

ADELAIDE FESTIVAL PLAZA

TOWER 2 PUBLIC REALM DESIGN PACKAGE

WALKER CORP
MARCH 2025
DEVELOPMENT APPLICATION DESIGN REPORT

PROJECT #	ADL24013.01
STATUS	FINAL
ISSUE	P2
DATE	18/03/2025
PREPARED BY	JW/SL
APPROVED BY	SL/TC

mantirridesign

ASPECT Studios

Marni naa pudni.

Welcome.

Walker Corporation'rlu tampinhi, ngadluk piipawarpulayi kuu Kurna yartangka tikanhi. Kurna miyurna yaitya yarta-mathanya Wama Tarntanyaku.

Walker Corporation acknowledges that this office building sits on the land of the Kurna people. The traditional custodians of the Adelaide region.

Ngadlurlu tampinhi, parnaku tuwila yartangka.

We recognise and respect their heritage, beliefs and spiritual relationship with their Country.

Ngadlurlu Purkarna, Yaitya miyurna, puki-unangku, yalaka, tarrkarrila tampinhi.

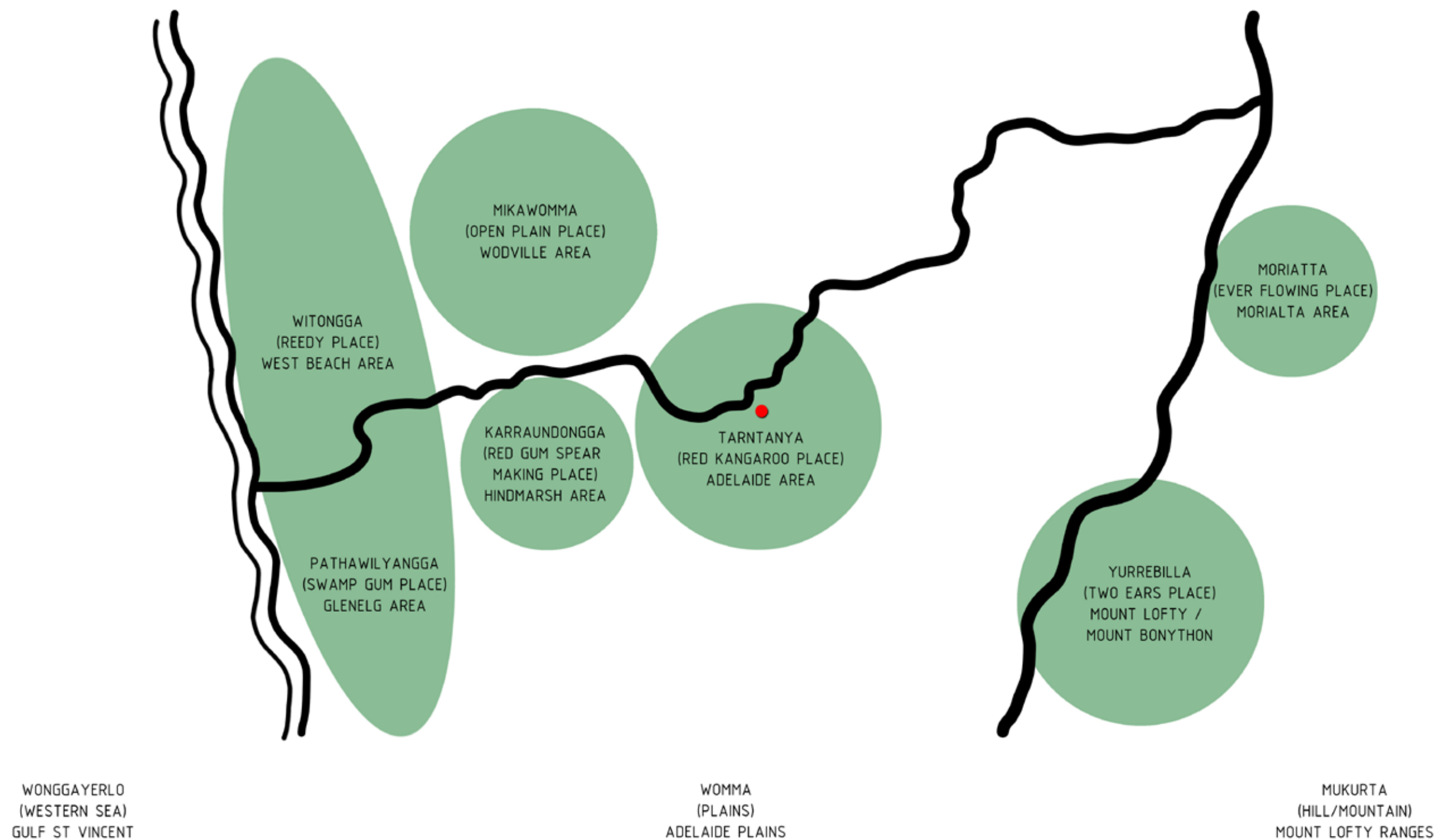
We extent respect to Elders, past ,present and future and to all Aboriginal language groups and First Nations peoples.

Public Realm Design Principles



Cultural Map of the Adelaide Plain

The Adelaide Plains, stretching from Moriatta and Yurrebilla in the Mount Lofty Ranges to the east, and Witongga and Pathawilyangga along the coast to the west are home to many sites of Kurna cultural significance. The project site is situated on Tarntanya - Red Kangaroo Place.

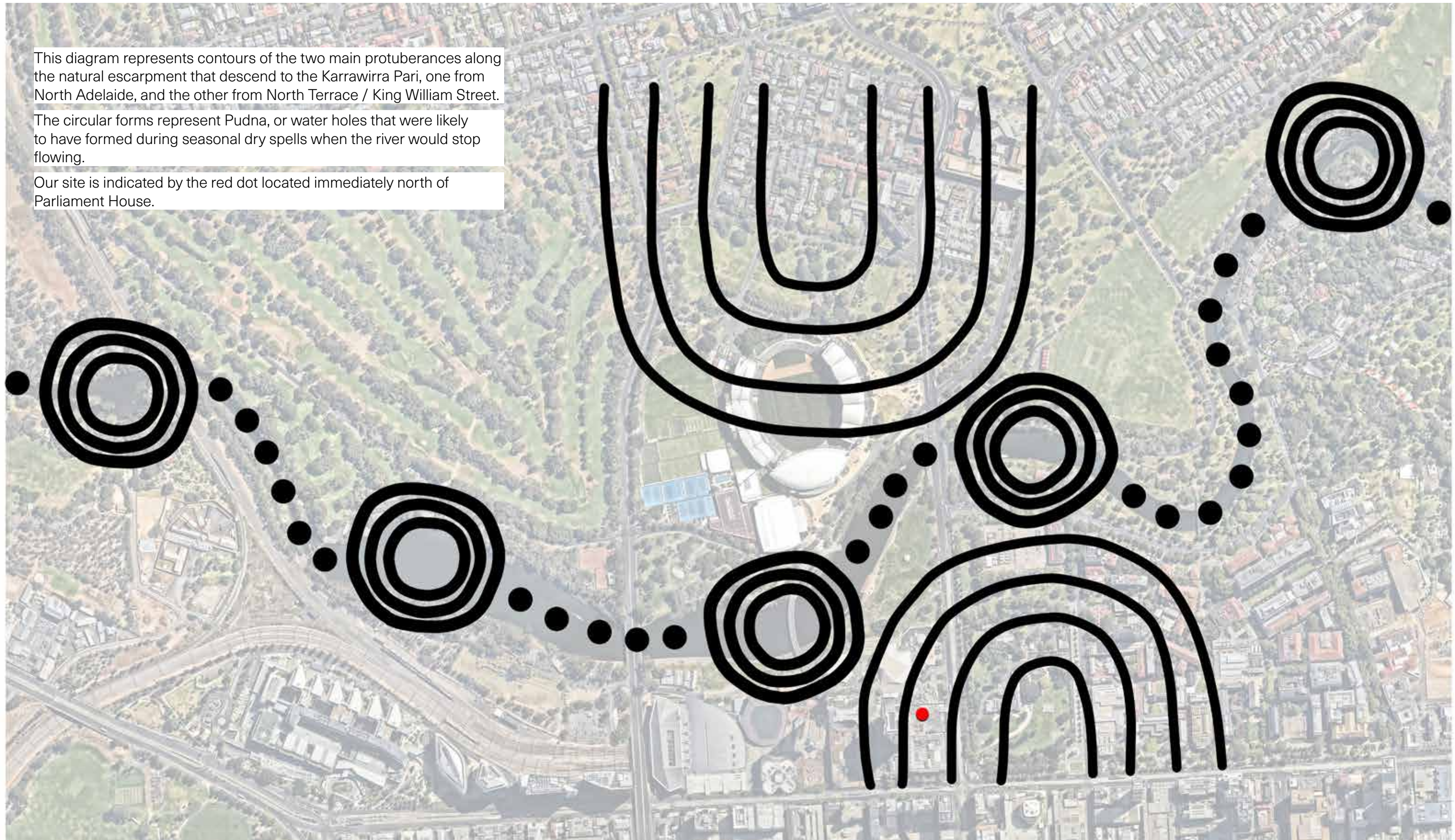


Karrawirra Pari / River Torrens Context

This diagram represents contours of the two main protuberances along the natural escarpment that descend to the Karrawirra Pari, one from North Adelaide, and the other from North Terrace / King William Street.

The circular forms represent Pudna, or water holes that were likely to have formed during seasonal dry spells when the river would stop flowing.

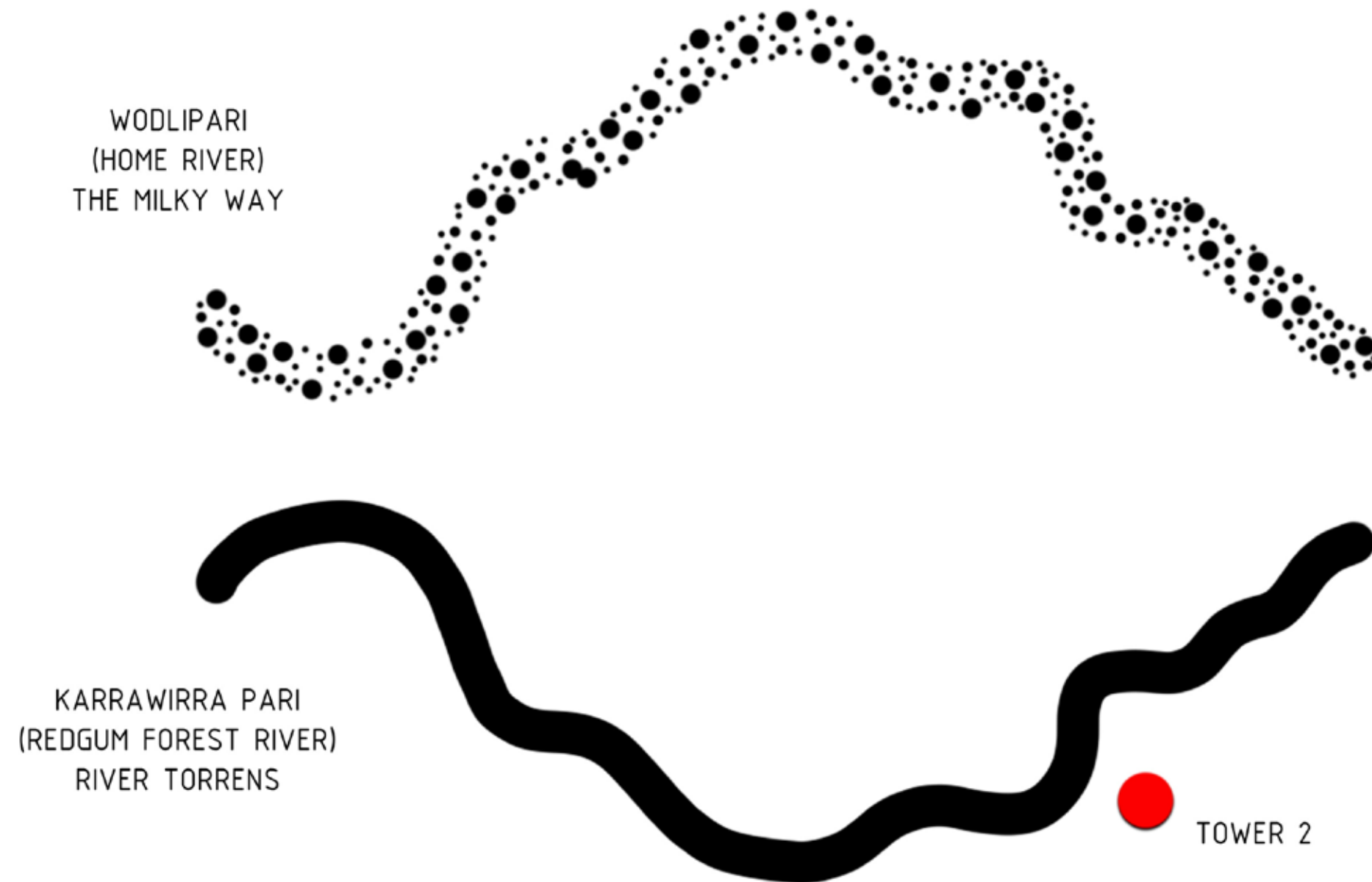
Our site is indicated by the red dot located immediately north of Parliament House.



Water & Sky Country

On a clear night, and without the light pollution of today, the stars of Wodlipari were reflected on the Karrawirra Pari.

Wodlipari is seen as a giant river in the sky world, and among the edges are reeds and huts, as well as Kurna women collecting reeds and berries. The dark areas of Wodlipari are seen as waterholes, lagoons and billabongs where Yurakauwi (Water Monster) resides.



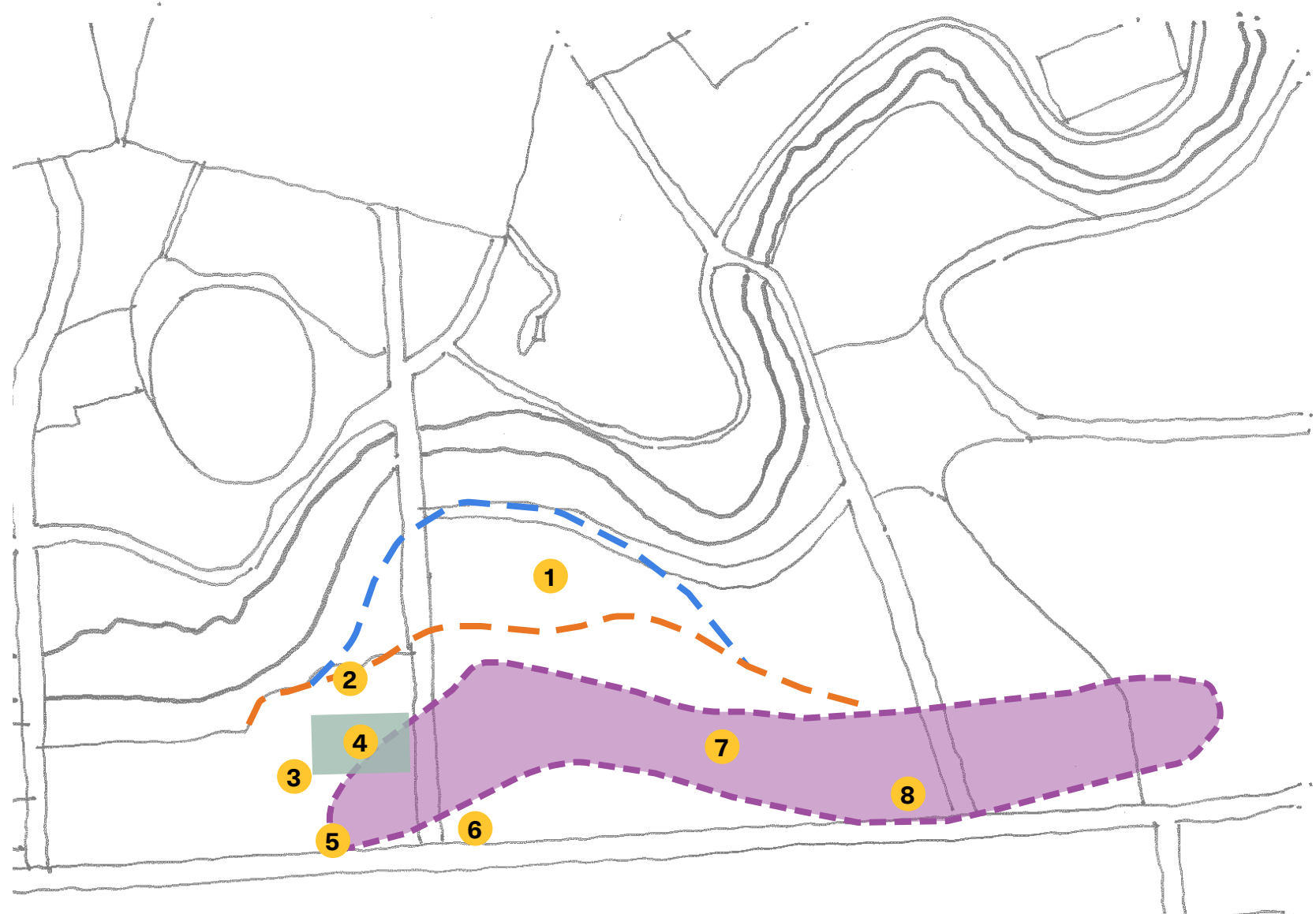
Tarnda Kanya

Red Kangaroo Rock

At various times of the year, Kaurna people would meet within the vicinity of the project site, which is known as Tarnda Kanya (Red Kangaroo Rock), a large rocky outcrop on the southern bank of the river, where the Adelaide Festival Centre now sits.

This place was used by Kaurna males for initiation ceremony, while Kaurna women and children camped on the northern bank during this time.

The shape of the southern escarpment has changed over the years, mainly due to being quarried in the early days of colonisation for the sandy to white coloured limestone rock that helped to construct parts of the Old Adelaide Gaol, Old Parliament House and the Holy Trinity Church on North Terrace.



KEY

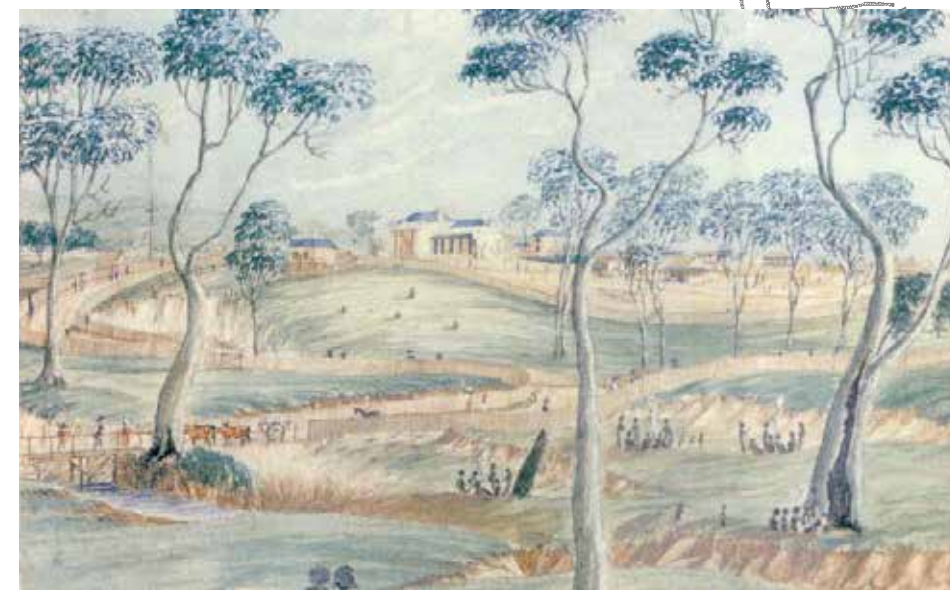
1	Location of Government Quarry No.1
2	Location of Government Quarry No.2
3	Location of Government Quarry No.3
4	Location of Festival Tower & Tower 2
5	1843 - Old Parliament House
6	1849 - Government House Gatehouse and Walls
7	1851 - Police Barracks and Armoury
8	1855 - Original Royal Adelaide Hospital Buildings (now demolished)

LEGEND

	Likely/Possible extends of Tarnda Kanya - Red Kangaroo Rock Dreaming Place
	Line of sheer edge marking extent of 1880's refill zone
	Remaining Hallet Sandstone Deposit



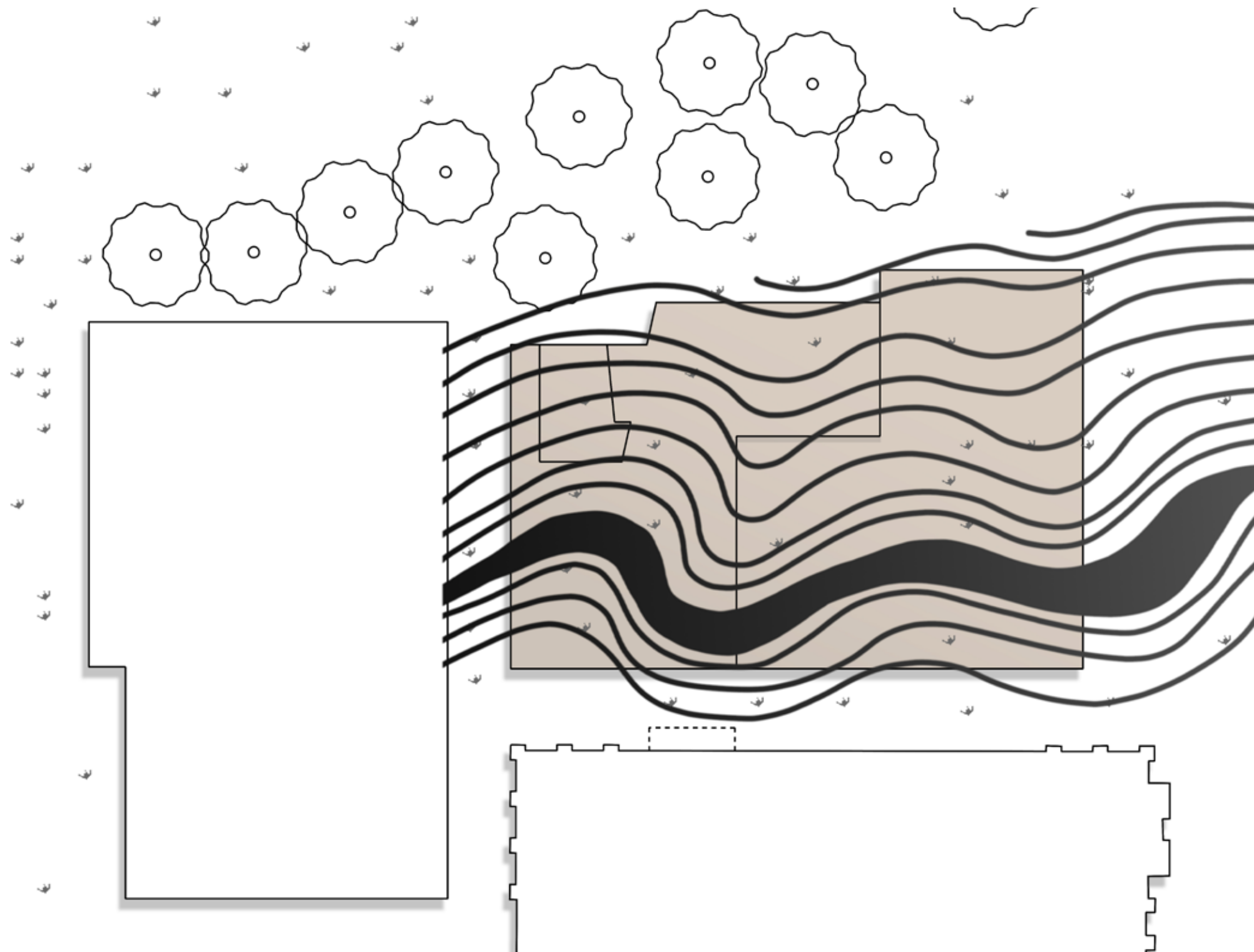
Map of Adelaide circa 1842



Robert Davenport watercolour of Adelaide from the North Bank of the River Torrens - 1843

Cultural Expression Mapping

Drawing on the memory of place, this mapping, generated by Mantirri Design, represents the escarpment contours that were likely to have formed the historic landscape at the site of the proposed Tower 2.



Design Statement

Public Realm Design Statement

The vision for the Tower 2 Public Realm is underpinned by the Festival Plaza Precinct Masterplan (2013). As the final piece of the precinct takes shape, the plaza will be;

1. A compelling destination

Adelaide's premier entertainment destination and an engaging place that welcomes people from all walks of life.

2. The heart of the Riverbank

An integrated part of the Adelaide Riverbank, with coordinated places and programs, and clear connections within and beyond the plaza.

3. Event-ready space

Well serviced with built-in facilities and infrastructure to enable convenient and elegant adaptation for temporary events, festivals and performances of different scales and durations.

4. Dynamic and evolving place

A place that offers a different experience every time, that celebrates the seasons and is brought to life by a balance of curated and spontaneous activities.

5. Distinctive place

A memorable and distinctive place that embodies a unique account of people, cultural life and character of Adelaide, combining relaxed sophistication with creative endeavour.

(Renewal SA Website: <https://renewalsa.sa.gov.au/projects/festival-plaza#plaza-vision>)

The design solution provides a multilayered space that acknowledges the site's central location within the wider Riverbank Precinct on Kurna Country. With a focus on design quality at the macro scale that responds to place, through to the choices of fine materiality and planting selections, the Tower 2 ground plane will be a destination in it's own right, providing a wealth of experiential spaces connected by new north-south and east-west laneways.

As a signature destination within the precinct, the Elevated Plaza will thrive with activity during the day and into the night, providing a place for people to gather, work, sit and relax.

With an emphasis on connections to the wider precinct, the Tower will sit within a contextually appropriate public setting, with a positive interface to Parliament House created through an intimate and vibrant new green laneway. Likewise, the connection to Festival Plaza respects the diagonal axis of the Festival Centre and creates an integrated active edge to the plaza through a refined arbour planter arrangement.

The location of the grand stairs with terraced seating and generous cascading planters, alongside adjacent north-south lane creates a focal point of activity at the heart of the development - a nexus within the greater Festival Plaza Precinct.

The public realm for Tower 2 is the final piece of Adelaide's Festival Plaza – it will thrive as a place where cultural knowledge is shared, a place where people connect with each other and with place.

Cultural Design Statement

Cultural Mapping

This project site is located adjacent to a highly significant Kurna place – The Karrawirra pari/River Torrens. For thousands of years, the river has seasonally flowed out of the ranges, wound its way across the plains and now, out to the sea. During times of long dry spells, the river would stop flowing and reduce to a series of waterholes along its course. On its journey, the river passes through ancient Kurna campsites and other places of cultural significance. The river is part of a major Dreaming site, was a traditional trade route with various campsites and waterholes along the way. It was known as a supermarket for the Kurna people – for it provided fresh water, firewood, food and other valuable resources.

Geology

At various times of the year, Kurna people would meet within the vicinity of the project site, which is known as Tarnda Kanya (Red Kangaroo Rock), a large rocky outcrop on the southern bank of the river, where the Adelaide Festival Centre now sits. This place was used by Kurna males for initiation ceremony, while Kurna women and children camped on the northern bank during this time.

The shape of the southern escarpment has changed over the years, mainly due to being quarried in the early days of colonisation for the sandy to white coloured limestone rock that helped to construct parts of the Old Adelaide Goal, Old Parliament House and the Holy Trinity Church on North Terrace.

Cosmology

Prior to the colonisation of the Adelaide Plains in 1836, the night skies were very dark by today's standards. At night time, there were no artificial lights or industrial pollution affecting the views of the stars above. During the hours of darkness and on a cloudless night. The Kurna people have many cosmological beliefs. One belief, was that when the Wodlipari (The Milky Way constellation) reflected on the water's surface of the Karrawirra pari/River Torrens, the two spaces became one, as Sky Country reflected life on earth.

The design of the public realm draws on the narrative of these ancient songlines, creating a place that at its core, is about connecting people. Through a sharing of knowledge and history, we propose a place where all people walk together, as one.

Public Realm Places

Five distinct places surrounding Tower 2 will complete the public realm vision articulated in the Adelaide Festival Plaza Precinct Master Plan.

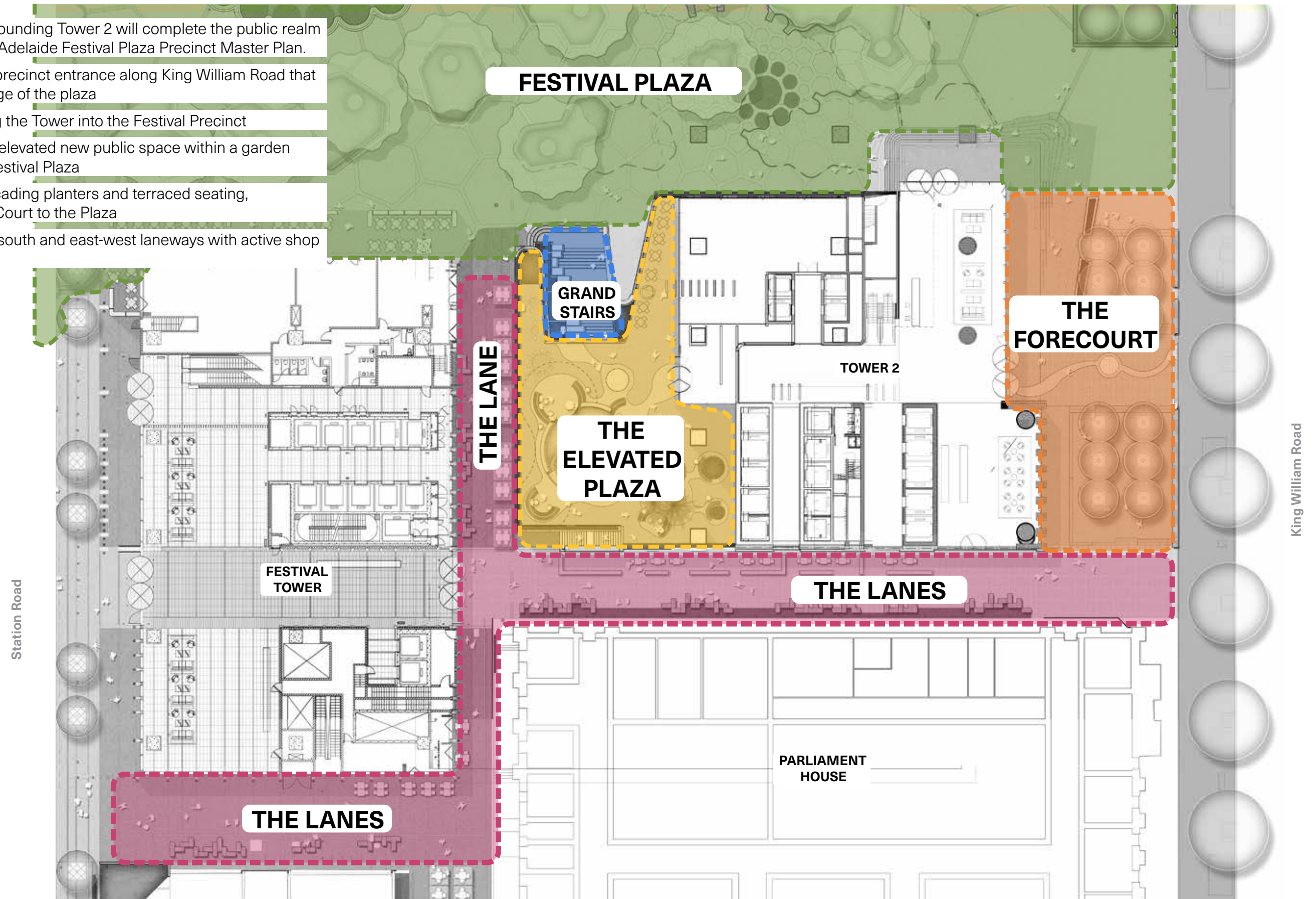
The Forecourt - a new precinct entrance along King William Road that reinforces the active edge of the plaza

Festival Plaza - stitching the Tower into the Festival Precinct

The Elevated Plaza - an elevated new public space within a garden setting that overlooks Festival Plaza

Grand Stairs - with cascading planters and terraced seating, connecting Parliament Court to the Plaza

The Lanes - new north-south and east-west laneways with active shop frontages.

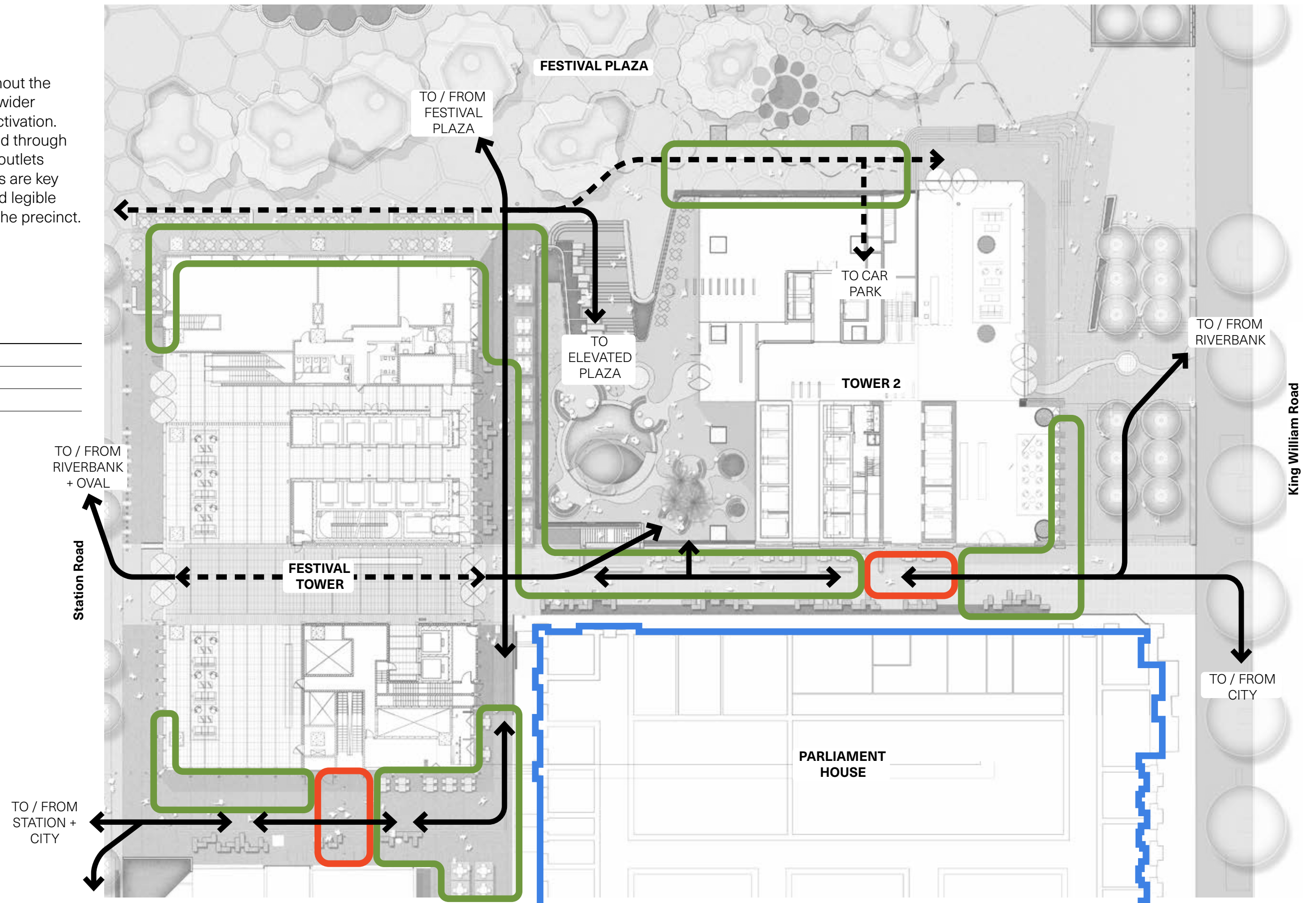


Public Realm Analysis

Connectivity throughout the ground plane to the wider precinct is vital for activation. The Lanes, reinforced through a sequence of retail outlets creating active edges are key to providing clear and legible wayfinding through the precinct.

LEGEND

- ACTIVE EDGES
- INACTIVE EDGES
- HERITAGE INTERFACE



Public Realm User Experience

Throughout the day we anticipate that the public realm will be utilised in different ways with varying levels of intensity across different spaces. Mornings are expected to be quieter with more through traffic and some shorter stays focussed along the lanes. The middle of the day will be activated by lunchtime movement of workers and students with retail spaces and the Elevated Plaza and Festival Plaza becoming most populated. In the evening, restaurants and bars, and events within the precinct will activate the public realm, as well as people heading home at the end of the day.



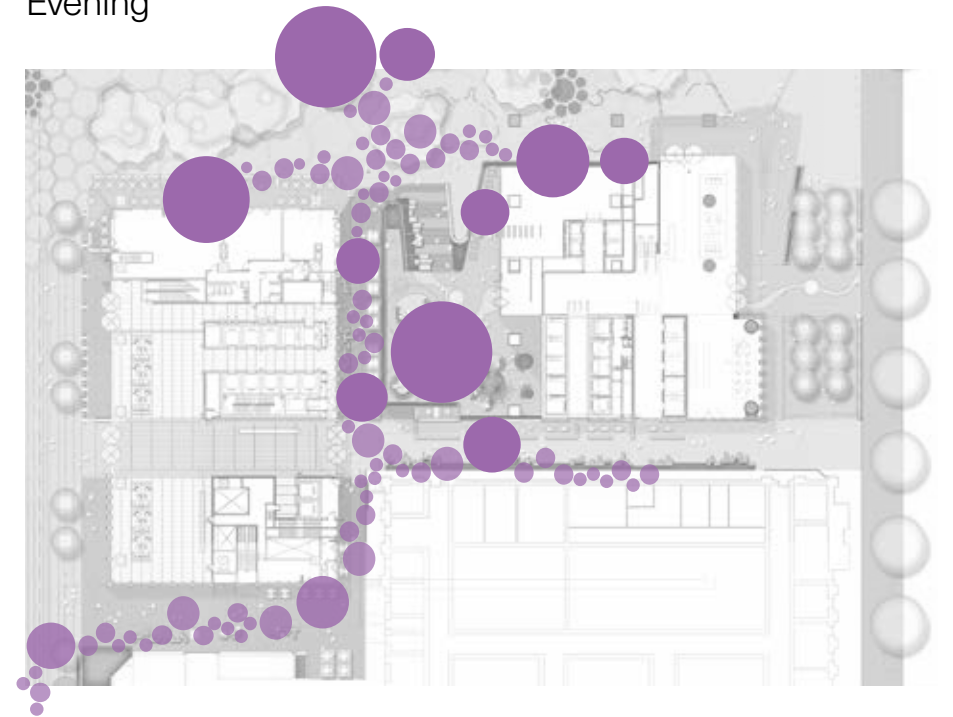
Morning



Midday



Evening

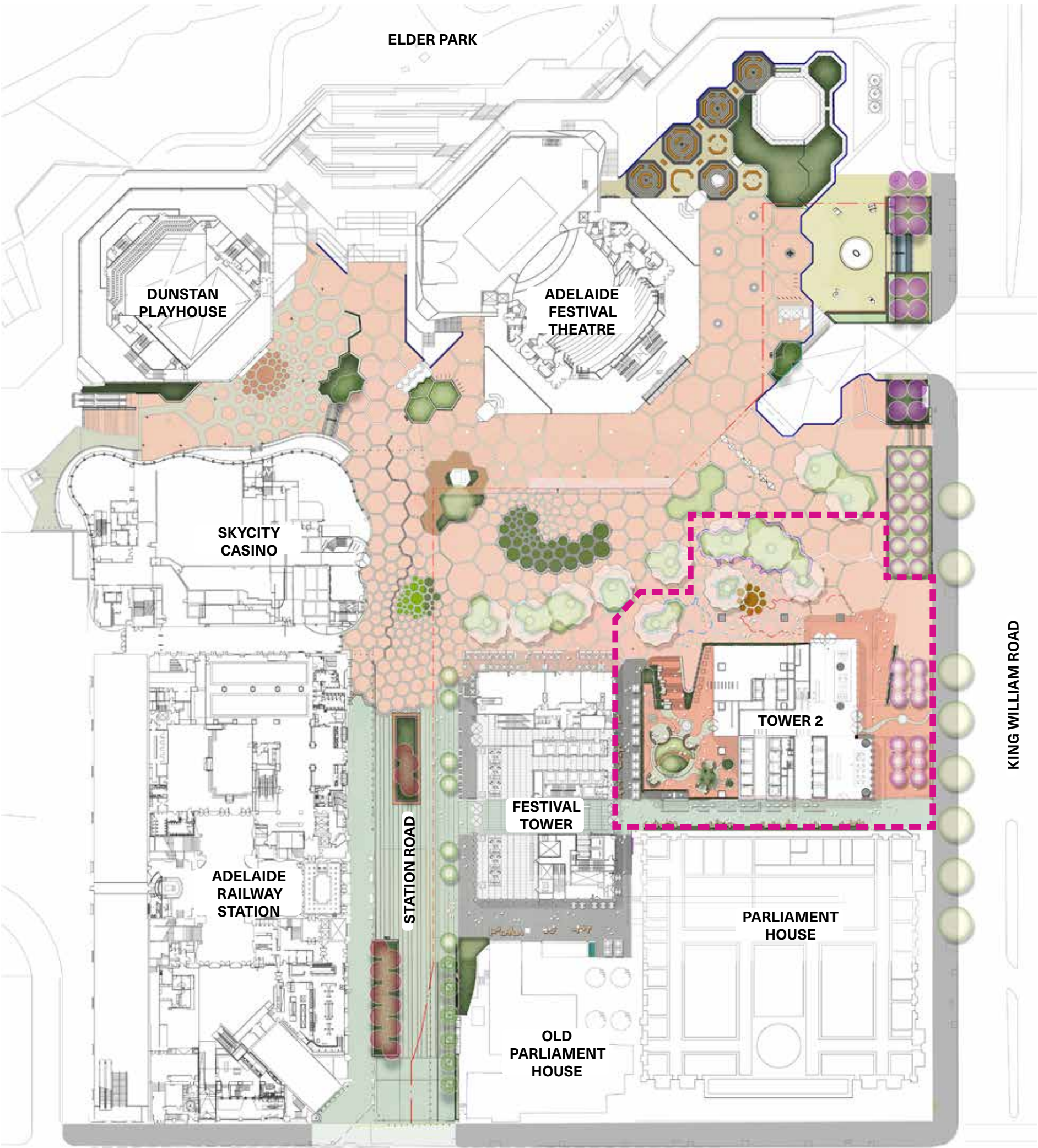


Public Realm Precinct Plan

Tower 2 is located between King William Road, Parliament House, Festival Tower, and Festival Plaza. The public realm connects to the wider precinct through new lanes that lead to Tower entrances and the elevated Plaza.

The laneways provide a continuation of treatments from Festival Tower and Festival Plaza providing legible north-south and east-west connections through the precinct.

The Elevated Plaza and King William Road interface blend with Festival Plaza, stitching the public realm together while providing unique elements connected to place and Country.



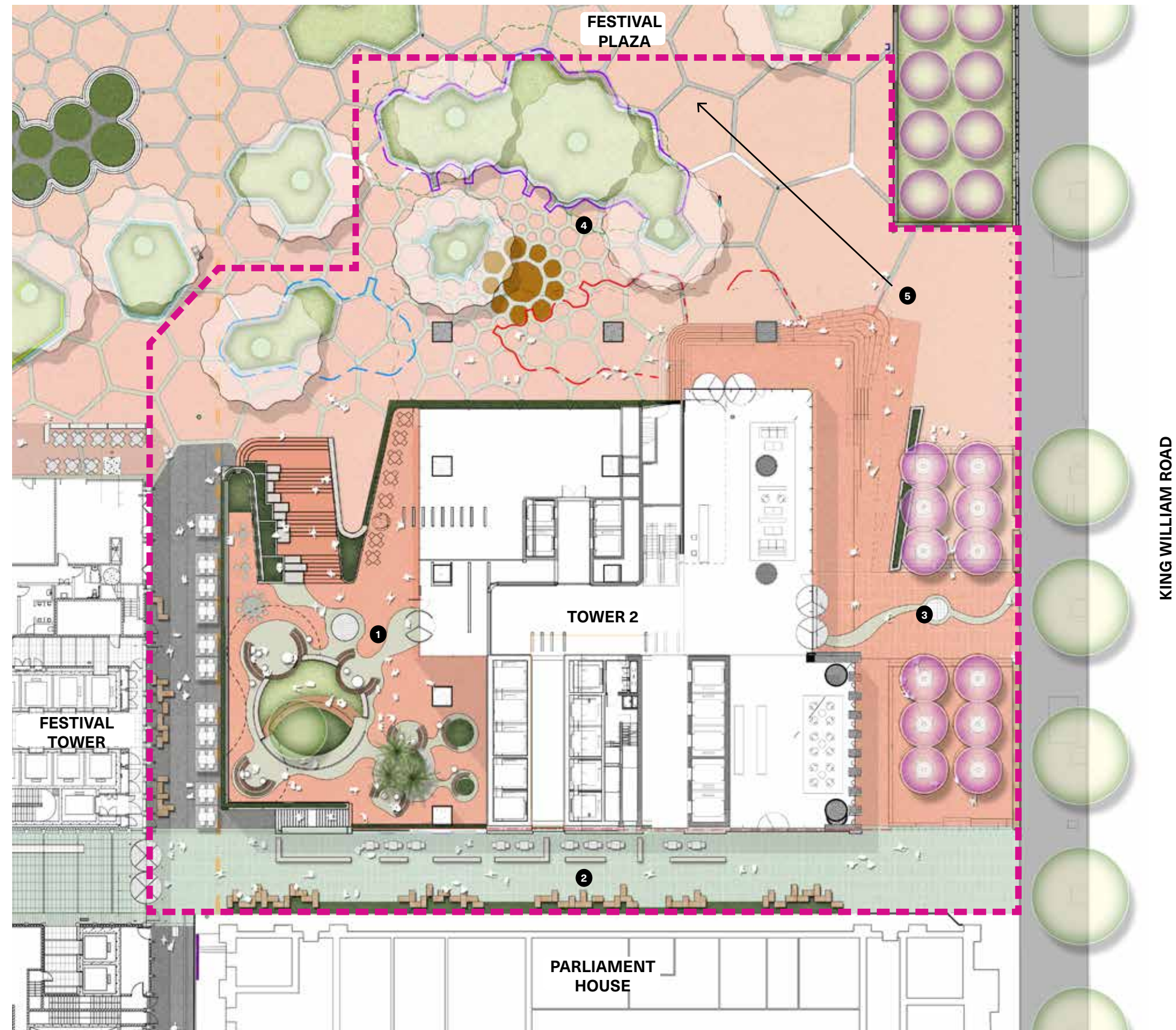
LEGEND

■ TOWER 2 DEVELOPMENT AREA



Public Realm Concept Plan

The concept for the public realm builds on the Country centred narrative reinforcing the sandstone escarpment and ponds of the Karrawirra Pari. A seamless connection through the tower ground floor and first floor is achieved through a complimentary paving pattern connecting from King William Road, through the Tower to Elevated Plaza and descending the stairs.



LEGEND

1	ELEVATED PLAZA
2	PARLIAMENT LANE
3	KING WILLIAM ROAD FORECOURT
4	FESTIVAL PLAZA
5	VIEW TO ADELAIDE FESTIVAL CENTRE

Elevated Plaza

Concept Plan

The Elevated Plaza offers a unique piece of public realm within the precinct, while complimenting the recently completed Festival Plaza.. The podium expresses the historic escarpment of the southern bank of the Karrawirra Pari and the elevated plaza provides access to the public foyer of the building and a place for gathering with enough flexibility for events associated with the tower.

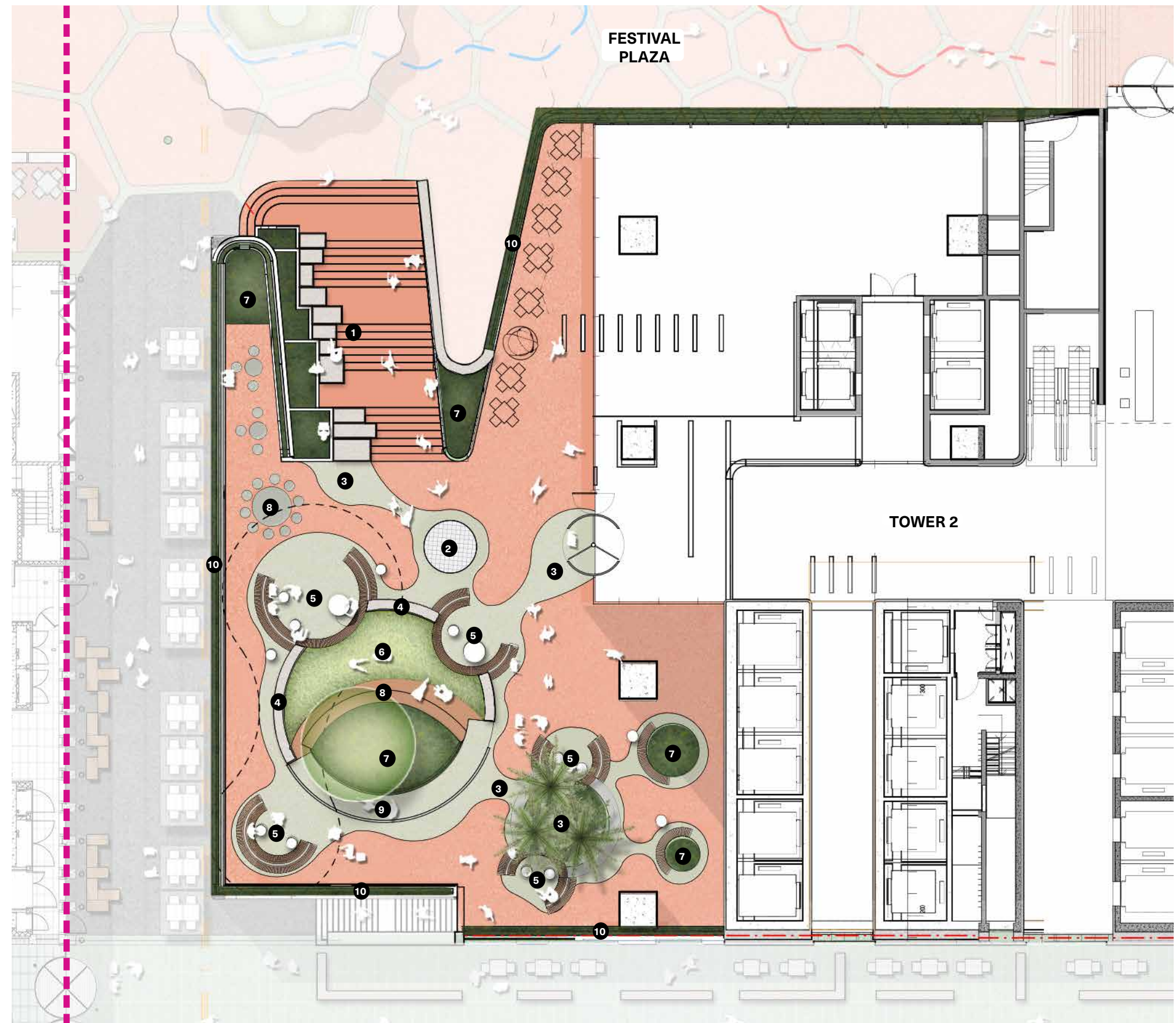
Circular forms represent the ephemeral waterholes (Pudna) of the Karrawirra Pari, as well as gathering places and places of knowledge sharing.

The main circular form provides an accessible lawn area and a large seating element with other seating clusters providing spaces for groups and



LEGEND

- | | |
|----|--|
| 1 | GRAND STAIR w/ INTEGRATED SEATING & PLANTING |
| 2 | REFLECTIVE KAURNA THEMED ARTWORK |
| 3 | KARRAWIRRA PARI PAVING PATTERN |
| 4 | CONCRETE AND/OR MASONRY |
| 5 | TIMBER BATTEN SEATING ZONES w/ TABLES |
| 6 | IRRIGATED LAWN |
| 7 | GARDEN BED |
| 8 | DECK PLATFORM |
| 9 | DDA ACCESS RAMP |
| 10 | PODIUM PERIMETER PLANTING |



Elevated Plaza

Perspective Sketch



The Forecourt Concept Plan

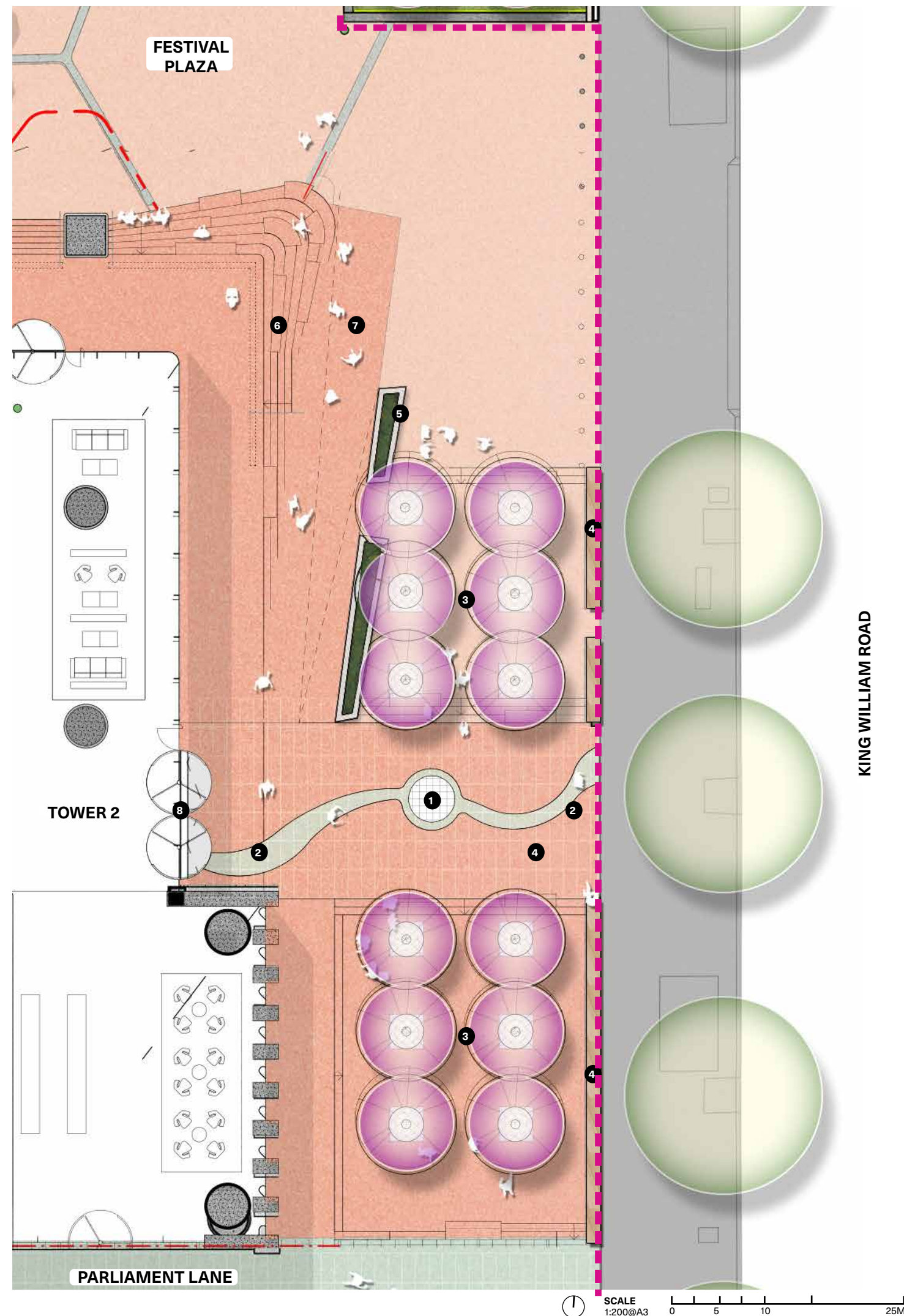
The King William Road frontage provides a formal forecourt to the tower and the primary access from King William Road. A double row of Jacarandas is continued from the existing dual row further north completing the avenue. Sandstone block walls assist with the level transition at the footpath interface providing further consistency with the Festival Plaza and King William Road interface to the north. The Forecourt terraces down to the north, working with the grade of King William Road, each terrace maintaining universal access.

The representation of Karrawirra Pari and ephemeral Pudna is continued through Tower 2 and at the primary entrance with an opportunity for a reflective public art piece representing Wodlipari.



LEGEND

- | | |
|---|------------------------------------|
| 1 | REFLECTIVE KAURNA THEMED ARTWORK |
| 2 | KARRAWIRRA PARI PAVING PATTERN |
| 3 | KING WILLIAM ROAD JACARANDA AVENUE |
| 4 | SANDSTONE BLOCK SEATING EDGE |
| 5 | RAISED GARDEN BED |
| 6 | TOWER ENTRY STEPS |
| 7 | WALKWAY |
| 8 | TOWER 2 ENTRY FOYER |



The Forecourt

Perspective Sketch

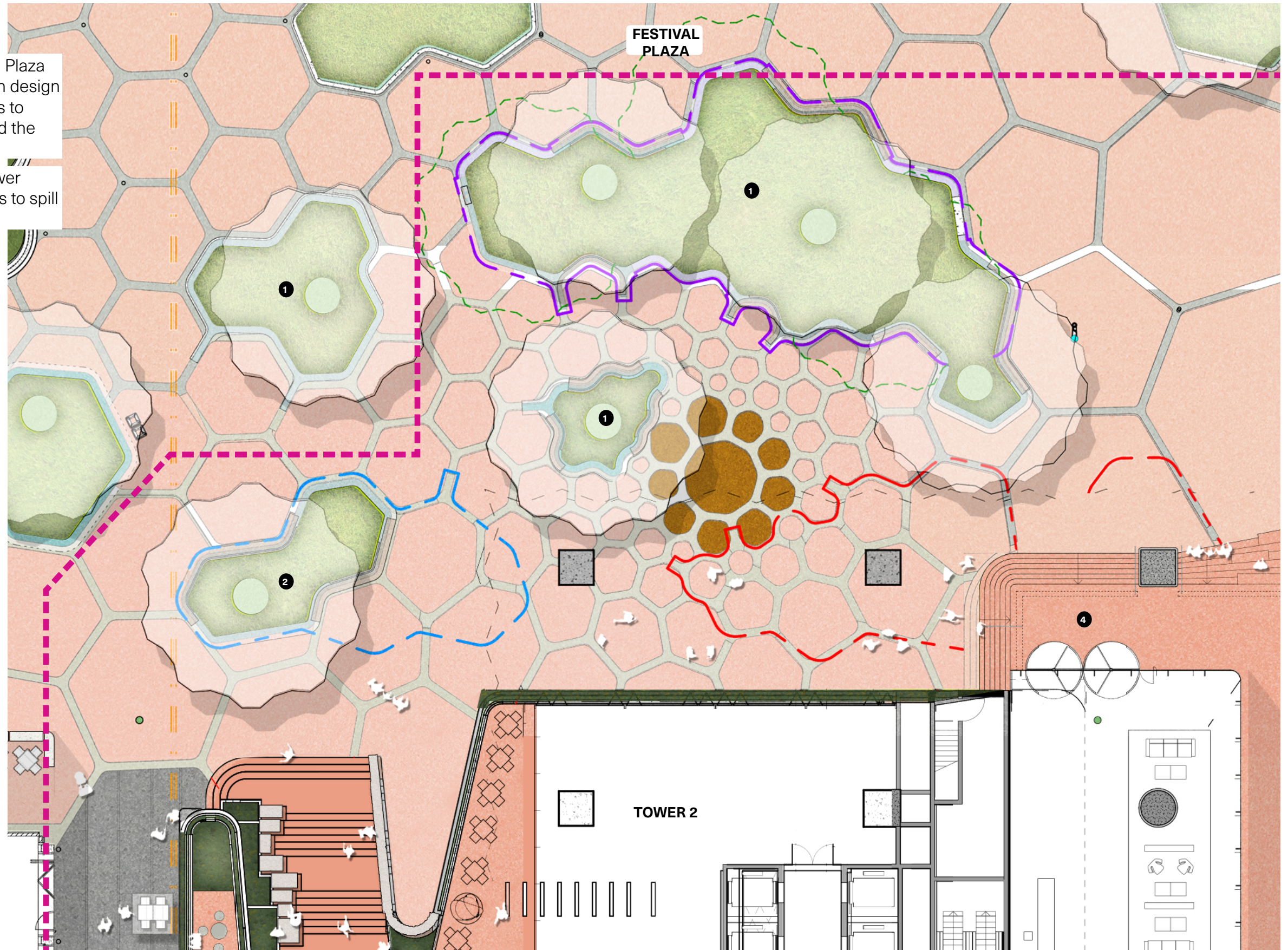


Arbour Planters

Concept Plan

The public realm treatment on the Festival Plaza frontage continues the original master plan design intent with modifications to arbour planters to ensure clear access and circulation around the Tower.

The resultant active frontage along the tower edge creates maximum benefit for retailers to spill out onto the plaza.



LEGEND

1	EXISTING ARBOUR PLANTER
2	NEW ARBOUR PLANTER
3	GRAND STAIR w/ INTEGRATED SEATING & PLANTING
4	TOWER 2 ENTRY STEPS
5	APPROVED PLANTER - AMENDED
6	EXISTING PLANTER - AMENDED
7	APPROVED PLANTER - REMOVED
8	EXISTING ARBOURS - RELOCATED

Parliament Lane

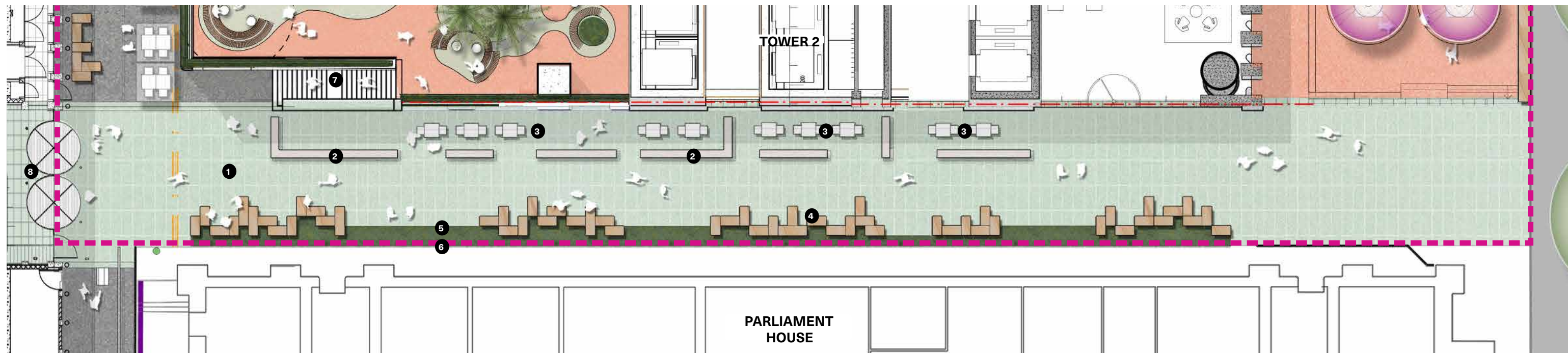
Concept Plan

Parliament Lane provides a key linkage from King William Road through to Festival Tower and Station Road beyond.

With active retail frontages at ground level within Tower 2 this laneway will become a bustling thoroughfare with alfresco seating associated with tenancies, and informal stone block seating along

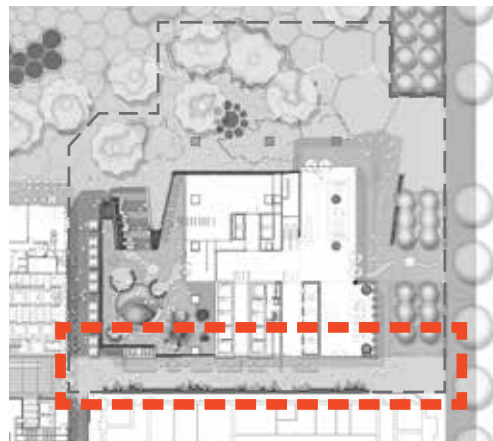
the Parliament House interface representing the stone of the escarpment. Block seating also serves to tighten the corridor at points, providing a more intimate scale and sense of vibrancy.

The laneway is graded for accessible access from King William Road through to Festival Tower and provides direct access to laneway tenancies.



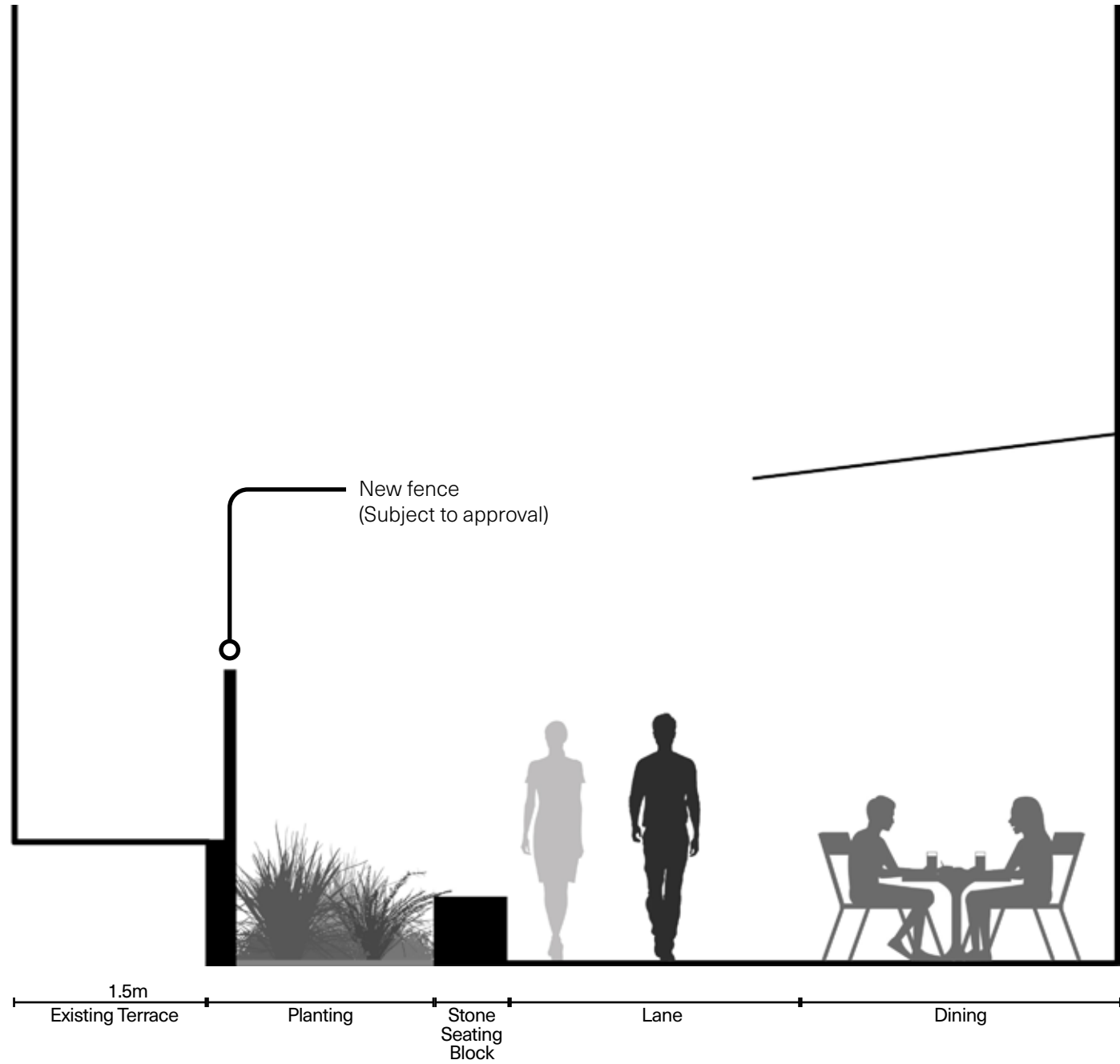
LEGEND

- 1 CONTINUATION OF EXISTING PARLIAMENT LANE BALMORAL GREEN GRANITE PAVING
- 2 POLISHED MASONRY AND TIMBER SEATING
- 3 TOWER TENANCY OUTDOOR DINING
- 4 POLISHED STONE BLOCK SEATING
- 5 GARDEN BED
- 6 NEW PARLIAMENT HOUSE FENCE (SUBJECT TO APPROVAL)
- 7 LEVEL 1 PODIUM STAIR ACCESS
- 8 FESTIVAL TOWER ENTRY LOBBY

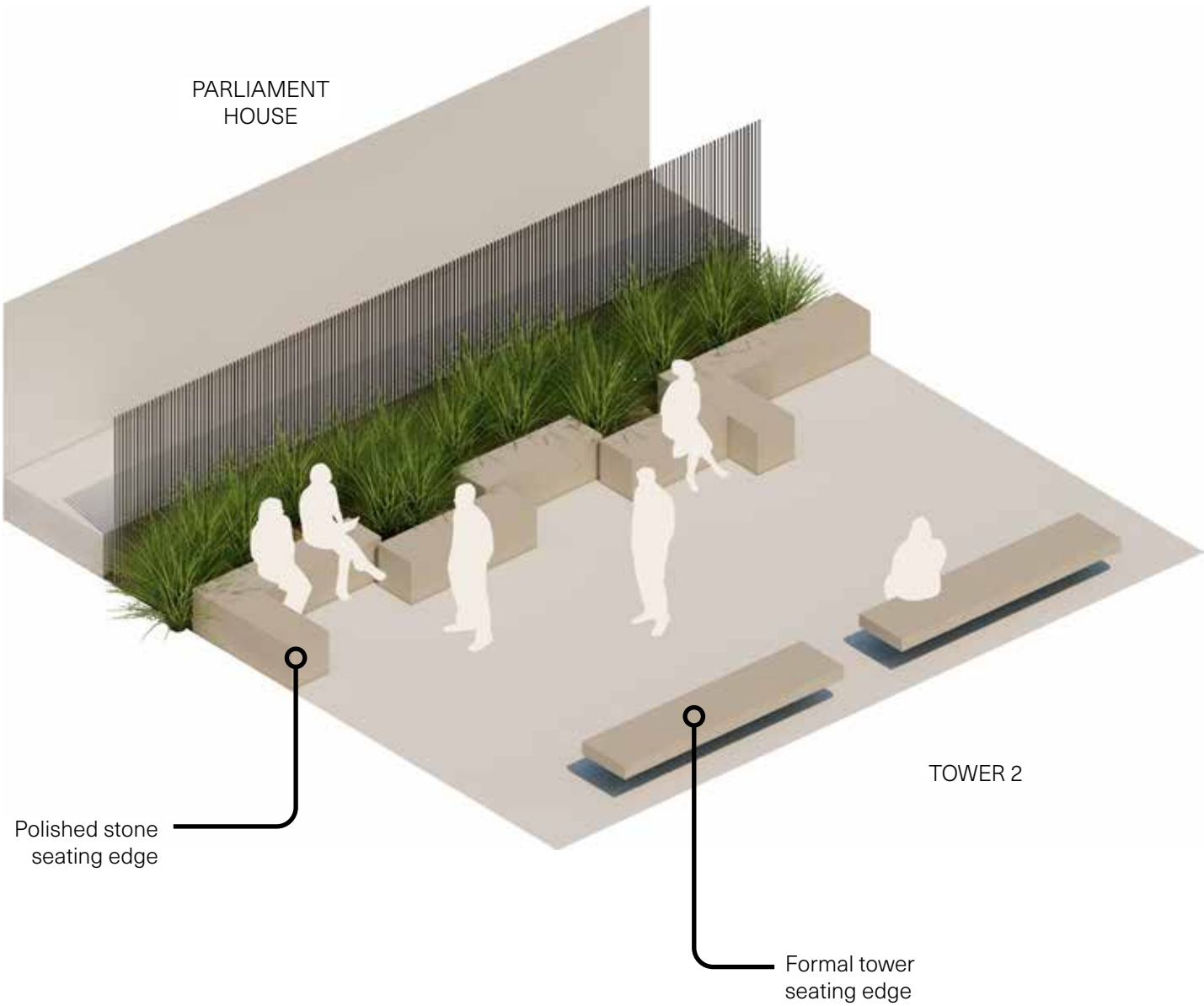


Parliament Lane

Proposed Section



Cross Section
1:50



Parliament Lane

Perspective Sketches



Material Palette



Public Realm Paving
- Juperana granite
- Adelaide Black granite
- Kanmantoo



Honed precast concrete seating walls with timber benches



Polished stone block seating



Polished masonry and timber seating



Polished Granite (Public Art)



Grand Stair integrated seating and planters



Sandstone block seating edge



Timber decking lounge

Plant Palette



Eucalyptus leucoxylon 'megalocarpa'
Large-fruited Yellow Gum
Mature Size: H - 8m, W - 5m



Livistona australis
Cabbage-tree Palm
Mature Size: H - 15m, W - 2m



Carpobrotus rossii
Native Pigface
Mature Size: H - 0.2m, W - 3m



Correa 'Dusky Bells'
Native Fuchsia
Mature Size: H - 1m, W - 2m



Dianella caerulea 'Little Jess'
Blue Flax Lily
Mature Size: H - 1m, W - 1m



Lomandra logifolia 'Tanika'
Spiy-headed Mat-rush
Mature Size: H - 0.6m, W - 0.6m



Senecio mandraliscae
Blue Chalksticks
Mature Size: H - 0.6m, W - 1m



Weestringia fruticosa 'Smokey'
Coastal Rosemary
Mature Size: H - 1m, W - 1.5m



Bougainvillea glabra 'Miss Alice'
Bougainvillea

Vitis vinifera
Ornamental Grape

Elevated Plaza
Festival Plaza

Plant Palette



Dianella caerulea 'Little Jess'
Blue Flax Lily
Mature Size: H - 1m, W - 1m



Dianella tasmanica 'Tas Red'
Tasmanian Flax-lily
Mature Size: H - 0.5m, W - 0.5m



Dichondra repens
Kidneyweed
Mature Size: H - 0.2m, W - 1m



Jacaranda mimosifolia
Jacaranda
Mature Size: H - 10m, W - 8m



Dianella caerulea 'Little Jess'
Blue Flax Lily
Mature Size: H - 1m, W - 1m



Lomandra logifolia 'Tanika'
Spiy-headed Mat-rush
Mature Size: H - 0.6m, W - 0.6m



Viola hederacea
Native Violet
Mature Size: H - 0.2m, W - 2m



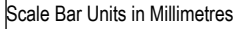
Xanthorrhoea quadrangulata
Grass Tree
Mature Size: H - 3m, W - 1.5m

Parliament Lane
The Forecourt

mantirridesign

ASPECT Studios

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E: adelaide@aspect-studios.com



ADELAIDE FESTIVAL PLAZA PRECINCT UPGRADE
TOWER 2
PUBLIC REALM DESIGN PACKAGE
FOR PLANNING APPROVAL
DRAWING REGISTER

LA-060 COVER SHEET
LA-061 LEGEND
LA-065 OVERALL GENERAL ARRANGEMENT PLAN

LA-180 GENERAL ARRANGEMENT PLAN 01
LA-181 GENERAL ARRANGEMENT PLAN 02
LA-182 GENERAL ARRANGEMENT PLAN 03

LA-782 PARLIAMENT LANE SECTIONS
LA-783 PLAZA SECTIONS
LA-784 PODIUM SECTIONS



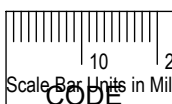
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ABN 11 120 219 561




Adelaide

[illegible]



CODE	SYMBOL	DESCRIPTION
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GENERAL








- OVERALL EXTENT OF LANDSCAPE WORKS
 LEASE BOUNDARY
 STAGE BOUNDARY
 DENOTES AREAS OUT OF STAGE SCOPE

GENERAL ANNOTATIONS SYMBOLS



XXXXX MATERIAL OR FINISH LABEL

PAVEMENTS AND SURFACES
REFER TO SELECTIONS SCHEDULE


PV01A		LIGHT PLAZA PAVING - VEHICLE LOADING
PV01B		LIGHT PLAZA PAVING - PEDESTRIAN LOADING
PV02A		DARK PLAZA PAVING SETTS - VEHICLE LOADING
PV02B		DARK PLAZA PAVING SETTS - PEDESTRIAN LOADING
PV02E		PARLIAMENT LANE PAVING - PEDESTRIAN LOADING
PV02F		PARLIAMENT LANE PAVING - VEHICLE LOADING
PV02G		PARLIAMENT LANE PAVING - PEDESTRIAN LOADING

PAVEMENTS AND SURFACES
REFER TO SELECTIONS SCHEDULE




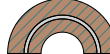
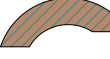



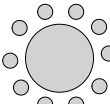


PV02H PARLIAMENT LANE PAVING - VEHICLE LOADING

WALLS
REFER TO SELECTIONS SCHEDULE

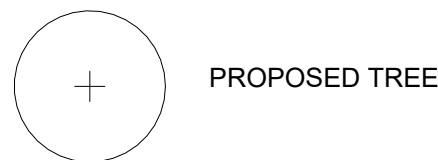
WA01 CONCRETE/ MASONRY SEATING WALL

WA02  STONE / MASONRY SEATING WALL



FURNITURE AND FIXTURES
REFER TO SELECTIONS SCHEDULE

HR01		STAIR HANDRAIL
TI01		TACTILE INDICATOR
BD01		BOLLARD TYPE 01: REMOVABLE BOLLARD
SE01		TIMBER BATTEN SEATING
SE02		TIMBER BATTEN SEATING
AR01		ARTWORK
TA01		TABLE - TYPE 1
TA02		TABLE - TYPE 2
TA03		TABLE SETTING - TYPE 1
TA04		TABLE SETTING - TYPE 2
TG-01		TREE GRATE

TREES



SOFTSCAPE LANDSCAPE WORKS
REFER TO SELECTIONS SCHEDULE

PA01		PLANTING AREA TYPE 01: GARDEN BED
GR01		GRASS TYPE 01: INSTANT/ROLLED TURF



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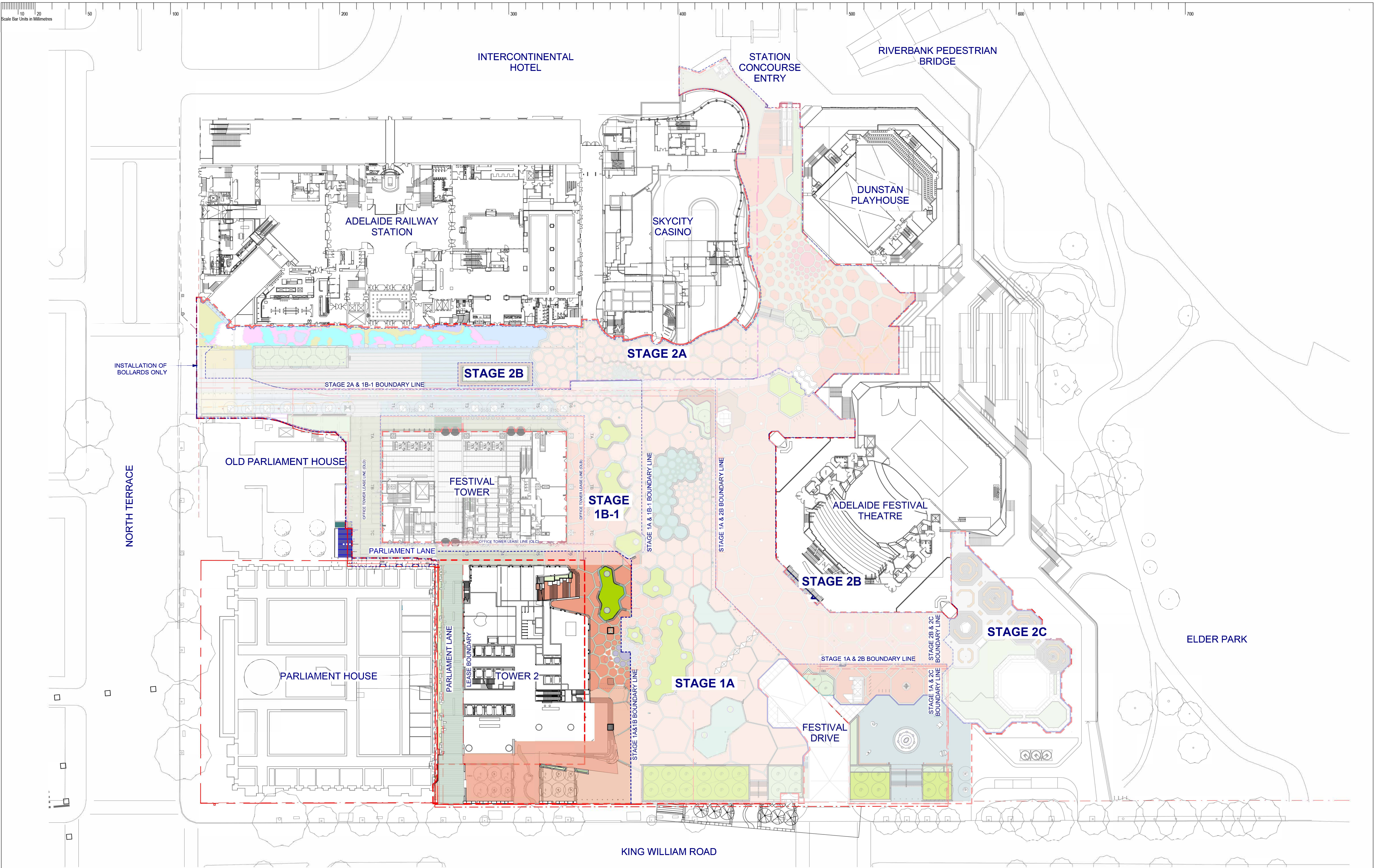
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Adelaide

00	19.03.25	FOR PLANNING APPROVAL	
REV.	DATE	AMENDMENTS	INITIAL

CONTRACT EXECUTION	CONTRACTOR	DATE	SITE ADDRESS	CONTRACT NO.	DRAWN BY - CHECKED BY
	WITNESS	DATE	ADELAIDE FESTIVAL PLAZA PRECINCT ADELAIDE SA 5000	-	IZ TC
				PSC JOB NO. A24013.01	SCALE - SHEET SIZE 1 : 200@A1
CONTRACT NAME			DRAWING TITLE LEGEND	DPTI ASSET NO.	SHEET NO. LA-061
				DPTI DRAWING NO.	REVISION
				-	00



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Adelaide

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REV	DATE	AMENDMENTS

REV	DATE	AMENDMENTS	INITIAL
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CONTRACT EXECUTION

CONTRACT NAME

CONTRACTOR

WITNESS

DATE

DATE

SITE ADDRESS
ADELAIDE FESTIVAL PLAZA PRECINCT
ADELAIDE SA 5000

DRAWING TITLE
OVERALL GENERAL ARRANGEMENT PLAN

CONTRACT NO.

PSC JOB NO.

A24013.01

DPTI ASSET NO.

DPTI DRAWING NO.

DRAWN BY - CHECKED BY
IZ TC

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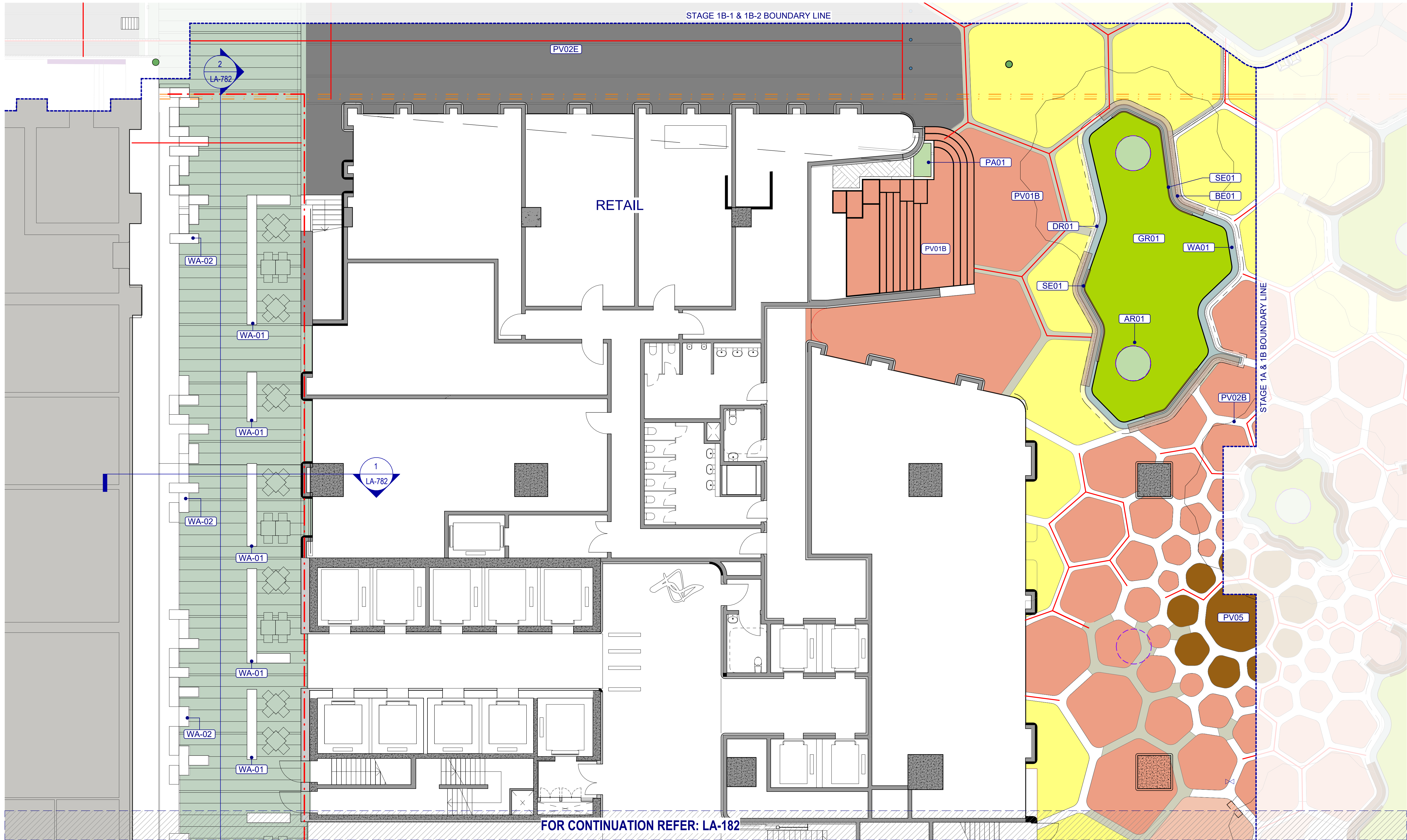
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SHEET NO.

LA-065

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ABN 11 120 210 561

Adelaide

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REV.	DATE	AMENDMENTS

REV.	DATE	AMENDMENTS	INITIAL
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CONTRACT EXECUTION

CONTRACT NAME

CONTRACTOR
WITNESS

DATE
DATE

SITE ADDRESS
ADELAIDE FESTIVAL PLAZA PRECINCT
ADELAIDE SA 5000

DRAWING TITLE
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A24013.01
DPTI ASSET NO.

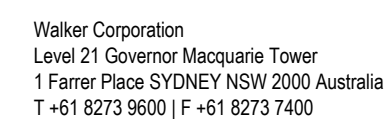
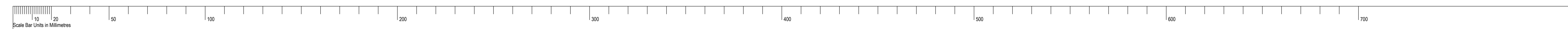
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SHEET NO.
LA-180

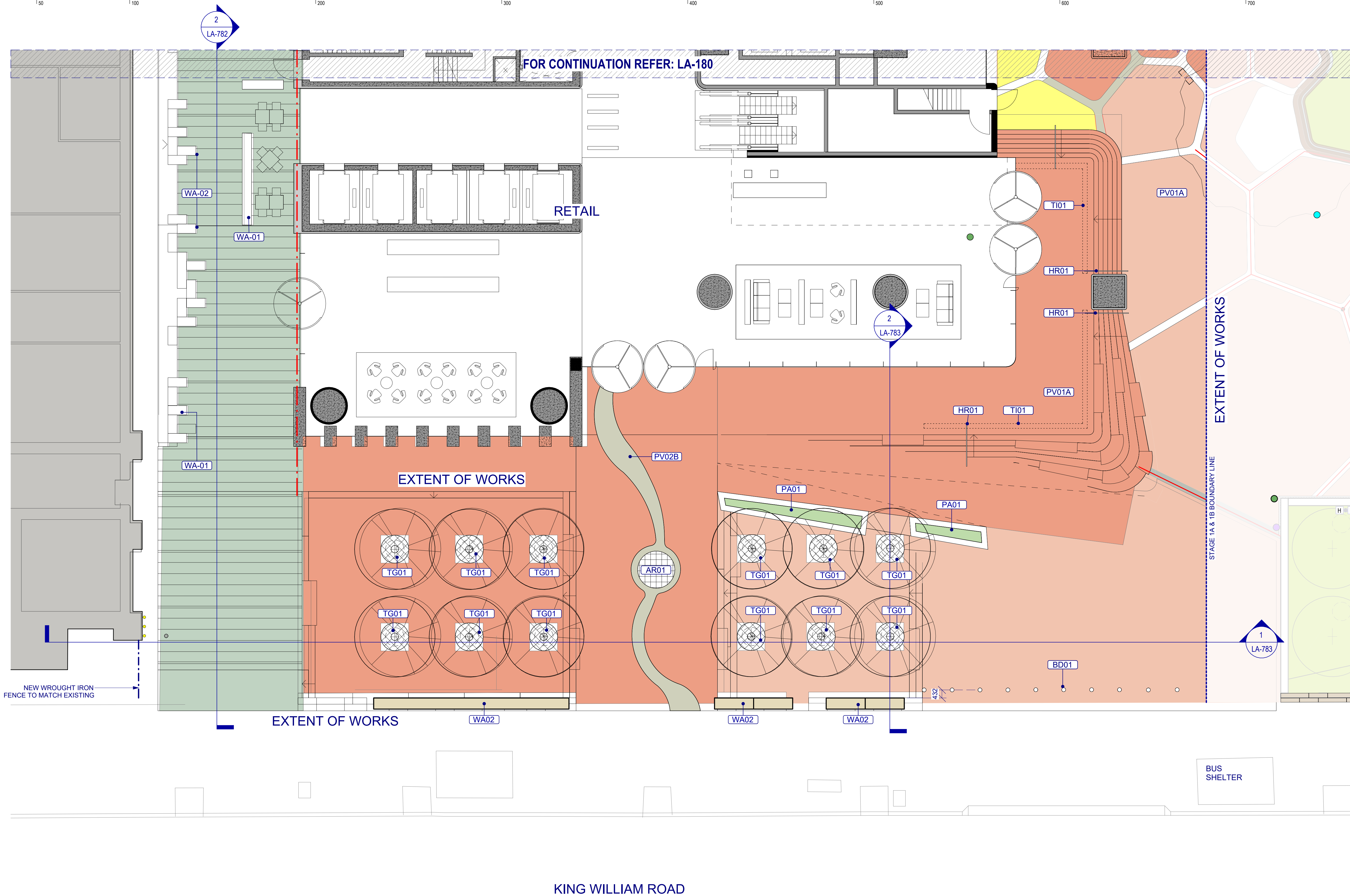
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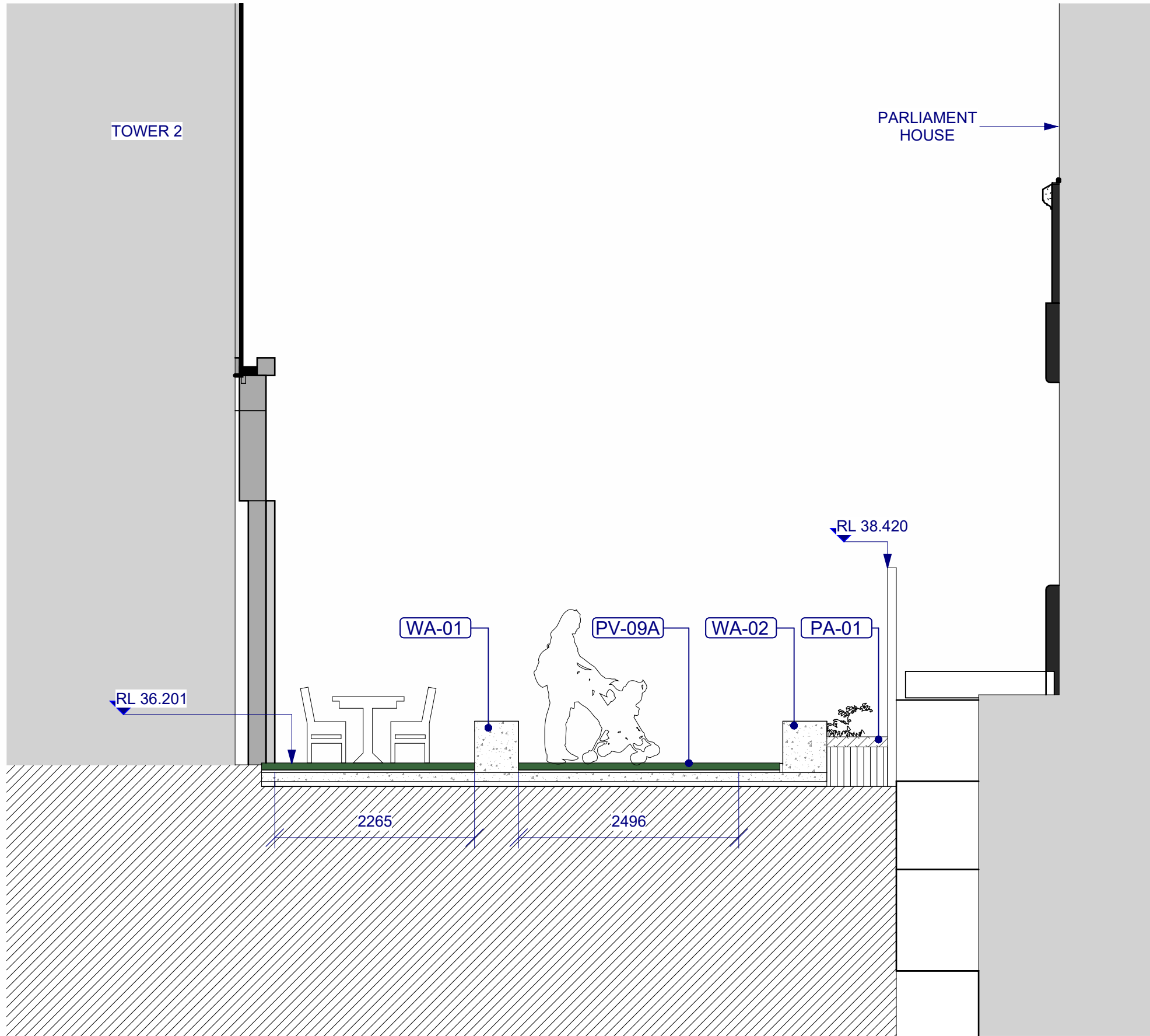
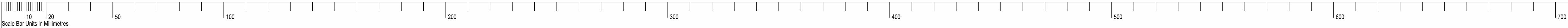
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	WITNESS	DATE
CONTRACT NAME		

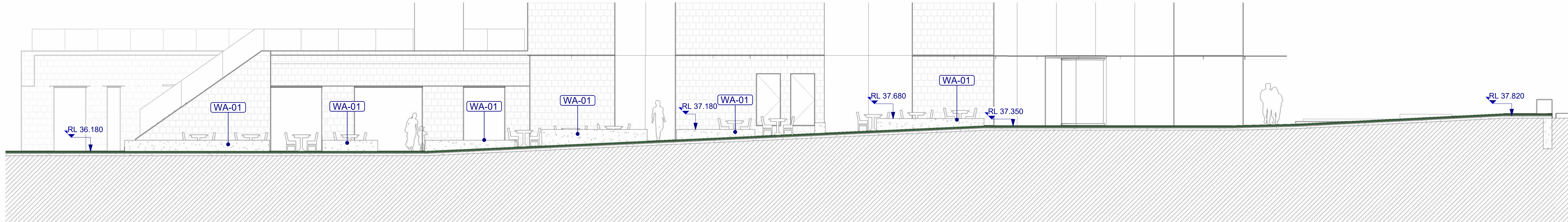
SITE ADDRESS
ADELAIDE FESTIVAL PLAZA PRECINCT
ADELAIDE SA 5000

DRAWING TITLE
GENERAL ARRANGEMENT PLAN 03

CONTRACT NO.	DRAWN BY - CHECKED BY IZ TC
PSC JOB NO. A24013.01	SCALE - SHEET SIZE 1 : 100@A1
DPTI ASSET NO.	SHEET NO. LA-182
DPTI DRAWING NO.	REVISION 00



1 Section 36
1 : 50



2 Section 40
1 : 100



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SITE ADDRESS
ADELAIDE FESTIVAL PLAZA PRECINCT
ADELAIDE SA 5000

DRAWING TITLE
PARLIAMENT LANE SECTIONS

CONTRACT NO.
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PSC JOB NO.
A24013.01

DPTI ASSET NO.

DPTI DRAWING NO.
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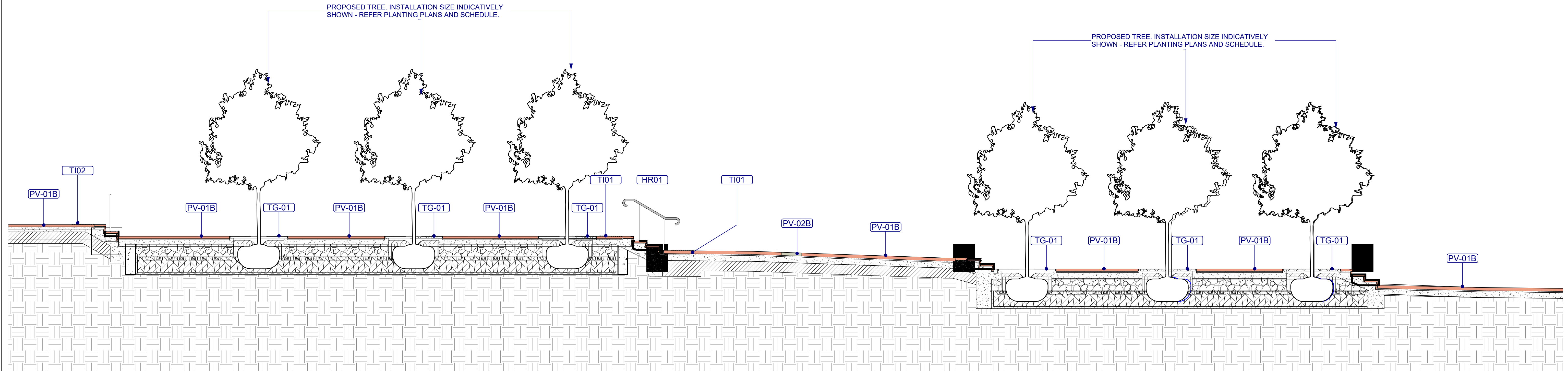
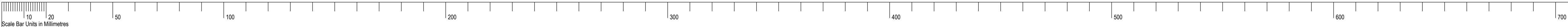
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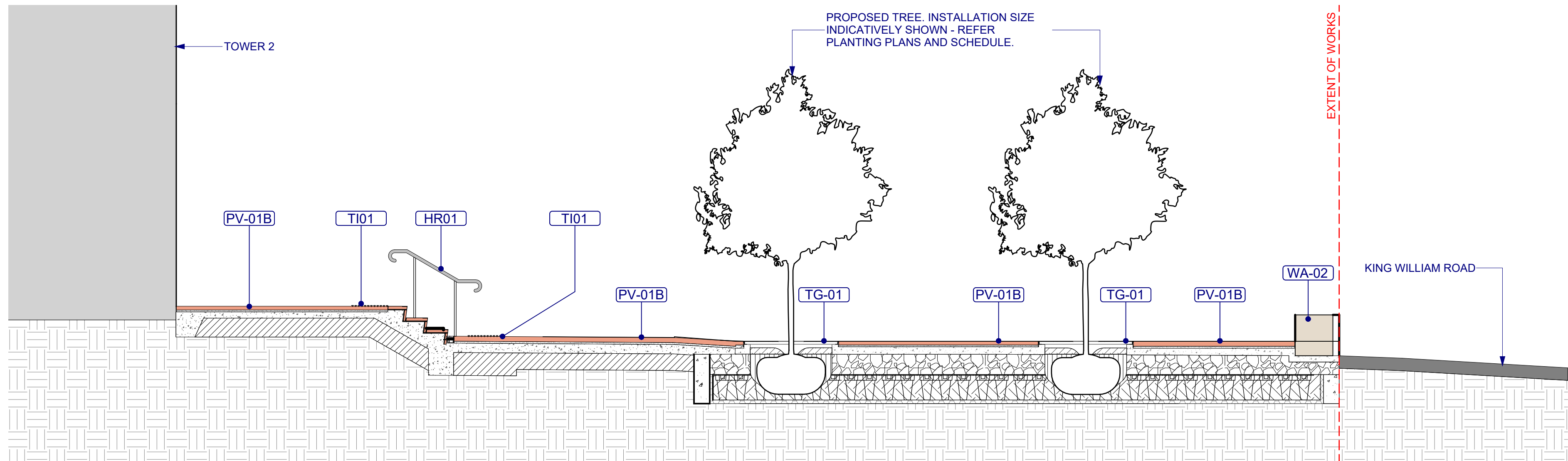
LA-782

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1 Section 38
1 : 50



2 Section 39
1 : 50



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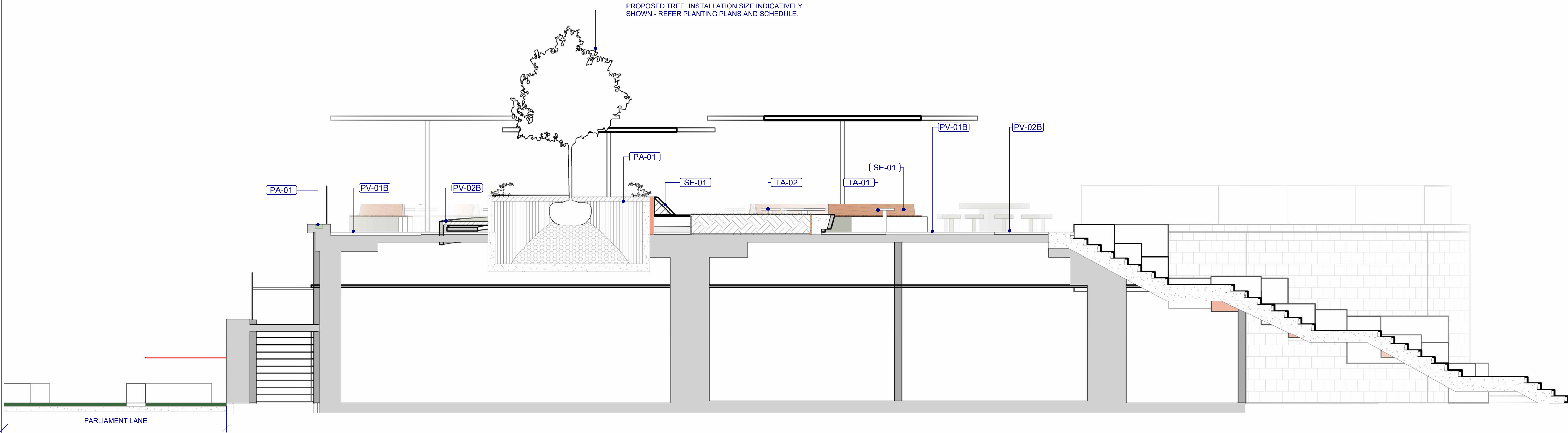
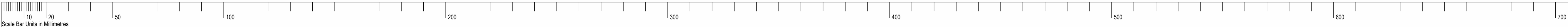
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WITNESS	DATE

CONTRACT NAME

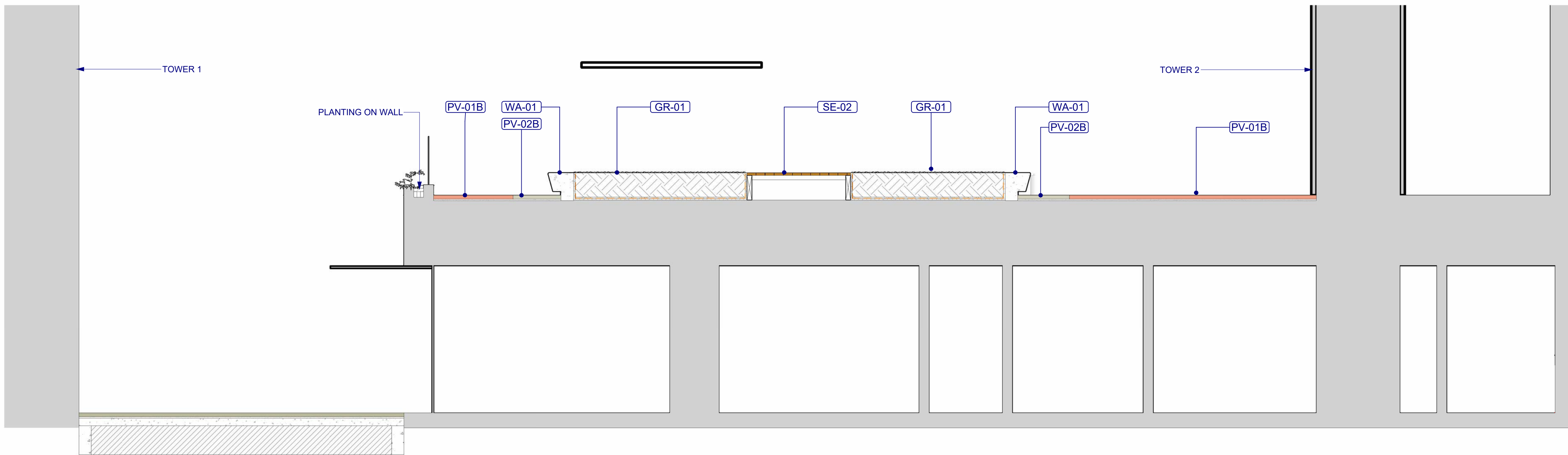
SITE ADDRESS
ADELAIDE FESTIVAL PLAZA PRECINCT
ADELAIDE SA 5000

DRAWING TITLE
PLAZA SECTIONS

CONTRACT NO.	DRAWN BY - CHECKED BY
PSC JOB NO.	IZ TC
DPTI ASSET NO.	SCALE - SHEET SIZE
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	LA-783
DPTI DRAWING NO.	REVISION
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1 Section 34
1 : 50



2 Section 35
1 : 50



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REV.	DATE	AMENDMENTS	INITIAL
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CONTRACT
EXECUTION

CONTRACTOR
WITNESS

DATE
DATE

SITE ADDRESS
ADELAIDE FESTIVAL PLAZA PRECINCT
ADELAIDE SA 5000

CONTRACT NAME

DRAWING TITLE
PODIUM SECTIONS

CONTRACT NO.
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PSC JOB NO.
A24013.01

SCALE - SHEET SIZE
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DPTI ASSET NO.

SHEET NO.

DPTI DRAWING NO.

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