

JPW



# Festival Plaza Tower 2 Architectural Design Report

March 2025



Marni naa pudni.  
Welcome.

JPW’rlu tampinthe, ngadluk piipawarpulayi kuu  
Kaurna yartangka tikanthe. Kaurna miyurna yaitya  
yarta-mathanya Wama Tarntanyaku.

JPW acknowledges that this building sits on the land  
of the Kaurna people. The traditional custodians of the  
Adelaide region.

Ngadlurlu tampinthe, parnaku tuwila yartangka.  
We recognise and respect their heritage, beliefs and  
spiritual relationship with Country.

Ngadlurlu Purkarna, Yaitya miyurna, puki-  
unangku, yalaka, tarrkarrila tampinthe.  
We extend respect to Elders, past, present and future  
and to all Aboriginal language groups and First Nations  
peoples.

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## Consultant Team

JPW gratefully acknowledge the consultant team  
who have been integral to the preparation of this  
development application:

Planning	Ekistics
Connecting with Country	Mantirri Design
Landscape	Aspect Studios
Sustainability	Dsquared Consulting
Heritage	Hosking Willis
Facade	Prism
Structure	4D Workshop
Services	Bestec
Waste	Rawtec
Traffic & Transport	WGA
Aviation	Thompson GCS
Wind	MEL Consultants
Vertical Transport	NDY
Certifier	Katnich Dodd

# Executive Summary

**A place that is contextual, refreshing, and joyful. A building that embraces the fluid and hybrid nature of work and public life.**

Adelaide's Festival Plaza precinct is a unique combination of commerce, culture, tourism and entertainment uses.

Tower 2 will complete the masterplan for the Festival Plaza precinct which has undergone significant renewal and transformation over the past decade.

Walker Corporation, working with architects JPW and a broad range of specialist consultants, propose a mixed-use tower and podium to replace an approved but unconstructed 3-storey Retail Pavilion.

The development comprises:

- A mixed use podium providing retail spaces, programmable cultural spaces and civic hub, new public open spaces, public amenities, and office entry
- 29 levels of PCA A Grade office space
- A publicly accessible restaurant and bar at the topmost level of the building
- End of Trip, service spaces, and car parking in the basement.

The design achieves the following objectives:

- Creates a place that enhances connectivity between Adelaide's city centre and the Riverbank Precinct
- Delivers a diverse range of public spaces to support the activation of Festival Plaza as a destination for locals and visitors
- Enhances the visibility of Parliament House from the public realm
- Provides a publicly accessible civic facility to extend cultural programming within the precinct
- Provides sustainable retail spaces that will support activation beyond working hours and across the weekend
- Provides high quality commercial space that will bring more people to the precinct and increase activation of Festival Plaza.



Artist's impression looking south across Festival Plaza



# Introduction



Parliament House, Adelaide Railway Station , Government Printing Works and Adelaide Baths  
1926 (Image B4961) - State Library SA



# Connecting with Country

**Embedding Indigenous perspectives, knowledge systems and sensibilities is central to considered and enduring design. We have collaborated with Traditional Owners and Indigenous creatives to shape a new hub of cultural vibrancy, activity and connections to Country.**

As our cities evolve, acknowledging and respecting shared histories is central to the long term sustainability of our communities and cultural diversity.

A framework for storytelling and design can sustain ancient traditions through innovative means, enabling truth-telling, knowledge exchange, and culturally authentic creativity that is rooted in Country.

The Kurna People, Traditional Custodians of the Adelaide Plains in South Australia, share an unbroken connection to their ancestral lands, spanning from the Fleurieu Peninsula to Crystal Brook and the Gulf Saint Vincent.

Their enduring culture is intricately tied to the environment, shaped by tens of thousands of years of history.

We are developing a meaningful collaboration with the Kurna People to ensure appropriate and real connections are made for this new cultural destination on Kurna Lands.

The Kurna People have brought immense cultural value and richness to this project. Tower 2 will be a place for learning, sharing and celebrating the layered histories of this unique place, setting a new benchmark for designing with Country in an urban environment.



Morialta Conservation Park, SA



River Torrens, 1900  
(Image B26486) - State Library SA



Aboriginal Family Travelling  
W.A. Cawthorne 1925



# From Wodlipari to Karrawirra Parri

Festival Plaza is located at the confluence of several significant Kurna sites. The architectural and landscape design for Tower 2 seeks to respond positively to this deep cultural history and find opportunities for storytelling of place.

The Kurna People's relationship with the land is guided by the Tjilbruke Dreaming. The river - Karrawirra Pari - is the main dreaming site for Kurna in this area.

The river has associations with Wodlipari (Home River - The Milky Way) and Yurakauwi (The Water Monster). When the Wodlipari is reflected in the water of the Karrawirra Pari, Kurna people believe the two spaces become one, as Sky Country reflected life on earth.

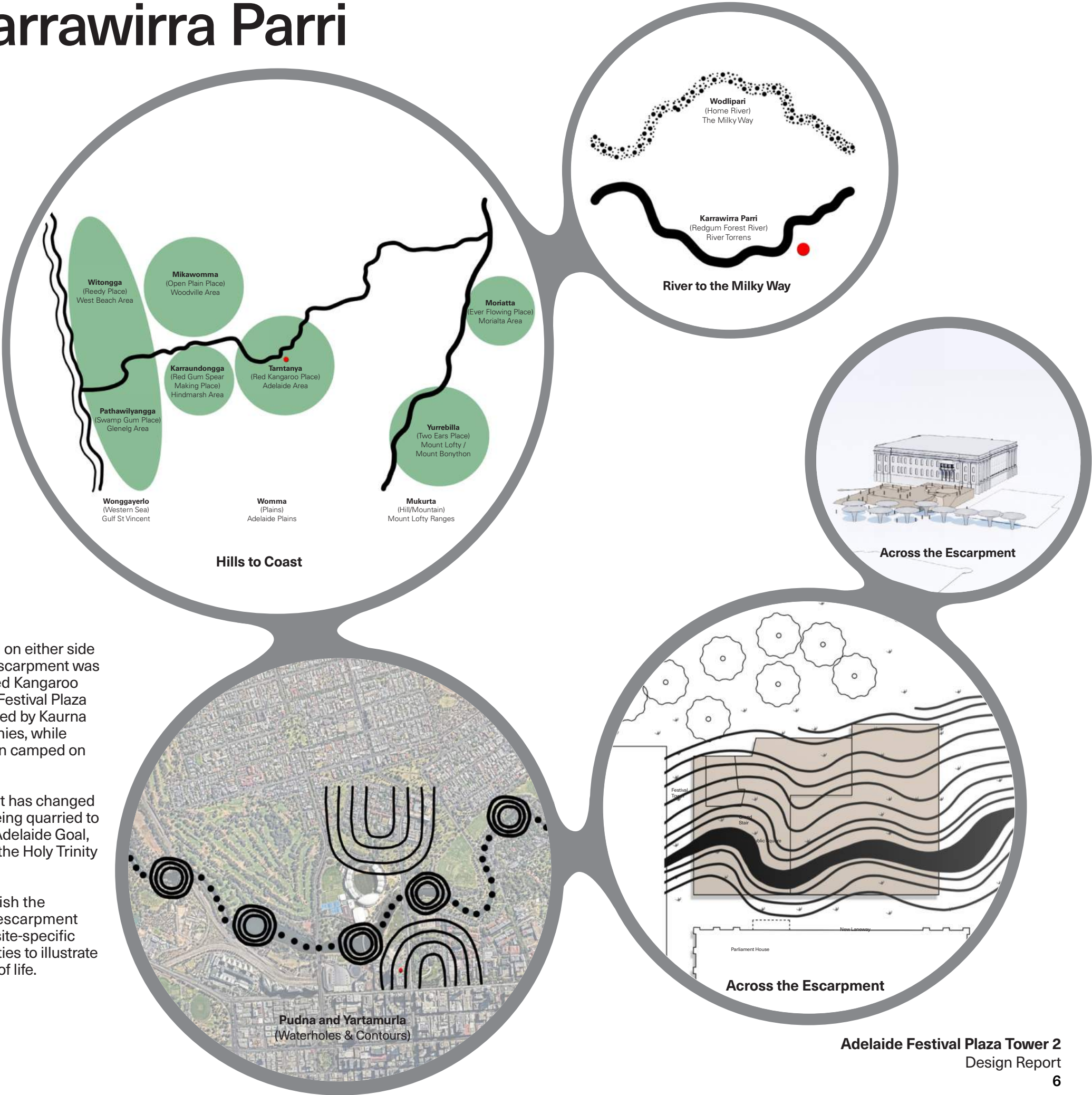
The river was a traditional trade route, and provided fresh water, firewood, food and other valuable resources, with various campsites along the way.

During long dry spells, the river would stop flowing and reduce to a series of waterholes along its course.

Two rocky outcrops existed on either side of the river. The southern escarpment was known as Tarnda Kanya (Red Kangaroo Rock), where the Adelaide Festival Plaza now sits. This place was used by Kurna males for initiation ceremonies, while Kurna women and children camped on the northern river bank.

The form of the escarpment has changed over the years, the stone being quarried to construct parts of the Old Adelaide Goal, Old Parliament House and the Holy Trinity Church on North Terrace.

Tower 2 seeks to re-establish the connection with both the escarpment and the river, and provide site-specific local stories and opportunities to illustrate aspects of the Kurna way of life.





# Context

The site is a focal point for how the people of Adelaide express the culture of the city, a home to many vibrant institutions and a focus for the political life of the state.

Over the years, Adelaide has transformed into a dynamic metropolis, balancing its historical roots with modern development. Festival Plaza reflects this evolution, as it serves as a bridge between the city's past and future. With Adelaide Festival Centre nearby, the area has long been a focal point for the performing arts, hosting numerous festivals and cultural events that attract local and international audiences.

The surrounding precinct boasts a mix of commercial, recreational, and green spaces, catering to residents and visitors alike. North Terrace, a major thoroughfare nearby, offers access to museums, galleries, and educational institutions, further enriching the cultural fabric. As Adelaide evolves, Festival Plaza is positioned to become a central space where commerce, community, and culture intersect, enhancing the city's reputation as a vibrant and liveable destination.



Festival Plaza



Adelaide Festival Centre



Parliament House



Adelaide Festival



Ozasia Festival



Old Parliament House



Adelaide Railway Station



Skycity



Productions & Events, Festival Centre



AFL & Cricket, Adelaide Oval

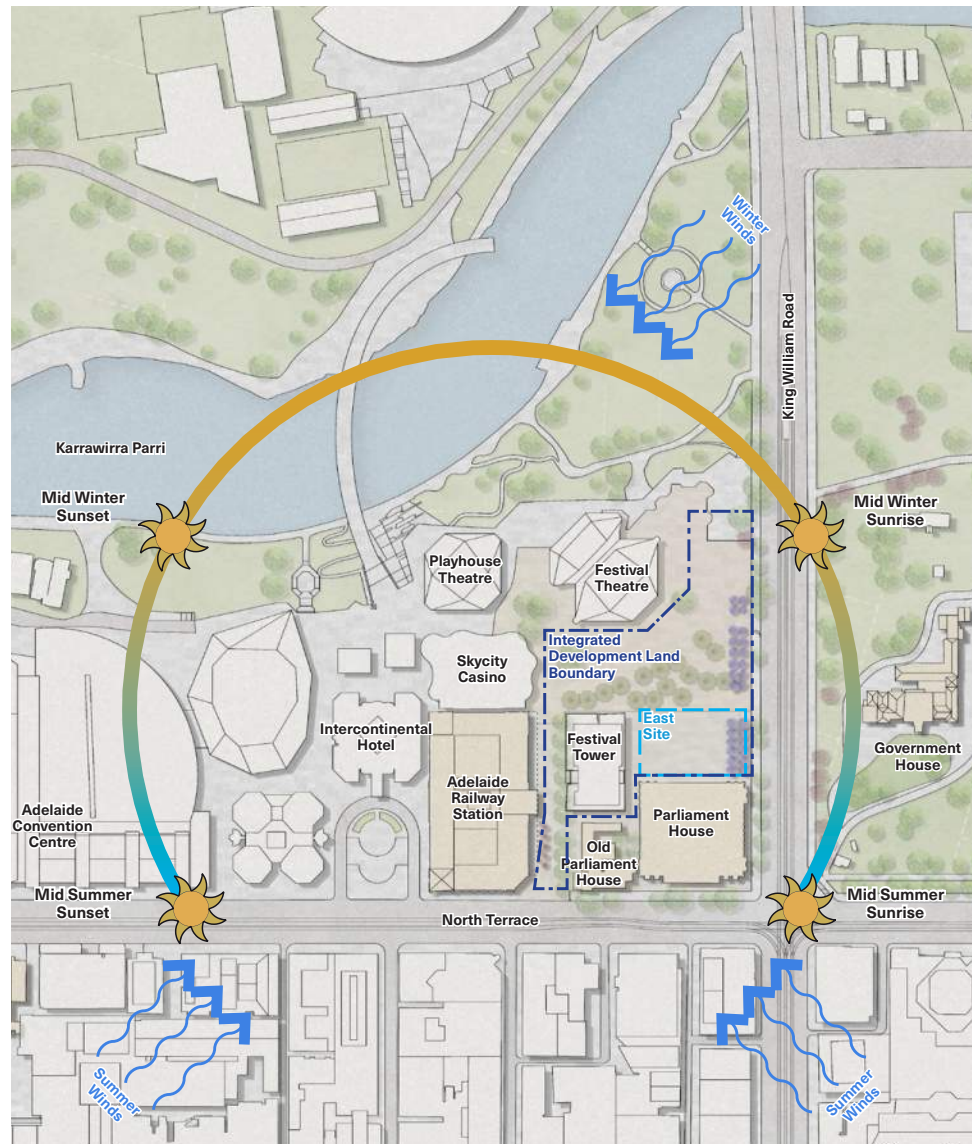


# Climate & Character

Adelaide Festival Plaza is rich and diverse.  
There are opportunities to develop an approach to  
place that emerges from the site's unique character.

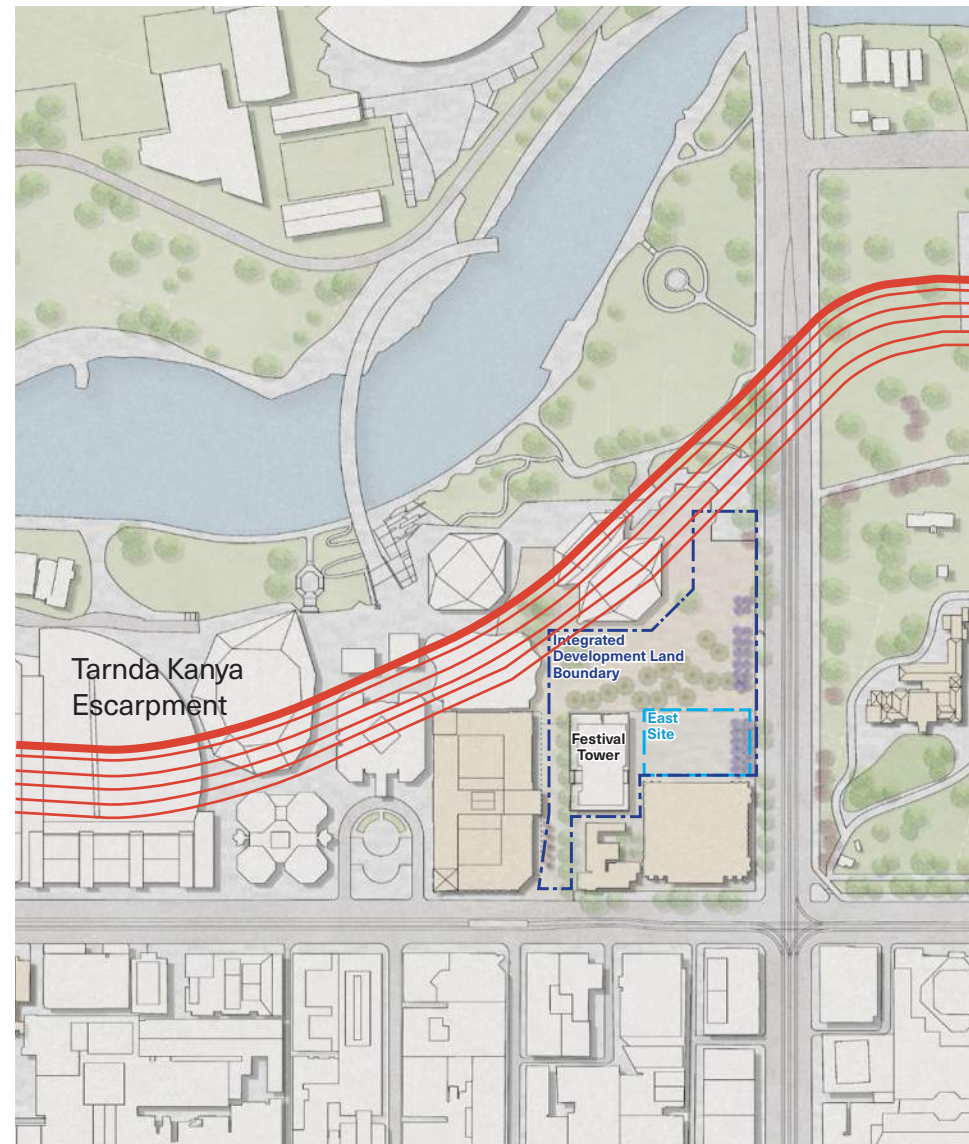
## Sun & Wind

The site has a northerly aspect, providing good solar access to public spaces of the building on Plaza and Level 1, as well as to Podium and Tower levels above. Prevailing winds are from the southeast and southwest in summer, and northeast in winter.



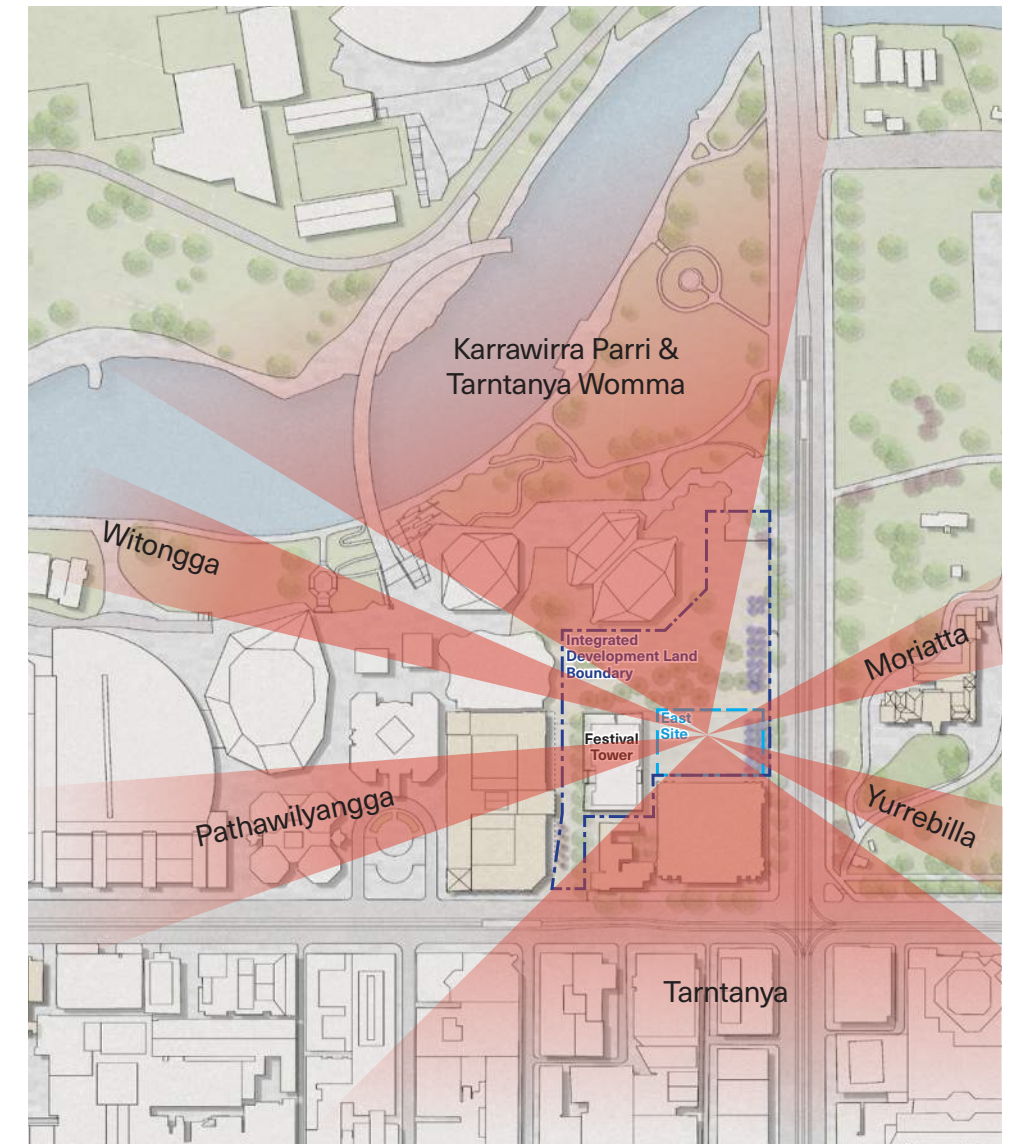
## Topography

From North Terrace the site slopes towards the river. Prior to colonial settlement an escarpment known as Tarnda Kanya, or Red Kangaroo Rock, ran across the site. This feature has since been quarried or otherwise eroded, but a sense is retained in the sequence of terraced spaces found in Festival Plaza.



## Views

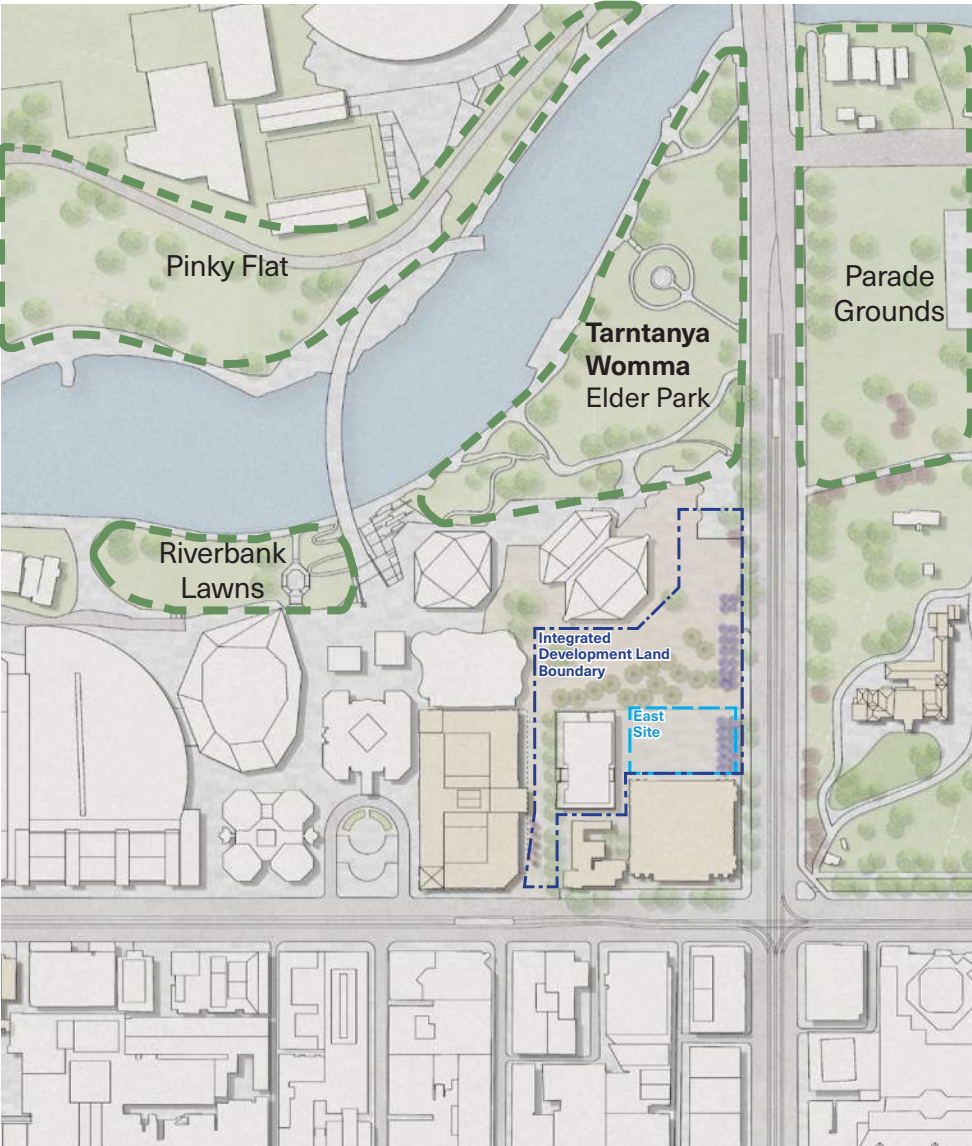
Located north of the city grid, the site is afforded expansive views of the river to the north and the hills to the east. The proposed building will enjoy 360 degree views of the surroundings enabling a direct connection with many culturally significant sites.





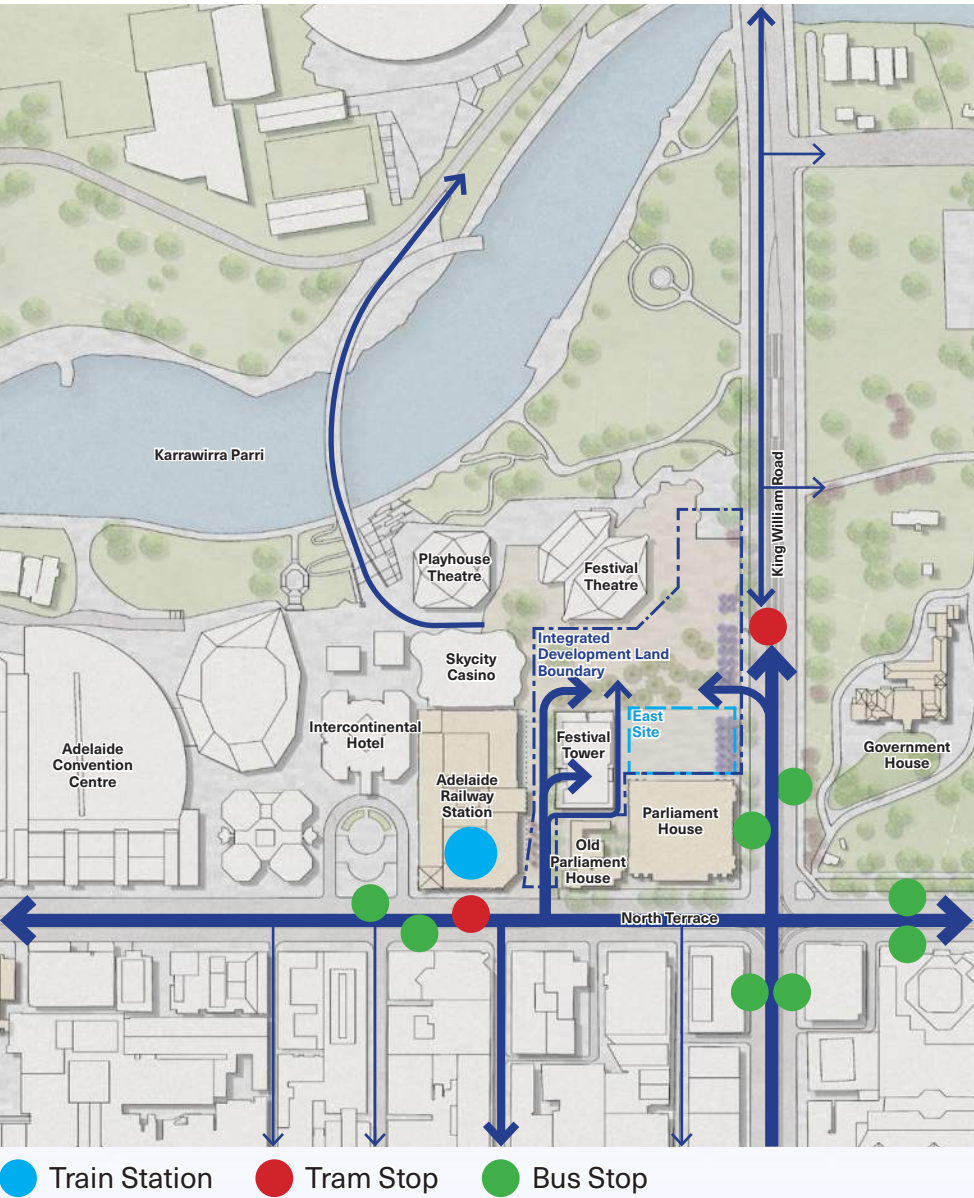
Green Spaces

In close proximity to the river and nearby Adelaide Parklands, the site is well afforded with easy access to many publicly accessible green spaces.



Pedestrian Links & Public Transport

The site is well connected with its surroundings, located at the intersection of King William Road and North Terrace, and is well served by transport links. Festival Plaza is a nexus for pedestrian and bike movements in the locality.



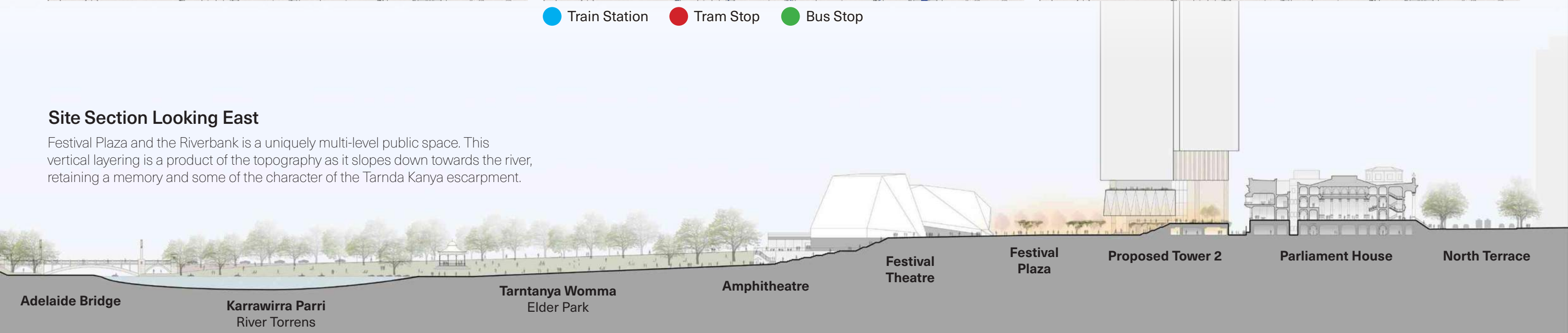
Heritage

Several significant heritage items are adjacent to the site, creating a rich and unique character, which defines one of South Australia's most significant precincts.



Site Section Looking East

Festival Plaza and the Riverbank is a uniquely multi-level public space. This vertical layering is a product of the topography as it slopes down towards the river, retaining a memory and some of the character of the Tarnda Kanya escarpment.



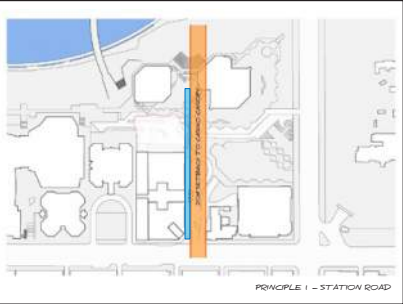


# Riverbank Masterplan

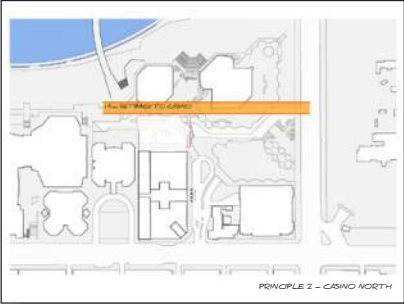
The Riverbank Masterplan has been a foundational document for development across the precinct, and has directly informed the design for Tower 2 and the public realm interfaces to all sides.

The 2014 Masterplan clearly establishes a series of Principles, Outcomes and Development Guidelines. They set out spatial principles to guide the transformation of Festival Plaza into an active, welcoming and comfortable civic meeting place.

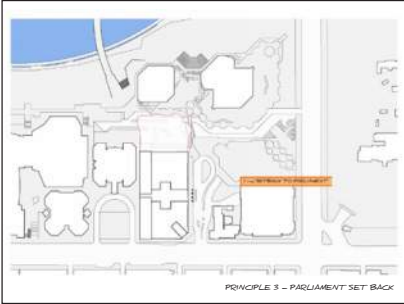
Of the 13 Design Principles, five are applicable to any proposal for the eastern site. The remaining eight relate to other parts of the precinct.



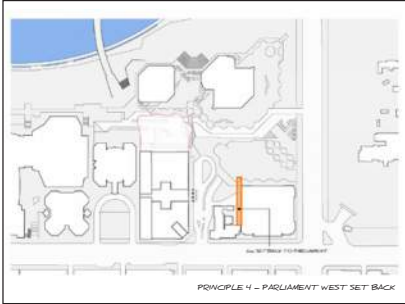
**Principle 1 - Station Road**  
This Principle is reinforced by the design of Tower 1, and is unaffected by a tower form replacing the currently approved Retail Pavilion.



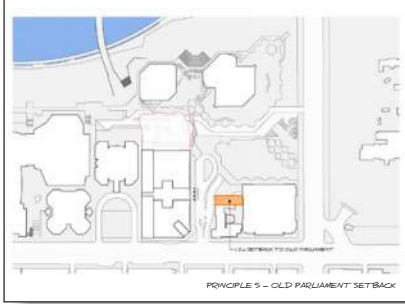
**Principle 2 - Casino North**  
This Principle is directly relevant to the (now constructed) SkyCity Casino building, and not relevant to other sites within the precinct.



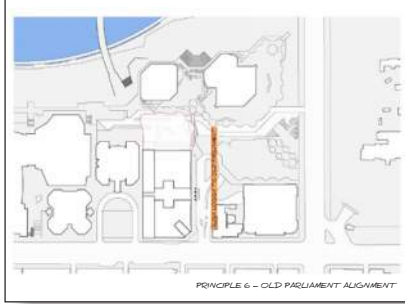
**Principle 3 - Parliament Setback**  
This Principle identified an 11m setback to Parliament House. However, subsequent proposals reduced this dimension while opening up this space for public access to create a new pedestrian link between Station Road and King William Road.



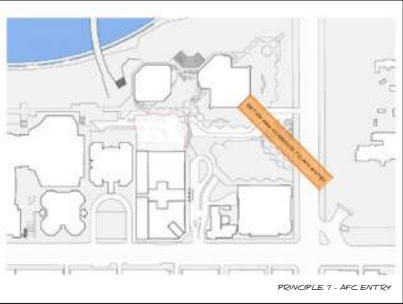
**Principle 4 - Parliament West Setback**  
This Principle identified a 6m setback to the western side of Parliament House. This setback has been maintained by the approved Tower 1 design.



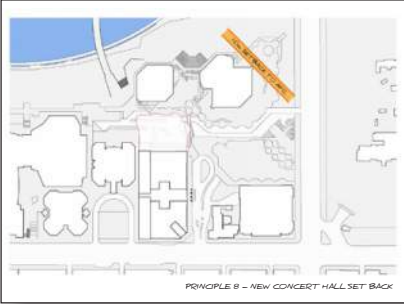
**Principle 5 - Old Parliament House Setback**  
This Principle is reinforced by the design of Tower 1, and is unaffected by a tower form replacing the currently approved Retail Pavilion.



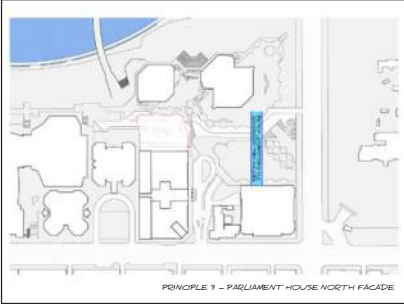
**Principle 6 - Old Parliament House Alignment**  
This Principle is reinforced by the design of Tower 1, and is unaffected by a tower form replacing the currently approved Retail Pavilion.



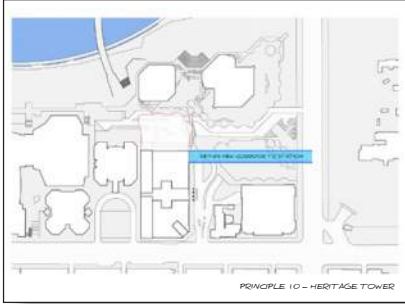
**Principle 7 - AFC Entry**  
The view corridor to the AFC from King William Road is an important, site specific objective to be maintained. The design of a second tower to replace the approved Retail Pavilion will reinforce this view corridor.



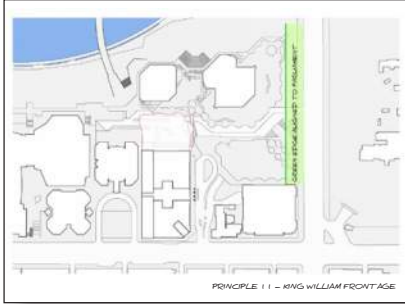
**Principle 8 - New Concert Hall Setback**  
This Principle identified a 10m setback to the northeast side of the AFC. This Principle is not affected by a tower on the site of the Retail Pavilion.



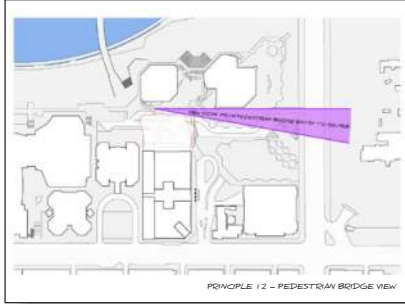
**Principle 9 - Parliament House North Facade**  
This Principle infers that the Parliament House balcony is an important feature. The currently approved Retail Pavilion design does respond to this alignment with a section of the upper levels removed.



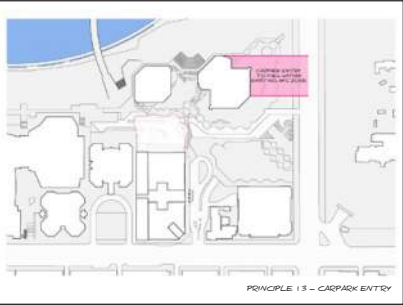
**Principle 10 - Heritage Tower**  
This Principle relates to the northeast corner of the Railway Station



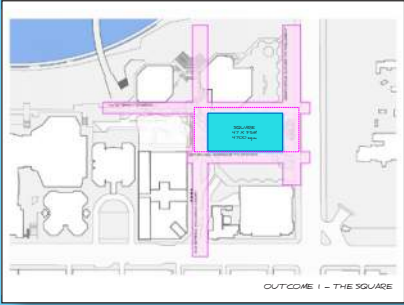
**Principle 11 - King William Frontage**  
This Principle relates to the expressed corner of Parliament House, although no dimensions are indicated.



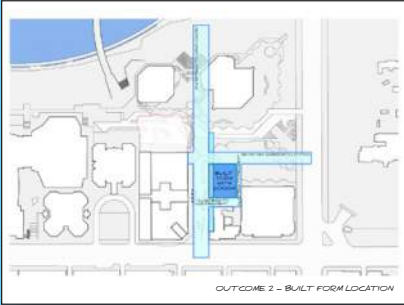
**Principle 12 - Pedestrian Bridge View**  
This Principle is not directly relevant to the Walker development at Festival Plaza.



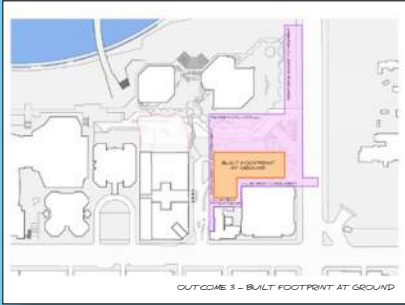
**Principle 13 - Carpark Entry**  
This Principle is not directly relevant to the Walker development at Festival Plaza.



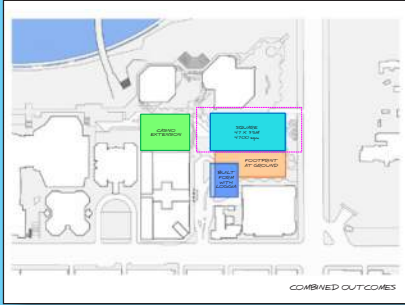
**Outcome 1 - The Square**  
This outcome suggests a large open space approx. 47 x 95m.



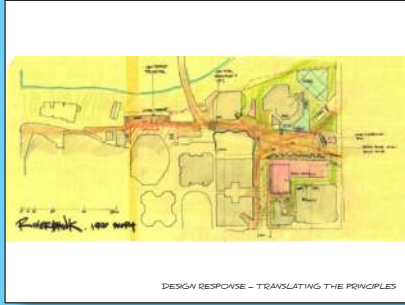
**Outcome 2 - Built Form Location**  
This Outcome indicates the potential for a built form fronting Station Road, and the setbacks considered appropriate.



**Outcome 3 - Built Footprint at Ground**  
This Outcome describes a building footprint with a northern frontage that aligns with the northeast corner of the Railway Station, and a consistent front to the square.



**Combined Outcomes**  
The design principles focus on defining spaces and connections rather than use.

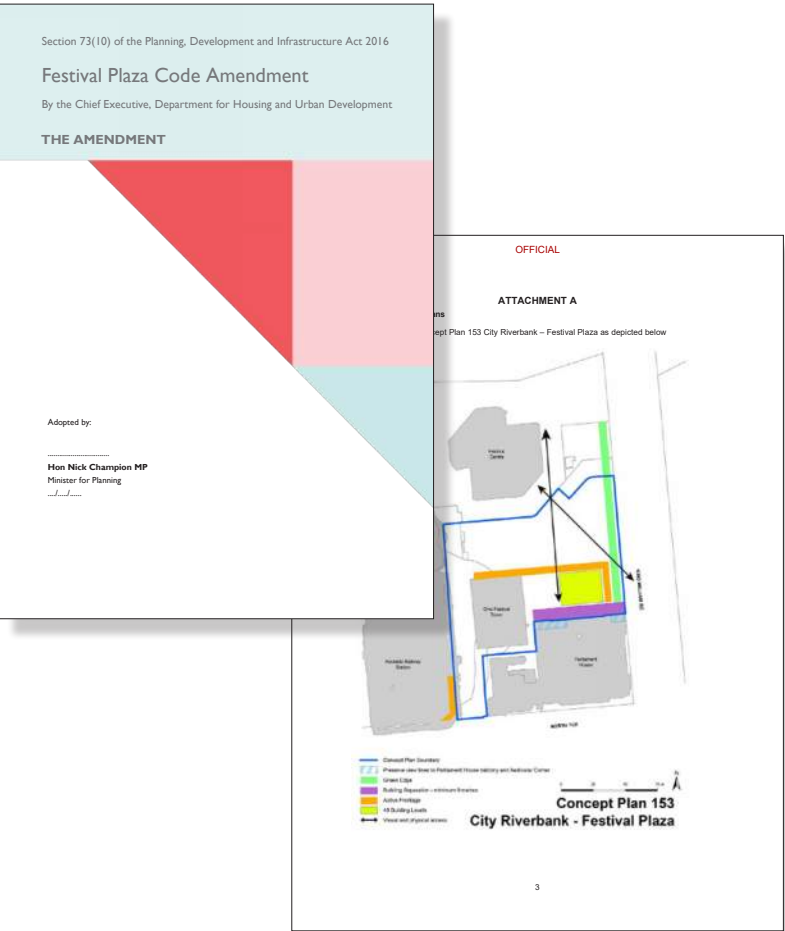


**Design Response - Translating the Principles**

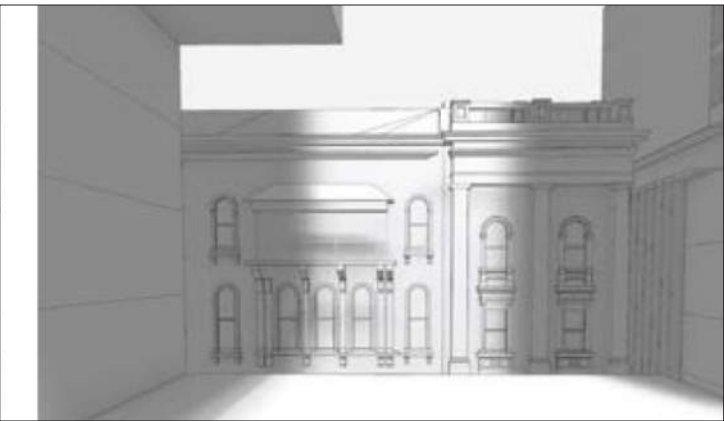
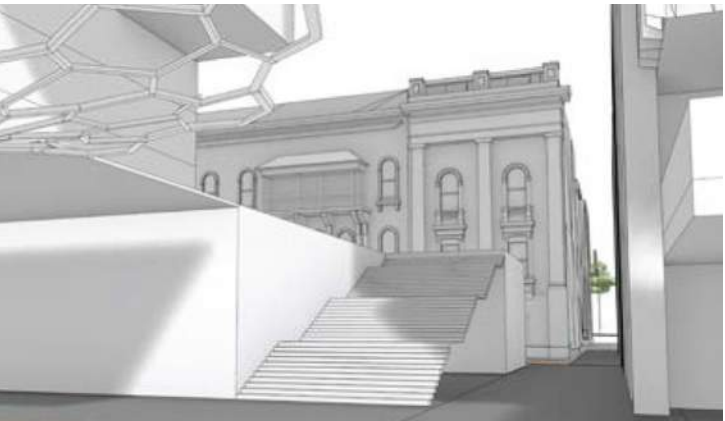
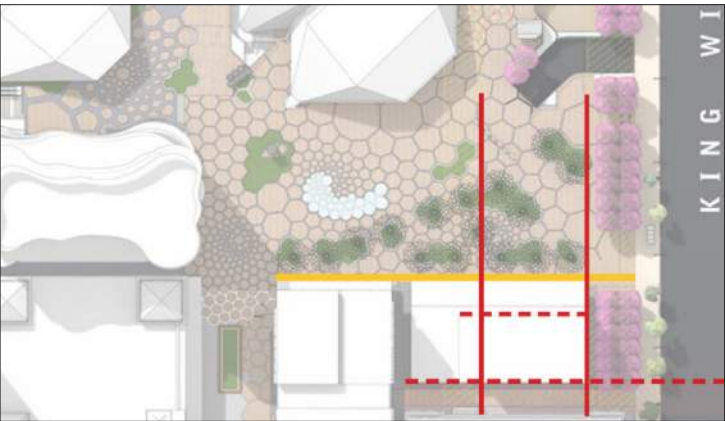
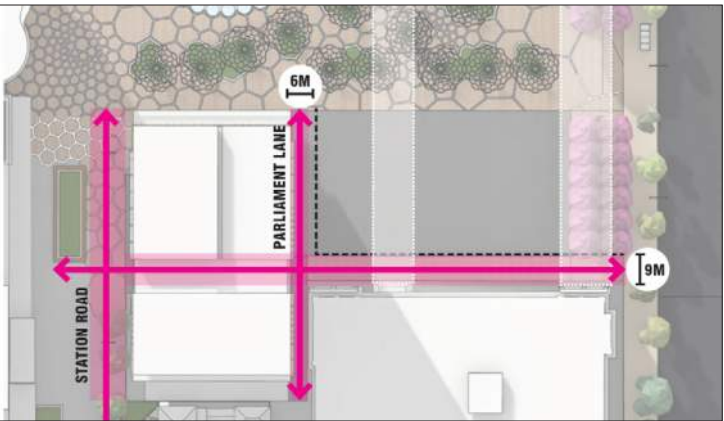
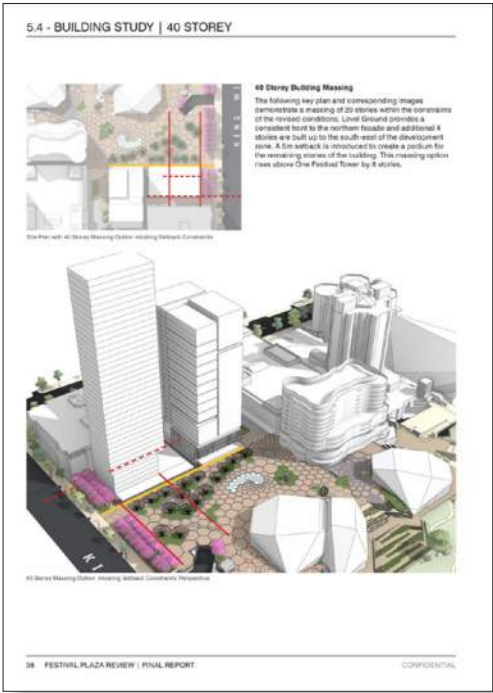
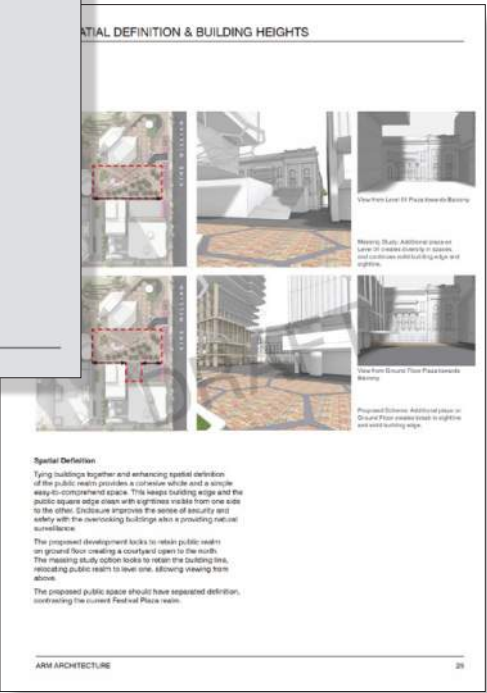


# Code Amendment

The Festival Plaza Code Amendment provides opportunities to consider new built form within the precinct that balances care for heritage while making positive contributions to the public realm, site connectivity and increasing activation.



Zone:	City Riverbank Zone				
Amend:	DTS/DPF 5.1 Description Table				
Concept Plans					
PO 5.1 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.	DTS/DPF 5.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: <table><tr><td>Description</td></tr><tr><td>Concept Plan 85 – City Riverbank - Innovation</td></tr><tr><td>Concept Plan 125 - City Riverbank – West</td></tr><tr><td>Concept Plan 183 - City Riverbank – Festival Plaza</td></tr></table> In relation to DTS/DPF 5.1, in instances where: (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 183 - City Riverbank – Festival Plaza
Description					
Concept Plan 85 – City Riverbank - Innovation					
Concept Plan 125 - City Riverbank – West					
Concept Plan 183 - City Riverbank – Festival Plaza					
Subzone: Entertainment Subzone					
Amend:	Built Form and Character, DTS/DPF 2.1 <ul style="list-style-type: none"><li>Remove - Except where adjacent to the River Torrens, buildings not exceeding 20 building levels and 71m in building height.</li><li>Replace with – None applicable.</li></ul>				
Amend:	Built Form and Character, PO 2.2 <ul style="list-style-type: none"><li>Include - (c) positively respond to the local context and achieves the desired outcomes of the Zone.</li></ul>				
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.  None are applicable.				



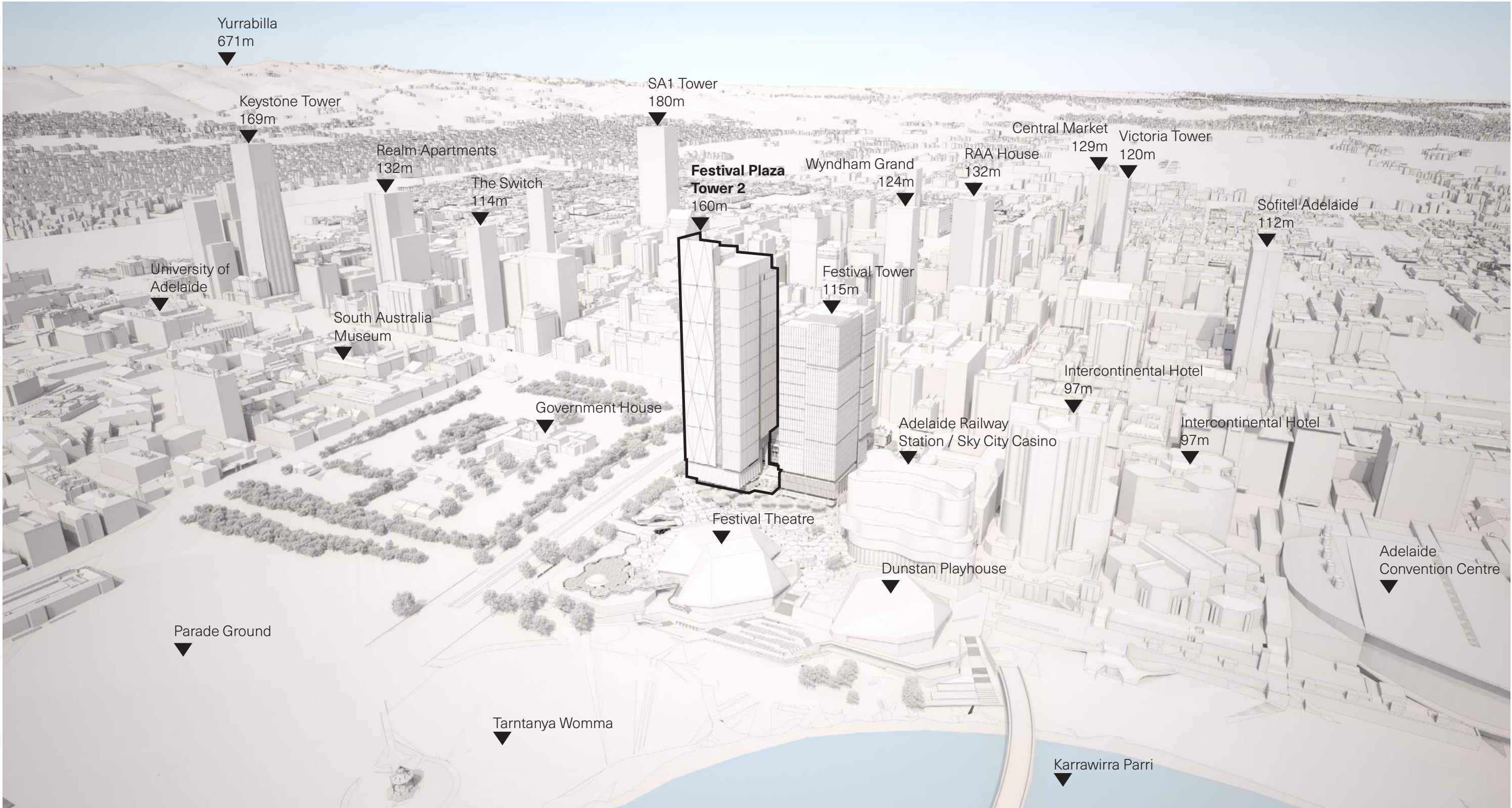
Extracts from the Festival Plaza Urban Design Review. The Review promotes the idea of a continuous activated edge to Festival Plaza with an elevated public plaza in front of Parliament House.



# Surrounding Features

## Rich Urban Context

Festival Plaza is part of a rich and varied urban environment, including the Adelaide city grid, heritage buildings, river and Parklands, with clear views to the hills beyond.





City to the coast

The site enjoys an enviable location where the city grid meets the river with views towards the Parklands and the coast.



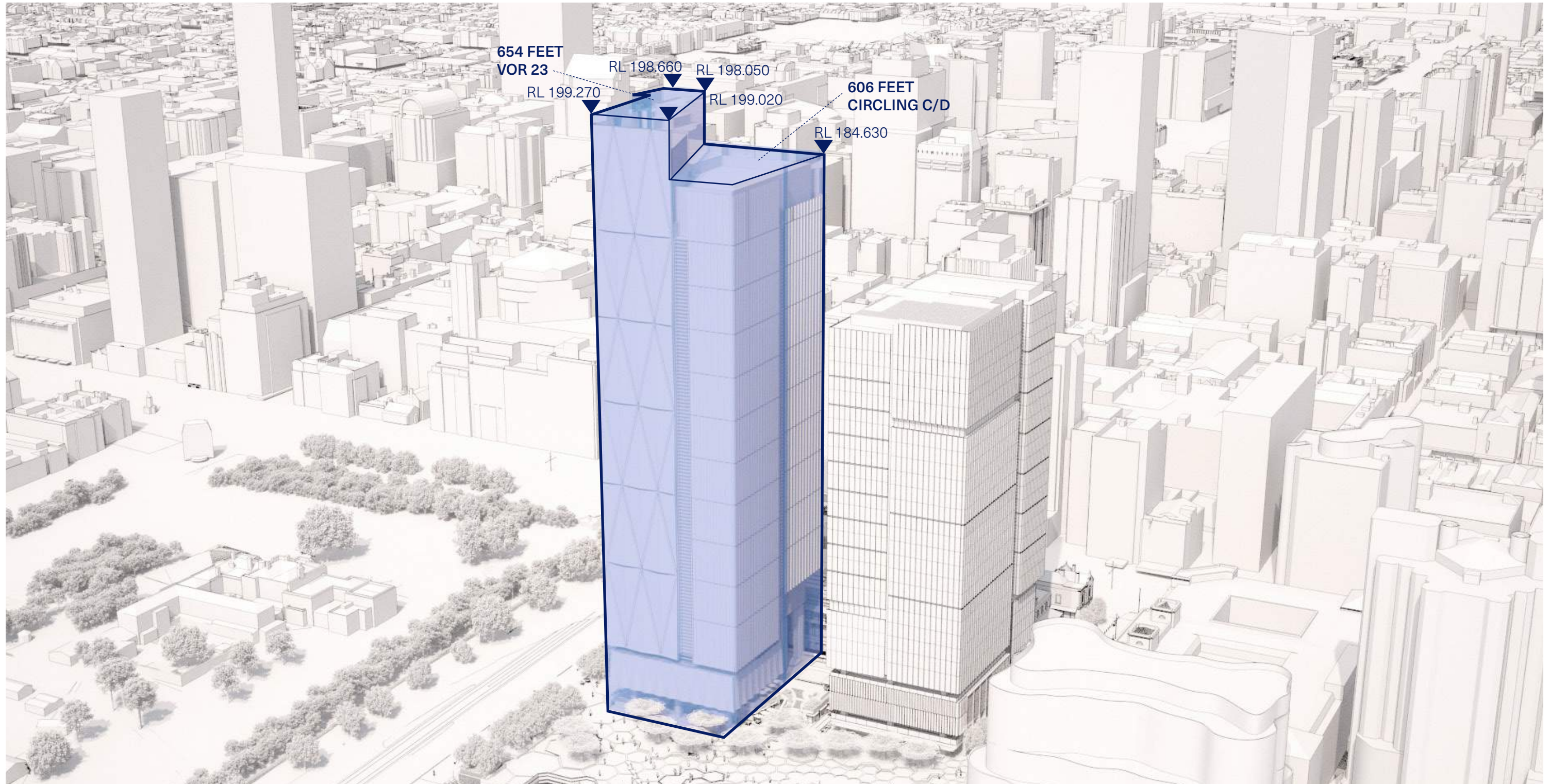


# Height Envelope

We have worked closely with Airservices Australia, CASA and Adelaide Airport to ensure the building is within the prescribed envelope parameters for the safe movement of air traffic.

## PANS-OPS Envelope

The building form translates the irregular PANS-OPS envelope into a elegant tower with an expressive crown.





# Key Setbacks

**The proposal responds positively to the Riverbank Masterplan, Code Amendment and Urban Design Study with a series of setbacks that acknowledge and enhance the important heritage and cultural buildings on Festival Plaza and across the precinct.**

## A Principle 3 - Parliament Setback

This Principle identifies an 11m setback to Parliament House, with the original approved design creating a private courtyard for Parliament House. The approved retail building on this site adopted an 8.5m setback. Subsequently, the adopted Code Amendment determined 9m as the appropriate setback to Parliament House.

**The 9m setback has been adopted in the design proposal for Tower 2.**

## B Principle 7 - AFC Entry

The view corridor to the AFC from King William Road is an important, site specific objective to be maintained.

**The view corridor to the AFC is maintained by the design proposal for Tower 2.**

### C Principle 9 - Parliament House North Facade

This Principle infers that the Parliament House balcony is an important feature. The approved Retail Pavilion design does respond to this alignment with a section of the upper levels removed. However, it is not possible to see the balcony from Festival Plaza closer than approx. 30m from the northern face of the Retail Pavilion, and then only from very specific locations.

**The Tower 2 design proposal significantly improves visual connectivity between Parliament House and Festival Plaza, and includes opportunities to view Parliament House and the balcony from close quarters.**

#### D Principle 10 - Heritage Tower

This Principle relates to views to the northeast corner of the Railway Station.

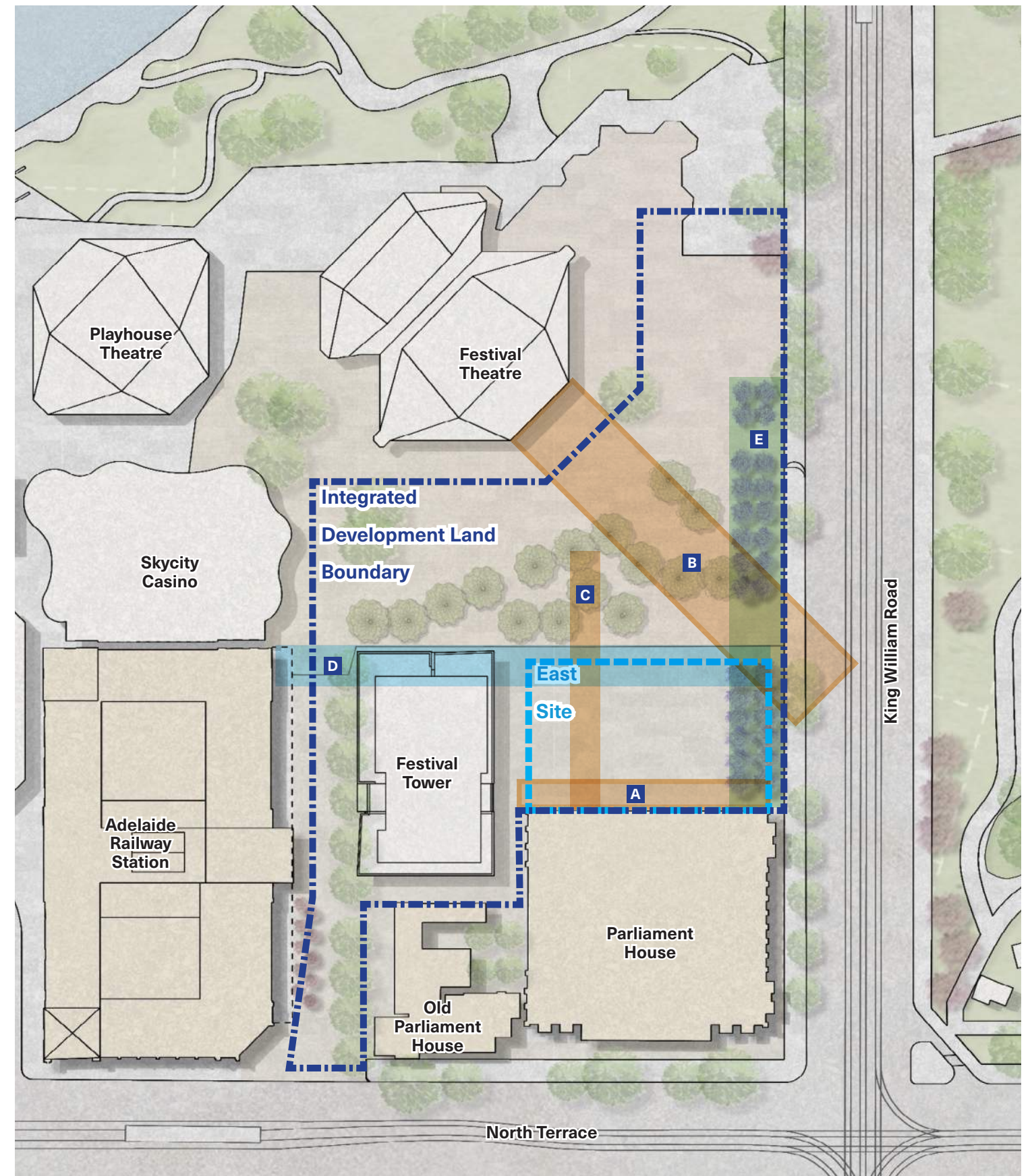
**The Tower 2 design provides views to the Railway Station from the pedestrian entrance to Festival Plaza from King William Road.**

## E Principle 11 - King William Frontage

This Principle relates to the expressed corner of Parliament House, although no dimensions are indicated. The alignment of any built form along King William Road should maintain the setback of the approved Retail Pavilion.

**The Tower 2 design provides views to the northeast corner of Parliament House, with a generously landscaped forecourt along the King William Road.**

**The podium design on the western side of Tower 2 affords generous views to the northwestern corner of Parliament House, which is similar to the corner closest to King William Road.**



## Setback Plan



# Vision

A place that is connected to Country.  
A place that is contextual, refreshing and joyful.  
An active, permeable and connected ground plane.  
A building that embraces the fluid and hybrid nature of contemporary life where settings for work, community engagement and public interaction overlap.



## Place, Culture & Country

A place that makes up the fabric of the city, with strong sense of place, with a character inspired by the layers of history and cultural connections.

A respectful and sincere effort to care for Country and celebrate First Nations culture through specific and prominent spatial opportunities and an ambitious public art strategy.

Carefully considered landscape that offers storytelling opportunities as well as beauty and amenity.

## Vibrant Public Space

A place that extends and enhances the public space of Festival Plaza by offering a rich variety of public spaces, from intimate to grand.

Spaces which make a generous contribution to the vibrancy of Adelaide.

## Critical Mass

An integrated and sustainable precinct with a range of opportunities to attract people.

A place with a vibrant life from the morning and well into the evening.

A daytime population which supports the activation and viability of the precinct everyday, not just for special events.

## Unique and Distinctive

A distinctive form with a strong identity; confident, contemporary, and understated, providing enduring appeal.

A characterful assemblage of public spaces, intimate laneways and elevated plazas, offering an experience and connection to place that is uniquely Adelaide.



# Legibility at Every Scale

The proposal comprises three key elements:

- 1 A plinth emerging from the ground plane providing an armature for public spaces, activation and cultural connections;
- 2 Civic spaces within a unique enclosure floating above the plinth; and
- 3 An expressive form marking the precinct, signalling confidence in South Australia's future.

## Plinth

The proposal rests upon a plinth that establishes a series of public laneways activated by retail, a grand public stair and an elevated public plaza along the northern side of Parliament House.

The form of the plinth in plan and section is evocative of the former escarpment landform found on the site, known by the Kaurna people as Red Kangaroo Rock.

The elevated plaza provides unique views of Parliament House that are direct and unimpeded by security fencing. Views across Festival Plaza to the river from this elevated position accentuate the stepped topography of the precinct.

Awnings and/or trees at the elevated level will provide enhanced amenity and address wind effects.

## Civic

The Civic Space is visually distinct from the rest of the building.

With a gestural façade expression that is geometrically related to the diagonal geometry of the plaza.

The facade is highly transparent, allowing the public nature of the Civic Space to be evident from the Plaza.

The Civic Space will be a unique, publicly accessible space for Adelaide, providing the potential for gallery spaces, function, and maker spaces looking out across the precinct.

The Civic Space will strengthen Festival Plaza's role as an important meeting place for the city and the state.

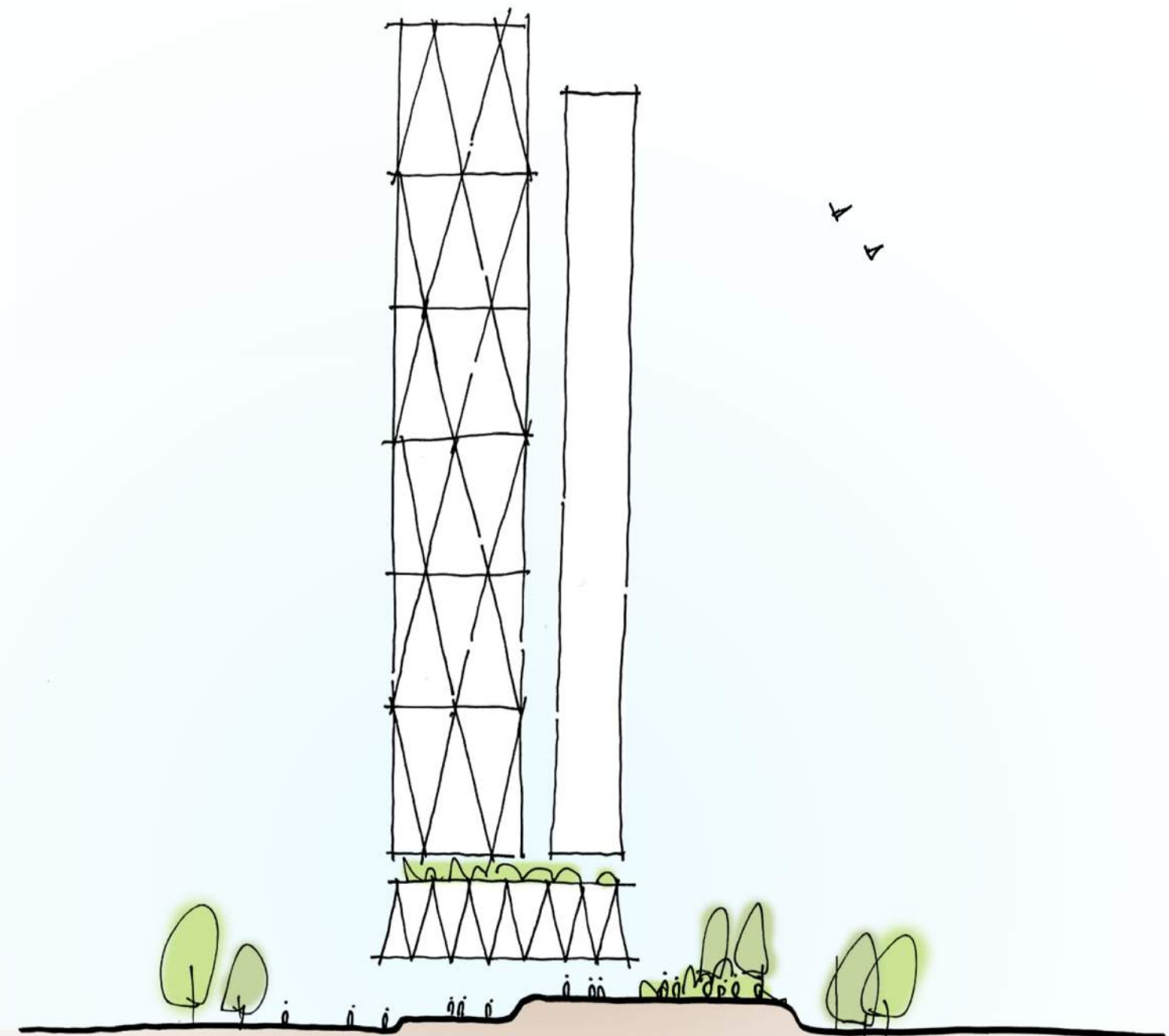
## Skyline

The diagonal façade geometry of the Eastern side of the building uses angled planes to create a distinctive expression that is a visual counterpoint to the pleated facades.

The combination of triangular and rectilinear geometries acknowledges the precinct's overlapping geometries; the distinctive geometry of South Australia's floral emblem - Sturt's Desert Pea (*Swainsona formosa*), and the prismatic forms of the Adelaide Festival Centre.

These planes will reflect light from the sky differently to the vertical pleats, accentuating the composition of slender forms which are linked by recessed sections of façade.

The scale of the tower form has been calibrated to provide a marker for the precinct, acknowledging the important address to the East (King William Road) and North (Festival Plaza), with an articulated silhouette which sits comfortably on the skyline.





# Consultation Process

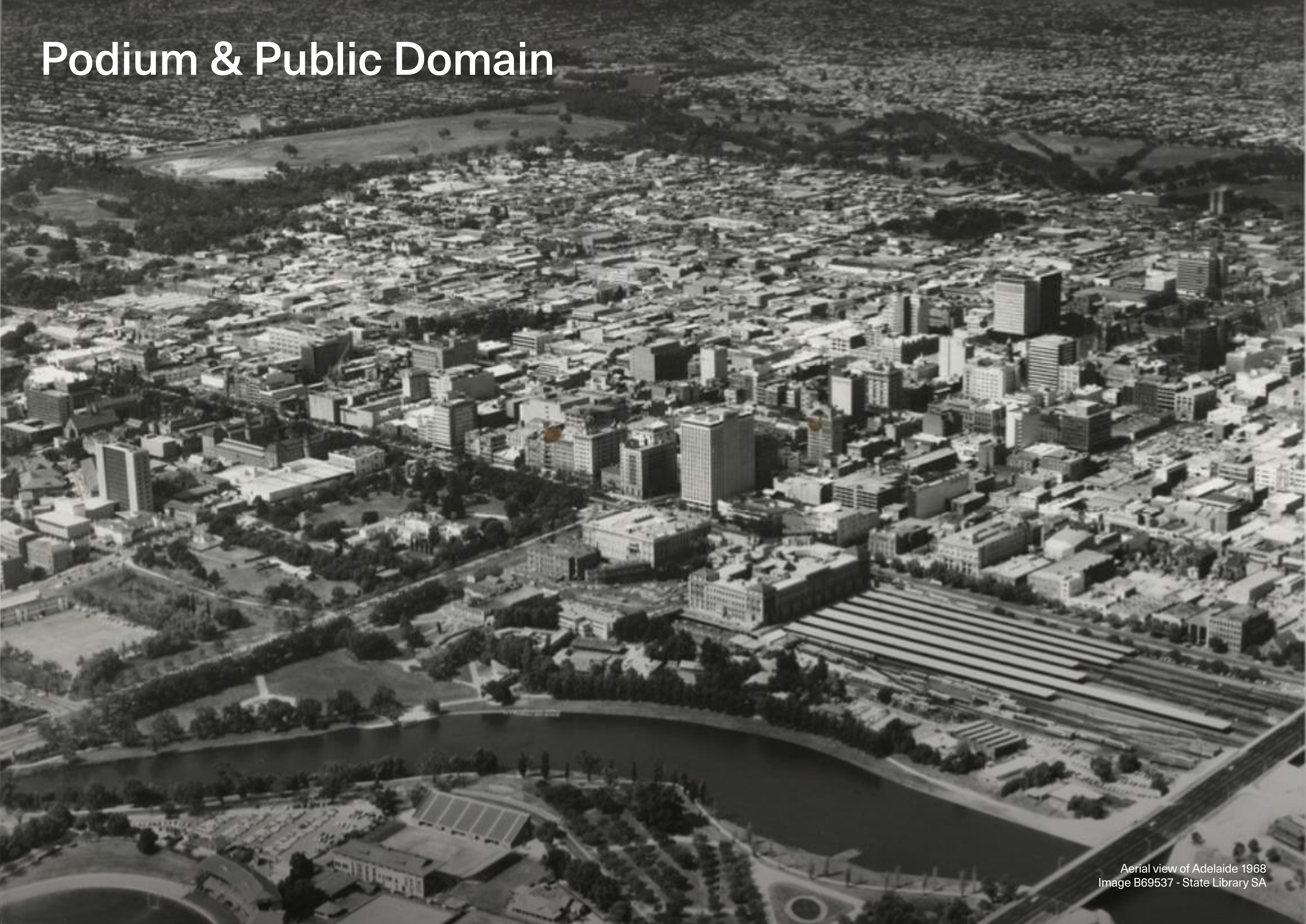
We are grateful for the opportunity to consult with PLUS SA, ODASA, and Heritage SA to help shape this proposal.



Design Review Panel 3 - February 2025

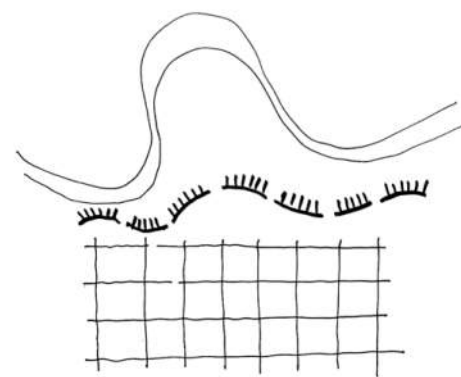


# Podium & Public Domain



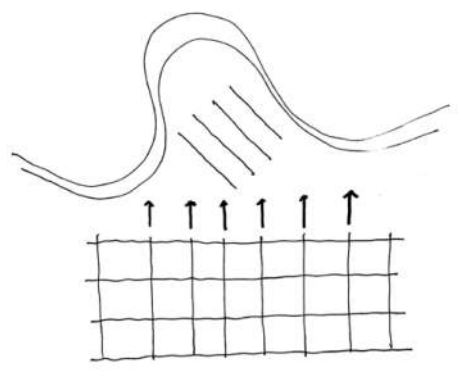


# Architectural Concept



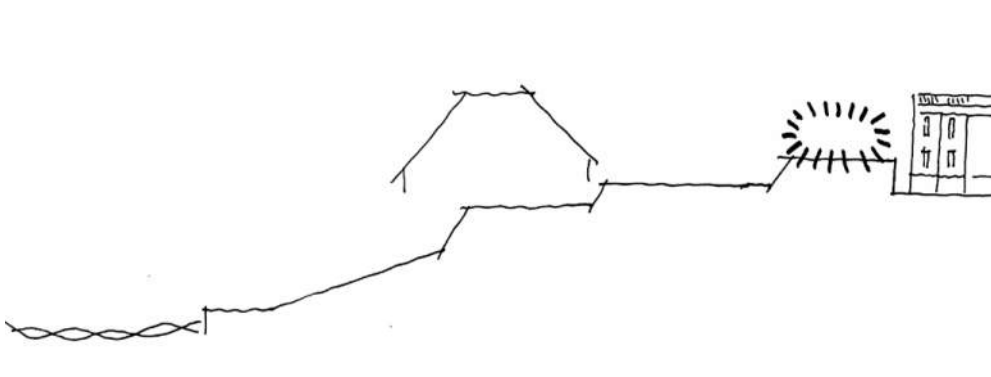
## Escarpment

The design emerges from the topography, acknowledging the level changes that occur as the city steps down to the river, and referencing the cultural importance of the escarpment that once ran along North Terrace.



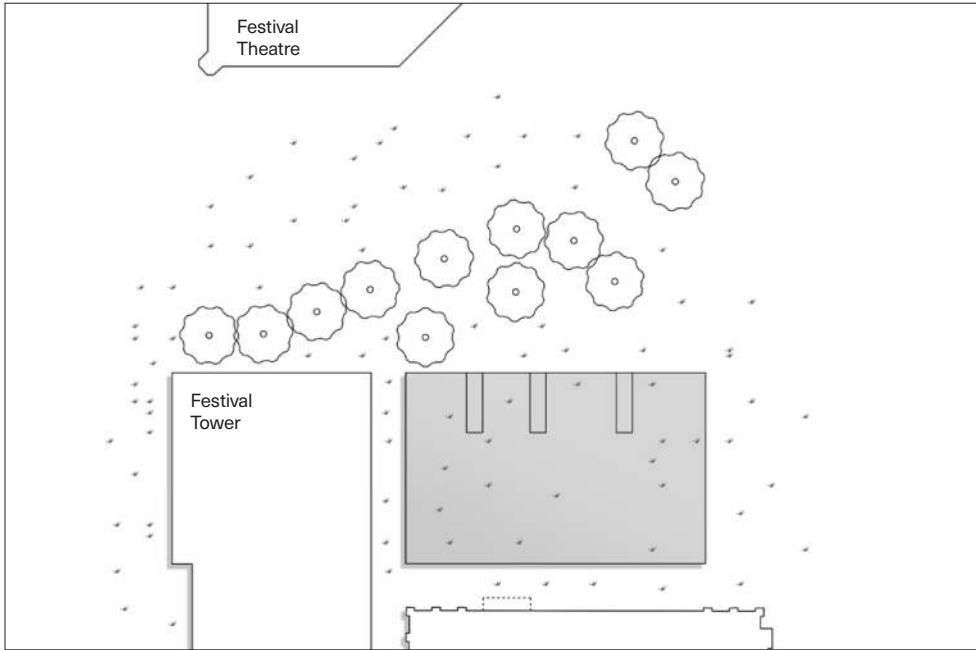
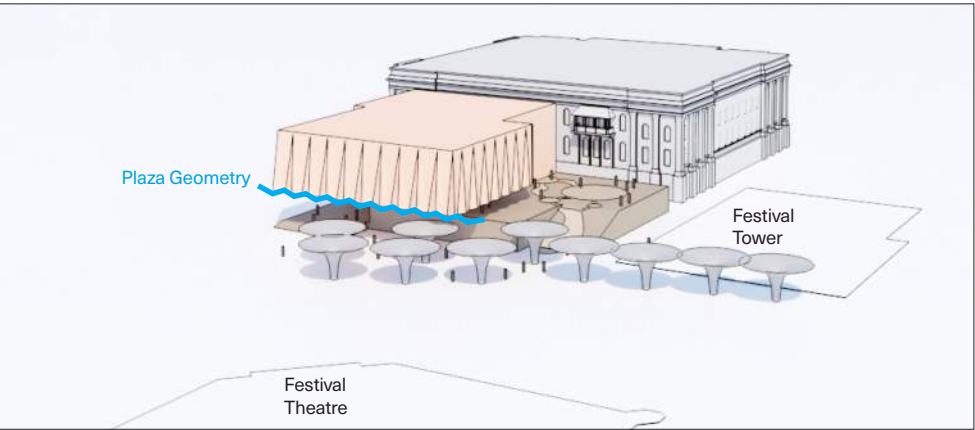
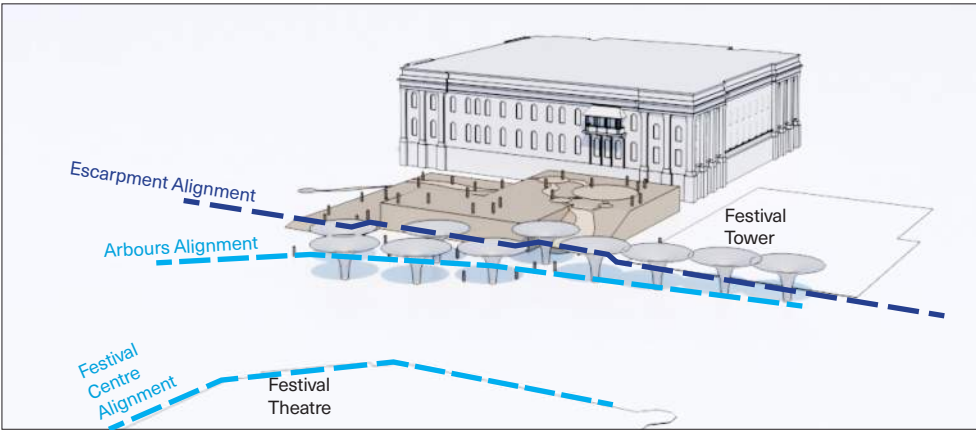
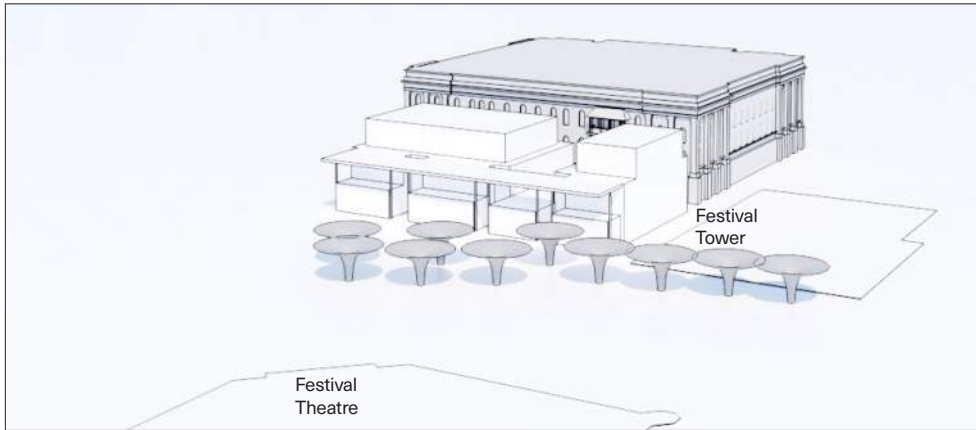
## City to River

The design acknowledges the transition from the rectilinear grid of the city towards a looser expression focusing on Karrawirra Parri. Heritage buildings and the site's existing public domain already acknowledge this through the adoption of angled alignments.

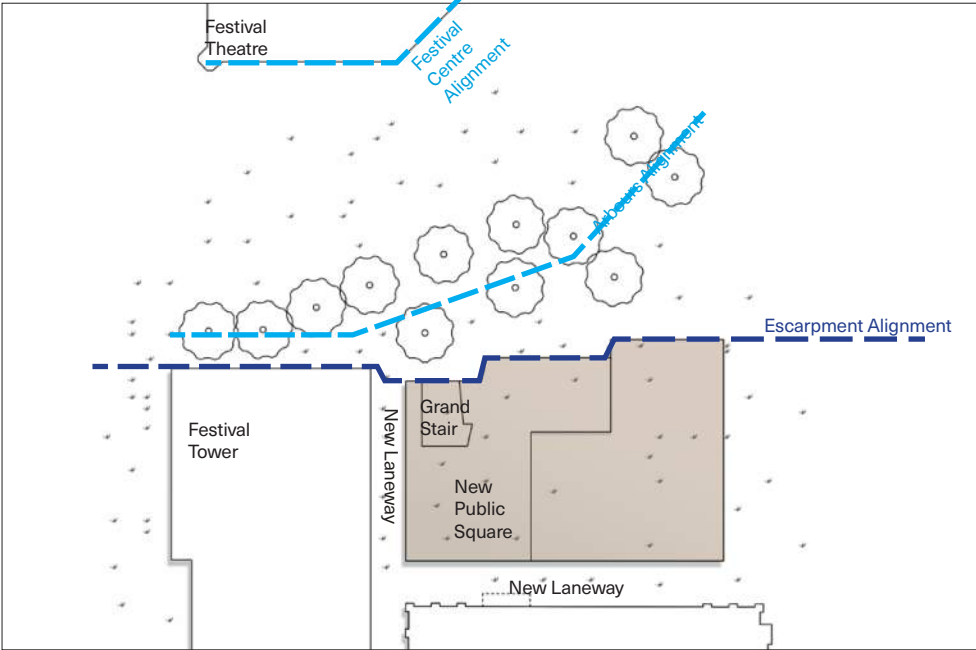


## Vertical Layering

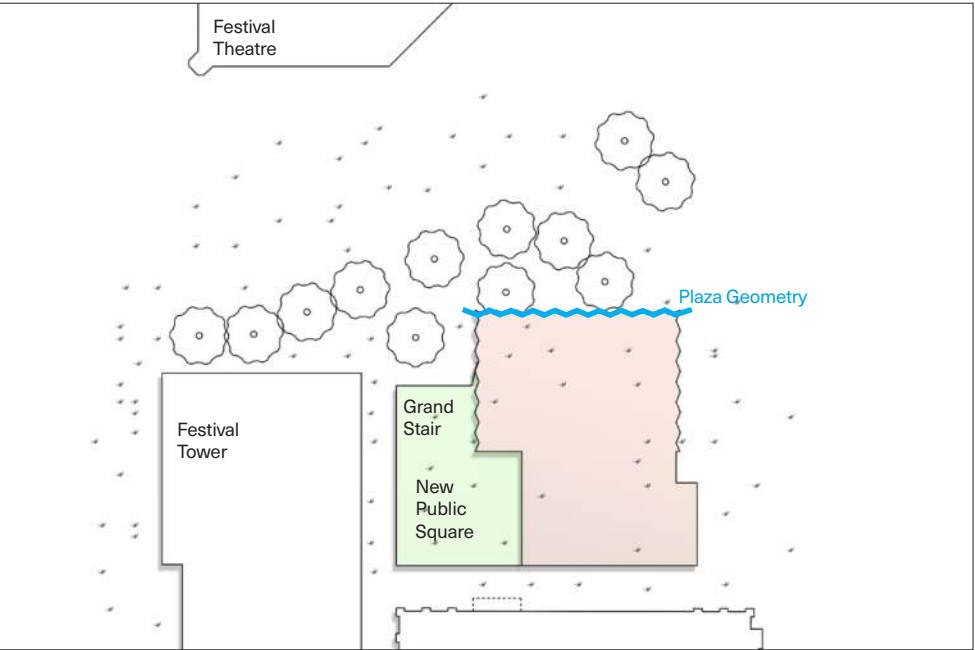
When considered as a whole, Festival Plaza and the Riverbank combine as a unique multi-level public space. Tower 2 embraces the layered nature of the precinct, adding new levels of access and experience to the precinct.



Existing Condition



Establish escarpment



Civic program the heart



# Overview



Parliament House

Tower Lift Banks

New Active  
Laneways

Parliament Lane

King William Road

King William  
Road Entry

Cafe

Foyer

Podium  
Lifts

Elevated Plaza

Foyer to Civic  
Floors & Podium  
Lifts

Level 1  
Retail

Escalator Access  
to Civic Floors &  
Sky Lobby

Grand  
Stair

Festival Plaza  
Entry

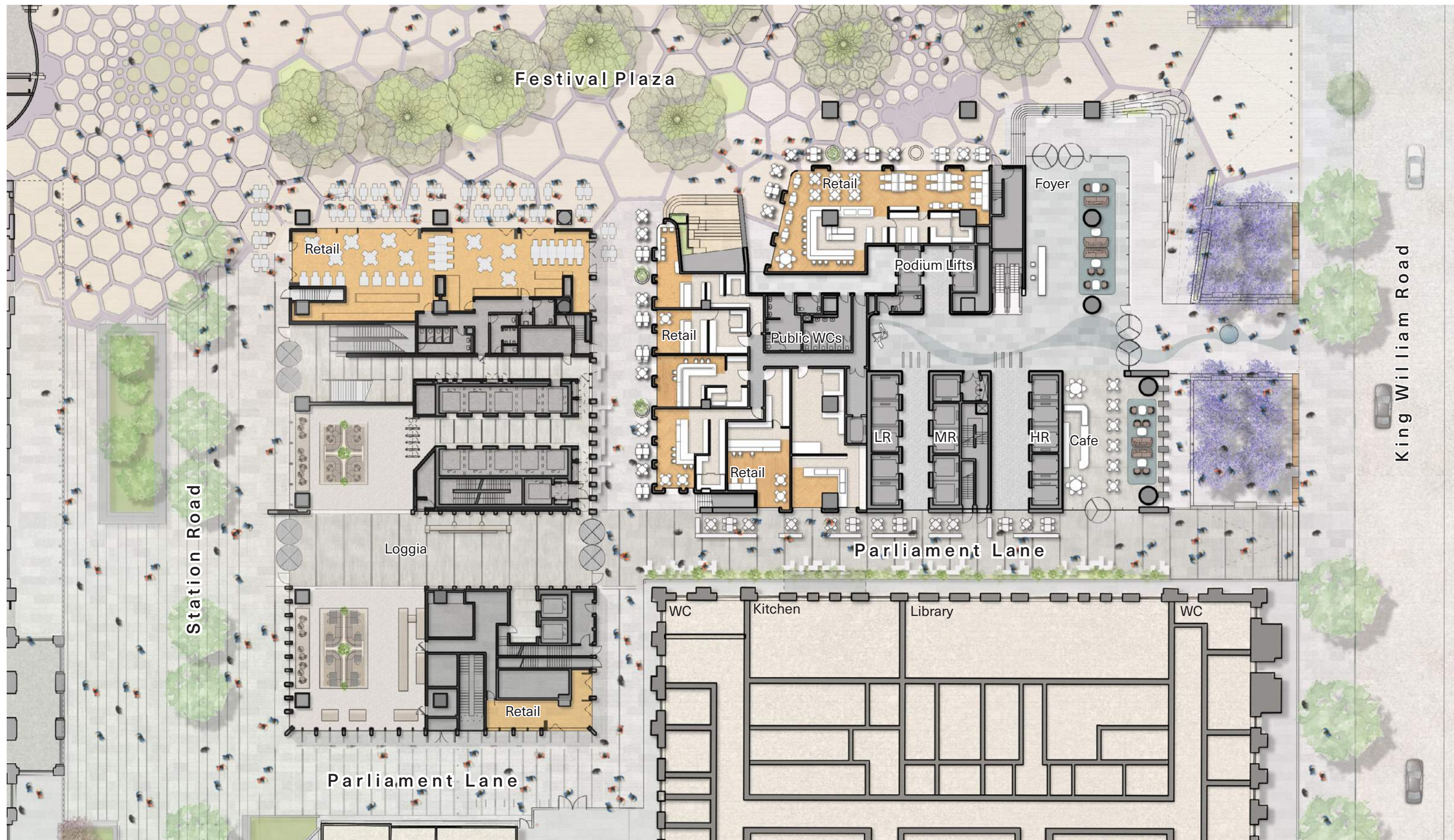
Plaza Level  
Retail

Access  
to Public  
Amenities &  
Podium Lifts

Plaza Level  
Retail

Festival Plaza





## Plaza Level

The design creates a range of new public spaces that provide a variety of ways to interact with the precinct, offering a diverse range of scales, intensities and view points.

The new laneways link into the existing pattern of precinct connections and provide a distinctly intimate spatial character.

Along the north-facing frontage to Festival Plaza, retail occupies a double-height colonnade at Ground Level and Level 1, enjoying a unique outlook over Festival Plaza at the upper level.

The colonnade provides a weather-protected edge to Festival Plaza with views across the precinct to Adelaide Railway Station.

Level changes are well managed and seamless, with step free access to Parliament Lane from King William Road, and to the wider precinct beyond.

Public amenities for the precinct are directly accessible from Festival Plaza, and car park lifts provide access from basement levels.

The principal office entry is from King William Road, with a generous foyer and cafe activating this important frontage.

Setbacks and extensive glazing ensure clear views to the northeast corner of Parliament House from outside and inside.





## Level 1

At the upper level of the podium, the external space design has been developed with input from the local Indigenous community representatives.

There are excellent opportunities for this space to have a complementary and distinctive landscape and storytelling character to Festival Plaza.

This elevated space has a different character to Festival Plaza, and complements this larger space to the north. It offers excellent views across Festival Plaza, and new perspectives of Parliament House.

Hospitality retail at Level 1 enjoys expansive views over Festival Plaza.

The design delivers sustainable retail spaces which will support activation to the precinct from early morning to late in the evening, and cater to a diversity of audiences and price points.

Universal access is offered to all areas of the building. The elevated plaza and Civic Spaces are directly accessed from Plaza Level by legible lift access with a dedicated lobby.

Views through the foyer space to outside are provided with extensive glazing across the podium.



New public spaces provide a variety of ways to interact with the precinct by offering a range of scales, intensities and elevations. They provide new ways to connect with Parliament House and complement the vibrancy of Festival Plaza.



Artist's impression looking from Festival Plaza towards the plinth, elevated plaza, and civic space.  
Note, for visual clarity one of the harbours has been omitted from this image.

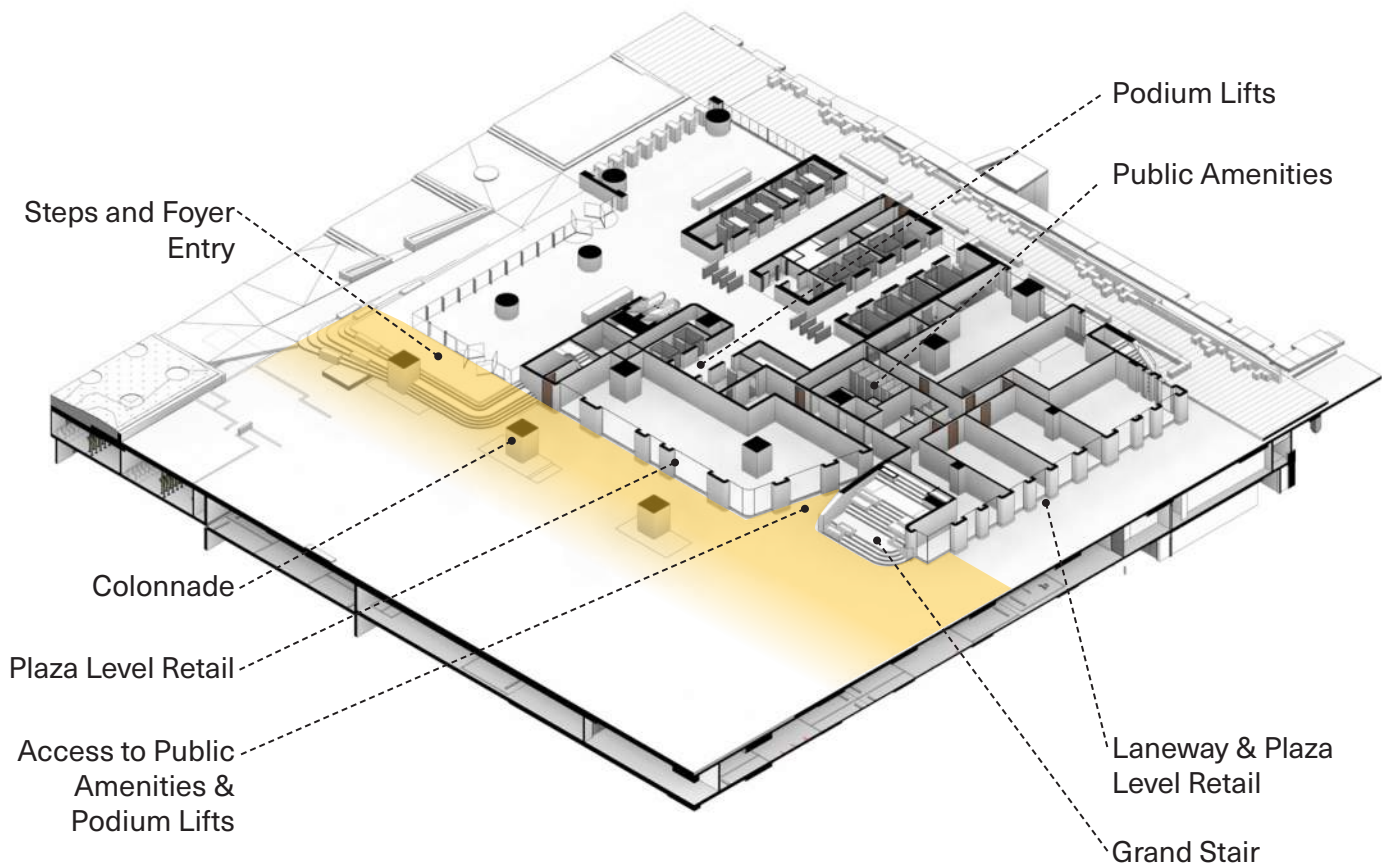


# Plaza Interface

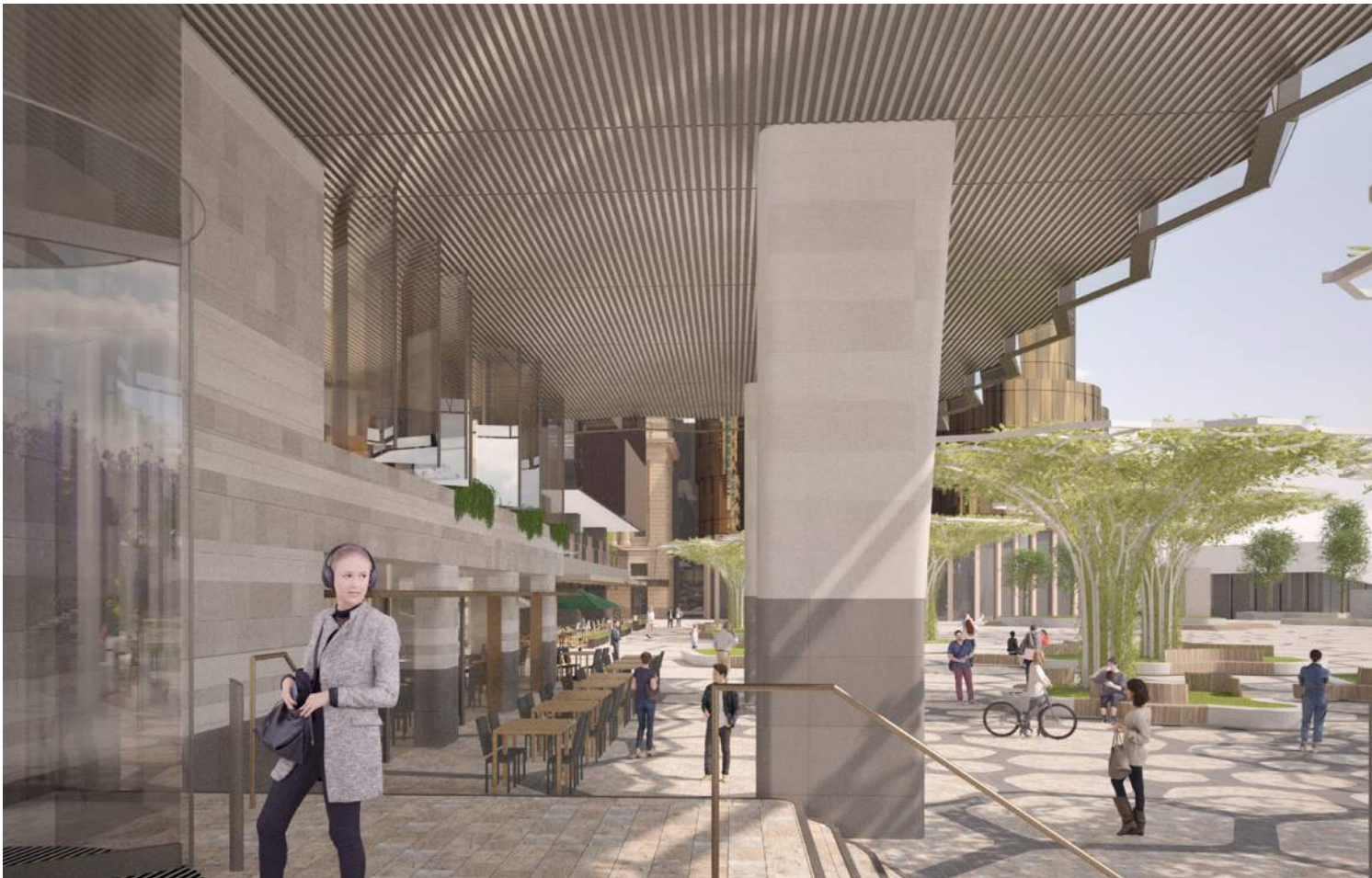
The plinth emerges from the ground plane providing an armature for public spaces and activation along the edge of the Plaza.

Along the north-facing frontage a continual active edge is presented to Festival Plaza. The building form steps to present a feathered edge to the Plaza, evocative of the former escarpment landform. A grand stair extends the public realm at Plaza Level and invites people up, while mediating between the adjacent laneways and the plinth. Retail occupies a double-height colonnade at Plaza Level and Level 1, enjoying a unique outlook over Festival Plaza at the upper level.

The design offers retail spaces which will deliver activation to the precinct from early morning to late in the evening, catering to a diversity of product and price point. The colonnade provides a weather-protected edge to Festival Plaza with views across the precinct to Adelaide Railway Station. A generous series of steps lead up to the building entry and foyer, providing informal seating and further connecting the building to the Plaza.



25 Martin Place, Sydney  
Seidler & Associates



Artist's impression looking west towards  
Adelaide Railway Station

Adelaide Festival Plaza Tower 2  
Design Report

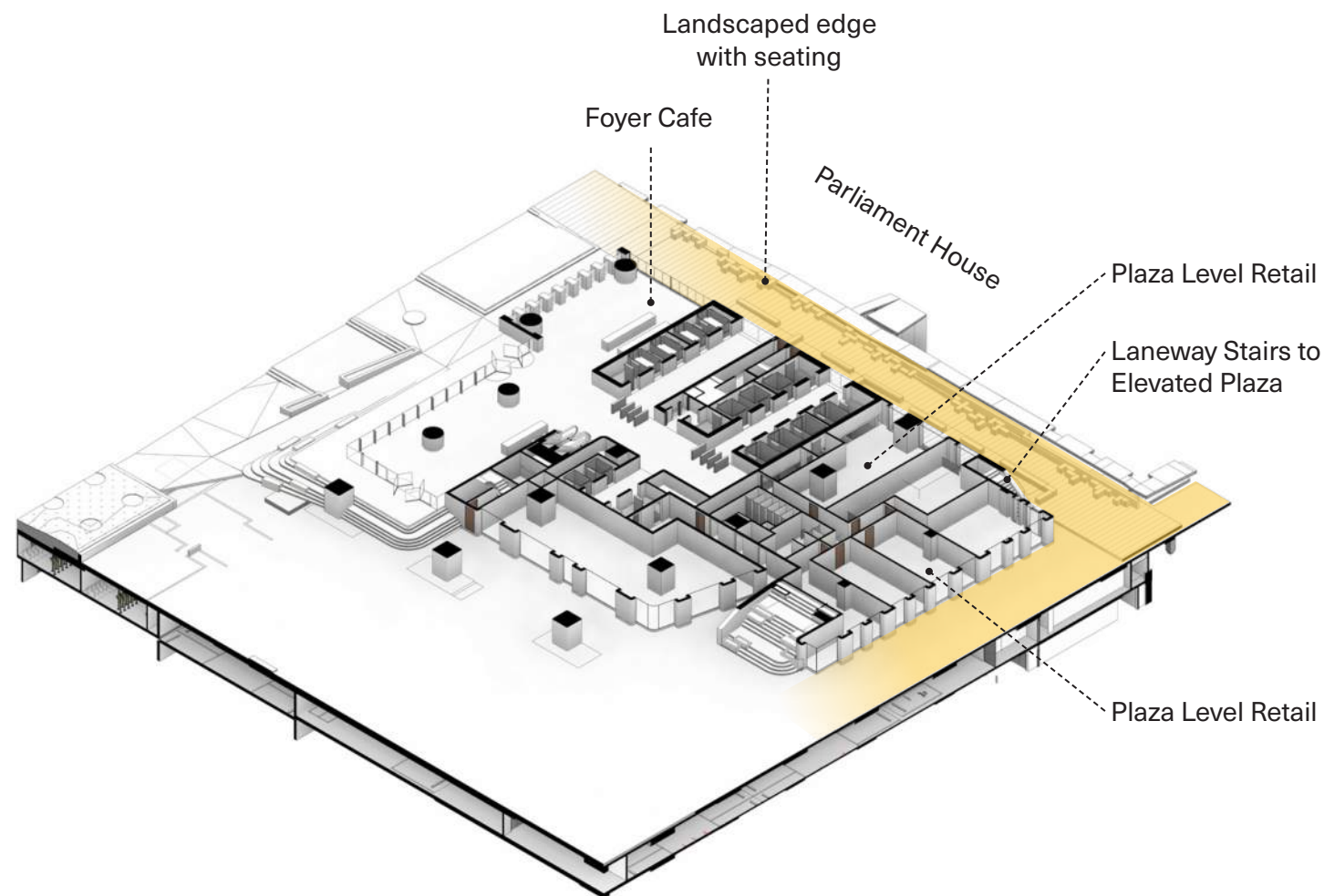


# Laneways

The plinth establishes a series of intimate, public laneways, offering a diverse spatial characteristics across the precinct.

Laneways are seen throughout Adelaide and contribute to the culture and community of the city. These more intimate spaces create a complimentary counterpoint to the larger formal space of the Festival Plaza. The height of the plinth is calibrated to the rusticated base of Parliament House, maintaining a continuity of built form and sense of grounded elements, with the elevated plaza above.

The laneways contribute to the urban fabric of the precinct, offering key pedestrian pathways and connections from North Terrace and Adelaide Railway Station to Festival Plaza, King William Road and the Riverside. They will be further activated by retail offerings, as well as the provision of landscaped elements and seating, encouraging people to dwell and enliven the precinct. A stair at the southwest corner directly connects the laneways to the elevated plaza on Level 1.



Lower Stable Street, Kings Cross, London  
Heatherwick Studio



Quay Quarter Lanes, Sydney  
Aspect Studios



Artist's impression from Parliament Lane looking south



# Elevated Plaza

A new elevated public plaza is established, providing unique views of Parliament House and Festival Plaza, and the river beyond.

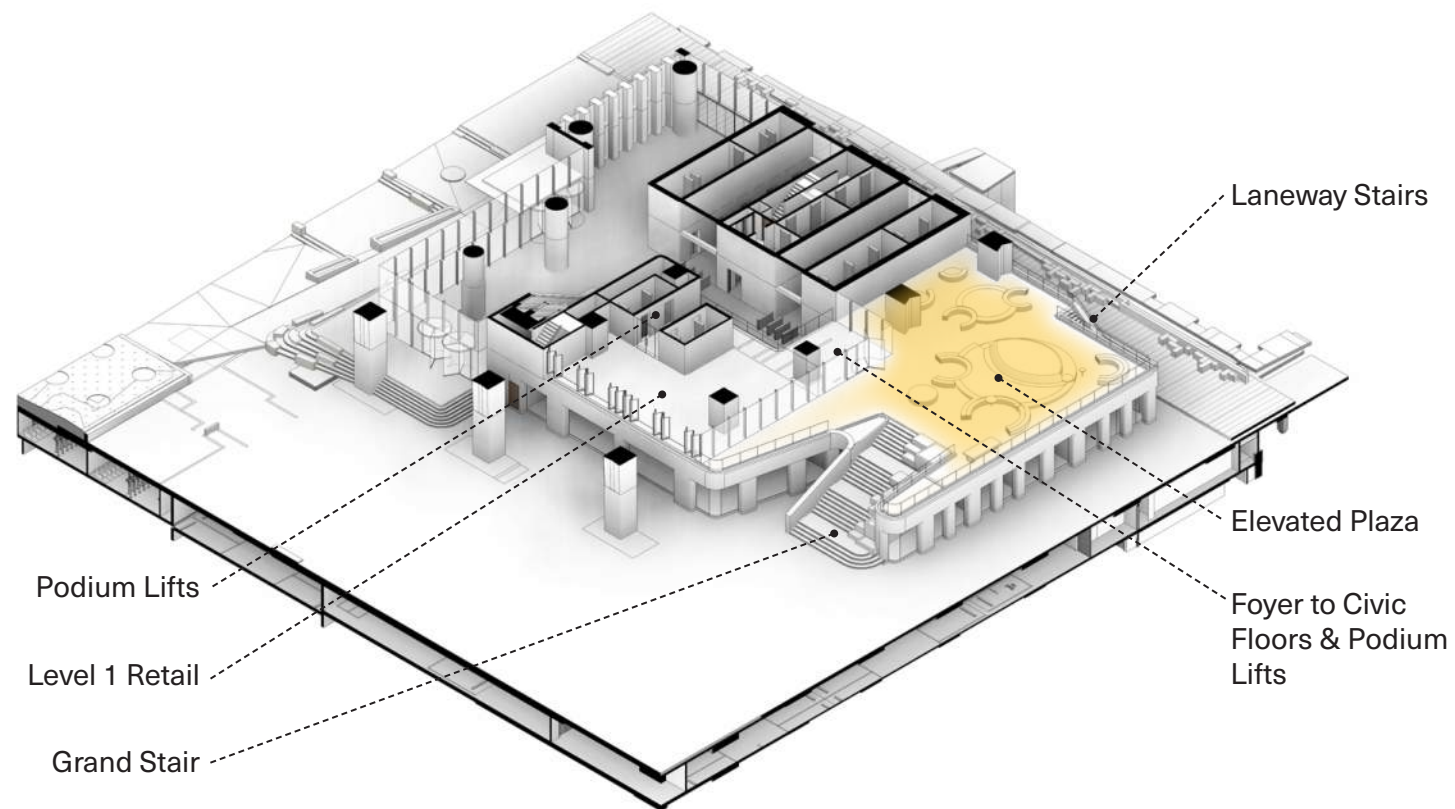
Evoking the form of the former Tarnda Kanya escarpment, the upper level of the plinth forms an elevated plaza at Level 1. By developing an approach that is informed by the topography and cultural context, an opportunity is created to connect with country, express local story lines and the significance of the site for the Kaurna people. These stories will be expressed through architectural and landscape elements, materials and finishes, and opportunities for public art.

This new public space is a continuum of the multi-layered spaces found within the Festival Plaza precinct. The elevated plaza gives an opportunity for

closer engagement with Parliament House's north facade, without the impediment of security fences, as well as offering an attractive outlook across Festival Plaza towards Festival Theatre and the river.

The elevated plaza is well connected with stair access from Festival Plaza and Parliament Lane, as well as dedicated lifts providing universal access. A generous foyer space, visually and physically connected to the main entry foyer, directs visitors to the podium lifts and the civic floors above.

Further activation is created by the retail space addressing the elevated plaza.



Westpac Place, Sydney  
JPW & Aspect Studios



Parliament of Victoria's Members Annexe Peter Elliott  
Architecture + Urban Design

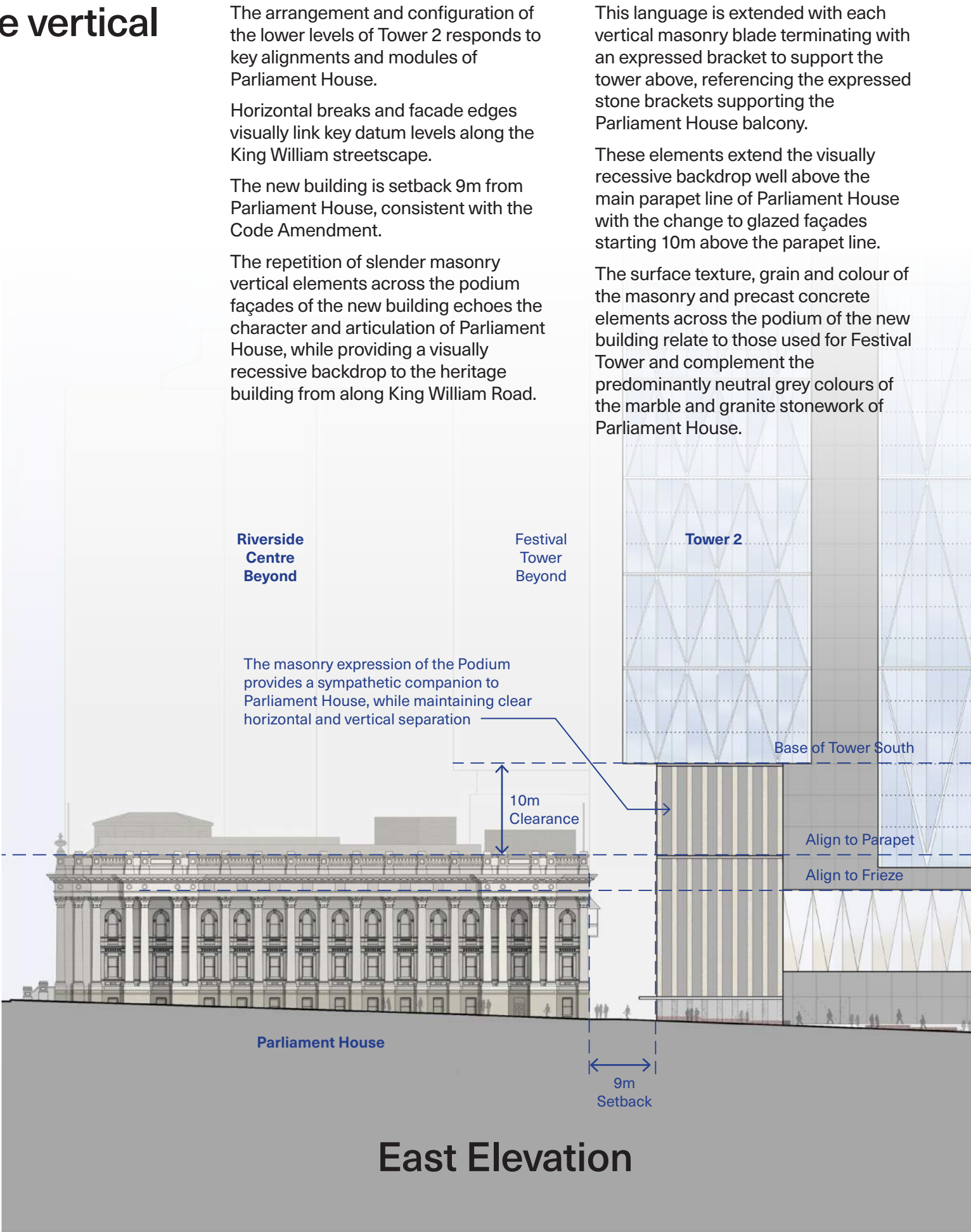
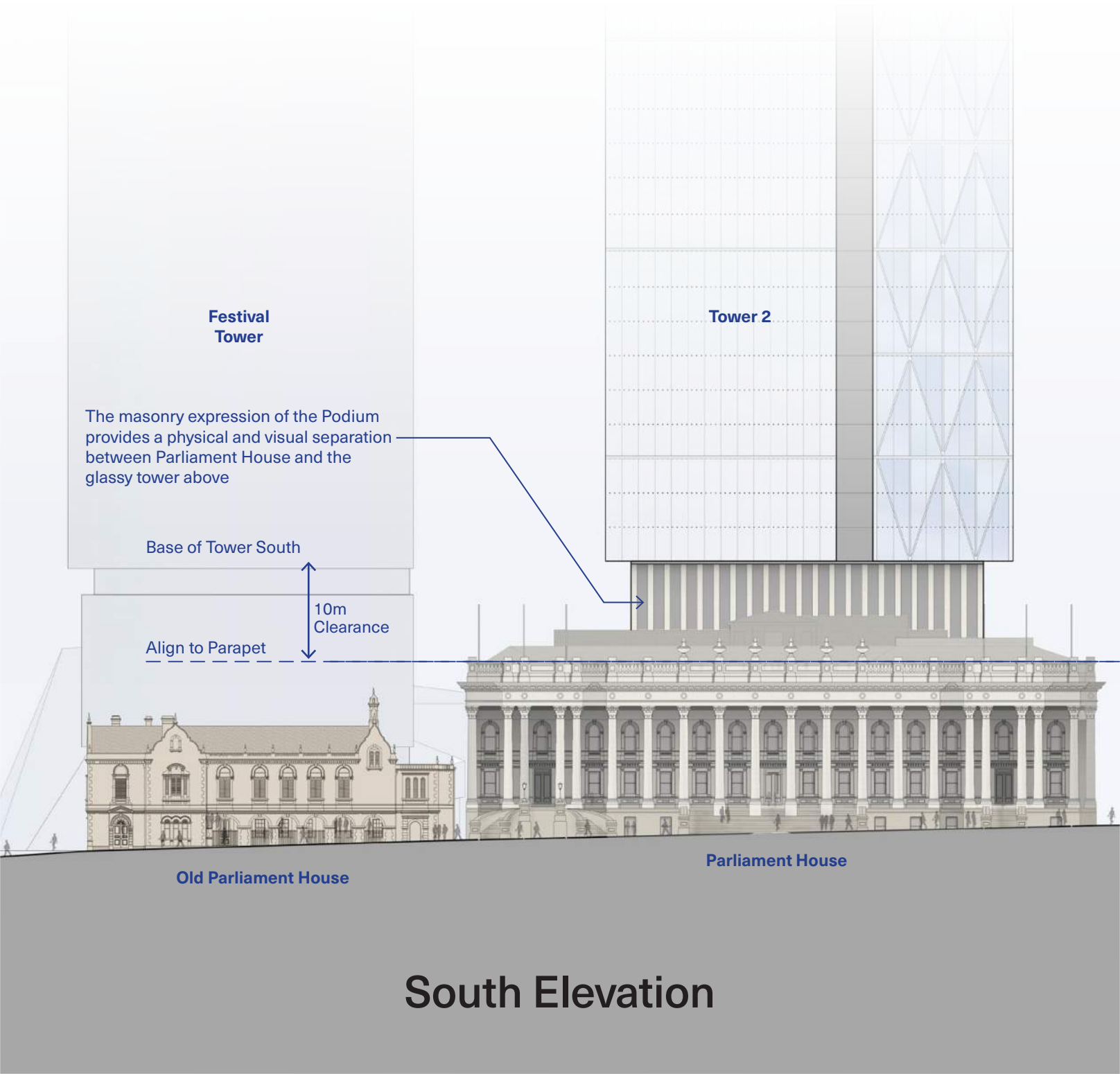


Artist's impression from the elevated plaza looking south towards Parliament House



# Heritage Interface

The design responds to Parliament House, reflecting the vertical geometry and key datums of this important neighbour.



The arrangement and configuration of the lower levels of Tower 2 responds to key alignments and modules of Parliament House.

Horizontal breaks and facade edges visually link key datum levels along the King William streetscape.

The new building is setback 9m from Parliament House, consistent with the Code Amendment.

The repetition of slender masonry vertical elements across the podium façades of the new building echoes the character and articulation of Parliament House, while providing a visually recessive backdrop to the heritage building from along King William Road.

This language is extended with each vertical masonry blade terminating with an expressed bracket to support the tower above, referencing the expressed stone brackets supporting the Parliament House balcony.

These elements extend the visually recessive backdrop well above the main parapet line of Parliament House with the change to glazed façades starting 10m above the parapet line.

The surface texture, grain and colour of the masonry and precast concrete elements across the podium of the new building relate to those used for Festival Tower and complement the predominantly neutral grey colours of the marble and granite stonework of Parliament House.



Sympathetic material selections extend the precinct's diverse palette and subtly distinguish new built form and heritage.



Artist's impression looking towards Parliament House and Tower 2 across King William Road

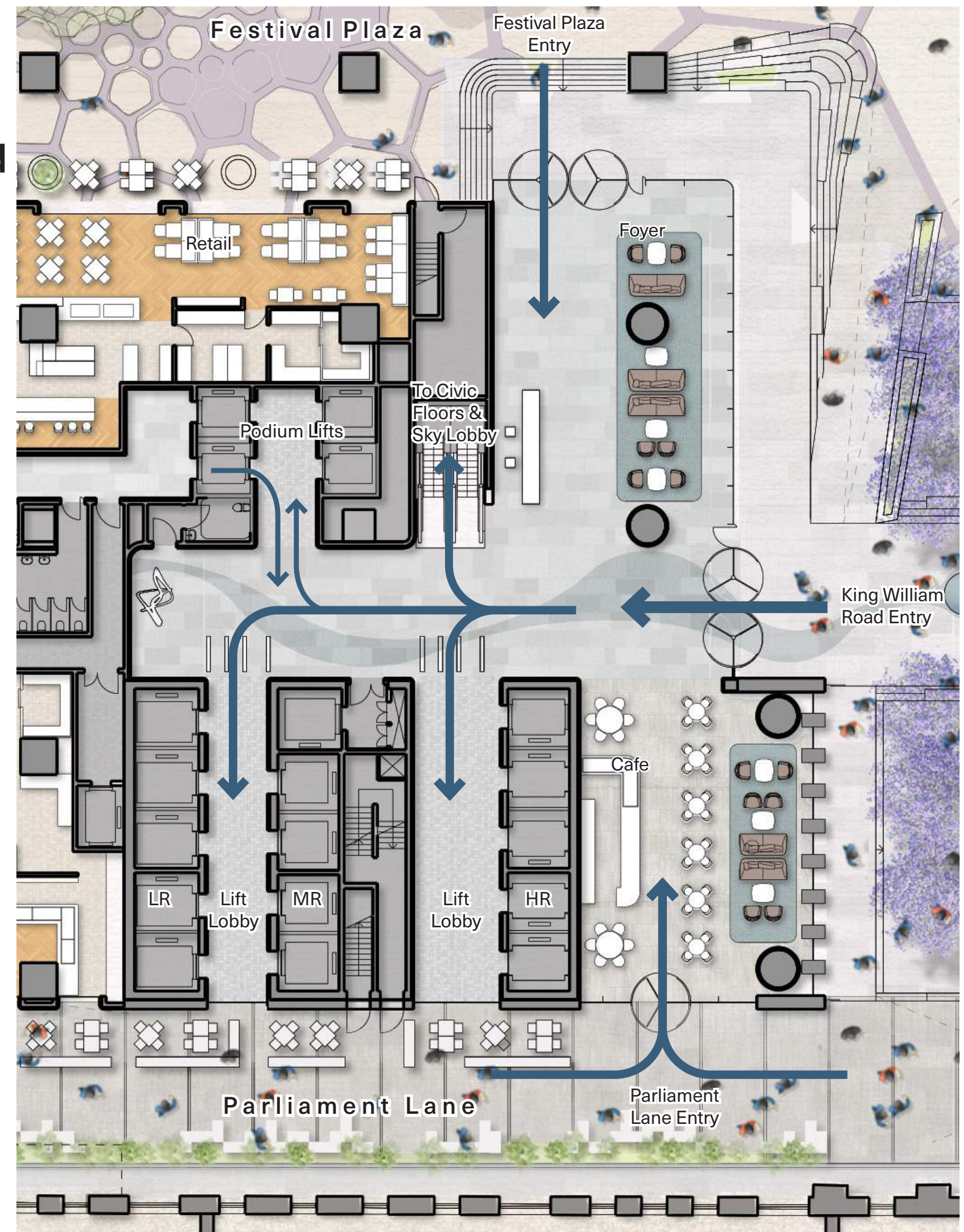
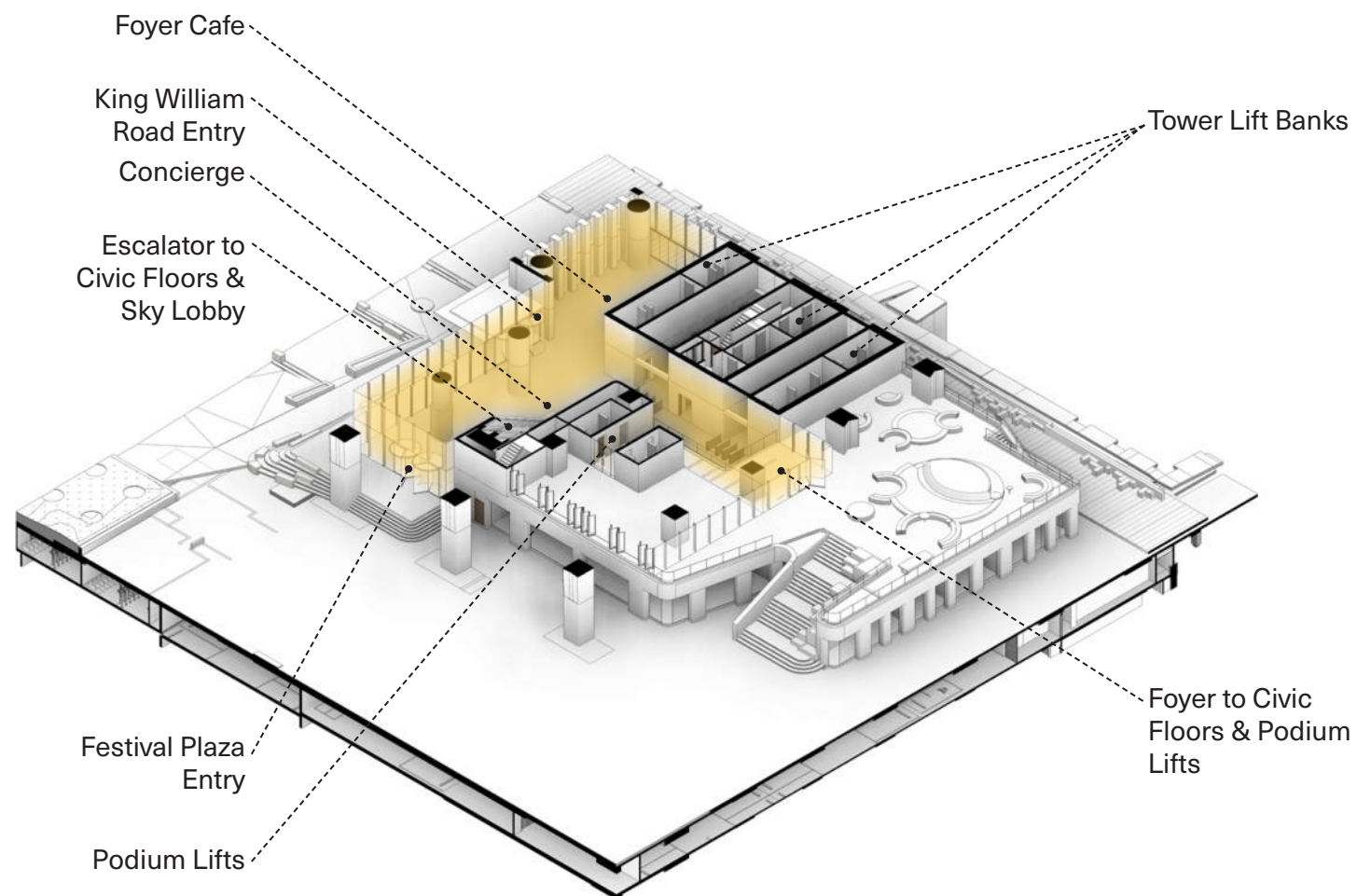


# Public Foyer

A well connected and lively heart for the building and precinct.

Through skilful planning Tower 2 podium provides a multitude of connection points to the building above and the wider precinct. Clear and logical planning directs users to concierge facilities, car park, podium, and tower lifts banks, situated within a generous, light filled foyer. An escalator takes visitors to the civic floors and Level 2 sky lobby.

Enabling direct access to Festival Plaza, the various retail offerings, as well as to Parliament Lane, ensures that the podium of Tower 2 is seamlessly integrated with its surroundings. A visual connection through the building to the elevated plaza is created through the Level 1 foyer, visually linking key public spaces together.



Plaza Level Plan



# Civic Floors

The Civic Space will extend the cultural programming within the precinct, offering a unique, publicly accessible space for Adelaide. Providing gallery, function, and maker spaces which look out across the precinct.



**Level 2: Skylobby & Civic Space**

Level 2 provides the principal access point for the Civic Space and the Low Rise levels of the commercial space.

Escalators from Ground Level create an exciting arrival experience, with legible circulation to both spaces.



**Level 3: Civic Space**

Level 3 is a flexible space that can accommodate a range of functional uses, including maker spaces, gallery spaces and support spaces.

This level enjoys views to Festival Plaza across a double height void to the level below along the western and northern edges of the floor.



**Level 4: Civic Space**

Level 4 is a flexible space that can accommodate a range of functional uses, and is supported by a sheltered outdoor terrace along the northern edge.

Plant and services areas are located to the southeastern corner of the floor.



# Wind Mitigation

Anticipated wind effects have been studied in detail. We propose a series of canopies and awnings to support an effective microclimate.

## Southeast Corner

A framed glass awning is proposed to the southeast corner of the building to protect the building entry and Parliament Lane from adverse wind effects.

The awning will align with principle building elements, such as the elevated plaza and plinth datum.



1 Elizabeth ST, Sydney, NSW  
JPW

## Retail Facade

Awnings will be integrated into the facade design of the retail shop fronts to protect from wind and rain.



Roslyn St, Sydney, NSW  
Durbach Block Jaggers

## Colonnade

A double height colonnade is created at Plaza Level, providing a sheltered space to sit and gather, and provide an active edge to the Plaza in all weather conditions.



1 Bligh St, Sydney, NSW  
Ingenhoven

## Elevated Plaza

Awnings will be integrated as part of the landscaping elements within the elevated plaza, and will provide shelter from the elements at key locations.

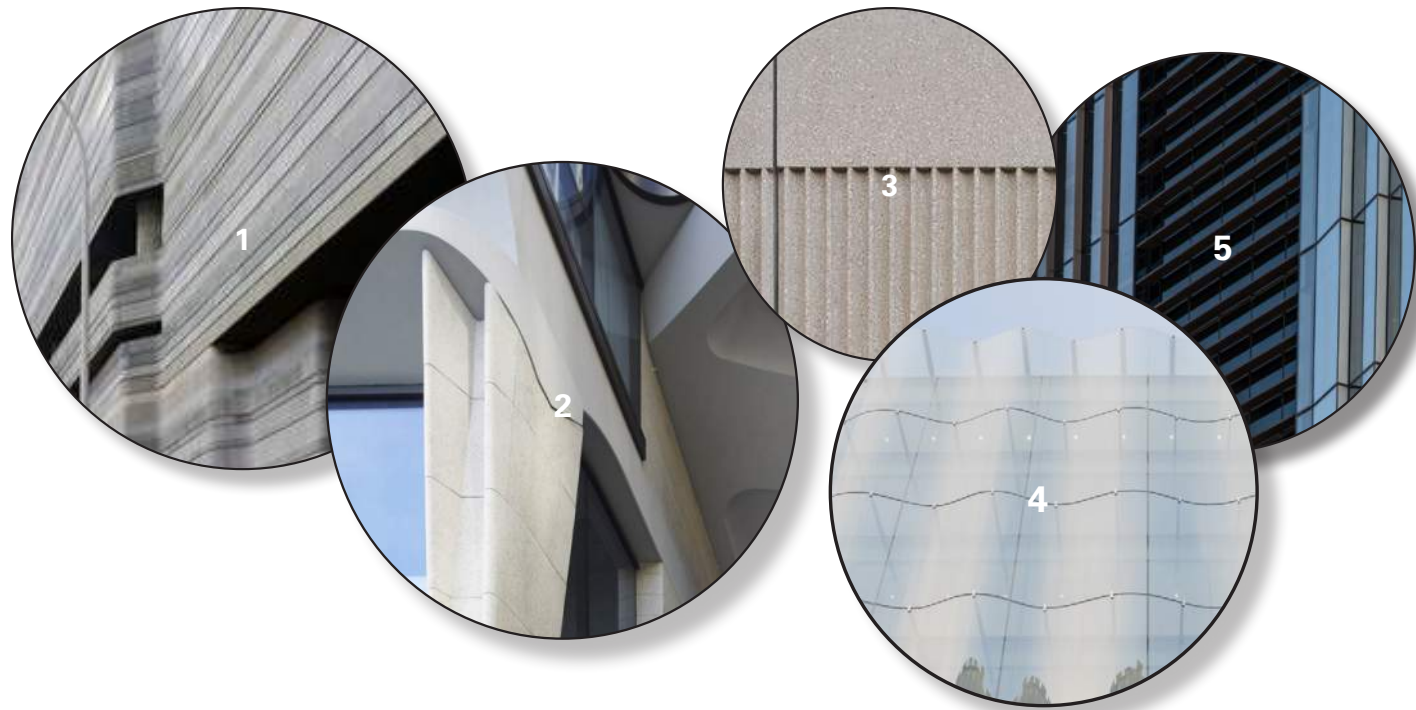


Serpentine Pavilion, London, UK  
Sanaa



# Materiality

The materials and detailing of Tower 2 respond to the precinct character, public realm and the adjacent heritage buildings.



- 1 **Escarpment Facade**  
Striated masonry expression inspired by local topography and geology, warm in colour.
- 2 **Column Cladding**  
Shaped masonry elements, rough texture to lower sections, with smooth texture above, warm in colour.
- 3 **Podium & Transition Floors**  
Vertical masonry elements, warm in colour, with bronze elements.
- 4 **Civic Floors Pleated Facade**  
Low-iron performance glass facades with expressive geometry responding to Festival Plaza geometry.
- 5 **Tower Secondary Facade**  
Silver grey performance glass with body tint for darker appearance than adjacent surfaces. Additional applied sunshading. Single stack joint with ghost transom.





# Public Art

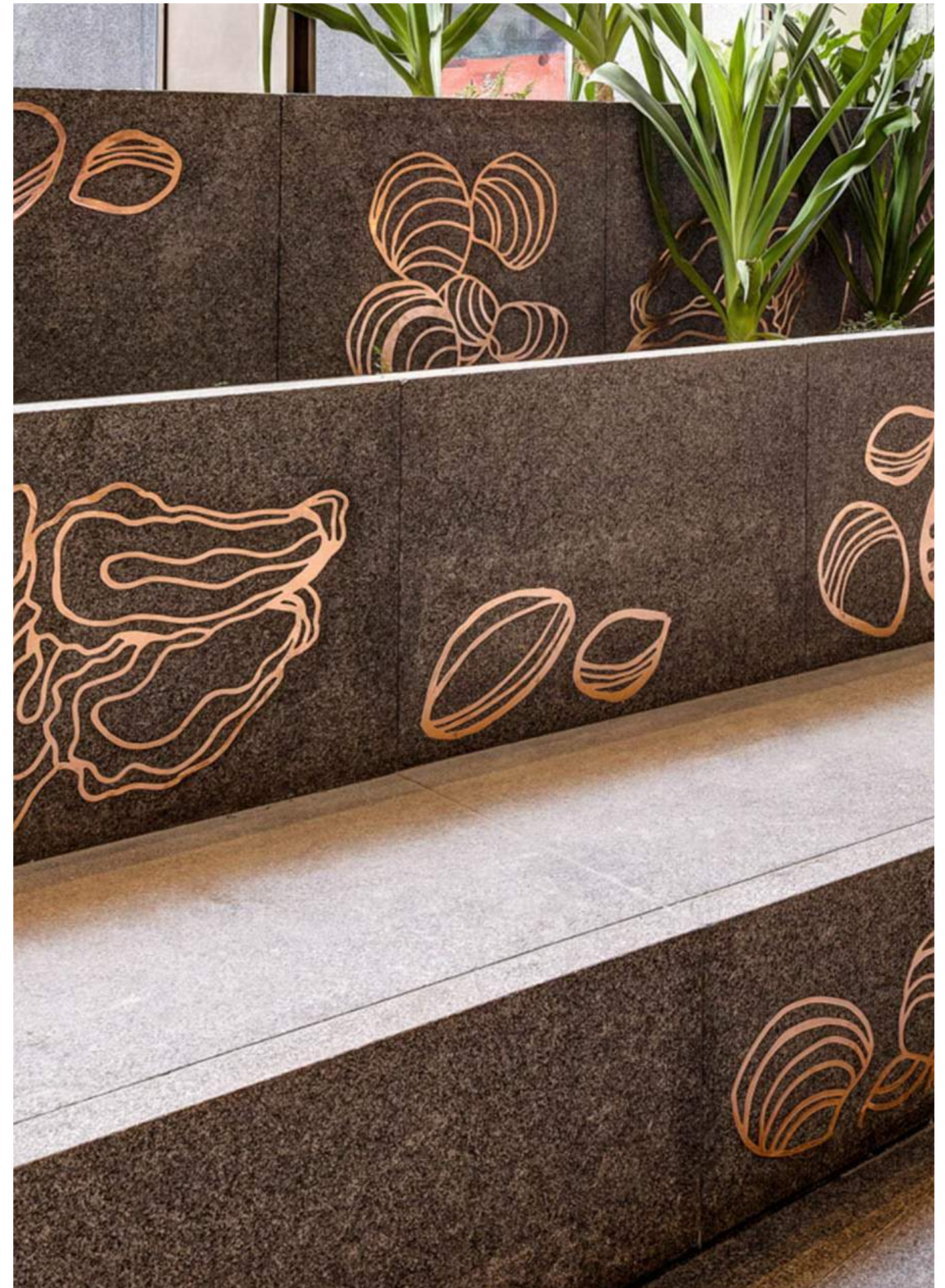
Artworks will be seamlessly integrated into the public realm to enrich the experience around Festival Plaza.

Tower 2 will continue this legacy, integrating artworks into the architecture for public enjoyment, and to deepen the precinct's sense of place, generosity, and connectedness. Walker have a history of commissioning significant public artworks including:

- Zaachariah Fielding – Adelaide Festival Tower (these paintings are some of the largest indigenous works of art commissioned in South Australia).
- Yaritji Young “Honey Ant Dreaming” – 6 Parramatta Square, Sydney
- Matthew Johnson “Light Fall (Permanence)” – 8 Parramatta Square, , Sydney
- Chris Kenyon “Rose Hill Packet” & “The Parramatta Tapestry” – 6&8 Parramatta Square, , Sydney
- Yioryios Vasilios Papayioryiou “Points of Intersection (PS419)” – 4 Parramatta Square, , Sydney



Zaachariah Fielding  
Festival Tower, Adelaide, SA  
JPW



Debra Beale - Nura & Garrigarrang (Country & Sea)  
1 Elizabeth St, Sydney, NSW  
JPW



# Public Art

Several locations present themselves as potential locations for artworks.

## Civic Soffit

The soffit of the civic block could offer an opportunity to interpret the water storyline very visibly.



Matthew Mazzotta - Home  
Tampa Airport, Florida

## Core West Wall

The west wall of the core provides a significant surface for interpretation of storylines from country. A good opportunity to add visual and cultural interest to the elevated plaza.

This opportunity could extend to the tower soffit also.



Debra Beale - Duba  
1 Elizabeth St, Sydney, NSW  
JPW

## King William Road Forecourt

The forecourt addressing King William Road presents an opportunity to combine water and sky country - Karrawirra Parri and Wodli Parri - within an artwork.



Urban Gallery Hyperlane  
Chengdu, China  
Aspect Studios

## Parliament Lane

The intimate scale of Parliament Lane could be further enlivened and activated by artworks, particularly at night.



Brendan Van Hek - City Lights  
Little Hay Street, Sydney, NSW  
Aspect Studios



# Tower

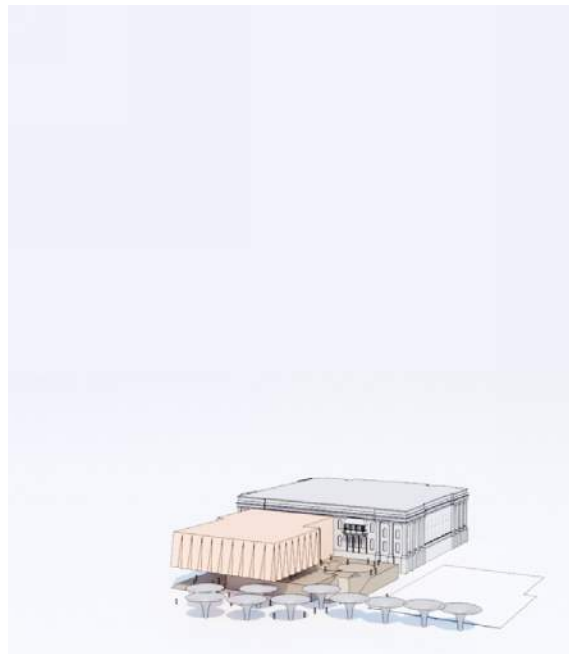


Adelaide Festival Plaza during construction  
of the Riverbank Pedestrian Bridge, 2015



# Architectural Concept

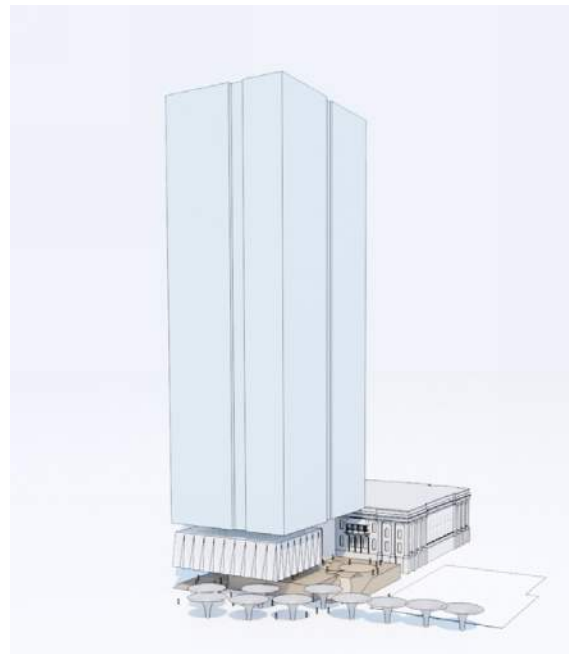
The building form and articulation has evolved from a detailed understanding of place and context. At ground level, Tower 2 responds to neighbouring buildings and open spaces. The podium expresses key spaces and functions within, and enables geometries to scale from a human scale at lower levels to a city scale across the tower.



## Podium

The podium elements of escarpment and Civic Space respond directly to the geometry of Festival Plaza and Parliament House.

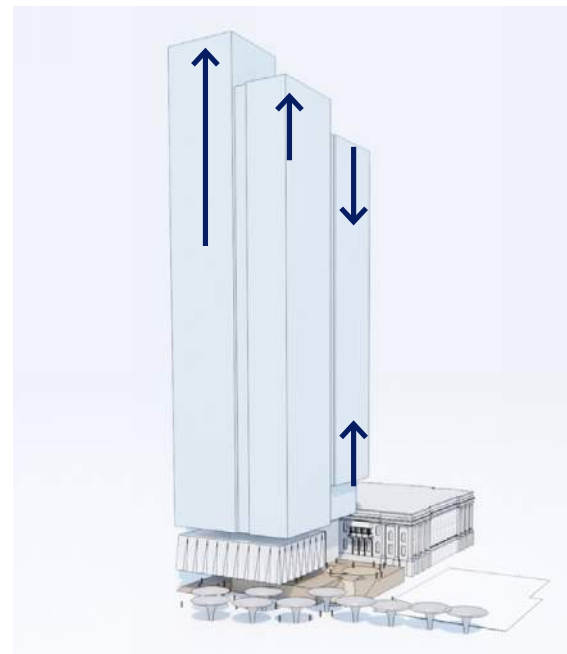
Both these components are clearly distinct from the tower above, but form a balanced composition with the podium components grounding the tower above.



## Slender Tower

A simple tower form has been developed and is articulated as a grouping of slender forms, each with an elegant proportion.

Recessed sections between the tower elements reinforces their slender proportions.



## Articulate Skyline

The grouping of tower elements is articulated by creating height differentials between each form.

By allowing the volumes to slide past each other, a playful composition is created which tapers off against the sky.

At lower levels, this strategy enables built form to be moved away from the parapet of Parliament House, to provide visual separation and sky views above the parapet.



## Transition

Transitions in the form are modest, visually simple, and elevated well above the ground plane and Parliament House.

Vertical separation along the southern side of the building provide visual separation between the buildings and ensures a simple and recessive backdrop to Parliament House.



## Expressive Exterior

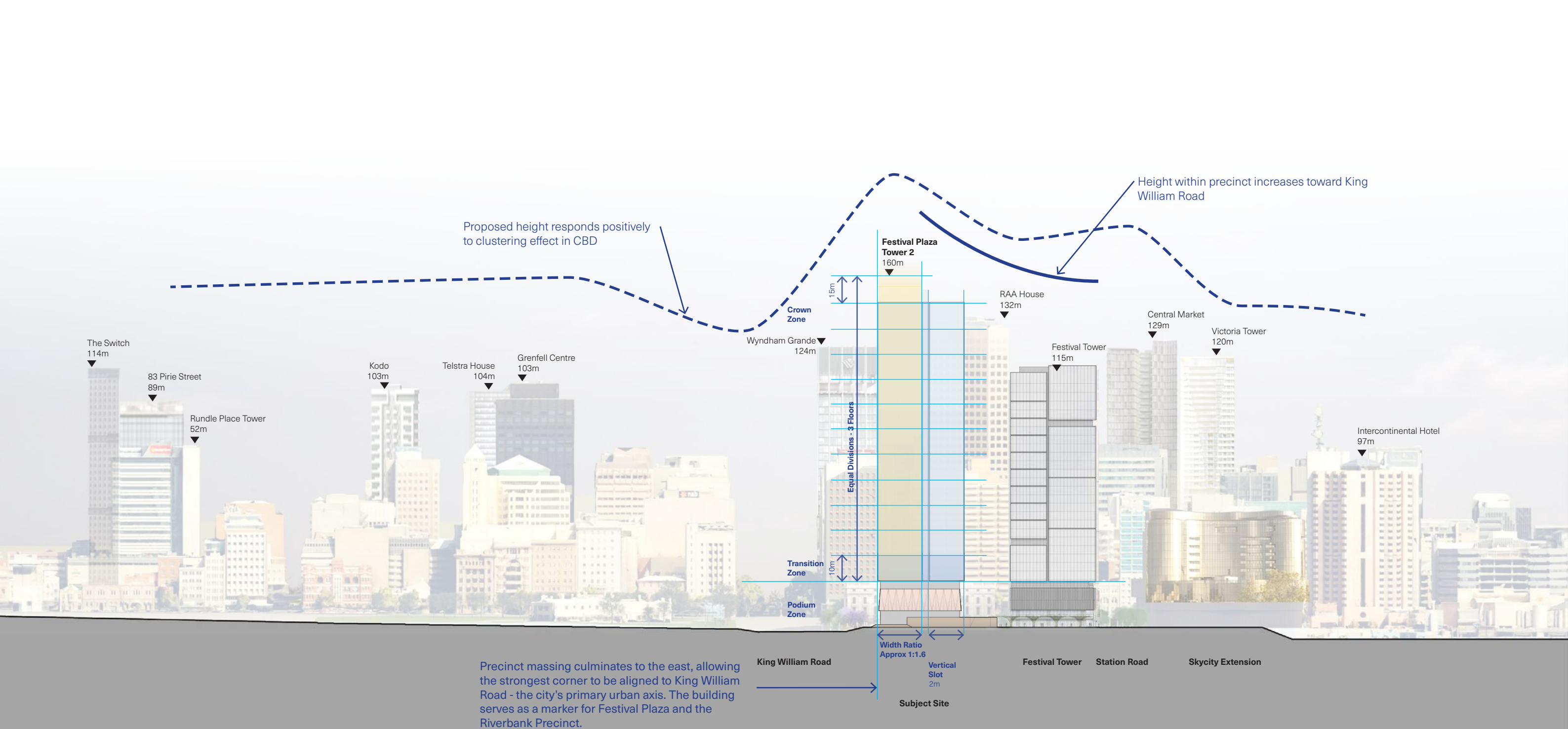
The expressive geometry of the Civic Space is extended up the tower on facades that address King William Road, marking this important address.

The size and scale of these elements has been calibrated to provide a marker for the precinct and to sit comfortably within the city skyline.



# Proportion & Skyline

The scale of this tower has been calibrated to be a marker for the precinct, acknowledge the important address to the East and North, and sit elegantly on the skyline.



North Elevation



Tower 2 will be a distinct presence within Adelaide's city skyline with a unique facade that will respond dynamically to changing light conditions throughout the day as the sun tracks across the sky.

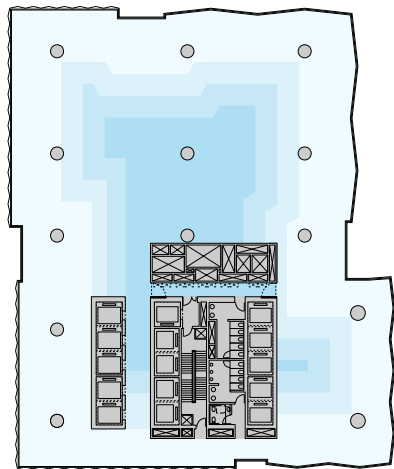


Artist's impression looking southwest across King William Road towards Tower 2



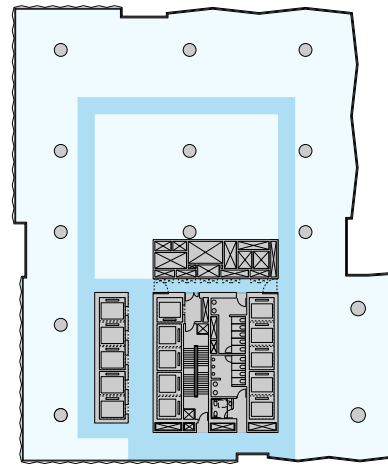
# Workplace of the Future

At the top of every tenant's list of requirements is a floor plate that combines excellent amenity and future flexibility, enabling organisations to respond creatively and efficiently as needs change over time. Other planning considerations such as columns locations, corner views and edge conditions, all influence the potential for high performance workspace with good access to daylight and views. Every floor of Tower 2 delivers high quality, high amenity space for the 21st century workforce.



## Depth of Space

The floorplate design optimises high amenity workspace with the side core layout and void opportunities minimising deep space.

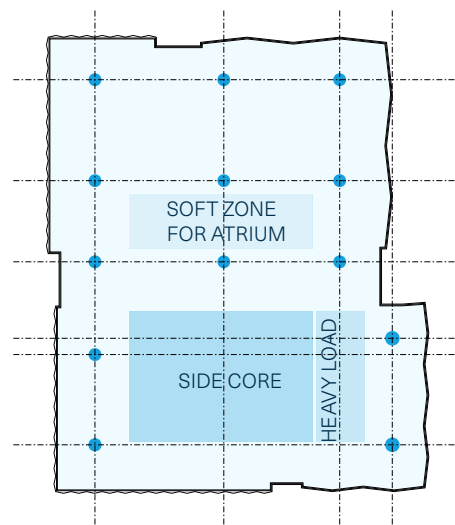


## Efficiency

The floorplate layout promotes excellent visual and physical connectivity across each floorplate, enabling all areas to be used efficiently.

The core faces oriented toward the workplace are clean and free of doors or access panels. Access is organised away from these surfaces to maximise fitout flexibility

Circulation routes through the floorplate are straightforward and efficient.

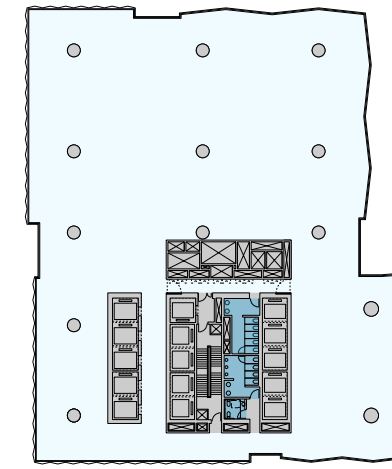


## Core & Structure

The side core layout maximises fitout flexibility and provides more options for void and interconnecting stairs than a conventional centre core building.

Columns are regularly spaced and located to minimise their impact on large open spaces which enjoy excellent views in all directions.

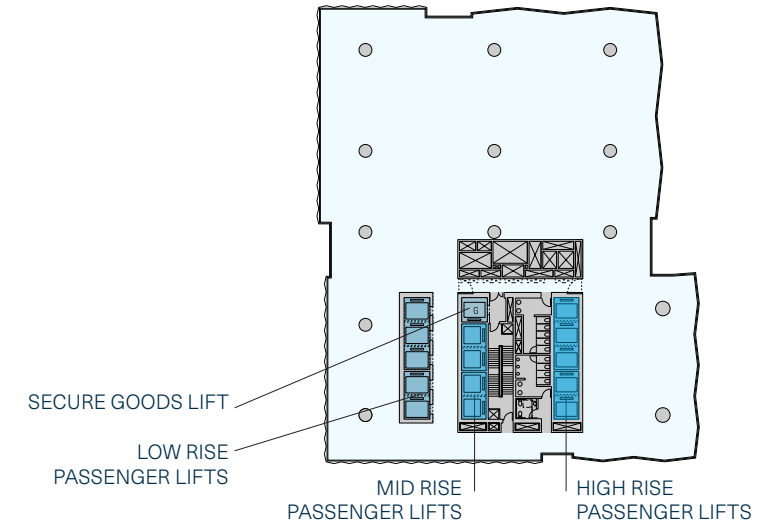
Heavy load zones are integrated into each floorplate.



## Amenities

Amenities are neatly integrated with the core design, and all are provided with an airlock.

The Amenities are designed for 1:10 densities.



## Vertical Connectivity

The lift system is designed to 1:10 population density and utilises destination control to maximise efficiency, improve ease of movement, and minimise energy usage.

The Goods Lift is provided with its own lobby to simplify movement and management of materials, waste, and fitout items.



# Typical Floor Plate

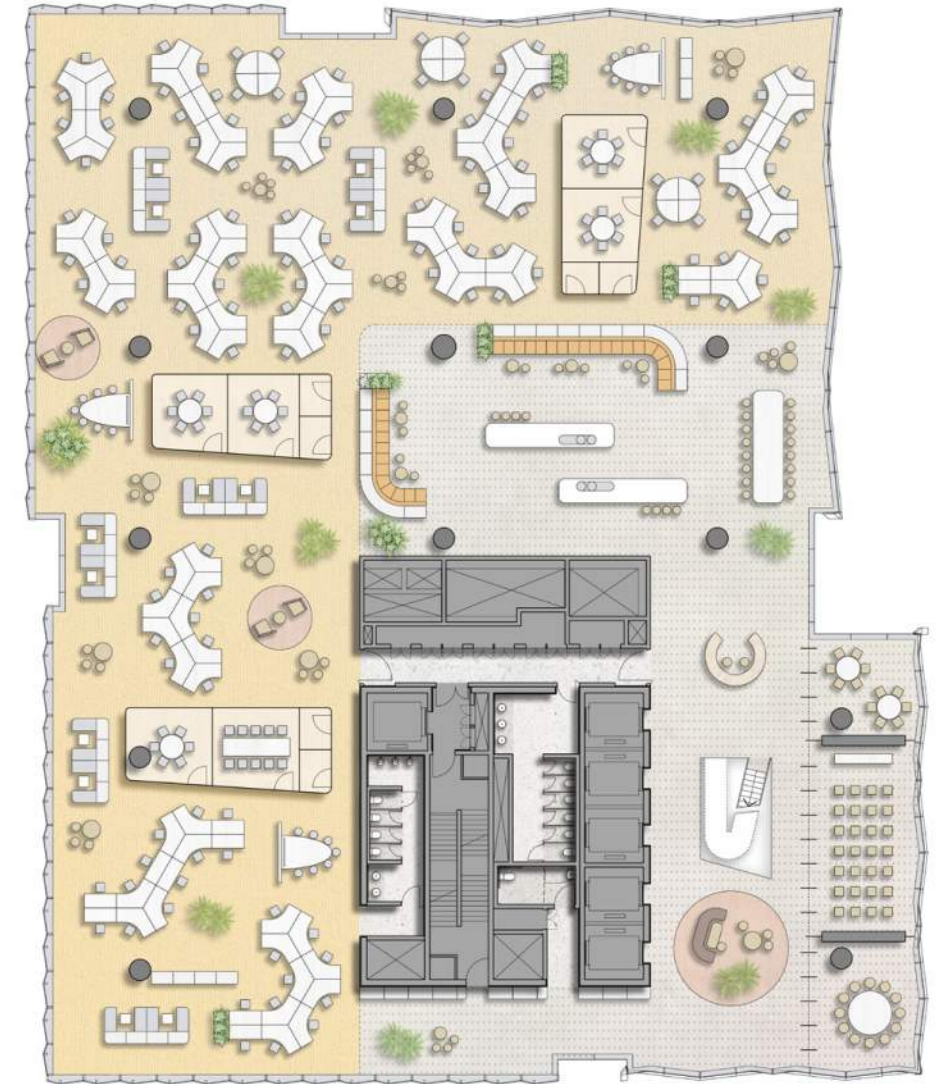
Every workplace level of the Tower 2 delivers highly flexible floorplates with excellent amenity.



Low-Rise Workplace  
Level 6-16



Mid-Rise Workplace  
Level 18-27



High-Rise Workplace  
Level 28-35



Careful consideration has been given to the design, configuration, and performance of the floor plans to deliver a best-in-class workplace.



Artist's impression of a typical workplace floor



# Lifting Strategy

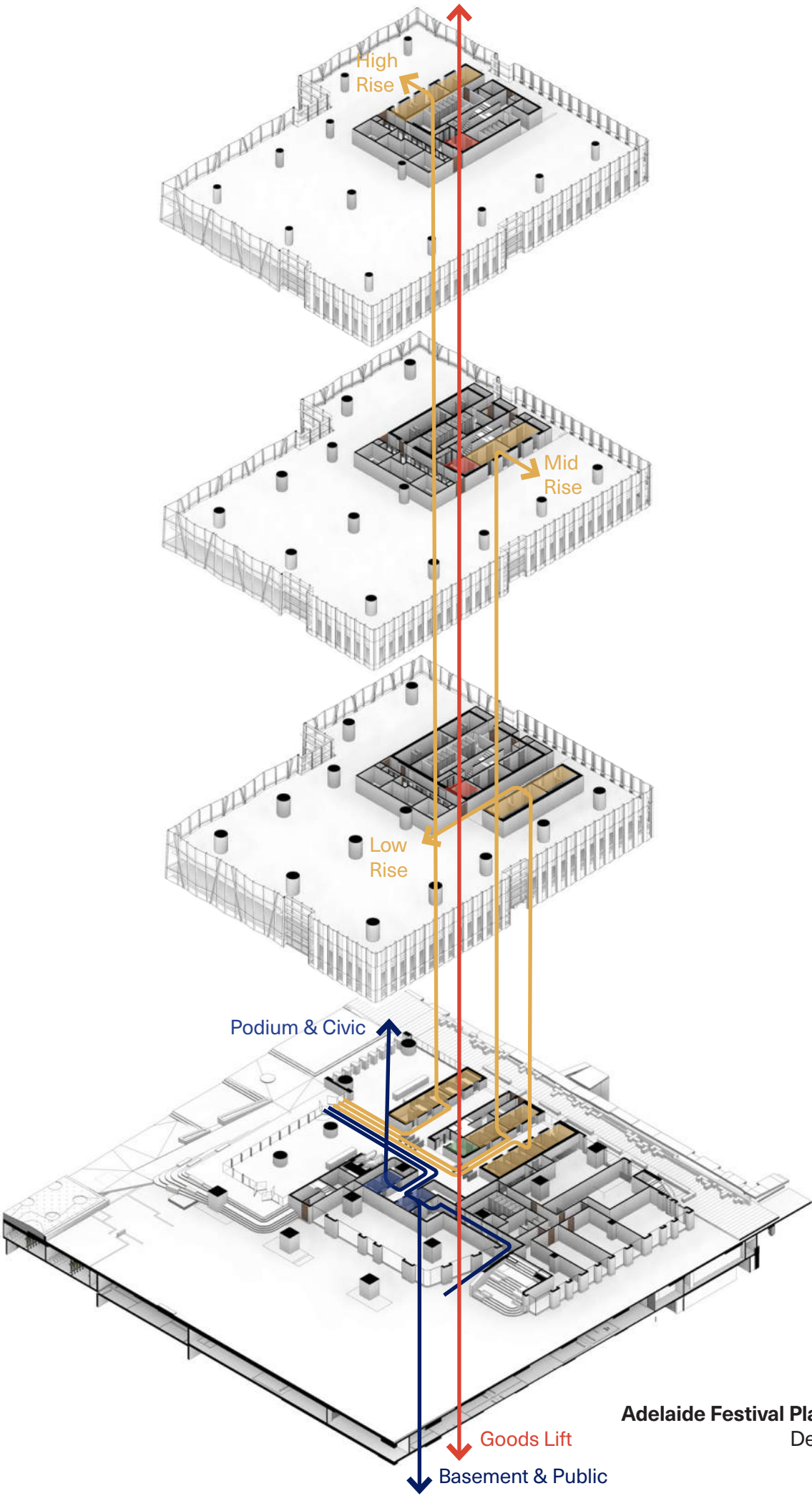
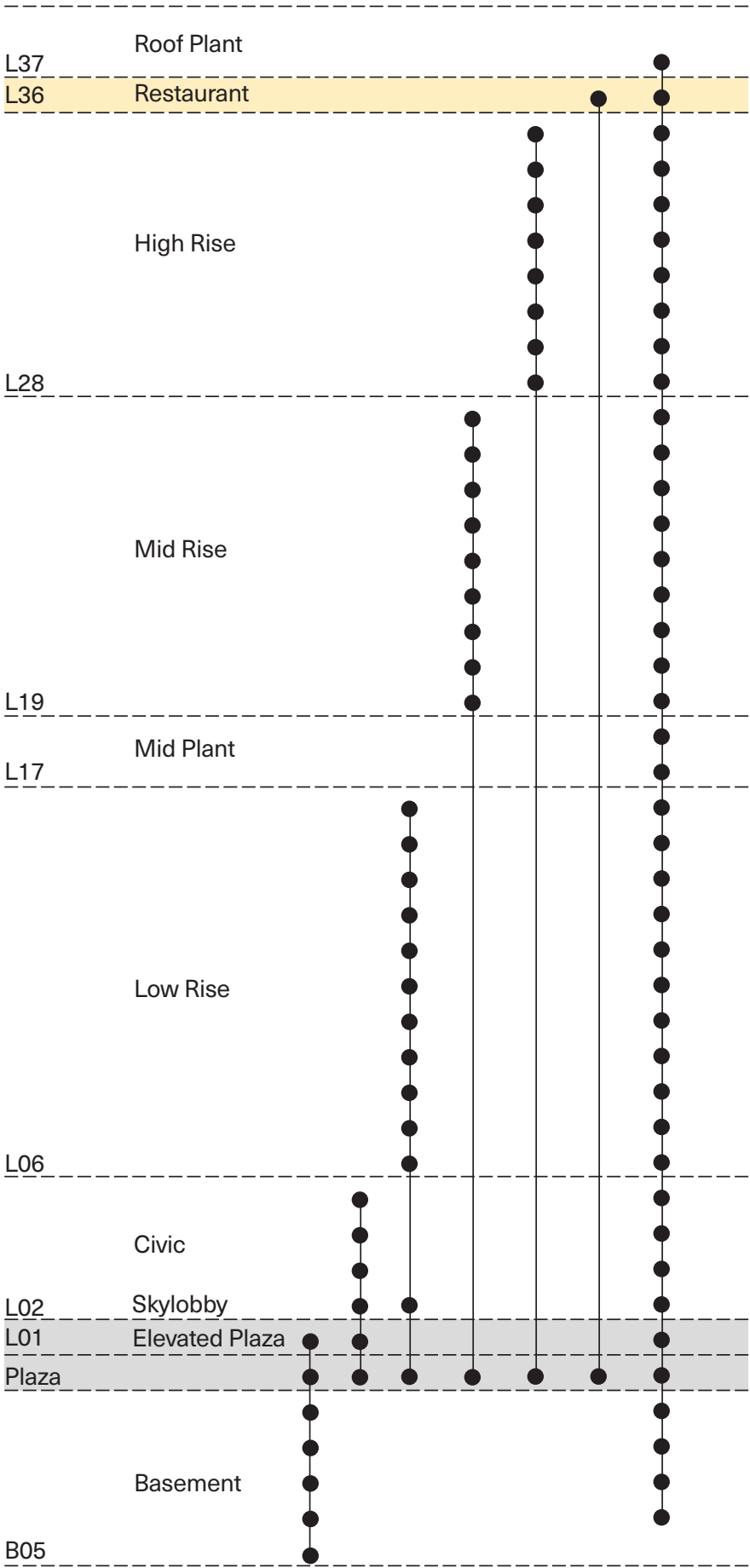
The approach to vertical transportation is simple, effective, and user friendly.

Tower lifts are accessed from the foyer and are divided into three lift banks serving low, mid, and high-rise floors.

A separate pair of lift banks serve the public areas of the building - the podium levels and basement car park.

The podium lifts connect Festival Plaza and the foyer with the elevated plaza and civic floors above.

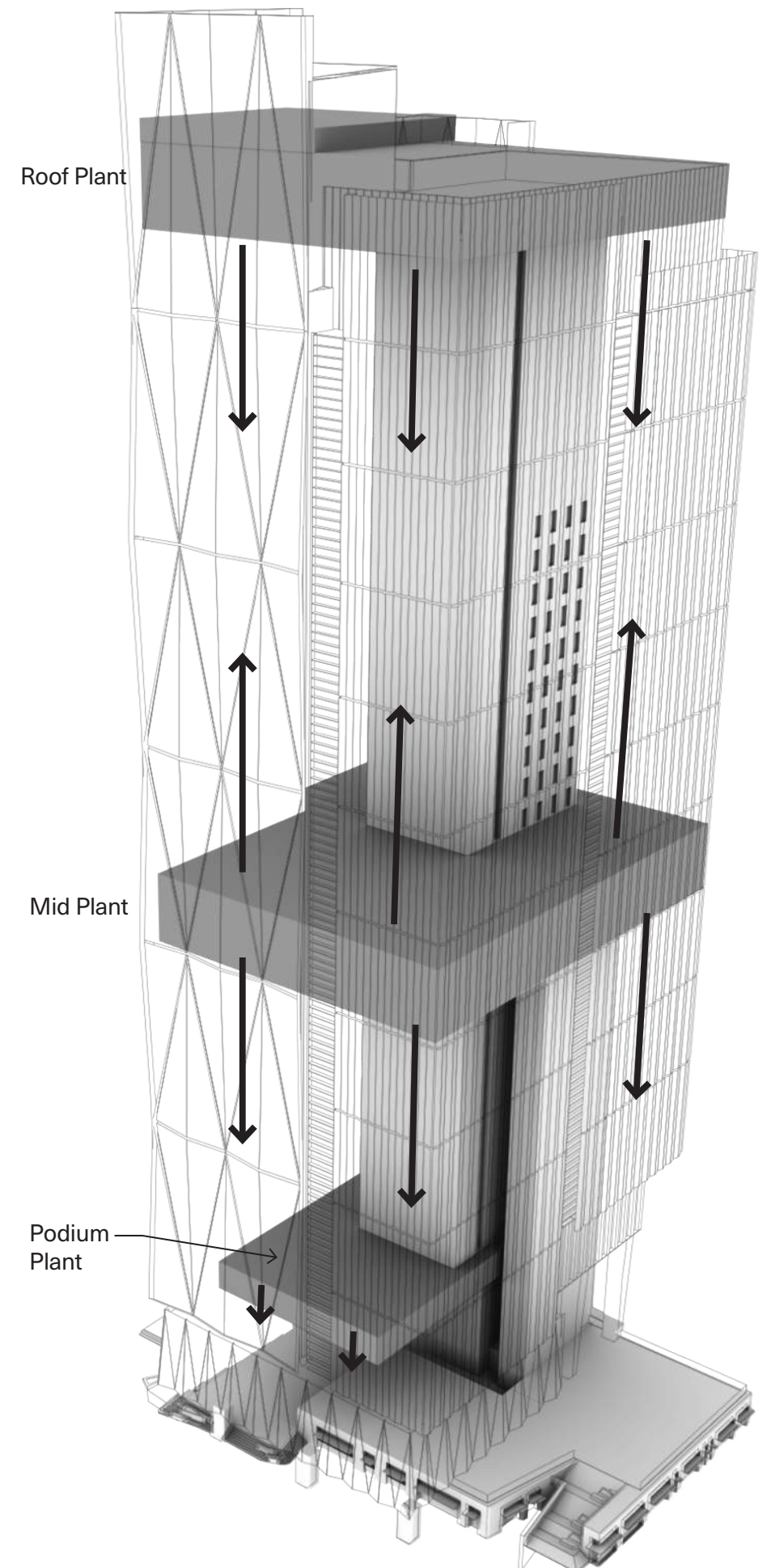
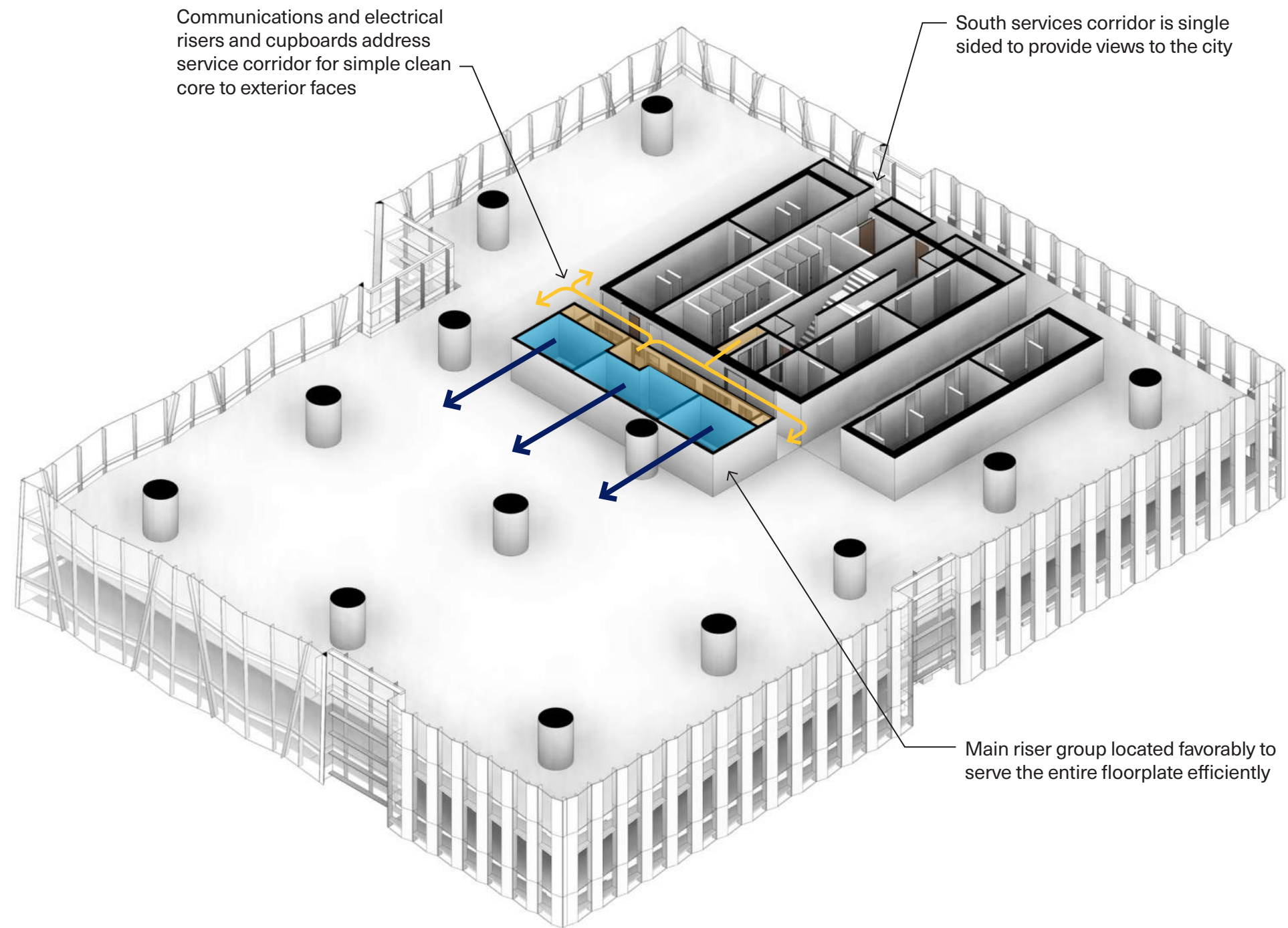
The goods lift serves all levels from Basement 04 to the roof plant on Level 37.





# Servicing Strategy

Plant rooms and service risers are simple and efficient to maximise utility on workplace floors, reduce energy consumption and simplify serviceability for equipment.





# Sky Restaurant

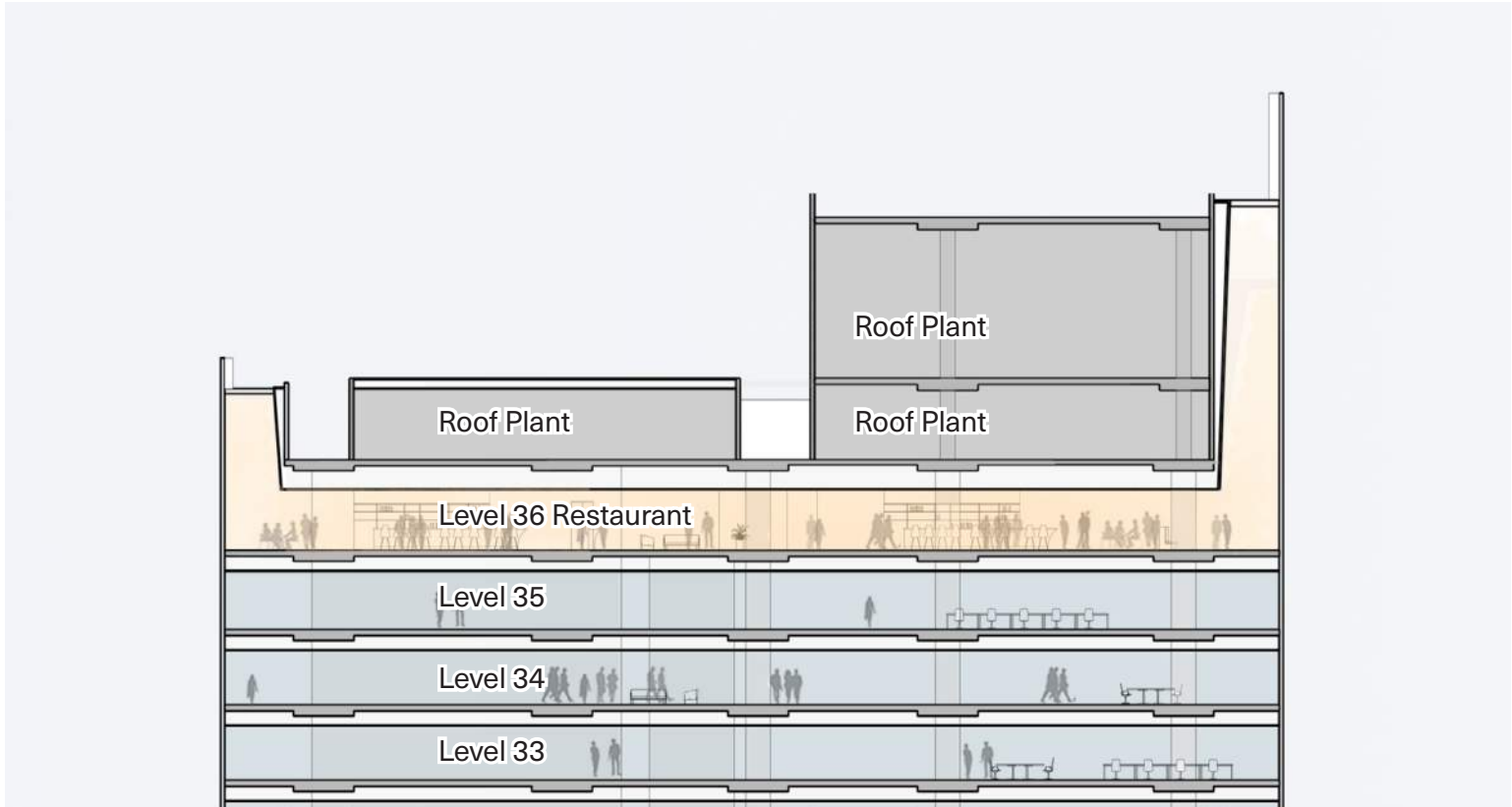
The sky restaurant and bar is proposed as a dramatic new experience at the top of Tower 2 to share the incredible location and views with locals and visitors alike.

The sky restaurant will be a unique marker for the precinct, and signal Adelaide's growing reputation as a destination that combines culture, commerce and community.

The restaurant will afford panoramic views across Adelaide, offering a unique and singular experience of the city.

A dramatic ceiling form will create cathedral like spaces at the building perimeter, maximising light and views.

The restaurant will be served by two of the high rise lifts directly from the ground floor foyer.

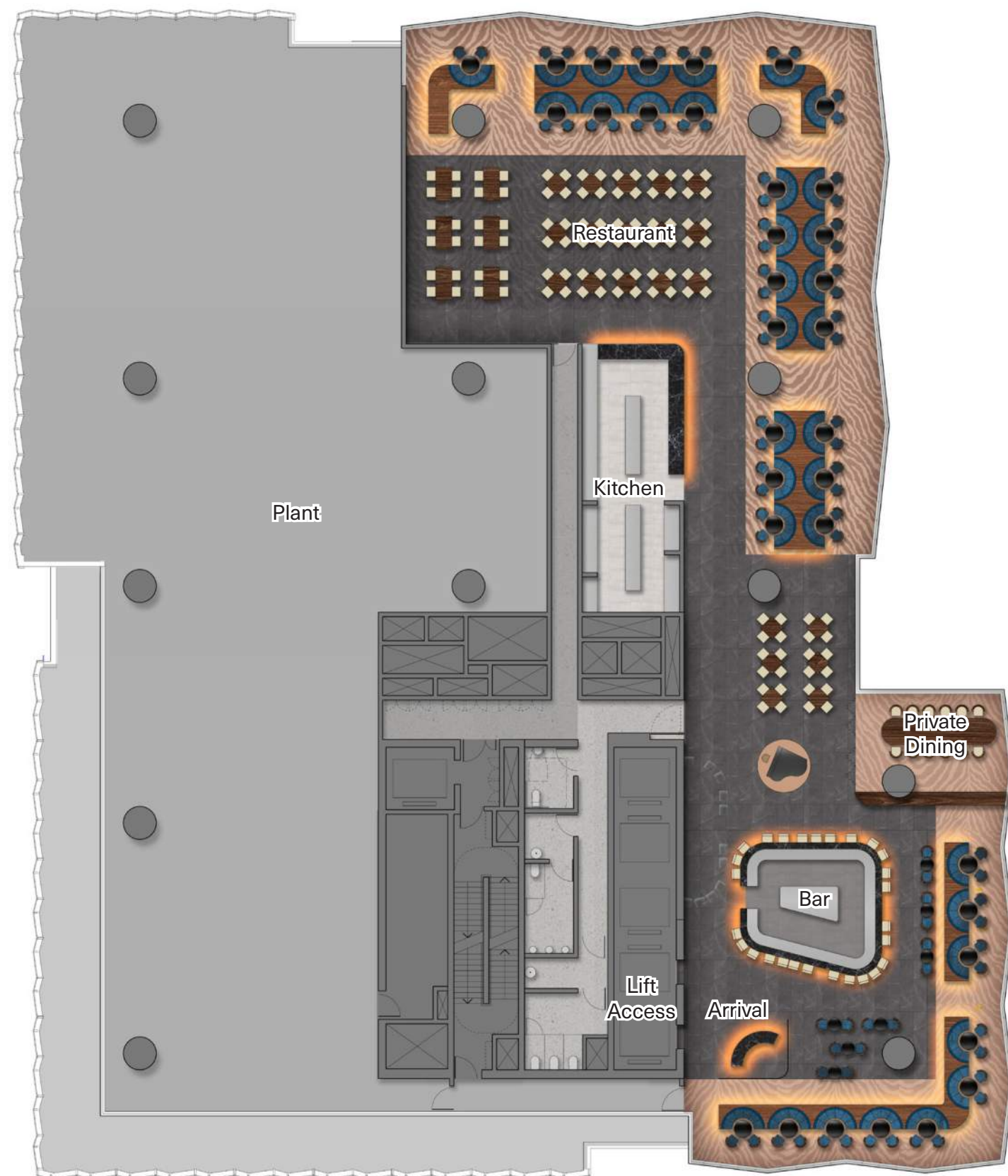


Section looking west



Artist's impression of the sky restaurant looking east





Sky Restaurant Plan Level 36

Fit out shown is indicative only.



Artist's impression of the sky restaurant looking northwest



Dean & Nancy on 22, Sydney, NSW  
JPW



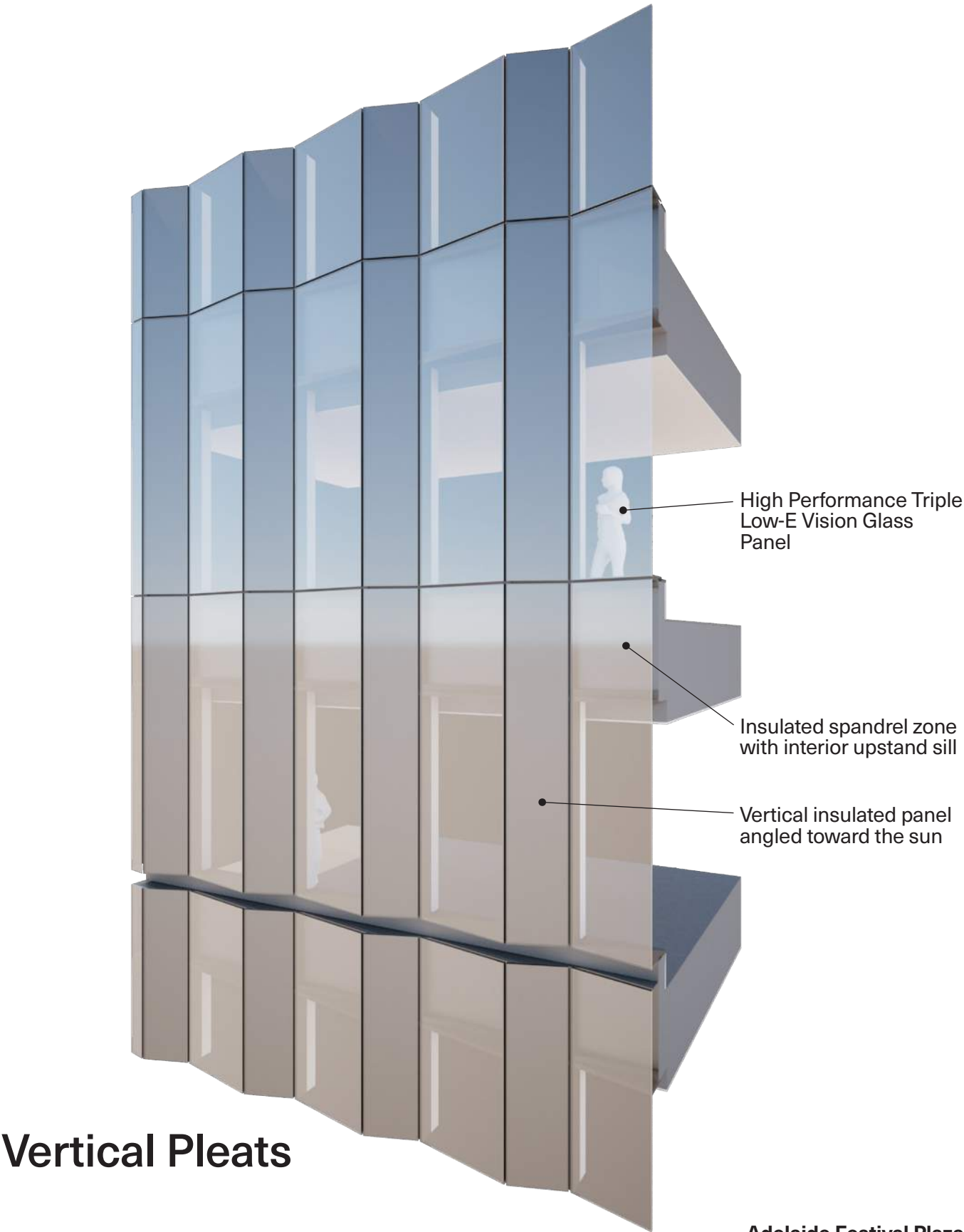
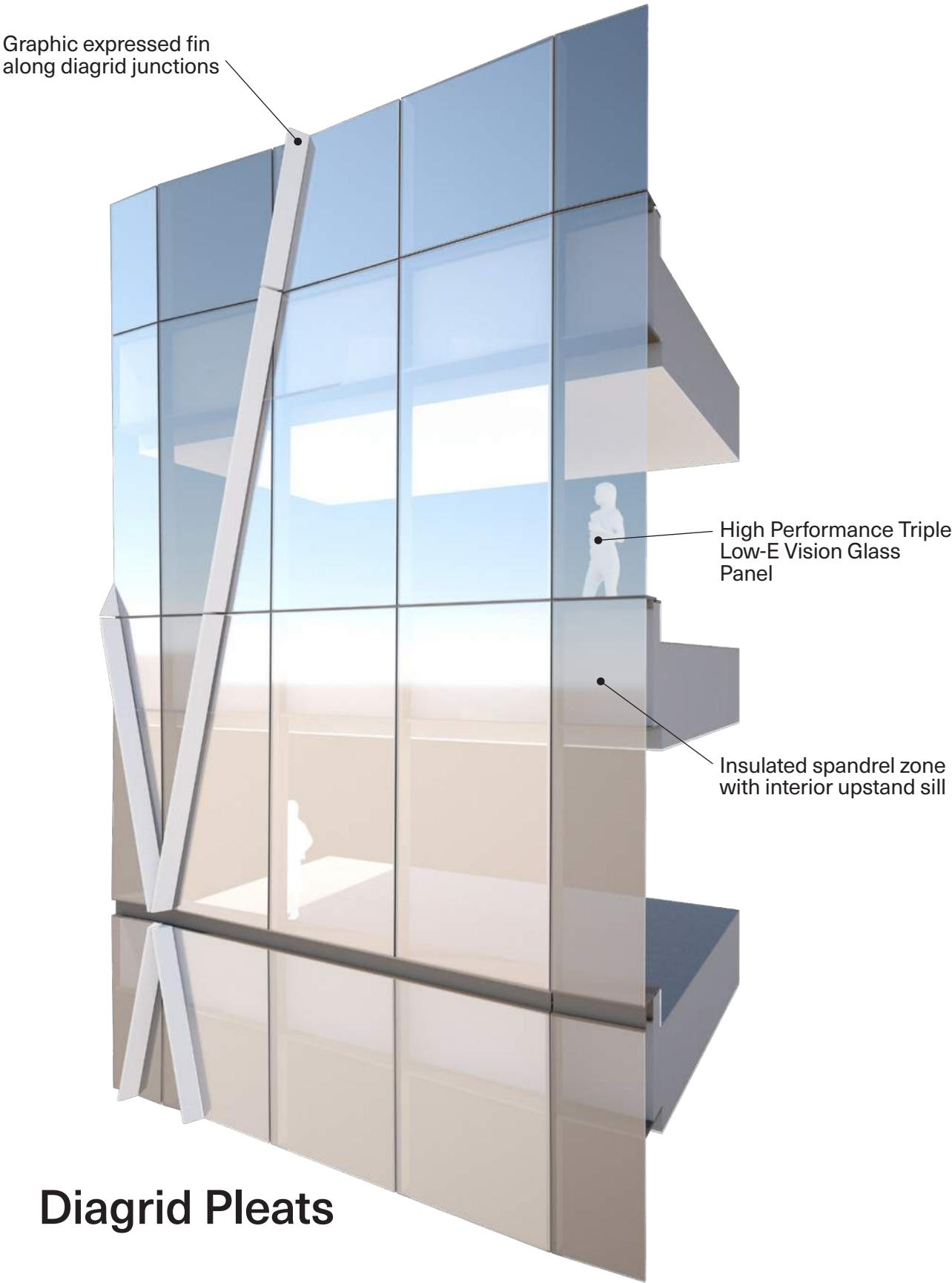
The uplit interior volume of the sky restaurant will be a unique marker for the precinct, and signal Adelaide's growing reputation as a destination that combines culture, commerce and community.



Artist's impression looking southwest across King William Road towards Tower 2



# Tower Façades





The sky restaurant and bar will allow people to experience Adelaide from an entirely new perspective.

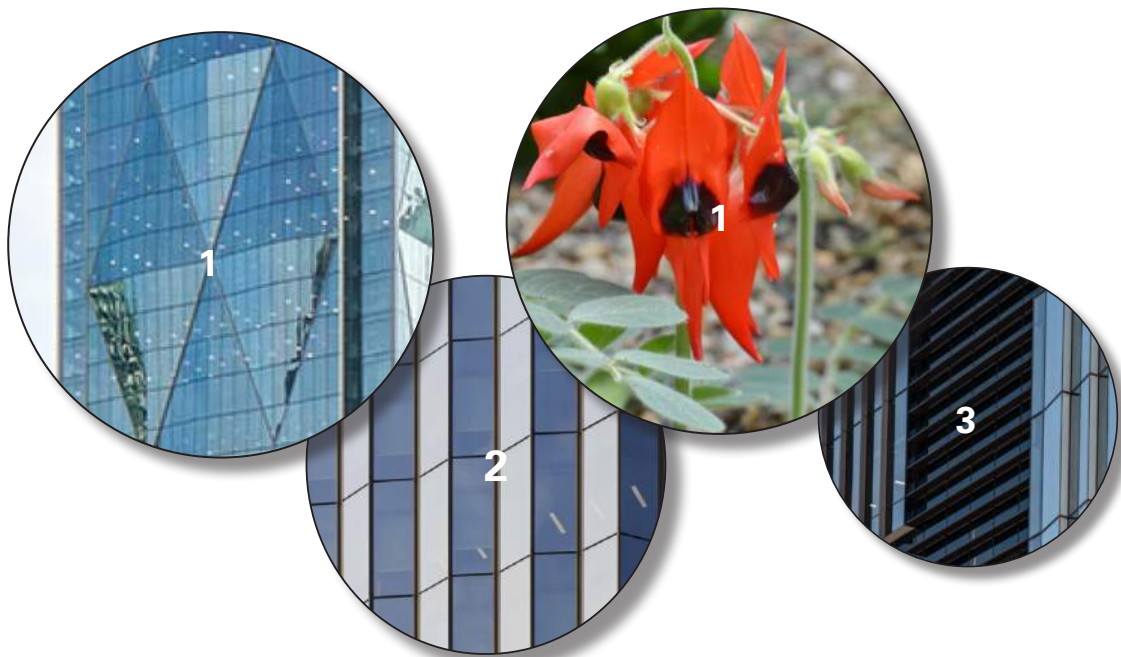


Artist's impression looking northwest across North Terrace towards Tower 2



# Materials

The expressive geometry of the Tower facade has been calibrated for scale, solar control, and visibility. Facade materials will be refined and sophisticated.



	<b>Diagrid Pleated Facade:</b>
1	Silver Grey performance glass with triple low-e coating. Single stack joint with ghost transom. Diagonal patterning references Sturt's desert pea.
	<b>Vertical Pleated Tower Facade:</b>
2	Silver-grey performance glass with triple low-e coating with expressed sunshading. Single stack joint with ghost transom.
	<b>Tower Secondary Facade:</b>
3	Silver Grey performance glass with body tint for darker appearance than adjacent surfaces. Additional applied sunshading. Single stack joint with ghost transom.





The dynamic facade creates a  
continual play of light across the day.



Artist's impression of Tower 2 from Festival Plaza



# Shadow Diagrams



Winter Solstice: 10 am



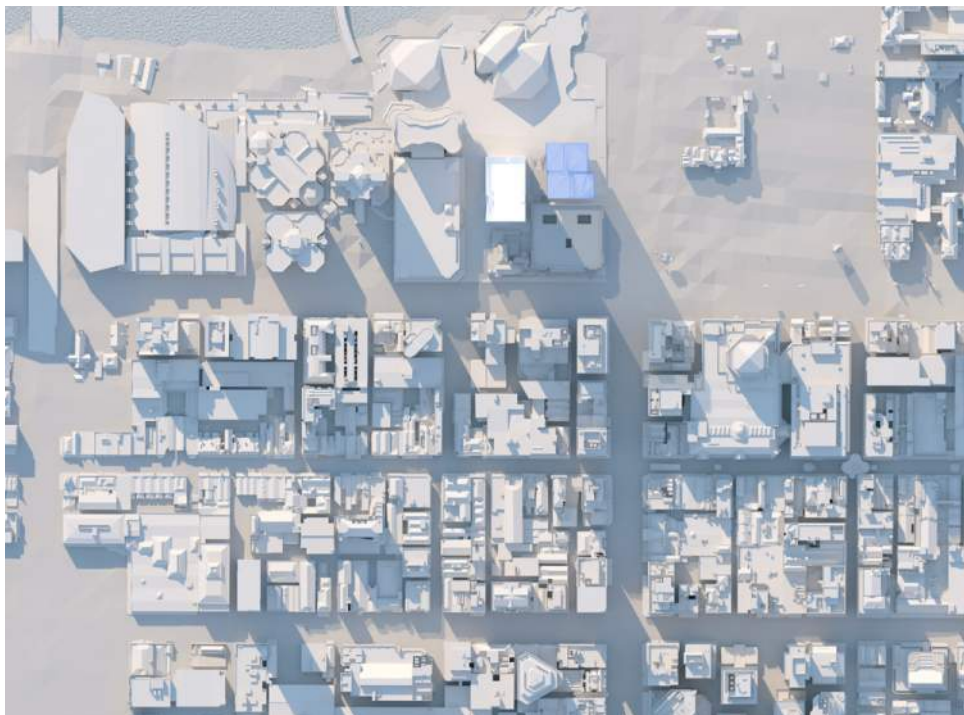
Winter Solstice: 11am



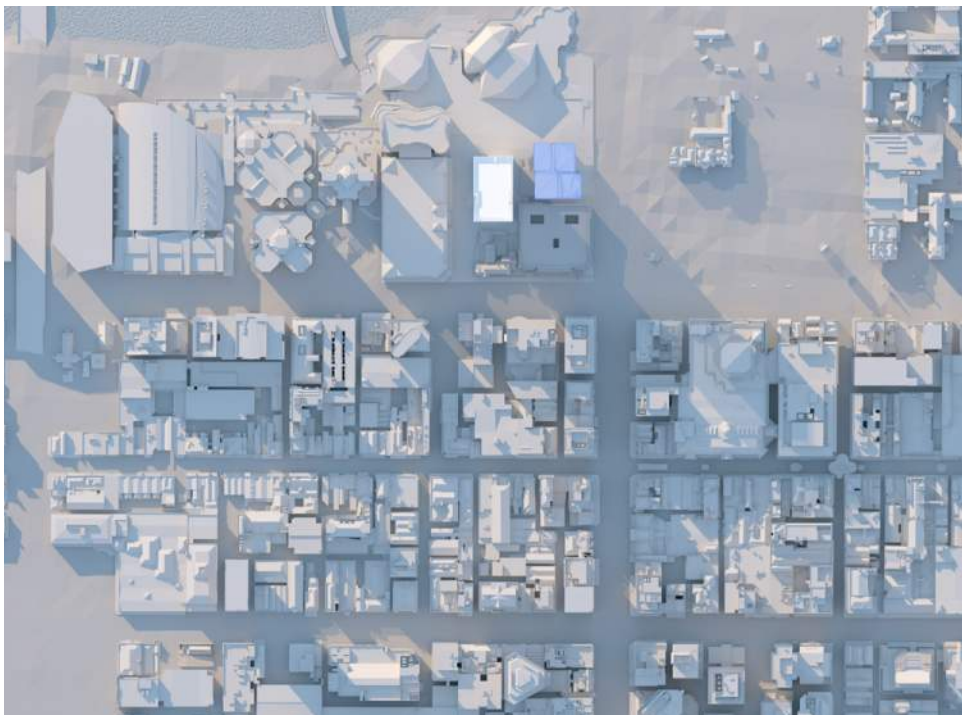
Winter Solstice: 12 Noon



Winter Solstice: 1 pm



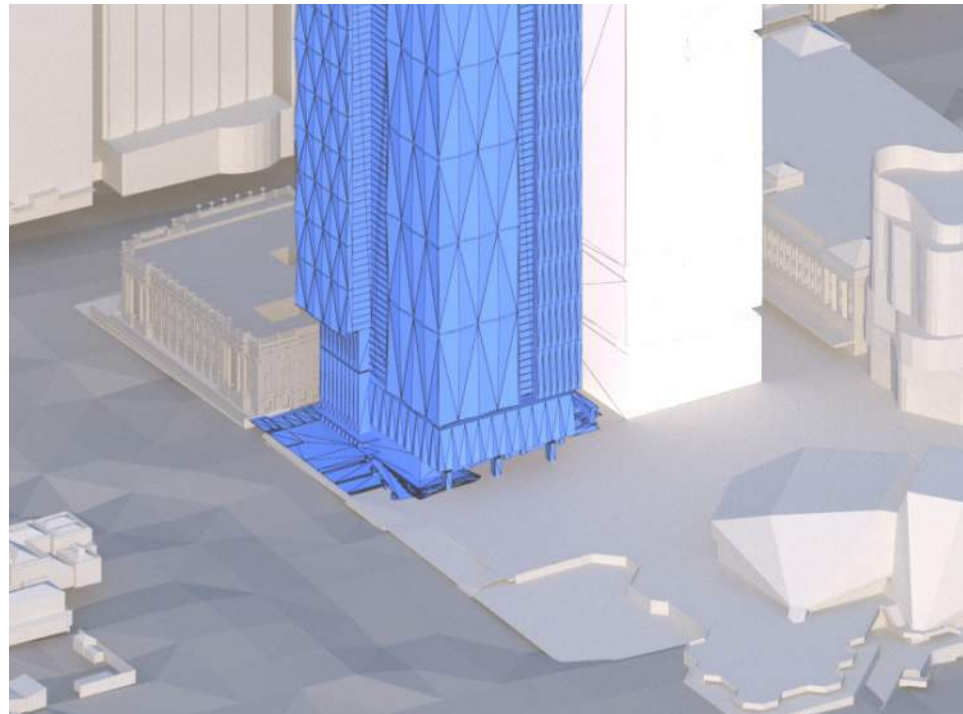
Winter Solstice: 2 pm



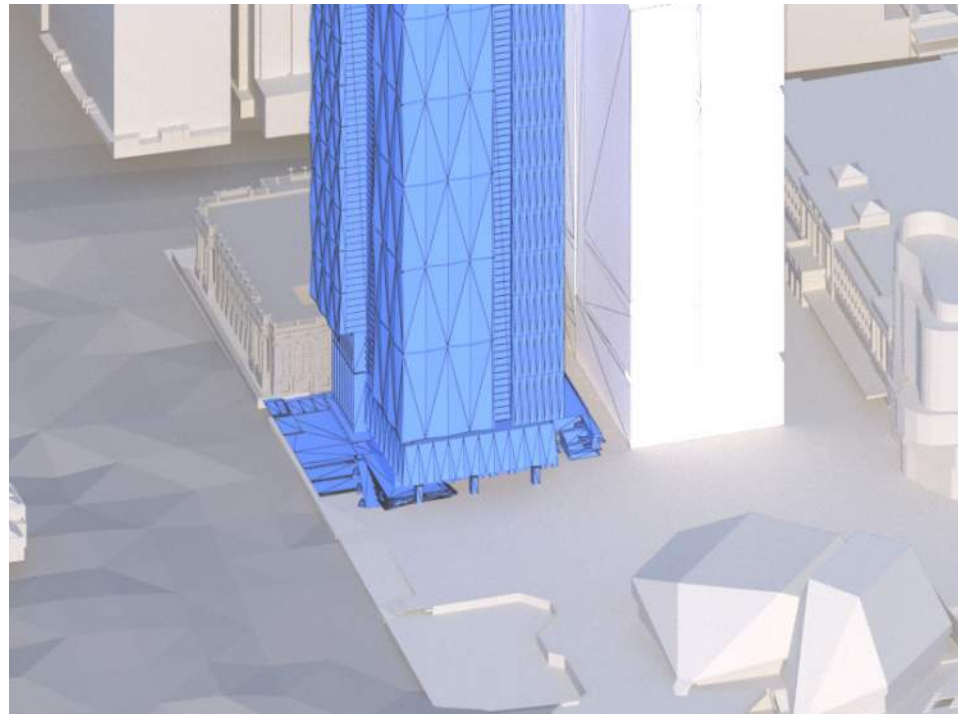
Winter Solstice: 3 pm



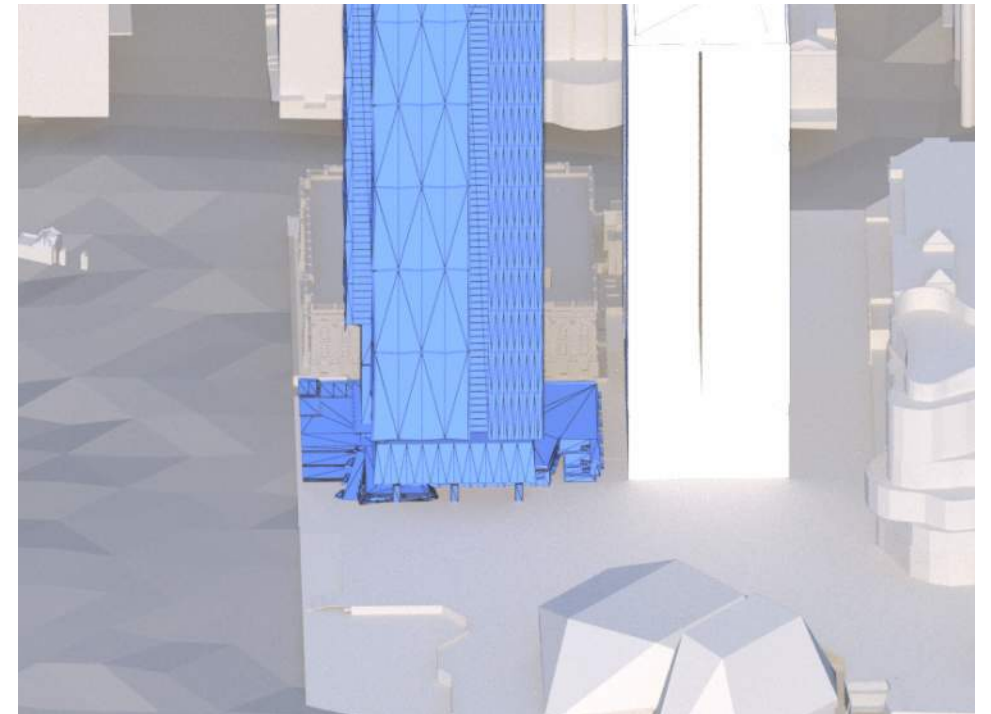
# Sun Eye Views



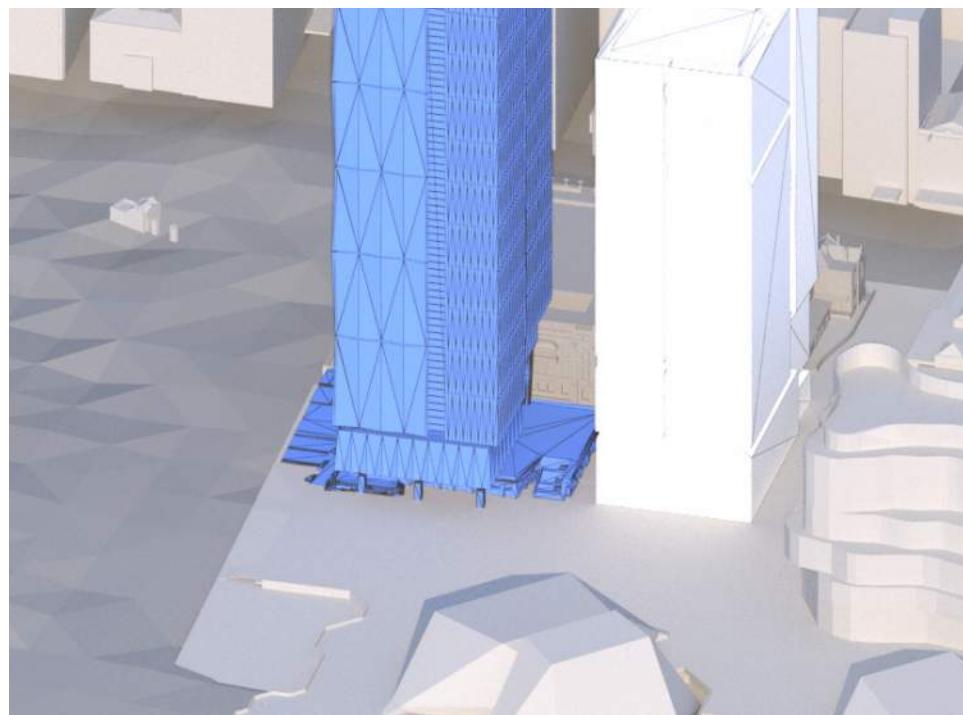
Winter Solstice: 10 am



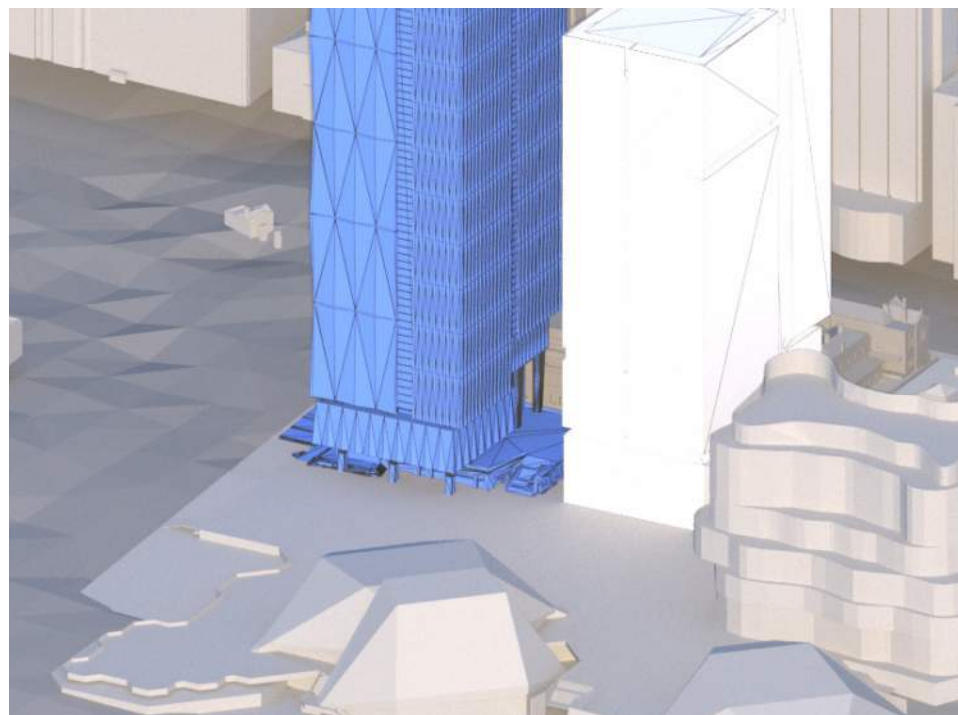
Winter Solstice: 11 am



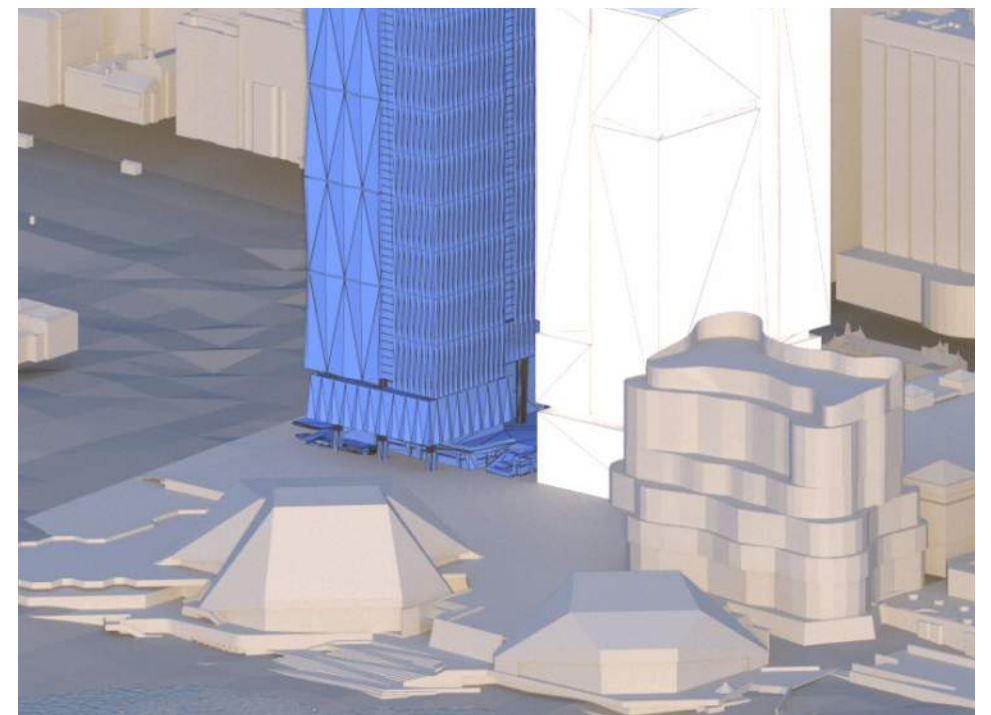
Winter Solstice: 12 Noon



Winter Solstice: 1 pm



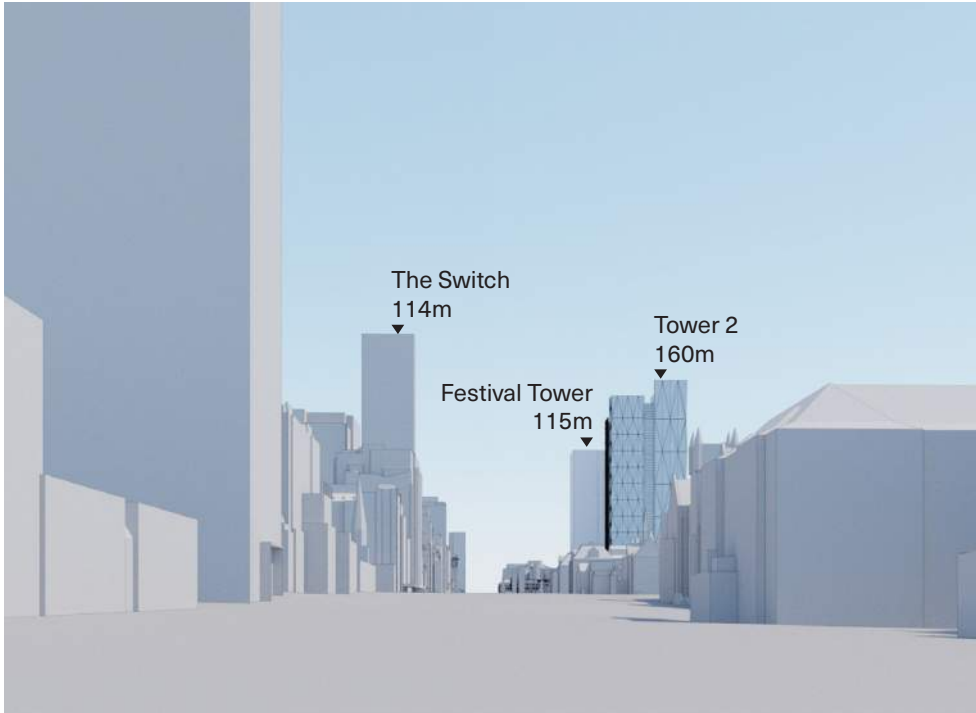
Winter Solstice: 2 pm



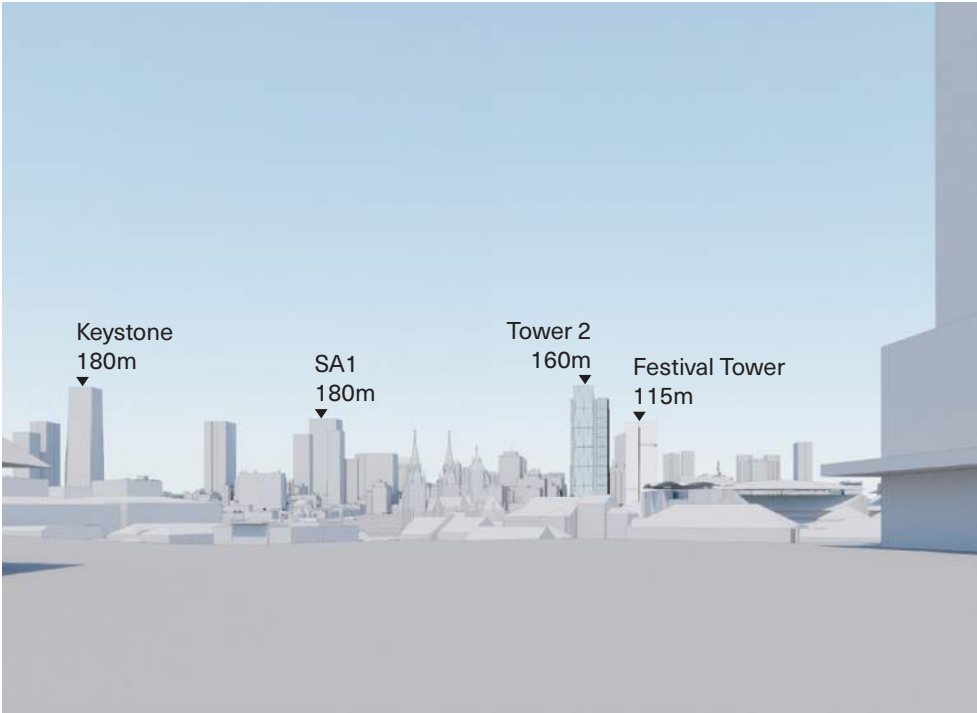
Winter Solstice: 3 pm



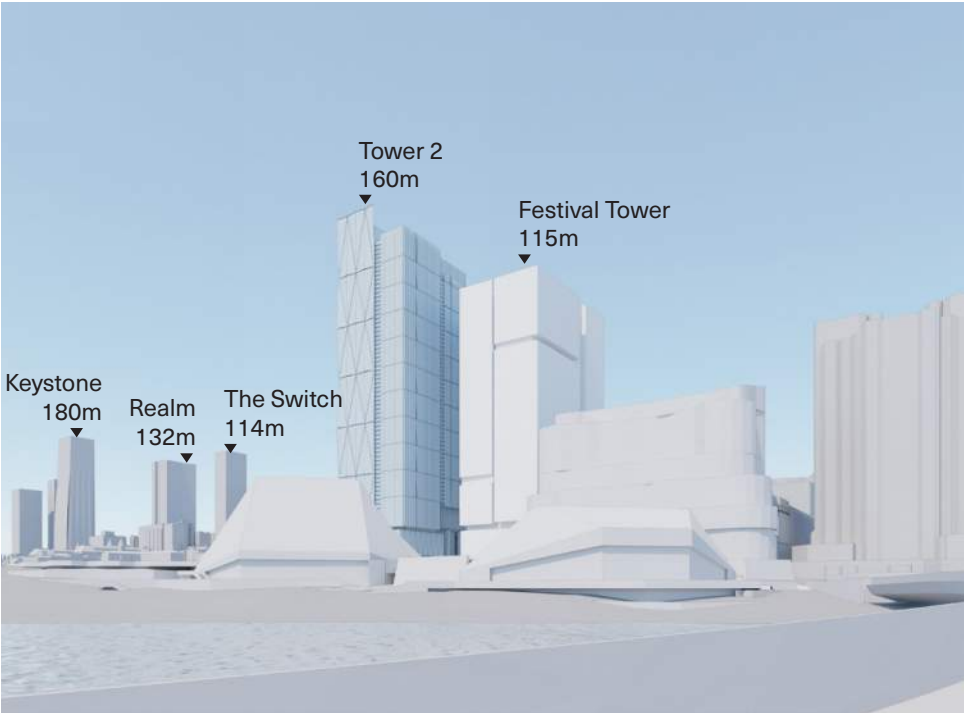
# View Studies



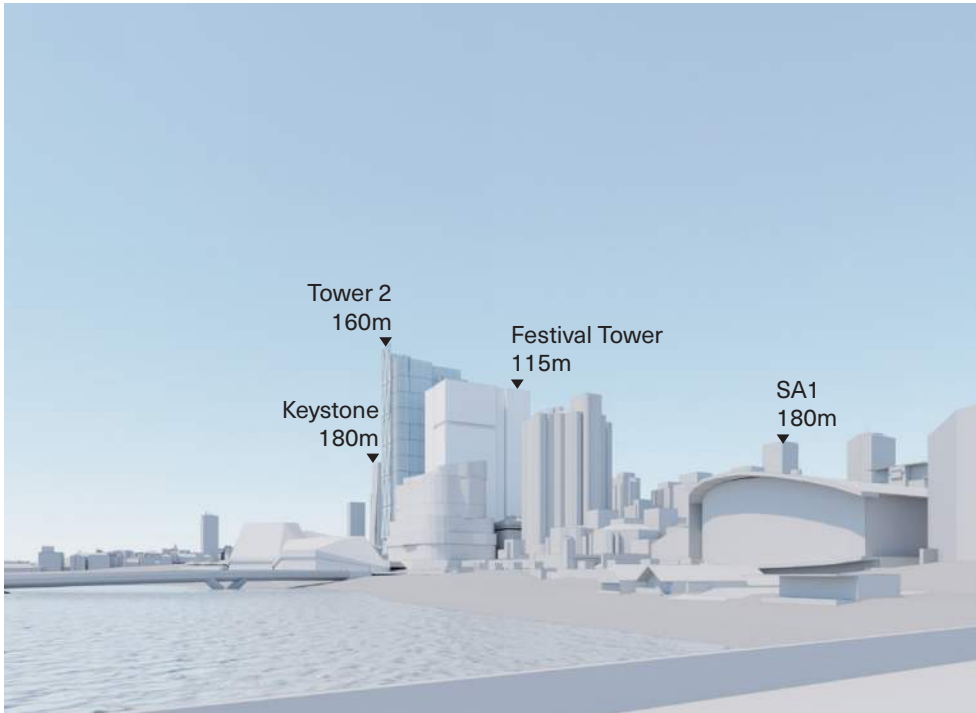
**View 1**  
Corner North Terrace and East Terrace, looking West



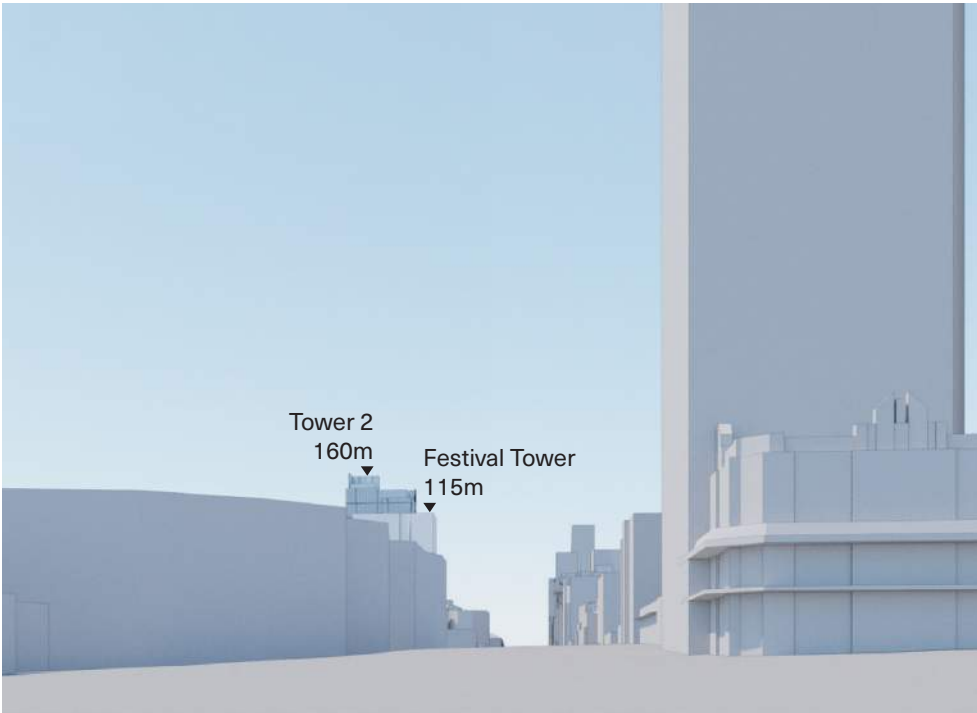
**View 2**  
O'Connell Street North Adelaide, looking South



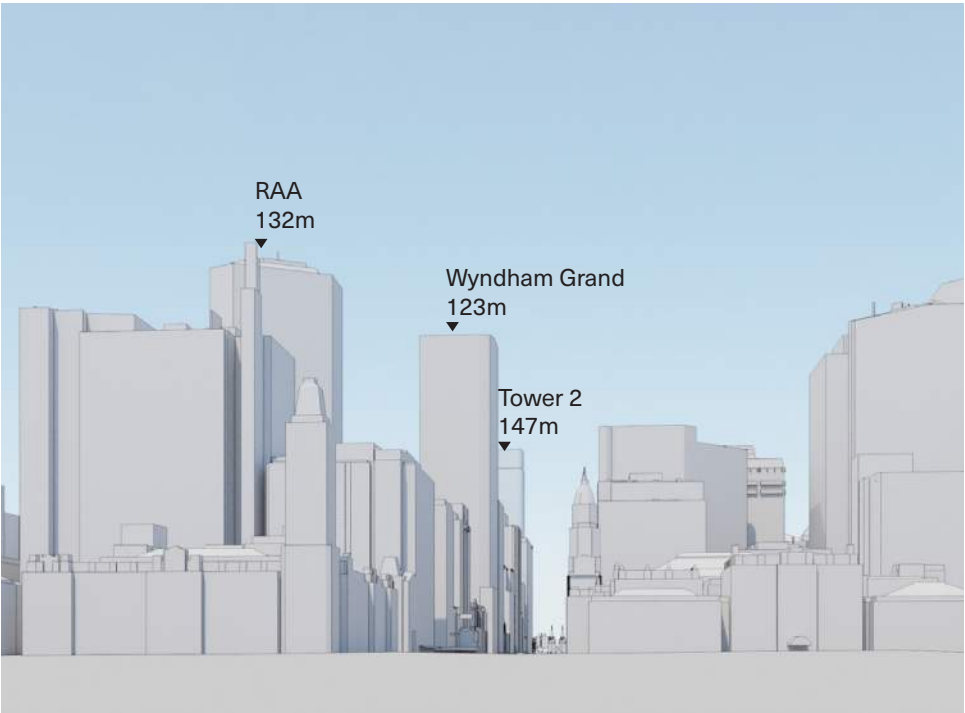
**View 3**  
Riverbank Bridge looking South East



**View 4**  
Victoria Bridge looking East



**View 5**  
Corner North Terrace and West Terrace, looking East



**View 6**  
Victoria Square looking North



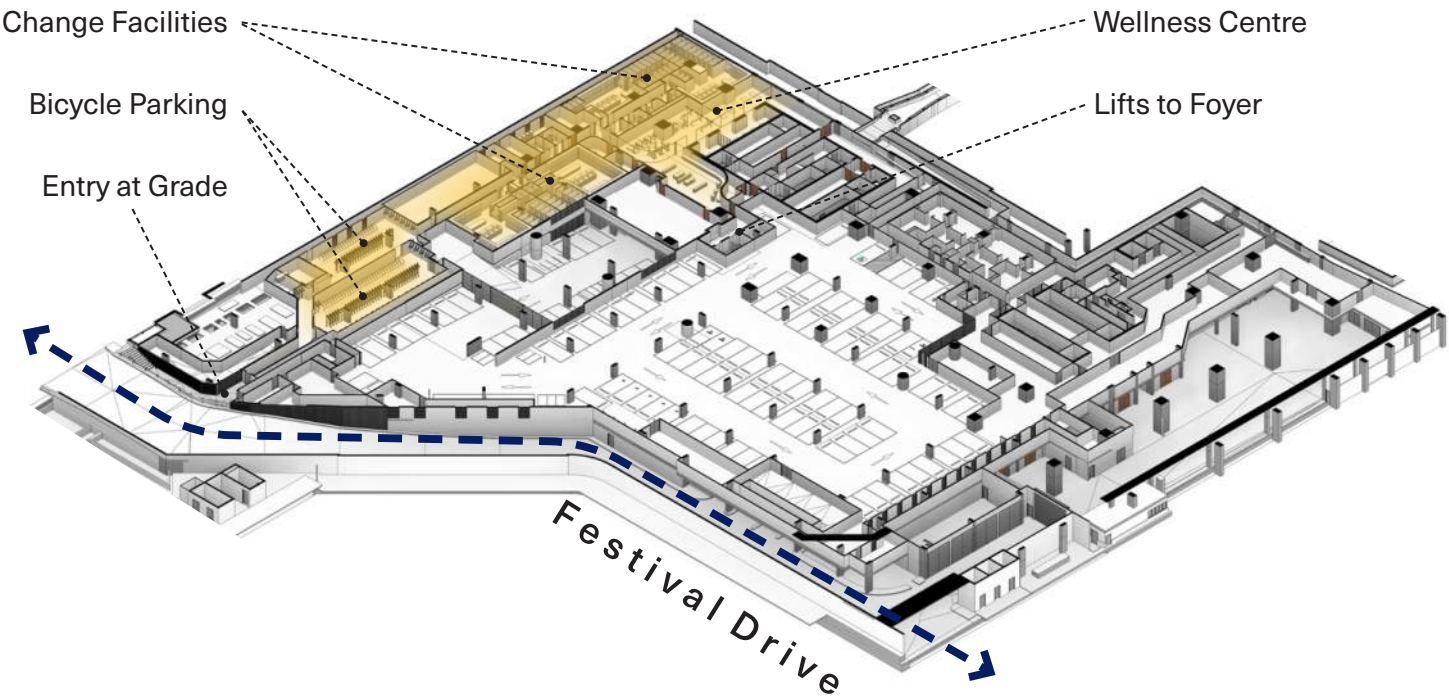
# Basement





# End of Trip and Wellness

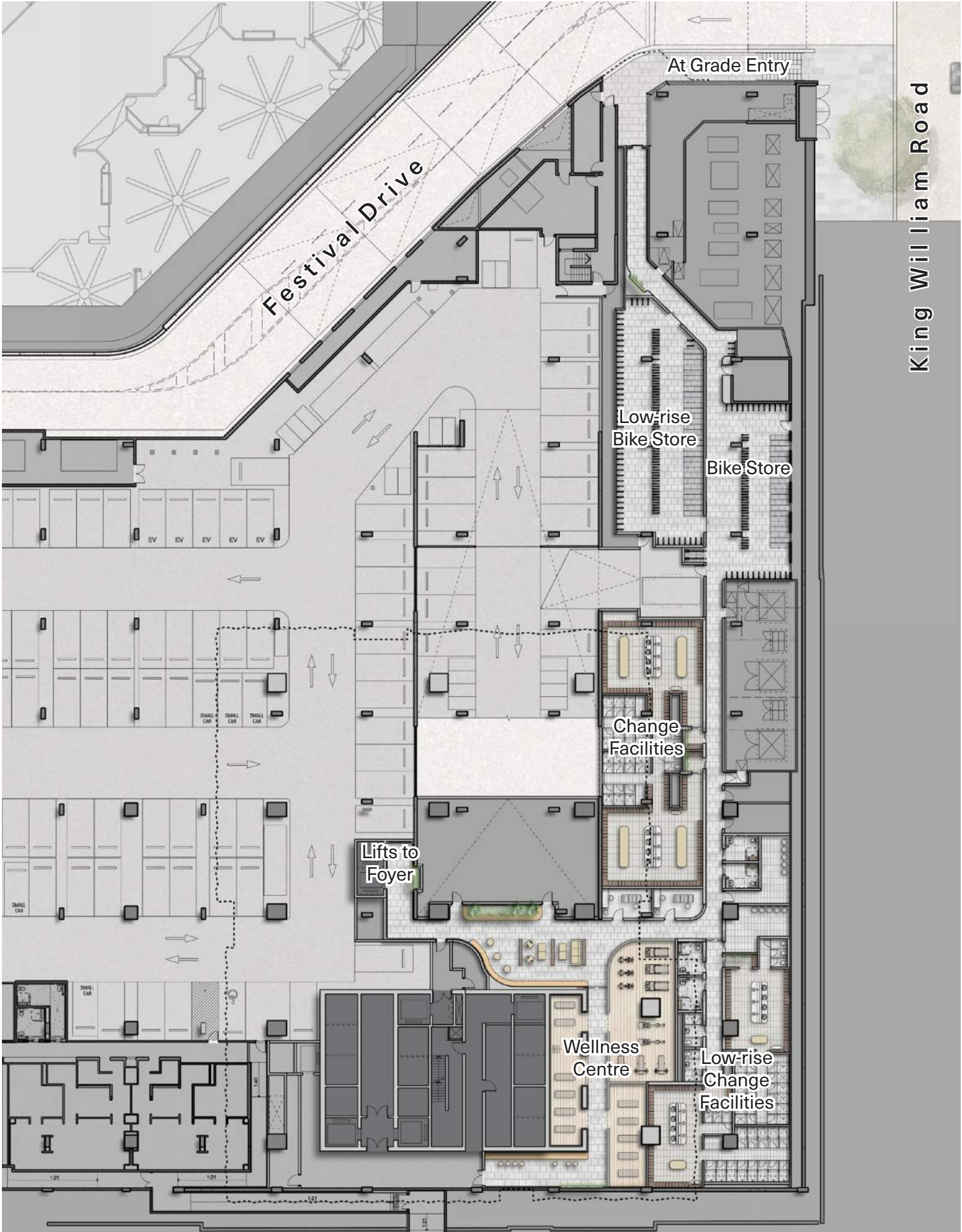
Tower 2 is supported by substantial end of trip facilities to encourage active transport uses for building occupants. A generous wellness centre will also be provided.



201 Kent St, Sydney, NSW  
Gray Puksand



20 Bond St, Sydney, NSW  
Fender Katsalidis

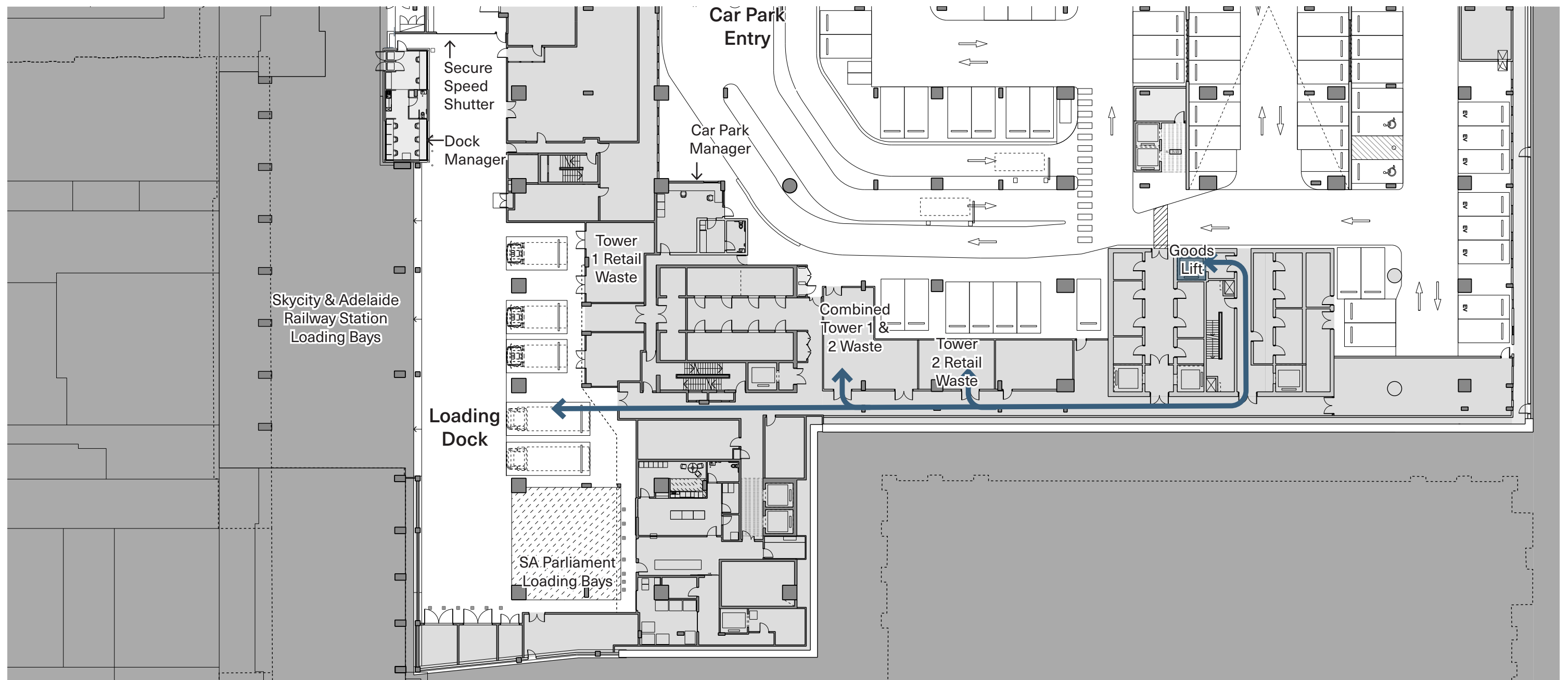
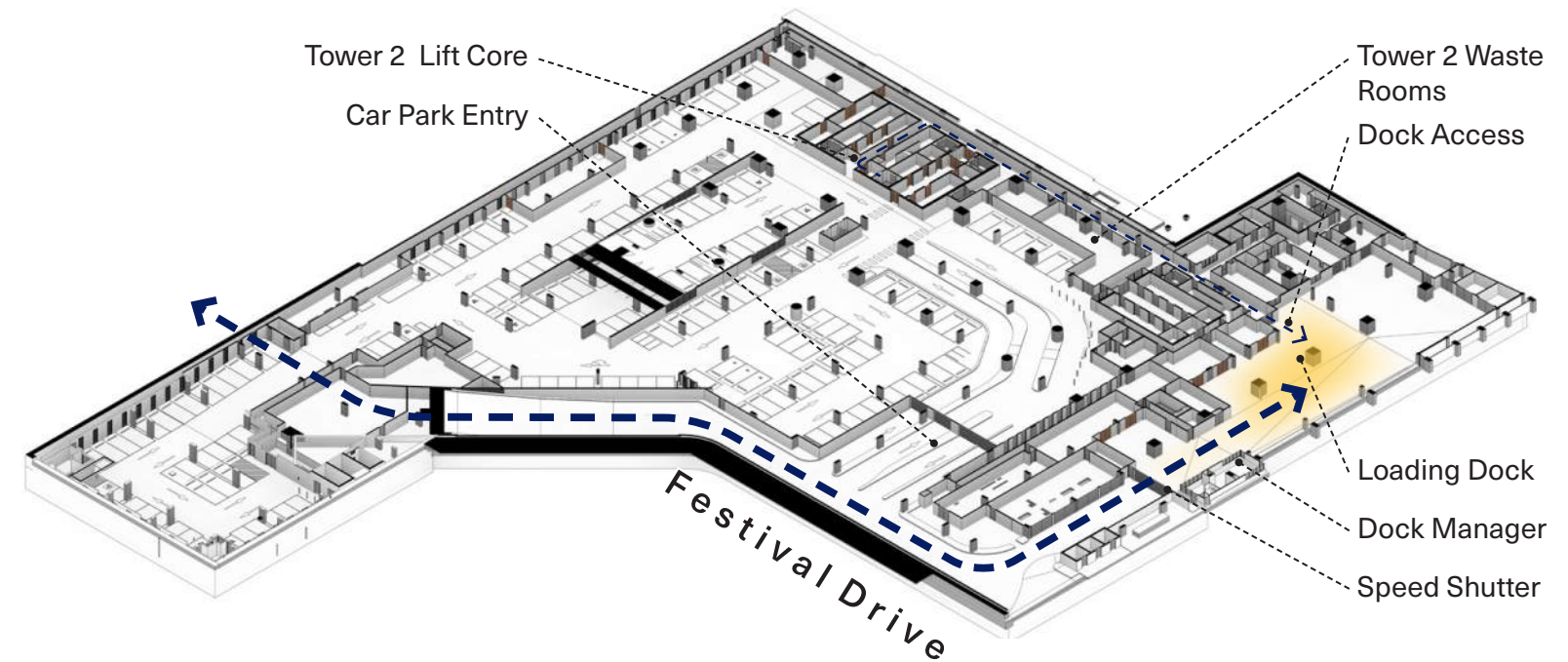


Basement Level B1 Plan



# Loading & Garbage Facilities

A suite of building management and support spaces are located at B2 Level, including loading dock and waste room access.







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