22 May 2025

Kirsteen Mackay
Government Architect
ODASA
91 Halifax Street
ADELAIDE SA 5000

Sent via email to: Kirsteen.Mackay@sa.gov.au

Cc *Belinda Chan | ODASA | Belinda.Chan@sa.gov.au*
Ben Scholes | Planning and Land Use Services | benjamin.scholes@sa.gov.au

Dear Kirsteen

FESTIVAL PLAZA | TOWER 2

Thank you for the collaborative and constructive approach undertaken as part of the State Government's design review process for Tower 2.

Please find attached a response letter from the project architect Johnson Pilton Walker (JPW) addressing the recommendations raised in your referral advice. We trust this provides further clarification, additional detail and confidence in Walker's commitment to the design review process as we continue to work collaboratively to ensure exemplary design outcomes are delivered as we move into the next phase of the project.

We look forward to continuing this process with ODASA to deliver a high-quality design outcome for this important project.

Yours sincerely
Walker Riverside Developments Pty Limited

Jessica Jordan
Group Executive, Development

Attached:
Attachment 1 – JPW ODASA Response Letter

JPW

21 May 2025

Jessica Jordan
Group Executive, Development

Walker Corporation
Level 21, Governor Macquarie Tower
1 Farrer Place, Sydney NSW 2000

FESTIVAL PLAZA EAST COMMERCIAL SITE (Tower 2)
Response to ODASA letter dated 9 May 2025

Dear Jessica

Thank you for providing JPW with a copy of the letter from Kirsteen Mackay, South Australia's State Government Architect, to Benjamin Scholes, Senior Planning Officer, Commission Assessment – Planning and Land Use Services, SA Department for Housing and Urban Development.

As you are aware, the Tower 2 project has undertaken extensive engagement with ODASA and other stakeholders through the State Design Review panel process, and has been refined and improved by the project team's responses to the feedback received across the three sessions.

This letter acknowledges Walker's ambition to deliver a world class outcome for the Festival Plaza precinct, and the important role Tower 2 can play in realizing this objective.

This letter also identifies a range of matters which the State Government Architect recommends have further consideration from a design perspective. As the Lead Architect for the project, JPW would like to provide some additional detail and project methodologies which directly relate to the matters noted in the State Government Architect's letter.

Visual and Physical Connectivity from Elevated Plaza to the Civic Space
The project includes a diverse range of publicly accessible spaces outside and inside the building, and those inside the building can be accessed in multiple ways and from multiple addresses.

Whilst the final configuration and uses within the civic spaces in the podium is not yet fixed, the design described in the Development Application package provides two principal means of access to the civic spaces at Level 2, which is more than 8.5m above the general Festival Plaza level.

Within the building foyer, escalators provide a publicly accessible connection from the entry off King William Road, directly to Level 2 and the entrance to the civic spaces. The entrance space overlooks Festival Plaza to the north, aiding wayfinding and visitor orientation.

Two public lifts provide access between the basement car park and Festival Plaza level and the civic spaces within the podium. These lifts can be accessed from within the building foyer and from outside, providing operational flexibility for access to the civic spaces out of hours. These lifts are also accessible from Level 1, where the elevated plaza overlooks the broader Festival Plaza public realm.

The design team explored a range of potential options for the size, orientation and accessibility of the elevated plaza public foyer at Level 1 and determined that the Development Application design provided the best balance of spatial character, quality, amenity, sightlines and connectivity to the broader public realm. Weather protection on rainy, windy or very hot days was considered in the development of circulation pathways and options, and the proposed configuration provides comfortable and easily accessible routes in all weather conditions.

Connecting to Country

The elevated plaza will be a central focus for Kaurna storytelling and expression of place, and this will extend into the public foyer space to blur the boundary between inside and outside.

Specially commissioned artwork referencing Kaurna knowledge of this place will be integrated with the architecture (floors, walls and soffits) and landscape design of the elevated plaza, to express the notion of escarpment and create a distinctive outdoor room that will enable unique and new ways for Kaurna cultural expression.

Layered masonry materials, expressive joining and carefully scaled punched window openings and expressed reveals around the edges of the escarpment plinth at Festival Plaza level, will further reinforce the expression of escarpment and the underlying sedimentary geology of Adelaide and the Torrens Basin.

Maintaining safety and accessibility in public spaces are core design objectives, and the proposed design provides a high level of amenity while integrating a range of CPTED principles.

Wind Protection

The wind canopy illustrated in the Development Application acknowledges the need for design elements to create comfortable conditions for the public. The design team anticipates that this element, and the detailing of the balustrades and edges around the elevated plaza, will be developed with input from Kaurna knowledge holders and indigenous designers as part of the broader story-telling approach.

These elements will also be integrated with the landscape design and may include glazed elements to enhance sightlines and visual permeability from Festival Plaza level and from above.

Articulation and Detailed Design of the Podium

The design clearly delineates the escarpment plaza, podium and tower as distinct yet related forms. The podium will utilize highly transparent glazing to promote visual connectivity between the public realm and the activities within. The design of the tower facades has anticipated this requirement for more transparency at the lower levels and has been refined to ensure the overall building envelope can achieve the project's ambitious sustainability targets and NCC compliance.

The final detailing of the podium will be developed with specialist contractor and engineering inputs and will follow a prototyping process that is detailed later in this letter.

The masonry expression of the expressed columns within the podium levels will be refined, with a visually recessive and simpler articulation than the faceted expression illustrated in the Development Application. This will reduce their apparent scale, improve sightlines and enhance the prominence of other elements, including Parliament House.

The State Government Architect has also highlighted the opportunity to further refine the wind canopies along the eastern elevation. This will continue to be reviewed in conjunction with the findings of the wind tunnel test report, with a focus on achieving a simpler, more resolved design that also ensures pedestrian comfort with weather protection appropriate to the specific site conditions.

We agree that the composition of the eastern and southern elevations of the podium should continue to be informed by visual relationships to the highly modelled elevations of Parliament House.

Façade Detailed Design

The detailed design of the tower facades will also be informed by specialist façade contractor inputs to refine jointing, extrusion details, materials use and embodied carbon. The design intent is to express these facades as planar or folded surfaces rather than expressing the angular geometry with applied elements.

However, prototyping and testing may determine that a combination of planar geometry and expressed details, which could be projecting or recessed profiles, may enhance articulation and modelling of the facades in different lighting conditions (such as overcast or sunny days).

On other projects, the prototyping process has assisted us to capture such opportunities and enhance the overall presentation of the building, and we will be applying this approach to the Tower 2 project, just as we did for Tower 1.

Signage Zones

JPW identified three signage zones as being suitable for the building's formal composition and the façade types proposed. These zones specifically exclude the eastern elevation which utilizes the prismatic façade for the full tower extent. This façade type is distinctive, and the integration of signage zones on this elevation is not considered appropriate.

It should be noted that this application seeks to establish the zones for potential sky signage, with actual sky signage proposals being subject to future applications.

Materials Selection, Prototyping and Design Refinement

The selection and specification of all project materials, and particularly materials that are used externally, will be a key focus of the project team.

A key objective for the project is seamless integration with the surrounding precinct. As successfully illustrated by Tower 1, considered selections of paving and public realm materials have enabled this project to extend the character and palette of the revitalised Festival Plaza public realm around and within the building.

This approach will continue with Tower 2, where key public realm connections along Parliament Lane, King William Road and Festival Plaza, will be designed carefully to ensure new works extend and enhance the precinct's benchmark qualities.

JPW will continue to work closely with Aspect, who designed and detailed the completed public realm areas of Festival Plaza, to develop site specific design solutions for every part of the public realm including the elevated plaza, Parliament Lane and the King William Road forecourt.

JPW has extensive experience in prototyping, and this is an integral part of our design refinement and delivery processes. A range of key building elements was prototyped for Tower 1 including the locally made precast concrete elements which respond to the sandstone character of Adelaide Railway Station. Prototyping enabled fine tuning of colours, jointing, junctions with other trades and surface finishes. This process also defined a quality benchmark against which all completed elements were assessed before their integration into the built works.

Similarly, prototypes were developed for all Tower 1 facades with the specialist contractors engaged by Walker. This process enabled the design team to refine detailing, jointing, colours and finishes with contractor input, leading to more elegant, efficient and sustainable outcomes (such as using less material to achieve a more refined visual appearance through the rationalisation of façade elements and extrusion wall thicknesses.

The design has benefitted from extensive collaborative and creative engagement with ODASA, and the rigorous design review process they have developed over several years.

JPW and the project team will be applying the same prototyping approaches for Tower 2, and we would welcome the opportunity for ODASA representatives to participate in the review process, if appropriate. This is a relatively common occurrence in other States where Design Excellence panel members or State Government Architects maintain an ongoing connection to projects as they develop from concept design stage through the tendering, prototyping and installation.

JPW

Appended to this letter are some illustrations of this methodology being applied to other highly successful and awarded JPW projects.

The Tower 2 project presents an opportunity to showcase world class design and complete the revitalization of one of Adelaide's most significant public spaces.

I wish to assure you that our collective creative energies are focused on delivering a unique response to this important site that will secure the success of Festival Plaza as a destination for culture, community and commerce for decades to come.

Yours sincerely

Graeme Dix
Director

JPW

Adelaide Festival Tower 1
Precast Concrete Prototyping - Round 1 - May 2022

Adelaide Festival Tower 1
Precast Concrete Prototyping - Round 2 - June 2022

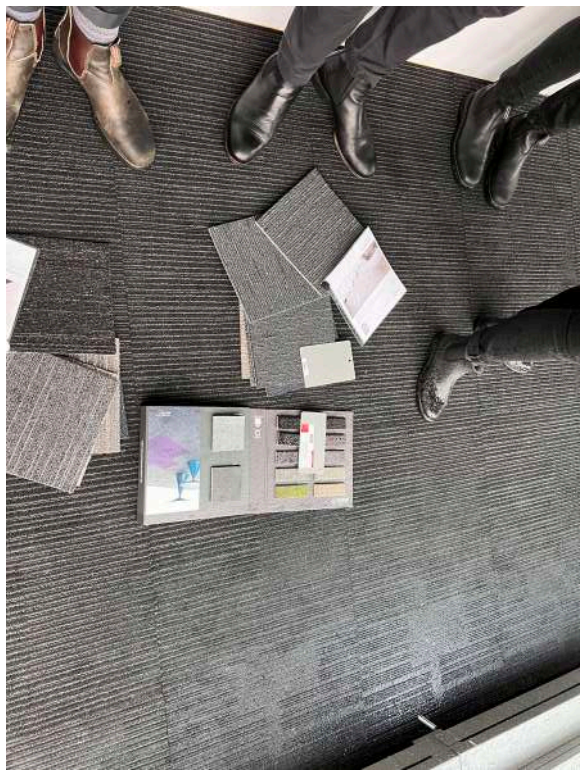
Adelaide Festival Tower 1

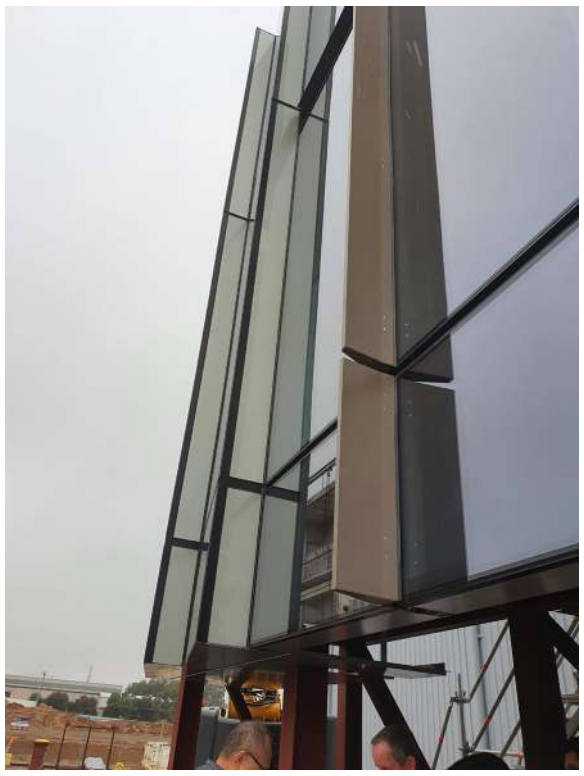
Extensive protoyping was utilised for key internal and external elements including precast, curtain wall and podium facades, paving details, awinings and joinery elements.

The process enabled skilled contractors and their engineering teams to select and develop design solutions that could deliver consistent results to the required level of quality, and interface appropriately with works by others.

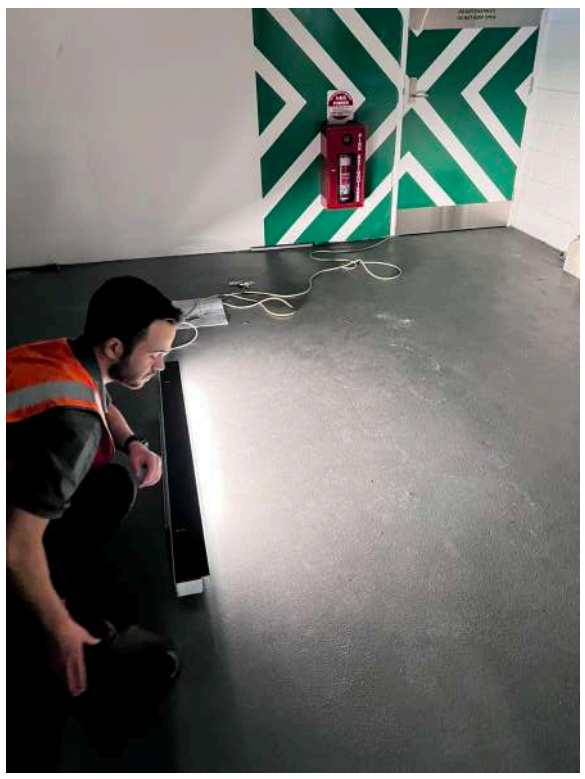
JPW

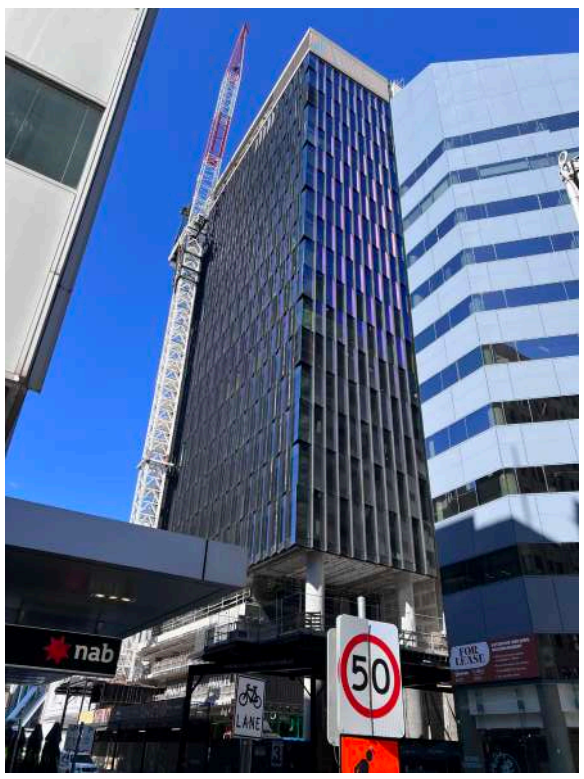
Adelaide Festival Tower 1
Facade Prototyping - Round 1 - March 2022





Adelaide Festival Tower 1
Facade Prototyping - Round 2 - March 2022



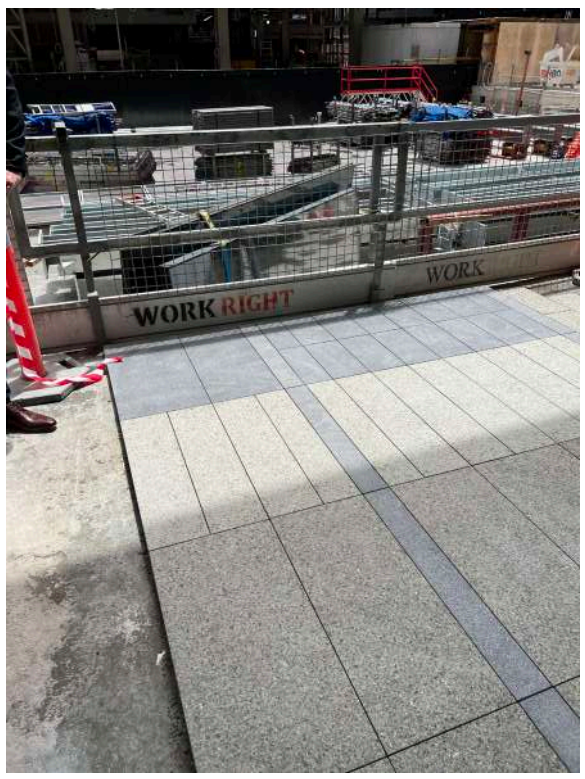


Adelaide Festival Tower 1
Facade Prototyping - Round 3 - April 2022

JPW

Adelaide Festival Tower 1
Podium Facade Prototyping - Round 1 - November 2022

Adelaide Festival Tower 1
Facade Prototyping - Round 2 - January 2023



Adelaide Festival Tower 1
Stone Tiling (External) Prototyping - December 2021, September 2022 & July 2023

JPW

1 Elizabeth
Podium Stone Facade Prototyping - Round 1 - February 2022

1 Elizabeth
Podium Stone Facade Prototyping - Round 1 - February 2022

IMAGE 1

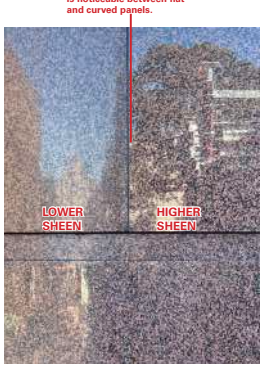


IMAGE 2

IMAGE 3

1 Elizabeth, Sydney

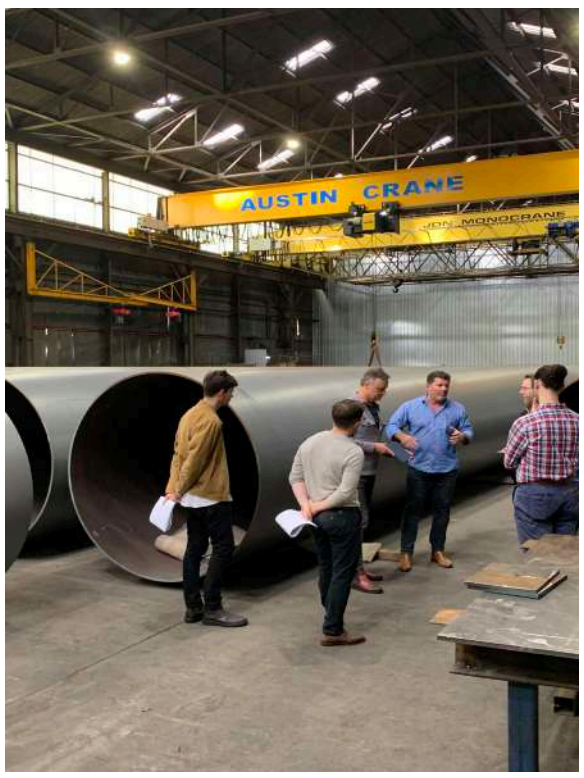
This project directly abutted a heritage listed building constructed from a specific granite sourced from Norway.

A critical design requirement was continuity of jointing details and edges between the existing and new buildings.

Extracts from JPW's Prototype Review report illustrate issues and potential improvements identified through the prototyping process, to achieve the required details and quality.

JPW

1 Elizabeth
Atrium Structural Steel Prototyping - Round 2 - November 2021



1 Elizabeth
Steelwork welding for Concrete-filled columns - Round 1 - May 2021

Introduction

A site inspection was held at Ivory Coatings on 03 November 2021.
JPW, Macquarie, Wexford, Lendlease, Nullifire and Ivory attended.

Previous Inspections
- 11/03/21 Ivory Coatings. Inspection of components of Western Atrium Crossbrace Edge Beam Node Prototype to assess intumescent paint quality. Refer separate report.
- 10/05/21 Wexford. Inspection of raw CFT tubes at Wexford - refer separate report
- 09/06/21 Ivory Coatings. Painted section of CFT column steel tube. Western atrium steel node prototype with stub connections. Western Atrium lift shaft omega bracket prototype. Colour samples for CFTs and Western Atrium lift shaft steel.

What was reviewed
- Intumescent paint to bolt heads and nuts.
- Comparison of intumescent caps installed.
- Intumescent paint and top coat touch-ups

North Tower Prototype Schedule
- LL advised the further recommended Western Atrium Steel prototypes per the Prototype Schedule will not be completed (noted 09/06/21).
- Per the Prototype Schedule - a prototype of the southern lens atria facade beam is recommended.

Architectural intent and client expectation
- The Western Atrium Lift Shaft steel are prominent architectural elements and client expectation is for full compliance with AESS class 4, as specified

Observations
Cross-brace Edge Beam Node Prototype
Second Inspection

Status
- Intumescent paint and top coat to bolt heads and nuts after tightening
- Bolt head and nut caps installed
- Patching of intumescent paint and top coat

Bolt heads/nuts & patching
- Caps are held to bolt or nut using spring clips.
- LL advise LL will not accept risk of cap without mechanical fixing falling within shaft.
- Mechanical fixing of caps to bolts will require additional engineering.
- Tethering not considered practicable
- Ivory developed a stencil to protect paint around bolts to patch damaged paint post fixing
- Ivory noted site-applied finish to fixings will not be consistent with adjacent factory-applied finish.
- Agreed all bolt heads to faced outwards per ARUP's specification. Bolt heads to face outwards - away from CFT. Bolt heads have a more consistent finish compared to nut and thread.

Bolt heads/nuts in non-fire rated steel
- LL discussed finish to galvanised fixings in non-fire rated steel. These are to be treated per the specification - suitable etch primer and painted top coat.

Patch sample
- Patching repainted in sections as discussed at previous presentation (09/06/21)
- Roller application noted.
- Different gloss to sprayed finish above noted; ivory advised this is partly due to curing in progress; partly due to different application method

1 Elizabeth, Sydney

There are many exposed steel structural elements in this project - inside and outside.

Unusal plate thicknesses required specialist welding fabrication.

Extracts from JPW's Prototype Review report illustrate issues and potential improvements identified through the prototyping process, to achieve the required details and quality.