposed tower on the architectural qualities of Parliament House.
 - The proposed tower is to be set back off King William Road, as initially indicated in Concept Plan 153. Two pilaster bays of the north façade of Parliament House will remain forward of the proposed tower. This in part assists in maintaining an understanding of the historic scale, architectural qualities and landmark value of Parliament House in streetscape views along King William Road.
 - Limited views of the north-west corner of Parliament House are maintained in the proposal. Close views of the north façade and upper balcony will remain, when viewed from the proposed elevated plaza. Distant views of the north façade of Parliament House will be restricted though and the intent of Concept Plan 153 is in part not achieved due to the proposed location of the column grid of the tower, which blocks plaza level views of the existing balcony of Parliament House. The proposed elevated plaza and associated 'metal wind canopy' will substantially restrict views of the north-west corner of Parliament House from the level of the AFC Plaza.
 - The close proximity of the proposed tower and elevated plaza may have consequential impact on Parliament House. While not part of this Development Application, future screening of Parliament House windows may be necessary, with associated visual impact.
 - Views of Parliament House from North Terrace, from the west and east of North Terrace and looking north along King William Street, will be significantly impacted by the proposal. The currently open setting to the north of Parliament House will be enclosed by the tower, compromising the historic landmark scale of Parliament House along the North Terrace boulevard. While the tower will be setback behind Parliament House, its scale will still dominate views of the setting of Parliament House when seen from the city.
 - **Old Parliament House (Heritage Adjacency Overlay)**

- The proposed tower only has indirect visual impact on the setting of Old Parliament House, Adelaide. The completed Walker Tower predominantly blocks any view of the proposed tower from the close proximity of the heritage place. Distant views of Old Parliament House from North Terrace will be impacted by the proposal, as current open views northwards will be enclosed by the tower. The historic scale of Old Parliament House will be affected.
- **Adelaide Railway Station** (Heritage Adjacency Overlay)
 - The proposed tower will reduce visibility of the north east corner of Adelaide Railway Station. Completed Tower 1 was aligned with the north façade of Adelaide Railway Station, to ensure views of the corner of the Station building were still possible from King William Road. The proposed tower is to be sited slightly further north than Tower 1, so this view is now only possible when standing further north down King William Street.
- It is also noted that the proposed tower may also have impact on the abutting National Heritage Places – Parliament House and Old Parliament House. The Applicant's consideration of Commonwealth EPBC Act requirements is recommended.

Condition 1: confirmation of final height clearance and further development of proposed cantilever setback and design detailing to south façade, overhanging Parliament Lane, to the satisfaction of Heritage South Australia, of the Department for Environment and Water. Final profile of cantilever to be developed further to improve extent of sky view and reduce building bulk/dominance over Parliament House façade will manage adverse impact on the setting of the adjacent State Heritage Place, Parliament House.

Condition 2: provision of south façade architectural detailing and façade materials selection, from plaza level to the soffit of the cantilevered floor slab, to be resolved, to the satisfaction of Heritage South Australia, of the Department for Environment and Water. Documentation to date is not detailed in resolution and may have an adverse impact on the setting of the adjacent State Heritage Place, Parliament House.

Condition 3: design resolution of elevated podium balustrading and 'metal wind canopy' to be resolved, to the satisfaction of Heritage South Australia, of the Department for Environment and Water. Documentation to date is not detailed in resolution and may have an adverse impact on the setting of the adjacent State Heritage Place, Parliament House.

Condition 4: design development of east and north façade architectural detailing and façade materials selection, from plaza level to diagrid and vertical pleated glazing panels, to be resolved, to the satisfaction of Heritage South Australia, of the Department for Environment and Water. Final façade detailing and materials selections to be developed further to mitigate adverse impact on the setting of the adjacent State Heritage Place, Parliament House.

Condition 5: design of exposed structural columns adjacent the Parliament House balcony to be resolved, to the satisfaction of Heritage South Australia, of the Department for Environment and Water. Final column profile (tapered, or rectilinear) and material finish to be developed further to mitigate adverse impact on the setting of the adjacent State Heritage Place, Parliament House.

General Information

1. Any changes to the proposal for which Planning Consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department for Environment and Water, or an additional referral to the Minister for Climate, Environment and Water. Such changes would include for example (a) an application to vary the Planning Consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the development application.

2. Please note the following requirements of the *Heritage Places Act 1993*.
- (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity must cease and the SA Heritage Council must be notified.
 - (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

For further information, contact the Department for Environment and Water.

3. Please note the following requirements of the *Aboriginal Heritage Act 1988*.
- (a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) is to be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

Any enquiries in relation to this application should be directed to telephone (08) 8372 7521 **Option 1** or e-mail DEW.StateHeritageDA@sa.gov.au.

Yours sincerely



Michael Queale
Principal Heritage Architect
Department for Environment and Water
as delegate of the
MINISTER FOR CLIMATE, ENVIRONMENT AND WATER