



Heritage Impact Statement

FESTIVAL PLAZA – TOWER 2

Festival Plaza Tower 2

Adelaide

18 March 2025

Prepared for:

Walker Corporation

by

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Cover image: Festival Plaza Tower 2

Source: JPW

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1.0 Introduction

1.1 Objective of the Report

The objective of this Heritage Impact Statement is to review and assess the heritage impact of the proposed development at Lot 602 North Terrace, Adelaide, on the identified significance of the subject State Heritage Places located adjacent to the development site, being the Adelaide Festival Centre (including the Southern Plaza), Adelaide Railway Station, Old Parliament House and Parliament House.

The following tasks have been undertaken in order to develop an understanding of the place and to inform the statement:

- Inspection of the site and context to define and understand the extent of the heritage listed place affected by the development.
- Review of the heritage status of the adjacent properties and streetscape context and the criteria under which those places are considered to have heritage value.
- Review of the design of the proposed development and liaison with the client to understand the design objectives.
- Liaise with and provide advice to the Design and Project Team through the development of the design.
- Assessment of the proposed development against the provisions of the *Planning and Design Code* Version 2025.4 (27 February 2025), 'the Code'.
- Assessment of the potential impact of the proposed development on the heritage places, and
- Preparation of this Heritage Impact Statement.



Figure 1: Extract of aerial image indicating the site location, circled

Source: *Planning and Development Code*, <https://sappa.plan.sa.gov.au/> January 2025

1.2 Location of the Place

The subject development site at Festival Plaza, Adelaide, is sited within a busy, urban main street setting near the intersection of King William Road and North Terrace (Figure 1, above). North of the site is Festival Plaza and Adelaide Festival Centre, immediately south of the site is Parliament House, to the west of the site is Festival Tower and Adelaide Railway Station and Old Parliament House is located to the south-west of the site. Excluding Festival Tower, all these buildings surrounding the proposed development site are State Heritage Places and subject to a State Heritage Place Overlay.

It should be noted that approval has previously been granted for a three-storey building across the full width of the site.

1.3 Existing Heritage Context

The subject State Heritage Places were assessed as part of the of the *City of Adelaide Heritage Study* undertaken in 1983, Old Parliament House, Parliament House and Adelaide Railway Station were subsequently included in the *SA Heritage Register* as State Heritage Places. Adelaide Festival Centre was listed in as a State Heritage Place in December 1997.

South Australian Old and New Parliament Houses are listed as a National Heritage Place, registered in January 2006 (Place ID 105710).

The description and extent of each Heritage Place as now listed in the *Planning and Design Code* is as follows:

Property Address	Description of Place	Town Acre No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	Heritage ID
North Terrace ADELAIDE	Parliament House	A608 A609 A602 A601	D128908	CR 6277/536 CR 6277/537 CT 6277/532 CT 6283/655	-	State Heritage 10845
North Terrace ADELAIDE	Old Parliament House	A608 A601	H105100 D128908	CT 6147/654 CR 6277/536 CT 6283/655	-	State Heritage 10874
North Terrace ADELAIDE	Adelaide Railway Station / Adelaide Casino	Q604 605 606	D128908	CT 6277/534	-	State Heritage 10844
King William Road ADELAIDE	Adelaide Festival Centre (Festival Theatre, Playhouse, Space and Amphitheatre, the Southern Plaza, and Carparking, Restaurant and Convention Facilities)	A602 A601 A603	D128908	CT 6277/532 CT 6283/654 CT 6283/655	F G	State Heritage 13200

Refer to Section 4.0 for a more detailed discussion of the heritage value of these places and the impact on this by the proposed development.

There are other Heritage Places within the vicinity of the proposed development, however they are considered to be sufficiently separated from the development site so as not to be impacted by it. As such, they do not form part of this Heritage Impact Statement.

1.4 Documentation

The following documentation prepared by JPW design studio has been reviewed in the preparation of this Heritage Impact Statement:

- Pre-planning documentation, JPW, Festival Plaza – Tower 2, December 2024
- State Heritage discussion documentation, JPW, - 7 February 2025
- Design Review Panel documentation, JPW – 14 February 2025
- Design Review Panel documentation, JPW – 17 February 2025
- Draft Development Application Set, JPW – 21 February 2025
- Draft Development Application Set Revised, JPW – 24 February 2025
- Draft Architectural Design Report, JPW – 11 March 2025
- Draft Architectural Drawing Set, JPW – 11 March 2025
- Draft Architectural Drawing Set, JPW – 12 March 2025
- Draft Architectural Design Report 03, JPW – 13 March 2025
- Draft Architectural Design Report 05, JPW – 14 March 2025
- Adelaide Festival Plaza Tower 2 Architectural Drawing Set Issued for DA, JPW – 17 March, 2025

2.0 Historical Overview

2.1 Historical Overview

2.1.1 Parliament House

Parliament House was first assessed as having heritage value as part of the *City of Adelaide Heritage Study* undertaken in 1983. The registration of Parliament House was made prior to the introduction of the Heritage Places Act (1993) and its assessment criteria.

Parliament House, as it stands now, was built in two sections. The first section was completed in 1889 and the second was completed in 1939.

The following text was extracted from *Heritage of the City of Adelaide: An Illustrated Guide*, (1996)¹.

The current Parliament House was built immediately adjacent to the original Parliament House (constructed in 1855) as a replacement due to the colony of South Australia demanding greater parliamentary representation with increasing population and prosperity.

In 1881, £100,000 was allocated towards the construction of the first section of the building. Kapunda marble was chosen as the construction material for its local production, durability and looks along with West Island granite. There was a pause in construction from July 1885 to February 1886 due to poor workmanship and quality of material finish. The second section of Parliament House began construction in 1934 and was completed within five years. The accelerated construction time was thanks to a gift of £100,000 from Sir Langdon Bonython. When opened to the public for inspection, 26,667 people visited the building within the first week.

The building has had only minor external changes since construction completed in 1939.

2.1.2 Old Parliament House

Old Parliament House is one of South Australia's most significant historical buildings, with some parts dating back to 1843. It served as the first permanent site for the South Australian Parliament and is known for its contrasting use of red-brick and white limestone, the latter sourced from local quarries, including those near the Adelaide Railway Station.

In 1850, the original chamber became overcrowded, prompting the need for a larger building. However, due to a labour shortage caused by the Victorian gold rush, construction delays followed. A design competition in 1851 led to Bennett Hayes' appointment as colonial architect in 1852, and in 1853, he was tasked with planning a new House of Assembly. Construction began in 1854, with English & Brown carrying out the work and completing the building in 1855, at a cost of around £17,000. Following the passage of South Australia's new constitution in 1856, which established two houses of parliament, a new chamber was quickly constructed on the original site in 1857 by contractor I.W. Perryman. Over the years, various additions were made, with different types of local stone used for construction.

By the late 1970s, the building had fallen into neglect, but a major renovation between 1978 and 1980 converted it into the Constitutional Museum, later renamed Old Parliament House.² Another major internal and external refurbishment project was undertaken in 2013, this included façade restoration works and upgrade of building services.

¹ Marsden, S. and Corporation of the City of Adelaide *Heritage of the city of Adelaide: An illustrated guide*. Adelaide, SA, Australia: City of Adelaide, 1996

² Marsden, S. and Corporation of the City of Adelaide *Heritage of the city of Adelaide: An illustrated guide*. Adelaide, SA, Australia: City of Adelaide, 1996

2.1.3 Adelaide Railway Station

The Adelaide Railway Station, completed between 1926 and 1928, was a monumental project that sparked controversy due to its construction without Parliamentary approval, exceeding budget estimates by three times, and the disappearance of key financial records. The construction cost of the station significantly strained South Australia's finances, contributing to the state's near bankruptcy during the Great Depression in the late 1920s.

Adelaide Railway Station was designed by Garlick and Jackman after winning an architectural competition in 1924. The station features a neoclassical design made of reinforced concrete rather than traditional stone or brick.

The station has undergone several renovations including interior refurbishment and exterior restoration works in the 1980s. The eastern section was transformed into the Adelaide Casino, while the western side was upgraded to accommodate modern developments such as the Hyatt Regency Hotel and the Adelaide Convention Centre. Despite these changes, the Adelaide Railway Station continues to be an iconic part of the city's architectural and historical fabric.³ In 2013 the southern North Terrace entrance was upgraded; in 2021 a new northern entrance to the station was constructed and in 2022 restoration and conservation works to the building façade were completed. Internal refurbishment of public spaces and restaurants has also occurred.

2.1.4 Adelaide Festival Centre

The Festival Centre complex covers the site where the City Baths, Cheer-up Hut, Advertiser Sound Shell, Government Printery, and Lands Department stables used to stand. The Adelaide Festival Centre was built by the state government as the centre for performing arts in South Australia, designed by Hassell and Partners and built by A.V. Jennings Industries (Australia) Limited. The centre was officially opened on 2 June 1973.⁴

Otto Herbert Hajek, a West German sculptor, was commissioned to design artwork for the new Adelaide Festival Centre Plaza and the Hajek Sculpture Plaza 'Hajek Plaza' was constructed in 1977, named City Sign. The Southern Plaza was demolished, including Hajek Plaza, in 2018 as part of the Festival Plaza development.

In November 2021 construction started on Festival Tower, a new 29-level office and retail tower. The building was completed and opened in August 2024. The tower is located adjacent to the southern festival plaza and to the north-west of Parliament House.

³ Marsden, S. and Corporation of the City of Adelaide *Heritage of the city of Adelaide: An illustrated guide*. Adelaide, SA, Australia: City of Adelaide, 1996

⁴ Marsden, S. and Corporation of the City of Adelaide *Heritage of the city of Adelaide: An illustrated guide*. Adelaide, SA, Australia: City of Adelaide, 1996

2.2 Historic Photos

2.2.1 Site



Figure 2: Aerial view showing early Parliament House and Railway Station 1930-1935c.
Source: State Library South Australia, Image No. BRG-397-2-41-1



Figure 3: Aerial view showing early Parliament House and Railway Station 1935c.

Source: State Library South Australia, Image No. BRG-397-2-22-2



Figure 4: View down King William Road showing Parliament House with the Government Printing Office in front 1955c.

Source: State Library South Australia, Image No. 1712/3/43



Figure 5: Aerial view showing Parliament House, Railway Station and Festival Centre in construction, 1972.

Source: State Library South Australia, Image No. B 72083



Figure 6: Aerial view showing Parliament House, Railway Station and Festival Centre, 1993-2000c.
Source: State Library South Australia, Image No. B 71882/1

2.2.2 Parliament House



Figure 7: View of the early Parliament House from North Terrace 1886c.
Source: State Library South Australia, Image No. B 43069



Figure 8: View of Parliament House under construction, 1938.
Source: State Library South Australia, Image No. PRG-287-1-4-115



Figure 9: Aerial view of Parliament House from North Terrace 1939.
Source: State Library South Australia, Image No. B-72251-1

2.2.3 Old Parliament House



Figure 10: Early photo of Old Parliament House from North Terrace, 1869c

Source: State Library South Australia, Image No. B-2594



Figure 11: Image of Old Parliament House (left) and Parliament House (right), 1897c

Source: State Library South Australia, Image No. B-29227



Figure 12: Old Parliament House and Parliament House, viewed from North Terrace, 1905c

Source: State Library South Australia, Image No. PRG-1316-12-304



Figure 13: View of Old Parliament House amongst Adelaide Railway Station (left) and Parliament House (right), 1927c

Source: State Library South Australia, Image No. B-4598



Figure 14: View of Old Parliament House and surrounding context, 1950c
Source: State Library South Australia, Image No. B-70731

2.2.4 Adelaide Railway Station



Figure 15: View of the Adelaide Railway Station from North Terrace, 1928.

Source: State Library South Australia, Image No. B-4901



Figure 16: View of the Adelaide Railway Station from North Terrace, 2012.

Source: State Library South Australia, Image No. B 73277/1

2.2.5 Adelaide Festival Centre



Figure 17: Festival Plaza with the Government Printing Office being demolished in the background, 1974.

Source: State Library South Australia, Image No. PRG 1631/104/152



Figure 18: Festival Plaza with Hajek Plaza in the foreground and Festival Theatre in the background, 1977.
Source: National Archives Australia, Image No. B583 71/1977



Figure 19: Festival Plaza with Hajek Plaza in the foreground and Parliament House in the background, 2003.
Source: State Library South Australia, Image No. B 68718



Figure 20: Festival Plaza with the Railway Station in the background, 2012.

Source: State Library South Australia, Image No. B-73391

3.0 Site Context

3.1 Introduction

A survey of the site context was undertaken in March 2025. The survey was limited to visual observation and documentary evidence, without physical intervention to any fabric.

The consideration of context included views to the subject site and adjacent State Heritage Places from King William Road and North Terrace.

3.2 Description

The site is situated within an urbanised main street context immediately adjacent to three State Heritage Places of varying scale, age and architectural character. The footpath parallel to King William Road slopes down to the north towards the River Torrens and Elder Park.

The site is currently a construction site and is fenced around all sides with temporary construction fences. Views of the subject site can be obtained from the north while in Festival Plaza and from the north and east along King William Road. The site can also be seen from the North Terrace and King William Road intersection.

The State Heritage Place, Parliament House, flanks the southern side of the subject site and is sited towards the North Terrace boundary. Designed in a classical Italian Renaissance style, the building is an imposing presence on the corner of North Terrace and King William Road. The building is constructed from local marble and granite and has significant detailing to the south and east facades, namely the finely detailed capitals and entablature. The north façade is less ornately detailed, however, the Members Dining Room Balcony is located close to the north-west corner and is a significant part of the design of Parliament House.

Sitting to the north of the site is the southern Festival Plaza. Festival Plaza is a part of the Adelaide Festival Centre complex that is also a State Heritage Place. Adelaide Festival Centre comprises the Festival Theatre, Playhouse, Space and Amphitheatre, the Southern Plaza and Carparking, Restaurant and Convention Facilities. The buildings are architecturally detailed with a stark modern structuralist aesthetic, that appears to be structural concrete but is steel-framed.

The State Heritage Place, Adelaide Railway Station sits to the west of the proposed development site. The architectural detailing of the station is neoclassical architecture that features large columns to the façade. A significant element of the building is the a grand entrance from North Terrace, leading to the internal railway platforms. The recently completed Festival Tower is sited between Adelaide Railway Station and the proposed development. The positioning of Festival Tower is visible in views of the Railway Station when looking west from King William Road, noting that Parliament House also obstructs those views.

Other Local and State Heritage Places are located some distance from the development site, along King William Road and North Terrace. None are considered to be further impacted, given the distance from the development and existing backdrop of adjacent Festival Tower.

3.3 Heritage Integrity

Parliament House, Old Parliament House, Adelaide Railway Station and Adelaide Festival Centre are all exemplary heritage places of high integrity, representing significant built and cultural values.

The proposed development is located on the southern plaza of the Adelaide Festival Centre. The southern plaza has undergone multiple changes since construction and all of the significant heritage fabric has been altered or removed, such as the Hajek Sculpture (see Figure 21 to Figure 24). The remaining significance of the southern plaza lies within its physical and cultural values, these values include: enabling clear, open views to Adelaide Festival Centre, the history behind the development of the site and its physical relationship as a

civic space between the city, Adelaide Festival Centre and the Torrens.



Figure 21: Aerial image of Adelaide Festival Centre, 1977c.

Source: *Adelaide Festival Centre Conservation Management Plan, DASH Architects, 2014*



Figure 22: Aerial image of Adelaide Festival Centre, access road dividing Festival Plaza, 2016.

Source: *Google Maps*

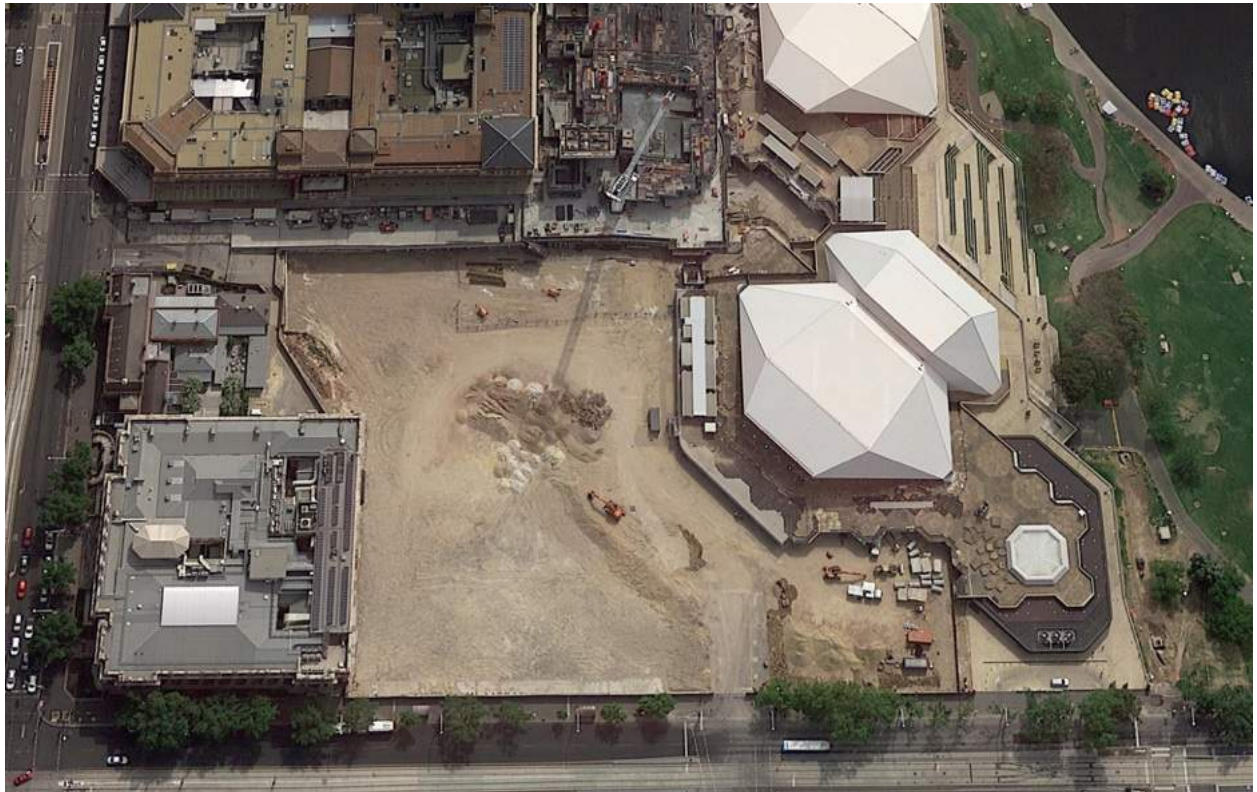


Figure 23: Aerial image of Adelaide Festival Centre, complete removal of the southern plaza, 2018.
Source: Google Maps



Figure 24: Aerial image of Adelaide Festival Centre, Festival Tower under construction, 2022.
Source: Google Maps

3.4 Current Photographs

The following photographs of the site were taken by Hosking Willis Architecture.



Figure 25: Aerial image of North Terrace context, facing west. Parliament House visible.

Source: *Hosking Willis Architecture, April 2024*



Figure 26: Aerial image of existing site context. Parliament House, Adelaide Festival Centre and Festival Tower visible.

Source: *Hosking Willis Architecture, April 2024*



Figure 27: Aerial image of existing site context. Parliament House, Adelaide Festival Centre and Festival Tower visible.

Source: Hosking Willis Architecture, April 2024



Figure 28: Aerial image of existing site context. The River Torrens/Karrawirra Park, Adelaide Festival Centre and Festival Tower visible.

Source: Hosking Willis Architecture, April 2024



Figure 29: South façade of Parliament House viewed from North Terrace. Festival Tower in the background.
Source: Hosking Willis Architecture, March 2025

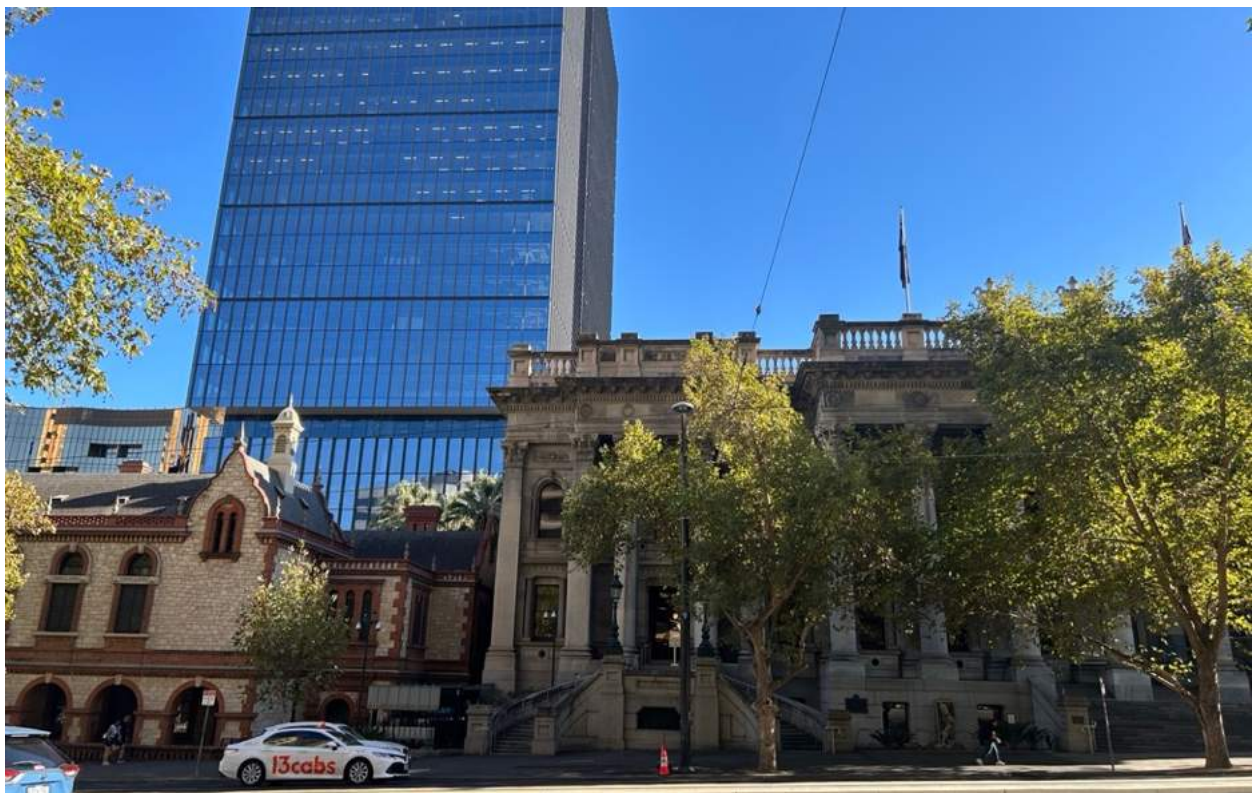


Figure 30: South façade of Parliament House and Old Parliament House viewed from North Terrace. Festival Tower in the background.
Source: Hosking Willis Architecture, March 2025



Figure 31: South façade of Parliament House and Old Parliament House viewed from North Terrace. Festival Tower in the background.

Source: *Hosking Willis Architecture, March 2025*



Figure 32: South and east façades of Parliament House viewed from North Terrace and King William Road intersection. Festival Tower in the background. Construction works to Parliament House visible.

Source: *Hosking Willis Architecture, March 2025*



Figure 33: East façade of Parliament House viewed from King William Road. Festival Tower in the background. Construction works to Parliament House visible.

Source: Hosking Willis Architecture, March 2025

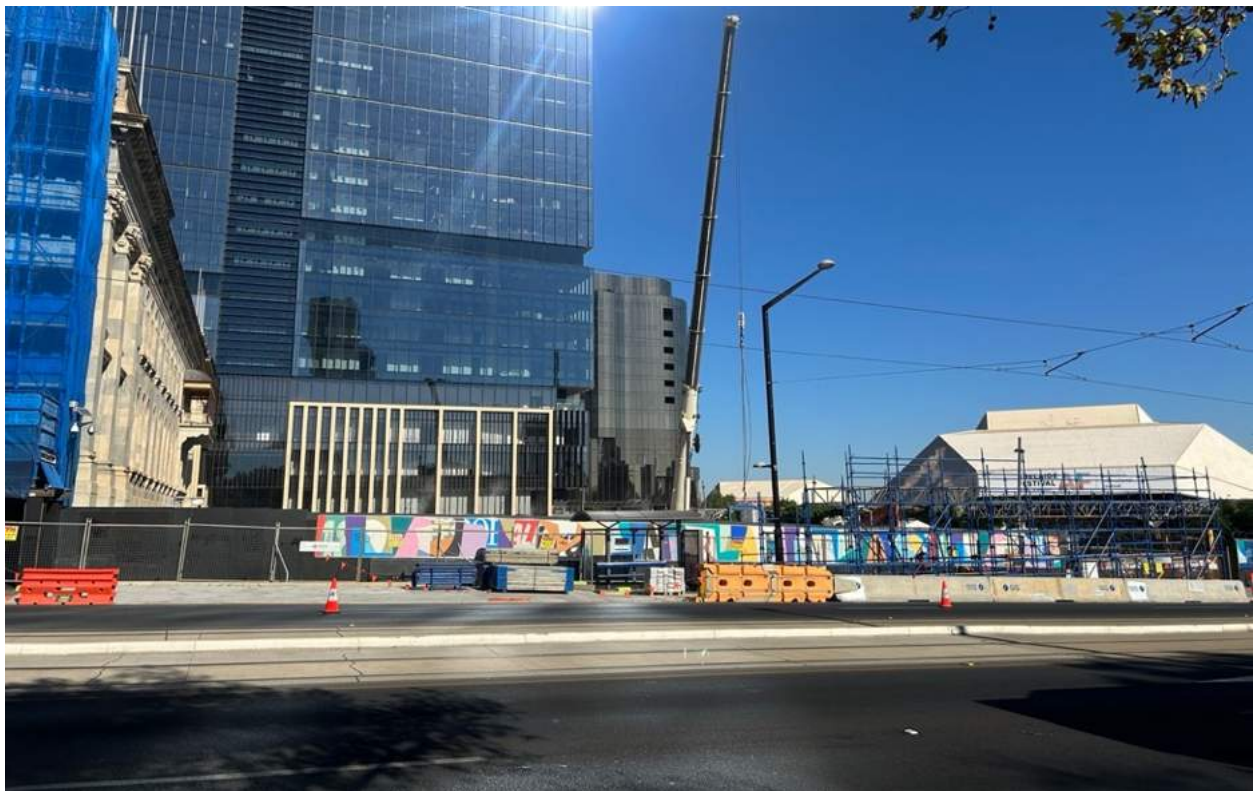


Figure 34: Proposed development site viewed from King William Road. Parliament House (left), Adelaide Festival Centre (right) and Festival Tower (centre) visible.

Source: Hosking Willis Architecture, March 2025



Figure 35: Existing views of exceptional significance to Adelaide Festival Centre from King William Road.
Source: Hosking Willis Architecture, March 2025



Figure 36: North façade of Parliament House viewed from King William Road. Festival Tower in the background.
Source: Hosking Willis Architecture, March 2025



Figure 37: Adelaide Festival Theatre viewed from King William Road. Festival Tower visible (left).
Source: Hosking Willis Architecture, March 2025



Figure 38: North façade of Parliament House viewed from Festival Plaza.
Source: Hosking Willis Architecture, March 2025



Figure 39: North façade of Parliament House viewed from Festival Plaza, adjacent to Adelaide Festival Theatre.

Source: Hosking Willis Architecture, March 2025

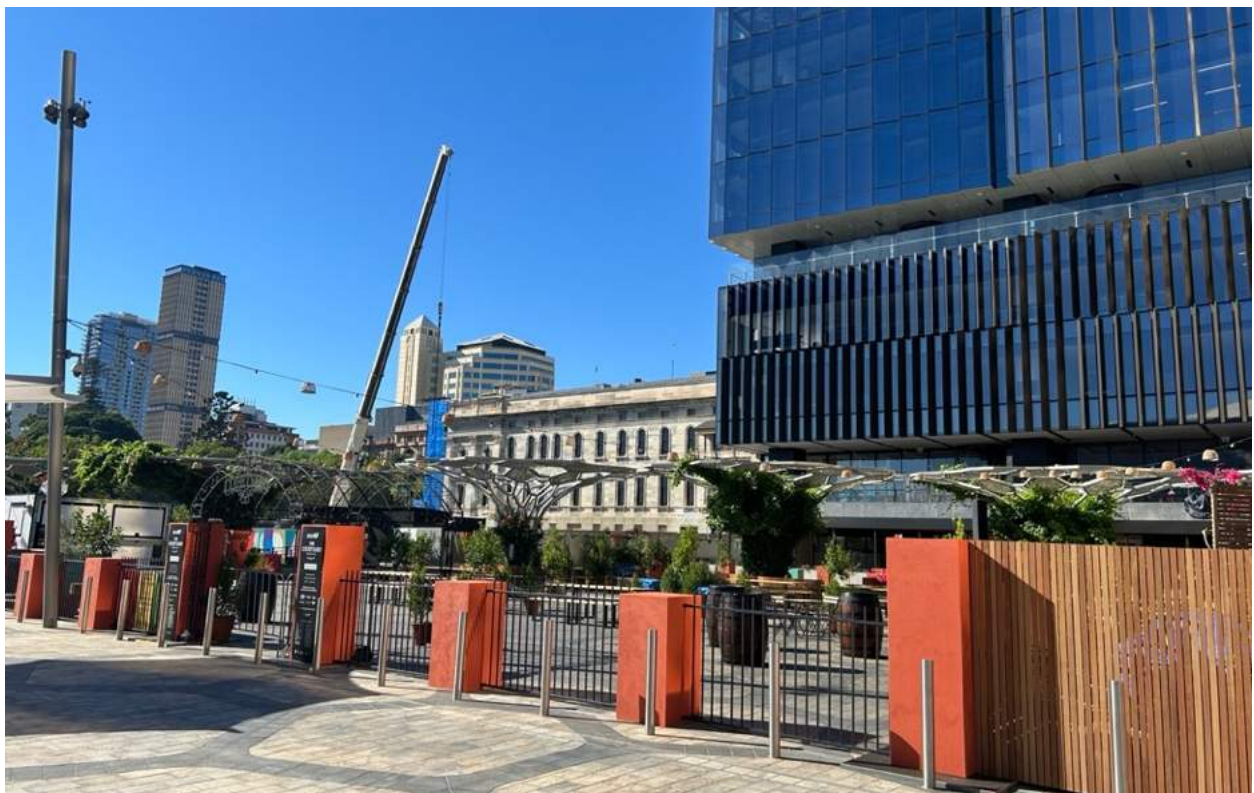


Figure 40: North façade of Parliament House viewed from Festival Plaza. Festival Tower visible (right).

Source: Hosking Willis Architecture, March 2025



Figure 41: Adelaide Railway Station viewed from Festival Plaza. Festival Tower (left) and SkyCity Adelaide Casino (right).

Source: Hosking Willis Architecture, March 2025



Figure 42: Festival Tower obstructing views to Adelaide Railway Station when viewed from King William Road.

Source: Hosking Willis Architecture, March 2025



Figure 43: Distant views of Parliament House north façade and Adelaide Festival Centre from King William Road footpath.

Source: *Hosking Willis Architecture, March 2025*

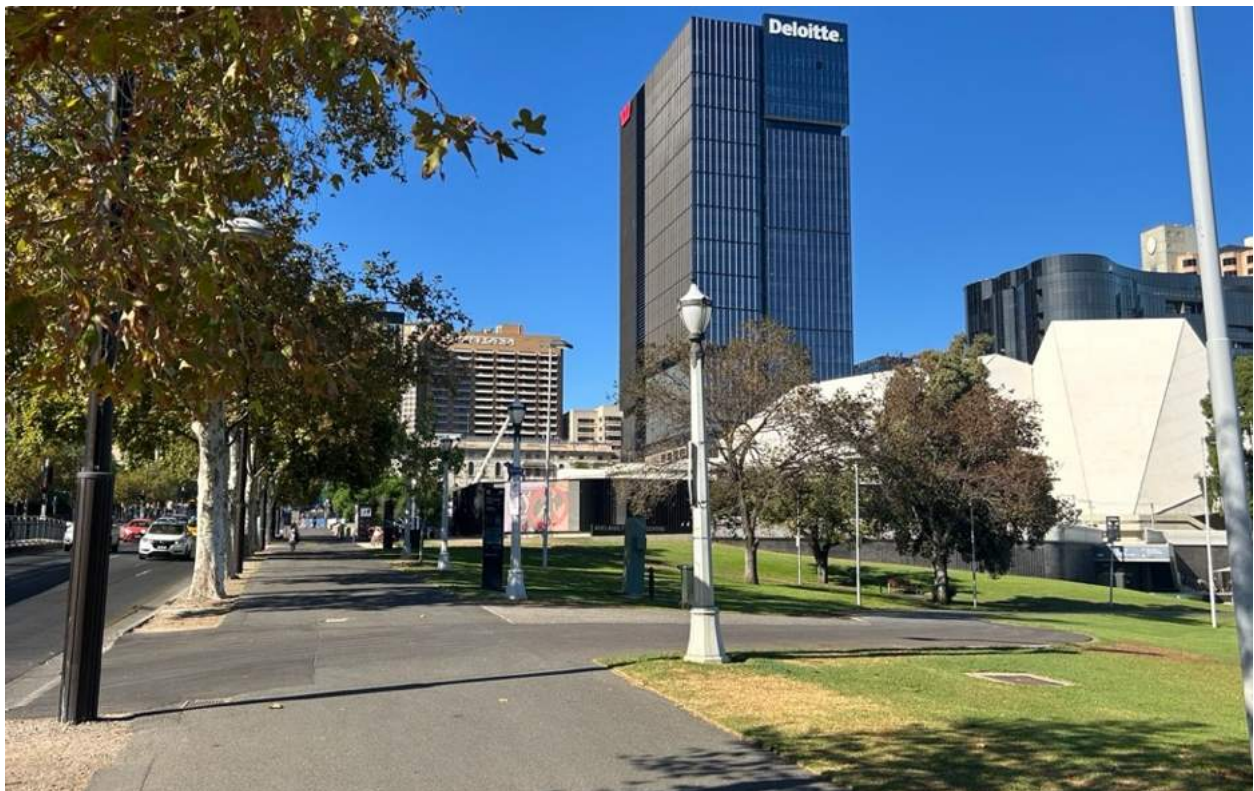


Figure 44: Distant views of Parliament House north façade and Adelaide Festival Centre from King William Road footpath.

Source: *Hosking Willis Architecture, March 2025*

3.5 Description of the Proposal

The proposal involves the construction of a thirty-eight-storey development including civic, commercial and retail tenancies of varying sizes.

The proposed building will be set back from the site boundaries on the east and south sides, establishing a rectangular shaped building footprint and clear separation from adjacent buildings.

The building comprises a ground floor building lobby with hospitality/retail spaces and public amenities. Levels 2 to 5 include civic office spaces, with the remaining levels up to the roof comprising commercial office tenancies. The roof includes a rooftop bar and restaurant. Externally, the ground floor consists of a public plaza and terraced area and a laneway, Parliament Lane, separates the proposed development from Parliament House. The separation between Parliament House and the development is 9 metres as required in the recent Festival Plaza Code Amendment.

To reduce physical bulk from street level, the massing of the proposed tower steps out and clear of the upper levels of Parliament House.

The proposed building design has been influenced by site context and at ground level references the height and scale of adjacent State Heritage Place, Parliament House, through aligning to existing parapets and frieze of Parliament House. The plaza level of the building, the 'escarpment', references the original topography of the site as it falls from the city grid to the River Torrens. The building forms and materials reference the stratification of the topography and are calibrated to reflect the dark masonry base to Parliament House.

The escapement connects to the upper plaza, an open public space via a grand stair, encouraging public access and activation. This raised terrace reflects raising topography from the riverbank and allows views of the rear of Parliament House, predominantly of the northern balcony and upper floor.

Vertical column elements on the building podium reflect the bracket details of Parliament House and the vertical proportions and appearance of the classical columns around the facades of House.

To promote visual separation between the buildings, the south façade of the proposed development has a 10 metre vertical 'clearance zone', starting from the parapet of Parliament House (see Figure 59). The materiality to the backdrop is neutral masonry that reflects the vertical expression of the classical columns from North Terrace. Above this, the façade is glazed and the floorplates of the development step out over Parliament Lane.

The materiality of the podium is predominantly high transparency glazed panels to allow visual permeability through the proposed development to Parliament House and Adelaide Festival Centre. The floor levels above the podium are comprised of neutral glazed curtain walls and have been chosen to create a neutral backdrop that blends into the existing context.

The colours and finishes selected respond to those of the surrounding buildings including Parliament House and Festival Tower. Above the podium and transition floors, the building elevations generally are divided into a diagonal pleated façade, inspired by the Sturt's desert pea and which reflects the angles of the Festival Centre; a vertically pleated façade responding to the forms of Festival Tower; and a secondary façade.

The new tower will be integrated into the southern plaza and the Festival Centre with the existing landscape and urban design features continued into and around the building.

The following external materials are proposed:

- External Terraces:
Stone tile floor finishes. Frameless low iron glass balustrades with 316 stainless steel supports.
- Escarpment:
Warm neutral natural stone with horizontal striated presentation and deep reveals.
- Lobby Glazing:

High transparency large format low iron glass stick built façade system with powdercoat aluminium clad mullions. Steel tension cable instead of mullions for facades facing Parliament House.

- Podium Special Curtain Wall:

Large format full height pleated low iron glass curtain wall with aluminium mullions. Triple low-e vision glass with high VLT and medium reflectivity.

- Podium Facade Doors:

Façade doors and revolving doors to be frameless glass with high transparency to match surrounds. All door operator hardware to be concealed and integrated with surrounding finishes. Drained entry mats to façade doors and revolving doors.

- Tower Columns:

Warm neutral natural stone.

- Tower Core and Foyer Verticals:

Warm neutral natural stone with bronze trim elements and louvres.

- Tower Diagrid Pleated Façade

Unitised glass curtain wall system subdivided into large triangular panels angled to form a diamond shape articulated by reflection. Triple Low-E glass vision glass on low-iron substrate. High VLT and medium reflectivity. 100% frit on internal faces for plantroom zones. Vision glass panels cantilevered above top of building.

- Tower Vertical Pleated Facade

Unitised glass curtain wall system comprising pleated façade panels with vision panel and solid panel elements. Both elements with clad in matching Triple low-e performance glass cladding on low-iron substrate. High VLT and medium reflectivity to match adjacent diagrid pleats. 100% frit on internal faces for plantrooms and solid zones

- Tower Secondary Facade:

Unitised glass curtain wall with flat panels and horizontal sunshades. Triple Low-e vision glass on low-iron substrate with crystal grey body tint for performance and to assist the 3 dimensional modelling of the building.

- Crown:

Feature cladding to plantroom above restaurant to be up-lit at night to enable visibility through the Tower Diagrid Pleated Façade at night time.



Figure 45: Site plan showing the context of the proposed building. The formal row of Jacarandah trees to King William Road is continued.

Source: JPW



Figure 46: Proposed plaza level

Source: JPW



Figure 47: Proposed level 1

Source: JPW



Figure 48: Proposed level 2

Source: JPW



Figure 49: Proposed level 3

Source: JPW



Figure 50: Proposed level 4
Source: JPW



Figure 51: Proposed level 5
Source: JPW

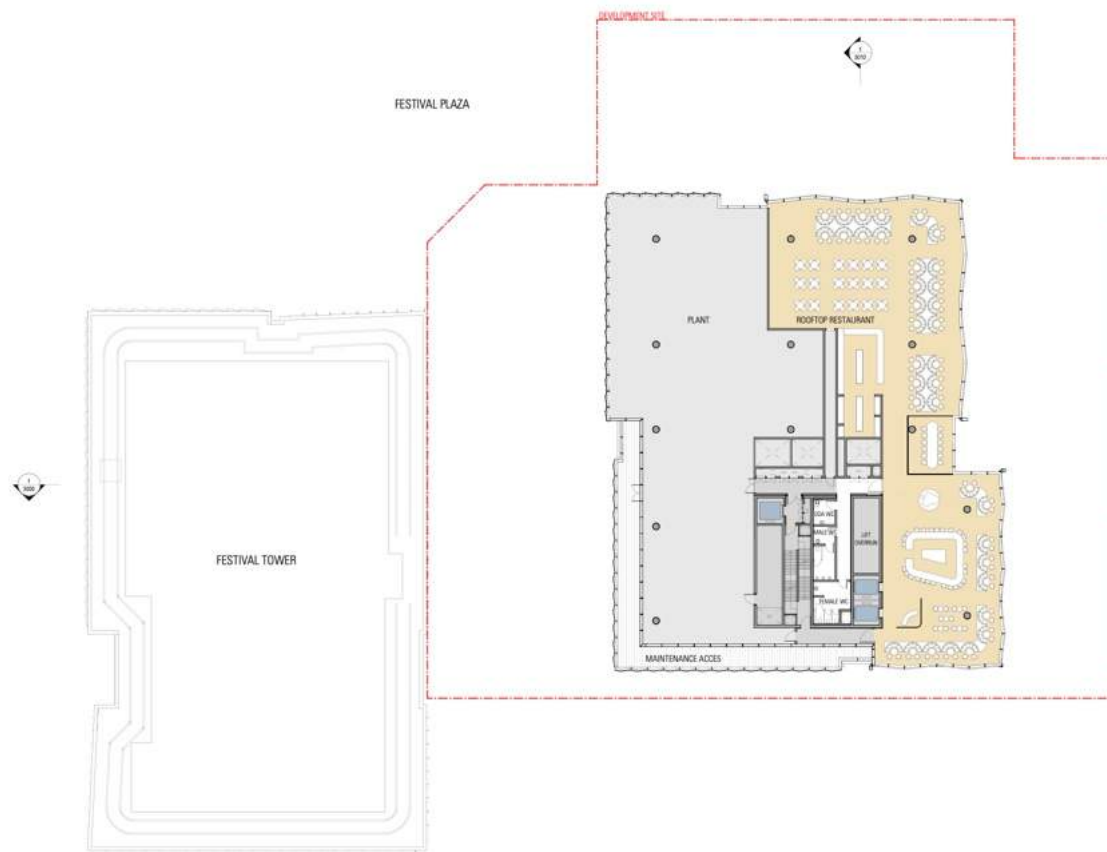


Figure 52: Proposed level 36
Source: JPW

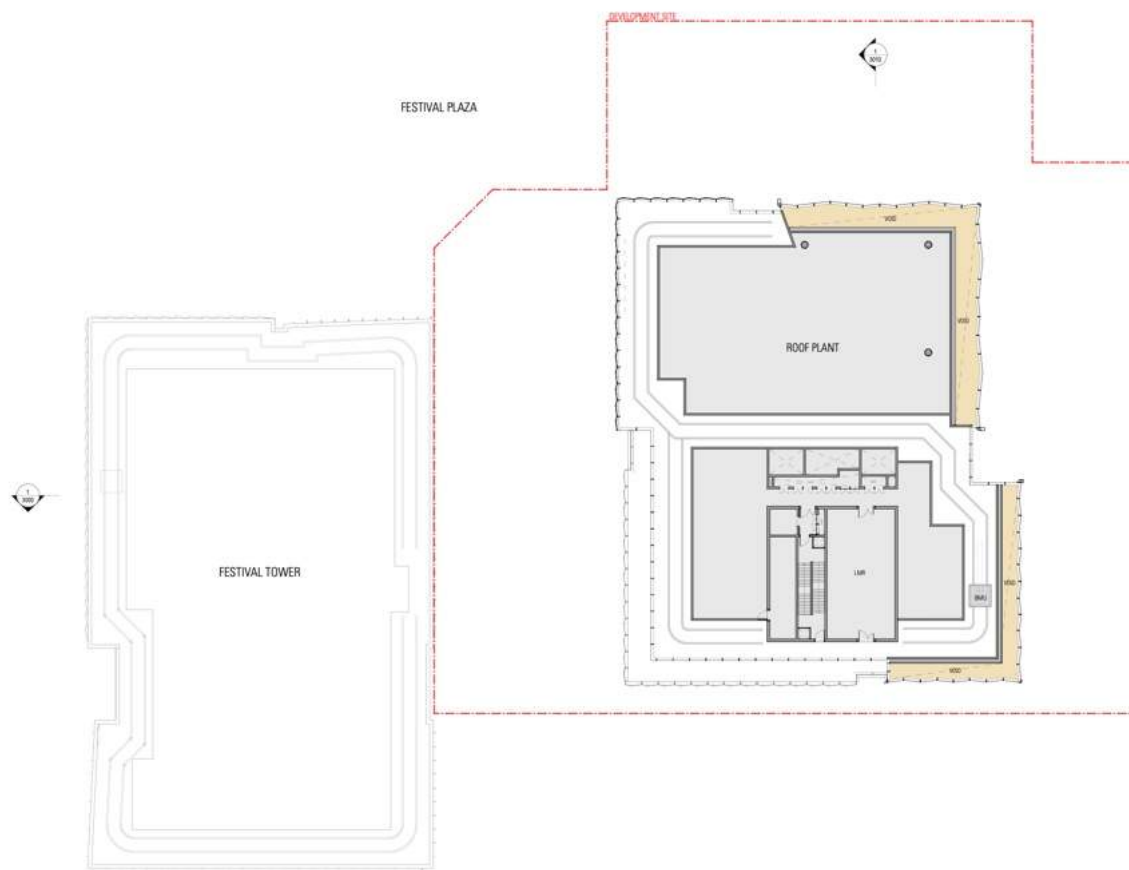


Figure 53: Proposed level 37
Source: JPW



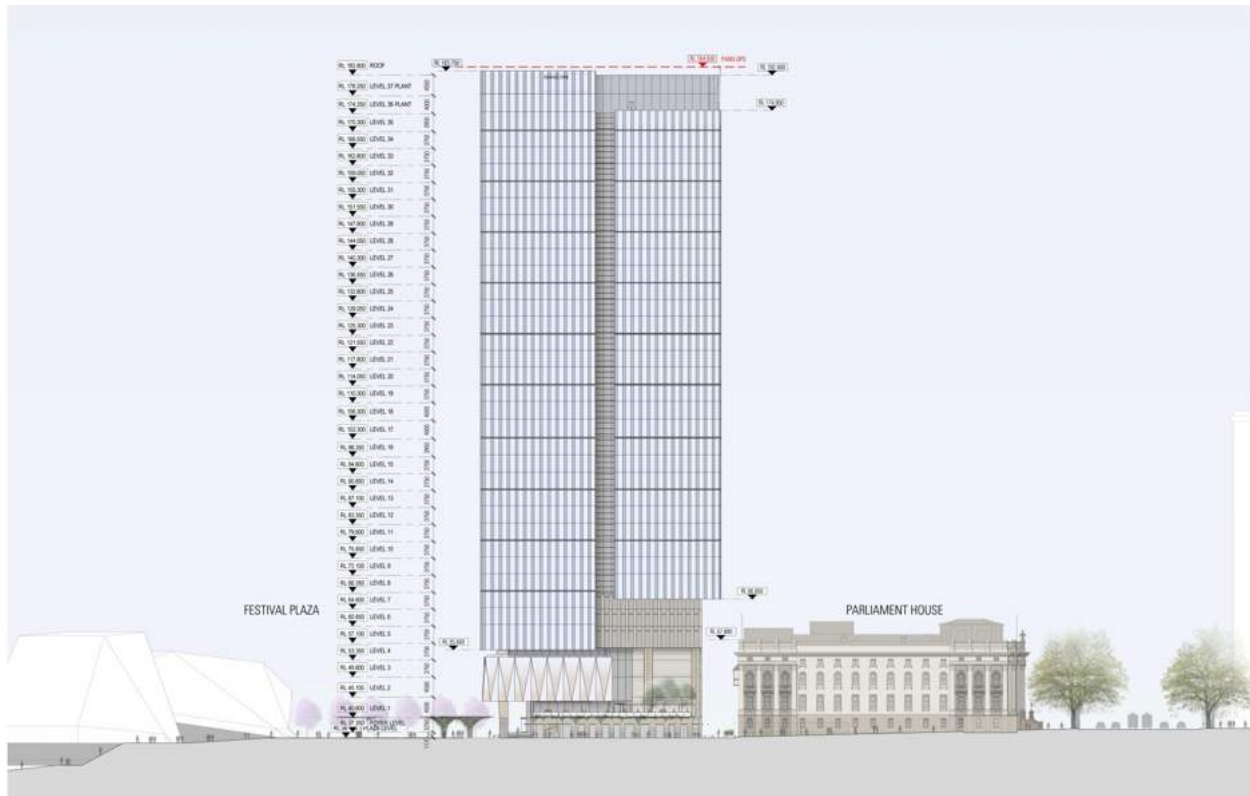


Figure 56: Western elevation

Source: JPW



Figure 57: Southern elevation

Source: JPW

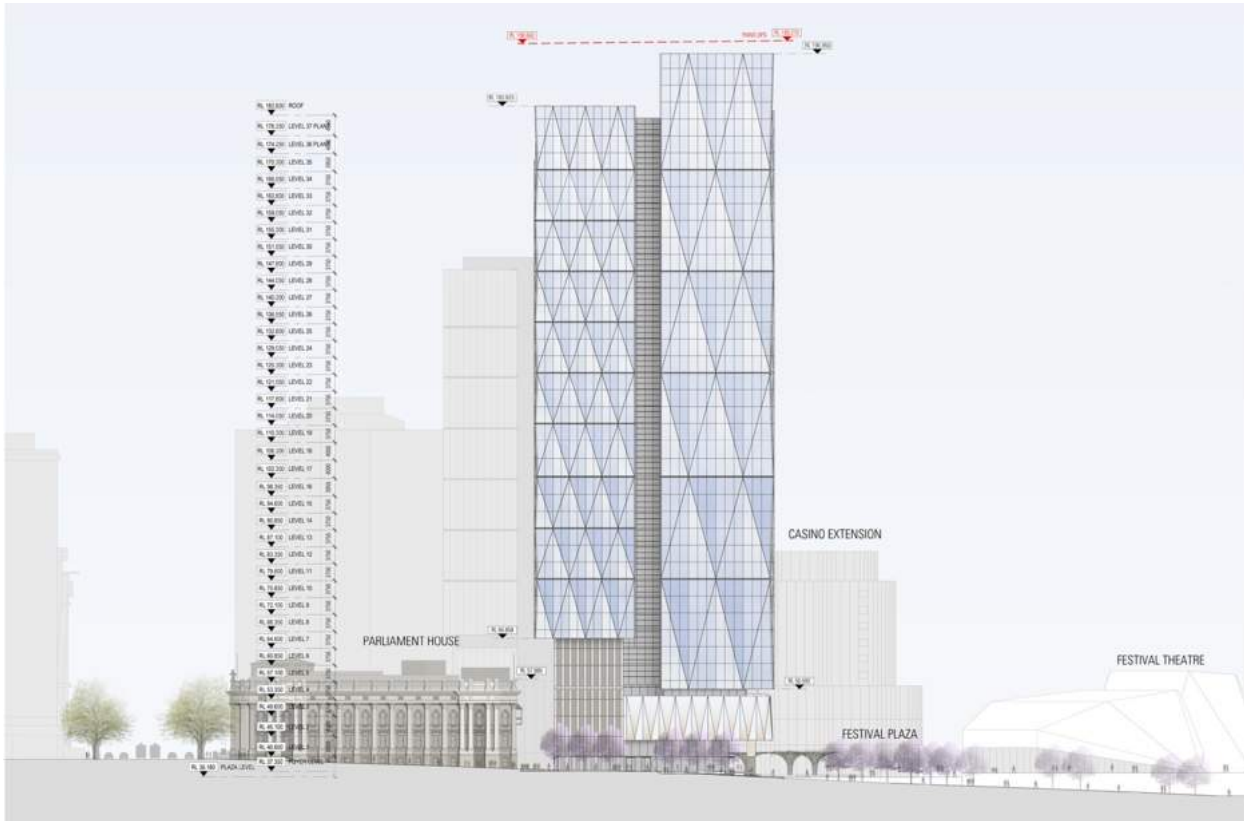


Figure 58: Eastern elevation
Source: JPW

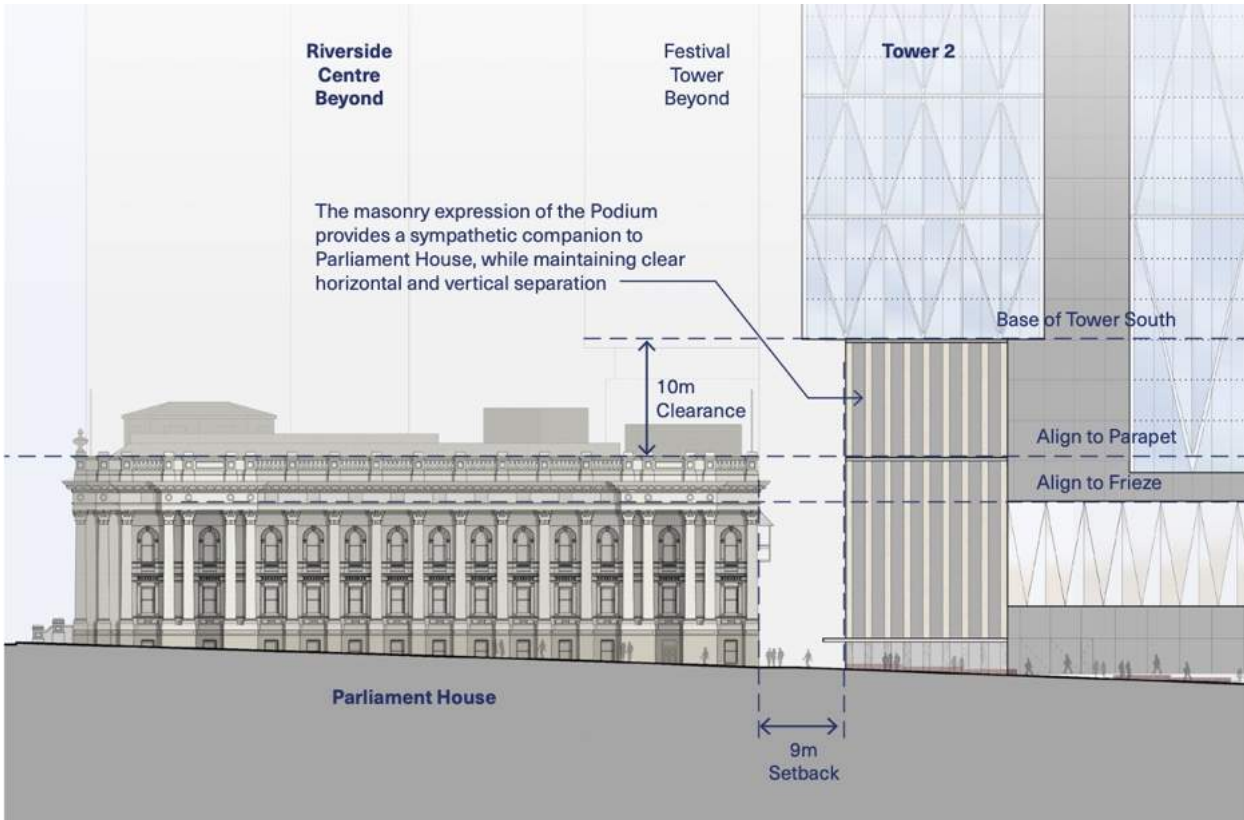
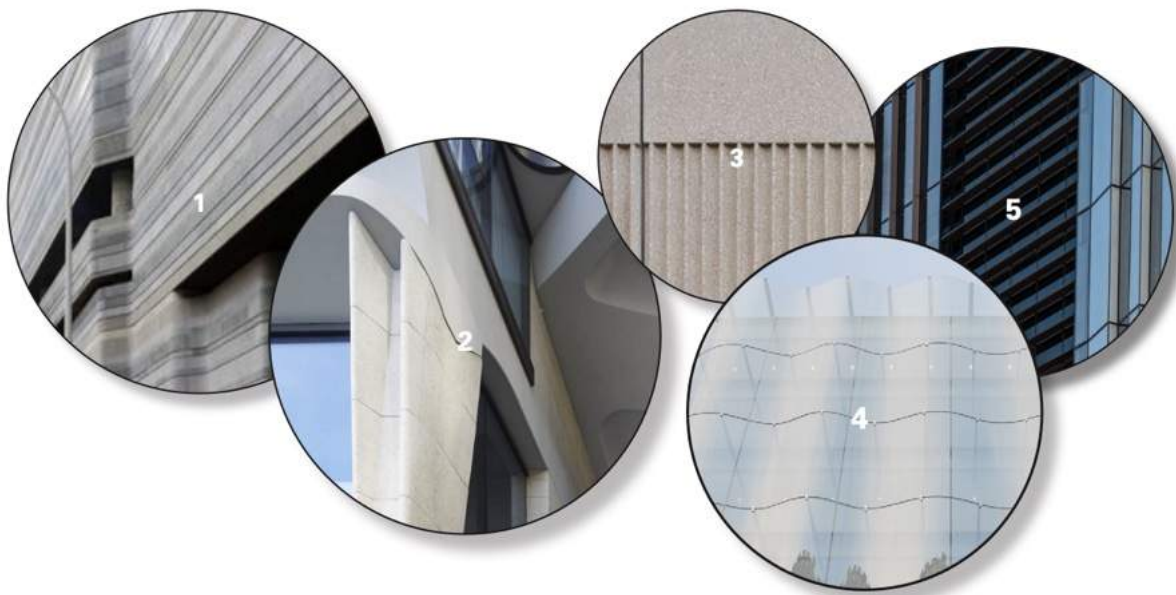


Figure 59: Eastern elevation Parliament House 'clearance zone' connection
Source: JPW





- 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.

Figure 60: Proposed materials to Tower 2 Podium

Source: JPW





-
- 1 Diagrid Pleated Facade:**
Silver Grey performance glass with triple low-e coating. Single stack joint with ghost transom.
-
- 2 Vertical Pleated Tower Facade:**
Silver-grey performance glass with triple low-e coating with expressed sunshading. Single stack joint with ghost transom.
-
- 3 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.
-

Figure 61: Proposed materials to Tower 2 Façade

Source: JPW

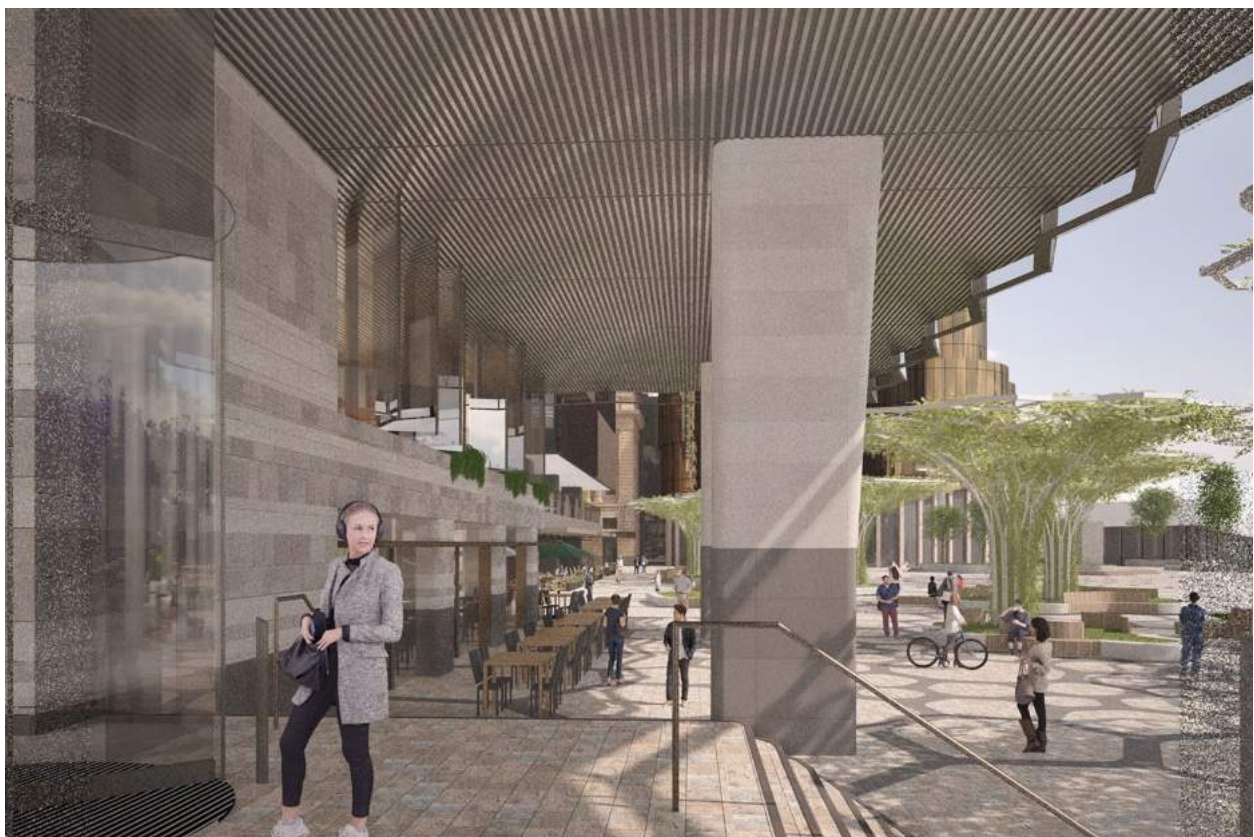


Figure 62: 3D Renders of proposed Tower 2 Podium from King William Road
Source: JPW

4.0 Review of Heritage Value

4.1 General

The concept of heritage value assists in identifying and assessing the qualities that make a place or object of value to the community. An understanding of the nature and degree of that value indicates where constraint is required with future work, and conversely, introduces flexibility by identifying aspects that can be developed with greater freedom.

4.2 Heritage Place Overlays

Heritage value encompasses all of the values or meanings which a place may have to people beyond its utilitarian value, and is assessed against the criteria of Section 16 of the *Heritage Places Act* (1993) for State Heritage Places. A place can be designated as a place of State heritage value if it meets one or more of the criteria listed in the relevant Act.

The *Planning and Design Code* identifies a number of State Heritage Place Overlays on and in proximity to the proposed development site (refer Figure 63, below). The following will be addressed in this Heritage Impact Statement due to the requirements of the State Heritage Place and Heritage Adjacency Overlays (refer Figure 64 and Figure 63, below).

- Heritage Adjacency Overlay
- State Heritage Place Overlay



Figure 63 Aerial view indicating subject site (circled) and adjacent heritage place overlays. Red shading indicates State Heritage Places

Source: *Planning and Development Code*, <https://sappa.plan.sa.gov.au/> January 2025

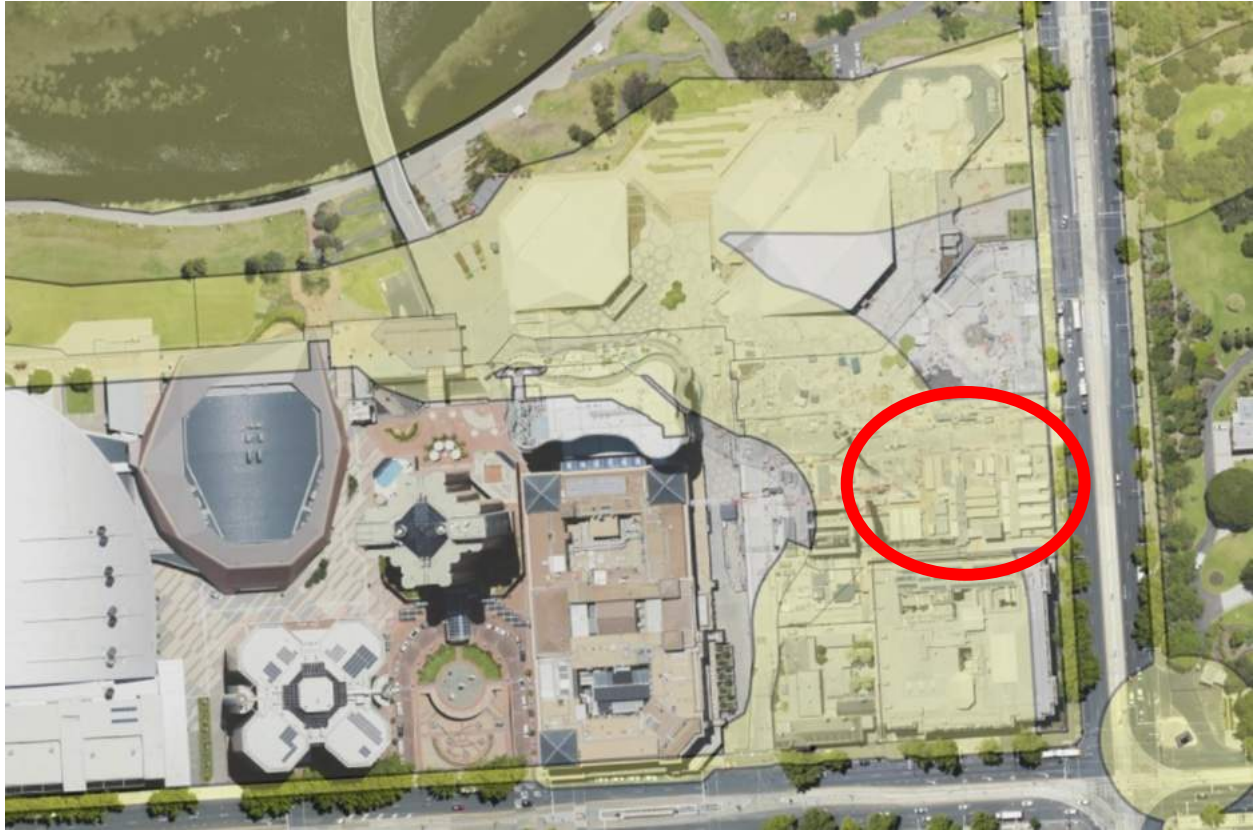


Figure 64 Aerial view indicating subject site (circled) and Heritage Adjacency Overlays, shaded yellow
Source: Planning and Development Code, <https://sappa.plan.sa.gov.au/> January 2025

4.3 Statement of Heritage Value

4.3.1 Parliament House

Parliament House was first assessed as having heritage value as part of the *City of Adelaide Heritage Study* undertaken in 1983. The registration of Parliament House was made prior to the introduction of the Heritage Places Act (1993) and its assessment criteria. As such, a Statement of Significance and Assessment Criteria were not included. In 2011 Swanbury Penglase Architects completed an update of the 1987 Parliament House Conservation Management Plan, including assessing the significance of the place. The assessment reads as follows:

Parliament House represents the political and economical development of South Australia and is emblematic of her political entity and self governing rights. The place is intrinsically linked to the social history and physical pattern of development of the State through the development and enacting of legislation since 1889. This included important measures in the development of democratic rights, such as the provision of female suffrage in 1894, which granted not only women the right to vote but also to stand for Parliament. This was the first time this level of equality had been granted throughout the world, and directly led to its adoption as part of the Constitution of the Commonwealth of Australia. Its importance to the public of South Australia remains evident through its ongoing use as a place of protest and demonstration.

Parliament House is an important landmark building at the intersection of the two major streets of the city. It is an Italian Renaissance inspired classical design which is amongst the finest examples of the style and one of the greatest civic buildings in South Australia. Its use and display of local materials, particularly the marble used through the building, was widely supported, and is both a rare and symbolises of the importance of the building as a symbol of South Australian resources and workmanship. The interior of the building, particularly the two legislative chambers, has at each construction phase integrated advanced principles of ventilation and air conditioning which were at the forefront of design at the time.

The building is also intrinsically linked with the important individual Sir John Langdon Bonython through his donation of £100,000 to the completion of the building in 1934.

Parliament House and Old Parliament House, described below, are listed as a National Heritage Place. National Heritage Places are places of outstanding heritage significance to the nation. The following is the Summary Statement of Significance and relevant Environment Protection and Biodiversity Conservation Act 1999 Assessment Criteria, as found within the Australian Heritage Database:

The South Australian Old and New Parliament Houses are significant for their association with the enfranchisement of men and women in the nineteenth century. Full adult manhood suffrage, notably including Aboriginal men, was first granted in an Australian colony in South Australia in 1856, and this may have been the first time this voting right was granted anywhere in the world. The first elections using a fully secret ballot were also held here the following year. Women, again notably including Aboriginal women, were given the vote in 1894 in South Australia, and at the same time were allowed to stand for parliament. South Australia was the first Australian colony, and one of the first jurisdictions worldwide, to give women the vote. It was the first jurisdiction in the world to allow women to stand for parliament. The rights granted in South Australia were subsequently introduced in the other Australian colonies/states (however, it was many years before Aboriginal enfranchisement issues were resolved). South Australia strongly influenced the granting of voting and standing rights to women in federal elections in 1902.

The relevant Assessment Criteria nominated:

- (a) *the place has outstanding heritage value to the nation because of the place's importance in the course, or pattern, of Australia's natural or cultural history.*

4.3.2 Old Parliament House

Old Parliament House was first assessed as having heritage value as part of the *City of Adelaide Heritage Study* undertaken in 1983. The registration of Old Parliament House was made prior to the introduction of the Heritage Places Act (1993) and its assessment criteria. As such, a Statement of Significance and Assessment Criteria were not included. In 1989 Danvers Architects completed a Conservation Management Plan for Old Parliament House. In 2010 Swanbury Penglase Architects updated the existing Conservation Management Plan on behalf of the Department for Planning, Infrastructure and Transport (DPTI).

The following is the current Statement of Significance, as found in the South Australian Heritage Places Database listing:

Constructed in stages between 1843 and 1875, Adelaide's Old Parliament House is of major historical significance both at the state and national level. The complex includes two walls of the original Council Chamber, dating from 1843, which was the first permanent home of South Australia's Legislative Council, along with the first House of Assembly Chamber and the second Council Chamber. For almost a century, until the completion of the present Parliament House in 1939 allowed the Legislative Council to vacate it, Old Parliament House was the scene of political debates that shaped the history of the State, while its piecemeal enlargement reflects the development of the Colony's democratic institutions. It is strongly associated with the introduction of important democratic reforms in which South Australia led the other Australian colonies, including full adult male suffrage, the secret ballot, and the rights of women to vote and hold political office. The building incorporates examples of the work of three significant colonial architects: E A Hamilton, W Bennet Hays and E J Woods. It is one of only a handful of important government buildings constructed prior to 1860 now remaining in Adelaide. [Adapted from Danvers Architects Pty Ltd 'Old Parliament House Adelaide Conservation Management Plan' (1989)].

4.3.3 Adelaide Railway Station

Adelaide Railway Station was first assessed as having heritage value as part of the *City of Adelaide Heritage Study* undertaken in 1983. The registration of Adelaide Railway Station was made prior to the introduction of the Heritage Places Act (1993) and its assessment criteria. As such, a Statement of Significance and Assessment Criteria were not included. In 2001 Danvers Architects completed a Conservation Management Plan for Adelaide Railway Station, including assessing the significance of the place. This is taken to be the current statement and reads as follows:

The Adelaide Railway Station is of cultural significance because:

- *it is symbolic of the development of the Railways in South Australia. South Australia played an important role in the development of the railways in Australia. The construction of a building of such immense scale is representative of the importance placed upon the railways, both in terms of necessary infrastructure for a developing state, but also in terms of its importance to support an ailing South Australian economy.*
- *it is an outstanding representation of city railway station architecture in South Australia and Australia. Its grand scale and styling, and features such as the main concourse, waiting hall, and entrance ramp are unique to this type of culturally significant building. It is the only example of such architecture in the State, and one of few in Australia.*
- *it is a significant example of the work of Garlick and Jackman architects, who remain South Australia's oldest surviving practice. Garlick and Jackman have been responsible for many significant buildings in the State, and have origins traced back to some of South Australia's most significant colonial architects, such as Daniel Garlick, Thomas English and Rowland Rees.*
- *it is an excellent example of the "Free Classical - Beaux-Arts" style. Its styling, grand size, and prominence on South Australia's most important boulevard, North Terrace, make it a highly*

significant element of the State's architecture.

- it has strong cultural and social associations with the community. The building acted as a central gathering location for the people visiting and leaving the City of Adelaide, and provided a valuable connection for them to the metropolitan area and country regions. Additional facilities provided within the building further enhanced this role. In addition to this, it has strong cultural and social connections with former employees of the Railways.
- it is a permanent reminder of both William Alfred Webb, and the rehabilitation of the South Australian Railways in the 1920's. During Webb's rein as Railways Commissioner (1922-1930) his rehabilitation of the South Australian Railways was unparalleled in Australia's history. Webb was brought out from the United States of America by the Barwell Government and attained the highest of public profiles during his term. The legacy of Webb's commissionership is still evident today in the reforms that he instigated. The Adelaide Railway Station building was the most prominent of Webb's reforms and is symbolic of his approach to the railways rehabilitation.

4.3.4 Adelaide Festival Centre

Adelaide Festival Centre was first assessed as having heritage value as part of the *City of Adelaide Heritage Study* undertaken in 1983, however the site was not listed as a State Heritage Place until 1997, as found on the South Australian Heritage Places Database.

The following is the current Statement of Significance and Section 16 Criteria, as found in the Database listing:

The construction of the Adelaide Festival Centre was a milestone in South Australian history. The Adelaide Festival of Arts had been the first of its kind in Australia, a bold vision which became an enduring event, marking South Australia as the 'Festival State'. The erection of the Adelaide Festival Centre was an equally bold move. Innovative in style, the achievement of both Liberal and Labor governments, the Adelaide City Council and notable individuals, the complex is a home for the Festival, and a cultural centre for the people of South Australia. The Centre has received much critical acclaim as an extremely functional performing arts complex. The Centre is an unashamedly modern complex notable for its bold structuralist approach to form. The multi-purpose Festival Theatre, the more intimate drama theatre (Playhouse), the experimental theatre (Space) and the Amphitheatre are integrated successfully by roof form and the formality of the dominant octagonal module. The individual components of the complex are noted for their versatility, the appeal of internal spaces, the quality of finishes, the good acoustics and the planning of seating and facilities which are held in high regard by artists and patrons alike. The complex has been criticised as 'strident' in colour and finish. Concern has also been expressed that the Festival Theatre and Playhouse Theatre express themselves as concrete buildings whereas they are in fact steel framed. There are also some serious structural faults. Yet the complex as a whole is genuinely historic and the architecture may be regarded as progressive while reflecting the period in which the concept was first mooted. The Hajek sculpture plaza and recent additions such as the larger restaurant and conference centre are not as happily related, the plaza in particular butting uncomfortably against the exposed northern wall of Parliament House.

The relevant Assessment Criteria nominated:

- (f) *It has strong cultural or spiritual associations for the community or group within it*
- (g) *it has a special association with the life or work of a person or organisation or an event of historical importance*

The Statement of Significance and Criteria Assessment identify the cultural history as well as the built form of Adelaide Festival Centre as being a significant element towards the heritage significance of the place.

5.0 Assessment of Proposed Development

5.1 General

Development affecting State Heritage Places requires development approval. This section reviews the impact of the proposed development on the heritage places located immediately adjacent to the subject development site.

The *Planning and Design Code* (the Code) Version 2025.4 (27 February 2025) provides the relevant statutory control for the development of the site against which this report has been prepared. This includes relevant policy for the Heritage Adjacency and State Heritage Place Overlays.

The Assessment Provisions ensure that proposed development retains the heritage value and setting of a heritage place and ensures that its contribution to the locality is maintained. The Desired Outcomes guide development of sites adjacent to heritage places to ensure that their context is not compromised, and that appropriate development is undertaken.

The relevant Assessment Provisions (AP) of the Code are included below. The policy statement is followed by a summary comment by Hosking Willis Architecture assessing the impact of the proposed development on that statement.

5.2 Relevant Policy

5.2.1 Festival Plaza Code Amendment

A code amendment to the Festival Plaza, prepared by the Chief Executive, Department for Housing and Urban Development and adopted by the Minister for Planning, was finalised and published on 30 January 2025. Code Amendment ID: 10120.

The amendment includes the following, as found on the PlanSA website:

'The site of the proposed development is located within the City Riverbank Zone. This code amendment reviews the policy of the City Riverbank Zone (Entertainment Subzone) to ensure the most can be made of the site and the development opportunity for the state, focusing on ensuring the Zone provides clear building height and design guidance...

A change was made to the draft Code Amendment following feedback received from community, industry, local and state government and advocacy groups, with greater detail now provided in the Concept Plan.

This includes:

- specifying a minimum setback of 9 metres from Parliament House's northern façade to preserve its visual integrity and heritage value*
- additional detail to preserve view lines to the Parliament House balcony and Aedicular Corner of classical columns and pilasters to maintain heritage prominence within Festival Plaza.'*

See Appendix A for a copy of the Festival Plaza Code Amendment.

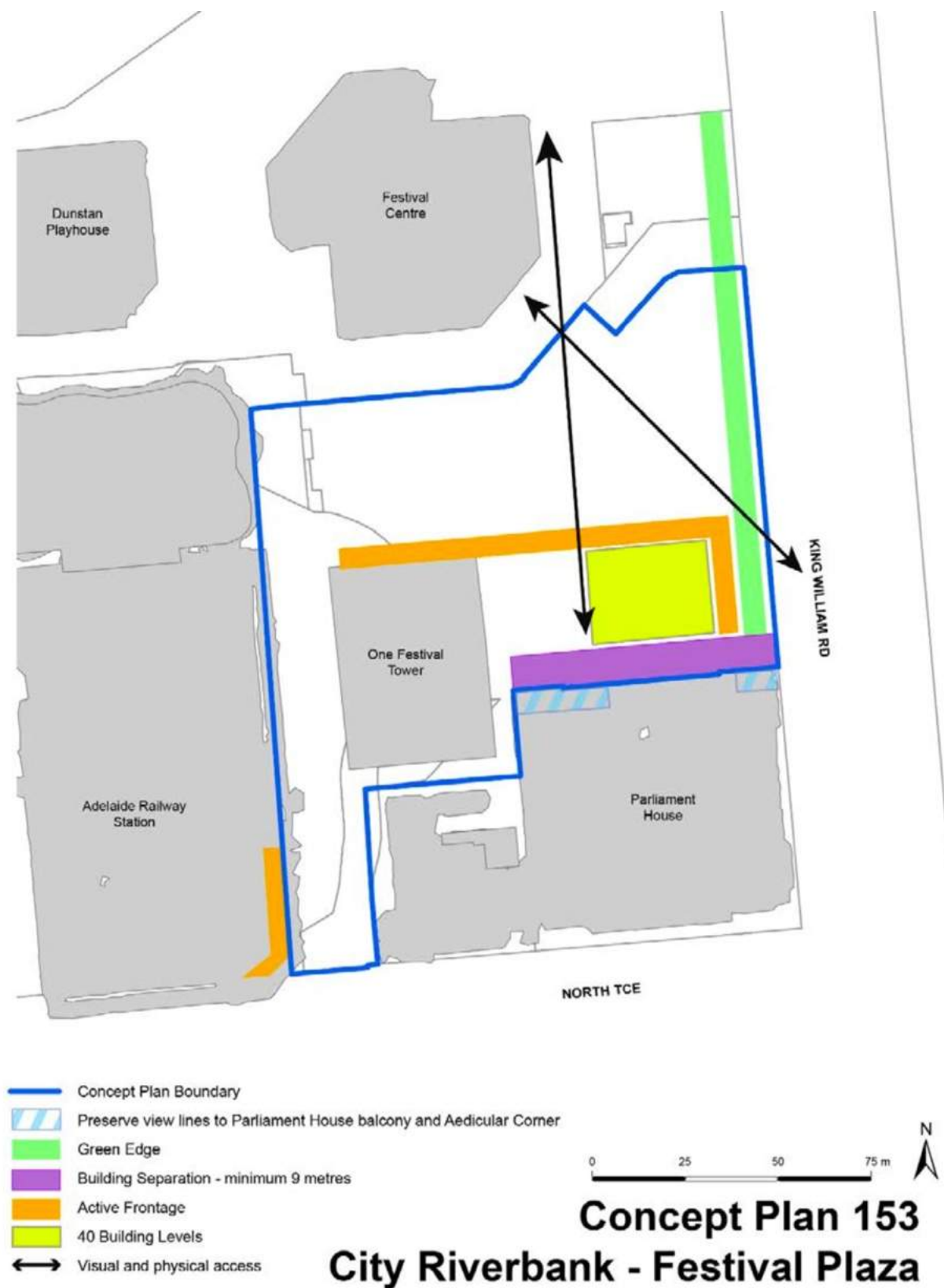


Figure 65 Festival Plaza Code Amendment ID: 10120, published on 30 January 2025.
Source: Planning and Design Code, Festival Plaza Code Amendment, January 2025

5.2.2 Adelaide Festival Centre Conservation Management Plan Policies

The Adelaide Festival Centre Conservation Management Plan defines the views and setting policies for the Adelaide Festival Centre, the policies are as follows:

Siting, Views, Vistas and Relationship (Immediate) Policy

- *Distinct and expansive views and vistas exist to and from the AFC. They are integral to the setting of the complex, its importance within the precinct, architectural expression, and overall heritage significance. Any changes to this setting should not diminish the overall significance of the place.⁵*

Setting – Broader Contextual Relationship

- *The AFC complex is set both within a locality characterised by surrounding buildings / places of individual heritage significance, and within a precinct of broader cultural value to the City of Adelaide, and State of South Australia, namely the River Bank precinct. The AFC complex is an important component of this broader precinct, and plays a significant role in its cultural activation. Any redevelopment of the AFC complex should seek to reinforce this role within the broader precinct.⁶*

Cultural Significance and Integrity

- *The AFC's heritage significance is embodied both in the tangible (physical fabric) and the intangible (special cultural associations). Its establishment has transformed the historic precinct into one of broader social and cultural associations, beyond the boundaries of its site, and the physical fabric of the place itself.*
- *Future development of the place should seek to preserve, reinforce, and expand the cultural significance and maintain the integrity of the place.*

The policies regarding adjacent area interface and connectivity as defined in the CMP are as follows:

The AFC complex also has a spatial and contextual relationship to King William Road, which is a major gateway to and from the northern side of the City. Views and vistas to King William Road have been assessed as being of Considerable Heritage Significance, and should be managed in accordance with the General Conservation Policies established in this report. It is via the King William Road interface that the AFC complex provides its greatest connectivity of the city grid through to the River Torrens, even if realistically much of this connectivity is visual, rather than physical...

The interface of the AFC complex with Parliament House is considered to be of moderate significance. While originally the rear façade of Parliament House essentially only defined the boundaries of the site, and was concealed by the earlier Government Printing Office, it has gone on to now form part of the setting of the site.

Old Parliament House to the south, and the Adelaide Railway Station complex to the west are considered to be of lesser specific relevance to the heritage significance of the place.

All of these building, however, have their own specific heritage significance, which may include aspects relating to their setting.⁷

⁵ Adelaide Festival Centre Conservation Management Plan, DASH Architects, 2014

⁶ Adelaide Festival Centre Conservation Management Plan, DASH Architects, 2014

⁷ Adelaide Festival Centre Conservation Management Plan, DASH Architects, 2014

5.2.3 Parliament House Conservation Management Plan Policies

The Parliament House Conservation Management Plan defines the views and setting commentary and policies for Parliament House, the policies are as follows (noting the following text references the numbered views defined in Figure 66):

Significant Views

Traditionally the most important views of the building have been from North Terrace and King William Street (refer Fig 6.2, View 1, View 2 and View 3). This is reflected by the original design intent of the building in that it was designed to address North Terrace and this hierarchy in importance is visible in the elevations, with south being the most important followed by the east which faces King William Road...

Distance views of the north elevation, including from King William Road when approaching from the north (refer Fig 6.2 View 4) and from the Festival Centre and associated Festival Centre Plaza (refer Fig 6.2 View 5), have historically been limited by development in the immediate area, and was traditionally considered to be the 'back' of the building. When the west wing of Parliament House was completed in 1889, the view from the north was already obstructed by buildings and structures associated with the railway yards and the Government Printing Office... Hence the north elevation was traditionally neither prominently viewed or of high importance, as reflected by its lower level of architectural detail in comparison to the south and east elevations and the use of artificial granite to the lower ground level of this elevation in the 1939 works... The north elevation as a whole is currently a prominent elevation as a result, despite the view of the lower level being partly obstructed by the height of the plaza which is higher than the original ground level on this side of the building. This view is therefore considered to be of some significance...

While there are a number of important views of the building which have been generated since 1970, it is not considered that these represent the historically significant views which were important during design and development of the building. The most significant views of the building are those from North Terrace and King William Street (ie. Views 1, 2 and 3) but Views 1 & 3 has been negatively impacted by the street trees planted in the vicinity of these elevations...

Although views of the north elevation are currently more prominent due to the relatively recent creation of the plaza associated with the Festival Centre, as these are of less significance it is considered that some future development in the areas immediate adjacent to these elevations should not be discounted if deemed necessary in order to maintain the current Parliamentary use of the building and work is done in accordance with the conditions outlined within this report (refer Section 6.3 – Use). Any new development to the north should still maintain the legibility of the building which should remain evident from the north, both to King William Road and the Riverbank precinct.⁸

⁸ *Parliament House Conservation Management Plan*, Swanbury Penglase, 2011



Figure 6.5 – Significant Views of Parliament House, Adelaide (Google Earth, 2010)

- View 1** - South Elevation from either vehicles or pedestrians on south side of North Terrace blocked by *Platanus orientalis* street trees.
- View 2** - View of south-east corner from North Terrace and King William Street.
- View 3** - East Elevation from either vehicles or pedestrians on east side of King William Street blocked by *Platanus orientalis* street trees.
- View 4** - North Elevation from King William Road.
- View 5** - North Elevation from Festival Centre and associated southern plaza.
- View 6** - North-western portion of complex from Pedestrian Bridge to Festival Centre.
- View 7** - West Elevation from Station Road.
- View 8** - West Elevation from upper windows of east and north elevations of Old Parliament House.

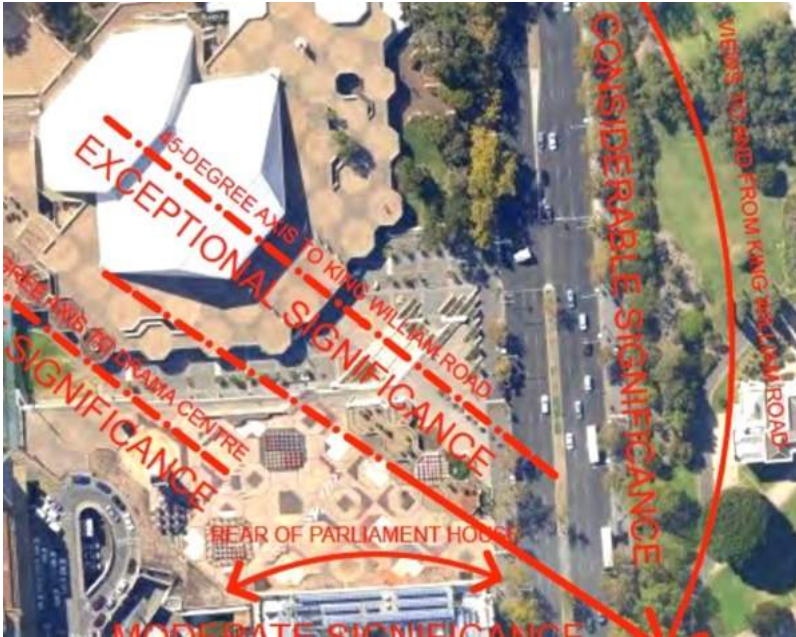
Figure 66: Diagram of Significant views of Parliament House

Source: *Parliament House Conservation Management Plan, Swanbury Penglase, 2011*

5.2.4 State Heritage Place Overlay

Adelaide Railway Station and Old Parliament House are not part of the assessment of the development against the relevant *Planning and Design Code* policies as Hosking Willis Architecture believes that they are sufficiently separated from Festival Plaza Tower 2 as to not be impacted further than what has already been established by Festival Tower.

<i>Policy</i>	<i>Discussion</i>
<i>Desired Outcome</i>	
<p>DO 1</p> <p>Development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse consistent with Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the Heritage Places Act 1993.</p>	<p>Adelaide Festival Centre:</p> <p>Adelaide Festival Centre was first assessed as having heritage value as part of the <i>City of Adelaide Heritage Study</i> undertaken in 1983, however the site was not listed as a State Heritage Place until 1997, as found on the South Australian Heritage Places Database.</p> <p>The Statement of Significance notes that the Adelaide Festival Centre is a milestone in South Australian history, further establishing the state as the 'Festival State'. It calls out the innovative and modern styling of the place, namely the 'dominant octagonal module' and also the capability of the facility as 'an extremely functional performing arts complex'. The Statement also recognises the criticisms and structural faults of the building but states 'the complex as a whole is genuinely historic and the architecture may be regarded as progressive'. The southern plaza is identified as 'butting uncomfortably against the exposed northern wall of Parliament House,' denoting a negative impact on the significance of the place.</p> <p>The Relevant Section 16 Assessment Criteria nominated:</p> <p>(f) <i>It has strong cultural or spiritual associations for the community or group within it</i></p> <p>(g) <i>it has a special association with the life or work of a person or organisation or an event of historical importance</i></p> <p>The Statement of Significance and relevant Section 16 Criteria identify the cultural history as well as the built form of the place as important elements towards the heritage significance of the place.</p> <p>The Adelaide Festival Centre displays heritage values of history, architecture construction, materiality and integrity.</p> <p>With regard to history, the proposed development will not negatively impact on this value. The development proposes to develop an area of the southern plaza where there is no remaining original fabric. The previous removal of this fabric will facilitate development to enhance engagement and interface where historically the southern plaza has been underutilised.</p> <p>The proposed development will provide public access to the terraced area and into the lower levels of Festival Tower 2. This will allow new elevated views of the Adelaide Festival Centre, along with Parliament House, and will increase the linkage and connection and enable greater understanding of the complex.</p>

	<p>The architectural significance of the Adelaide Festival Centre will not be impacted by the proposed development. The State Heritage Place will remain a significant item of the Festival Centre complex as the proposed works are localised to the southern plaza, which already has low integrity and no remaining items of physical significance. The original architectural design of Adelaide Festival Centre will remain.</p> <p>With respect to materiality and integrity, the proposed development will occur within the footprint of the former southern plaza. No original fabric remains and the Festival Plaza Tower 2 will have no impact on the materiality or integrity of the remaining original and existing fabric of the Adelaide Festival Centre.</p> <p>The intent of this development is to respect and have minimal intervention on significant heritage elements to adjacent State Heritage Places, while still allowing contemporary development to activate the site and promote activity and ongoing future use.</p> <p>The proposed development will activate the former plaza space and provide an ongoing use for an underutilised site with high prominence. The heritage and cultural values of the Adelaide Festival Centre will be maintained.</p>
Performance Outcome	
Built Form	
PO 1.1 The form of new buildings and structures maintains the heritage values of the State Heritage Place.	<p>Adelaide Festival Centre:</p>  <p>Figure 67: Diagram of significant views to Adelaide Festival Centre Source: Adelaide Festival Centre Conservation Management Plan, DASH Architects, 2014</p>

The above diagram outlines the significant views to Adelaide Festival Centre from King William Road, as defined within the Adelaide Festival Centre Conservation Management Plan.



Figure 68: Diagram of proposed development and significant views.
Source: *Hosking Willis Architecture*

The above diagram highlights the exceptionally significant views (red arrows) and views of considerable significance (yellow arrow) to Adelaide Festival Centre from King William Road, as outlined in Figure 67. The red hatch identifies the overlap of the proposed development within the view of considerable significance.

Views to Adelaide Festival Centre will be mildly impacted on the north approach along King William Road as the proposed tower will be visible in the background of views of the Centre. Key views identified as having exceptional significance will remain unimpeded and the impact on views identified as considerable significance will be mitigated through the use of a glazed façade to the podium.



Figure 69: Exceptional Significance view of Adelaide Festival Centre will be retained.
Source: *JPW*

The development aims to reduce physical bulk at the podium on the

north-east corner through the use of glazing and the setback of the main entrance from King William Road. The glazed ground floor podium will allow visual permeability and views through the building to the Festival Centre beyond. This view permeability through the building will mitigate the impact on the southernmost view of considerable significance.

The development will have no impact on the northern view of considerable significance.



Figure 70: View of Adelaide Festival Centre through the glazed foyer.

Source: JPW

It should be noted that the existing approved three-storey development will have a greater impact on the view of considerable significance by completely blocking the view.

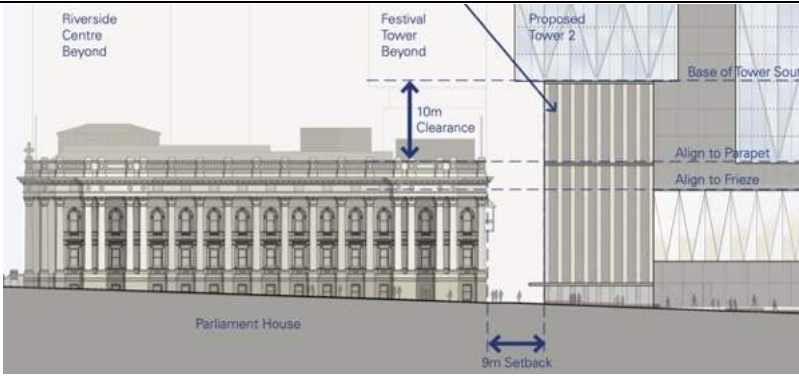
Parliament House:

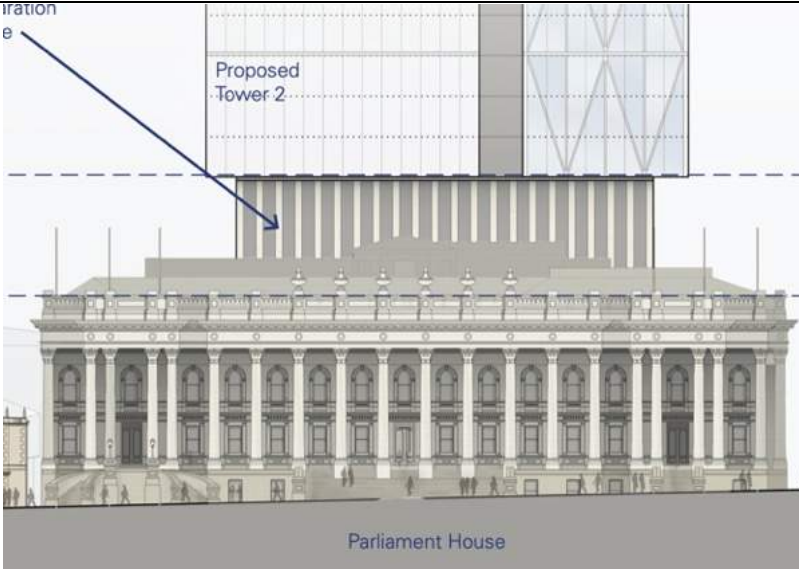
The proposed building design has been influenced by site context and at ground level references the height and scale of Parliament House, through aligning façade elements to existing parapets and frieze lines on the House.

The proposed development also maintains the heritage values of the place by complying with the significant views policy, as defined in the 2011 Parliament House CMP. This is achieved by implementing east and west building setbacks, the use of glazing in the podium and the urban design elements of Parliament Lane. The CMP significant views policy states that: *Any new development to the north (of Parliament House) should still maintain the legibility of the building which should remain evident from the north, both to King William Road and the Riverbank precinct.*

The Code Amendment requires a 9 metre separation between the development and Parliament House. This separation has been utilised by the design team to create an intimate space between the buildings

	<p>that will significantly increase public activation, accessibility and safety around the rear of Parliament House.</p> <p>As noted above, a previous approval has been granted for a three-storey retail development across the full width of Parliament House. The proposed development enhances views of, and activation around, Parliament House when compared to the previous proposal.</p> <p>The proposed development will block views of the northern elevation of Parliament House, but as acknowledged in the Parliament House CMP, these views have not been traditionally prominently viewed or of high importance. Improved and closer access to the north elevation of Parliament House, via the laneway and elevated plaza at the western end of the Tower will improve public understanding of Parliament House while maintaining the heritage values of the place.</p>
<p>PO 1.2</p> <p>Massing, scale and siting of development maintains the heritage values of the State Heritage Place.</p>	<p>Adelaide Festival Centre:</p> <p>The proposed development is located some distance from the Adelaide Festival Centre. The proposed massing, scale and siting of the development will have no impact on the heritage value of the place and only some impact on views of the Festival Centre from King William Street to the south.</p> <p>The site context has already been established, with the construction of Festival Tower . The proposed development is not dissimilar to Festival Tower, however the new development has been designed to mitigate visual bulk with articulated and high quality facades.</p> <p>The proposed development will impact on the broader setting of the Adelaide Festival Centre but it's heritage value will be maintained.</p> <p>Parliament House:</p> <p>The proposed building design has been influenced by site context and at podium level references the height and scale of Parliament House.</p> <p>Parliament Lane, a public access laneway, is proposed to separate the south façade of the proposed development and the north façade of Parliament House. This laneway is as defined by the Festival Plaza code amendment, ID 10120, which stipulates a 9.0m wide separation between the façades of both buildings. The proposed development also has a 10 metre vertical clearance zone from the parapet of Parliament House. Similar to Parliament Lane, the clearance zone is to allow the visual separation between the buildings and to allow the street presence of Parliament House to take precedence and be retained.</p>

	 <p>To reduce the proposed building bulk and footprint, the massing of the development steps in at the upper plinth level to achieve a 10m vertical separation before the upper levels of the Tower cantilever over the 9.0m northern setback.</p>
<p>PO 1.3</p> <p>Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandahs) maintains the heritage values of the State Heritage Place.</p>	<p>Adelaide Festival Centre:</p> <p>The site and surrounding context is referenced in the proposed elevated western terraced area through emulating the topography and grid expressions of the site from the riverbank. However, the proposed form and design language of the development is significantly separated from the Adelaide Festival Centre and employs a distinctly different design language. The proposed detailing, openings and forms will retain the heritage value of the Adelaide Festival Centre through contrast with contemporary design forms.</p> <p>Parliament House:</p> <p>The new development has been designed and detailed in a contemporary manner that will maintain and highlight the complex composition and fine detailing of Parliament House, as opposed to mimicking any heritage architectural detailing. When viewed from King William Road, the contemporary nature of the proposed development will clearly contrast with the traditional appearance of Parliament House.</p> <p>The proposed tower podium design includes closely spaced vertical masonry elements that reference the bracket details and classical column proportions of Parliament House. The repetitive and recessive nature of the columns and adjacent glazing is a contemporary design response that provides a stylised transition from the traditional masonry forms to the highly contemporary glazing of the Tower. The podium masonry elements will respond to the colours and tones of Parliament House and the adjacent Festival Plaza.</p> <p>The proposed detailing of the masonry backdrop to Parliament House, when viewed from North Terrace, will provide a neutral and recessive transition in the background to the State Heritage Place.</p>

	
<p>PO 1.4</p> <p>Development is consistent with boundary setbacks and setting.</p>	<p>The proposed development is consistent with Concept Plan 153 as defined in the <i>Planning and Design Code</i>.</p>
<p>PO 1.5</p> <p>Materials and colours are either consistent with or complement the heritage values of the State Heritage Place.</p>	<p>The proposed materials and colours have been selected to provide a contemporary, neutral and visually strong addition to the King William Road streetscape and adjacent State Heritage Places. The materials will complement, rather than mimic or dominate the existing palette.</p> <p>The materiality of the podium is predominantly high transparency glazed panels to allow visual permeability through the proposed development to Parliament House and Adelaide Festival Centre. The floor levels above the podium are comprised of neutral glazed curtain walls and have been chosen to create a neutral backdrop to the State Heritage Places.</p>
<p>PO 1.6</p> <p>New buildings and structures are not placed or erected between the primary and secondary street boundaries and the façade of a State Heritage Place.</p>	<p>Adelaide Festival Centre:</p> <p>The proposed development is located to the south of Adelaide Festival Centre, in a historically underutilised area, not against any significant façades. The development will maintain the views defined within the Adelaide Festival Centre Conservation Management Plan, thereby retaining the prominence from King William Road and the existing plaza.</p> <p>Parliament House:</p> <p>The development is located to the 'rear' of Parliament House. As defined in the significant views policies and diagram (Figure 66) within the Conservation Management Plan, the south and east façades are considered the most important.</p> <p>The Concept Plan 153, defined in the <i>Planning and Design Code</i>, has identified that the north-west corner of Parliament House including the Members Dining Room Balcony shall remain visible from Festival</p>

	<p>Plaza. The proposed development includes an elevated plaza at the western end of the building. The plaza will allow views to the northwestern corner of Parliament House to be retained and for the Members' Balcony to retain prominence. The Tower will be present in views of the rear of Parliament House, but the views will also be framed by Tower 1 to the west.</p> <p>The proposed development will not be erected between the primary and secondary street frontages of Government House.</p>
<p>PO 1.7</p> <p>Development of a State Heritage Place retains features contributing to its heritage value.</p>	<p>Adelaide Festival Centre:</p> <p>All original fabric and features of the southern plaza have been removed. Prior to removal, the fabric and features were in poor condition, lacking integrity and of a lesser contributory nature.</p> <p>The removal of that fabric provides has provided an opportunity to enable development that supports the activation and ongoing use of the southern plaza and surrounding context. No features contributing to the heritage value of the Adelaide Festival Centre will be removed as part of this development.</p> <p>Parliament House:</p> <p>The proposed development will be undertaken on a vacant site, with the new Tower separated from Parliament House by 9.0m. No features contributing to the heritage value of Parliament House will be removed.</p> <p>As discussed in PO 1.3, the proposed development form and detailing references the significant details and features of Parliament House.</p> <p>When viewed from King William Road, the complex features of Parliament House will be highlighted through comparison with the minimalist contemporary detailing of the new development. When viewed from the southern plaza, the western corner of Parliament House, including the Members Dining Room Balcony, will be framed by the elevated plaza and western wall of the new development.</p>
<i>Alterations and Additions</i>	
<p>PO 2.1</p> <p>Alterations and additions complement the State Heritage Place and are sited to be unobtrusive, not conceal or obstruct heritage features and detailing, or dominate the State Heritage Place or its setting.</p>	<p>The proposed development has been designed to reference, highlight and have minimal impact on the existing State Heritage Places.</p> <p>Any obstructions on the exiting State Heritage Places as a result of the new development have been mitigated through careful design manipulation of form and massing, transparent glazing to the podium, retention of setbacks to allow significant visual sightlines, clearance zones, the laneway, and materiality.</p>
<p>PO 2.2</p> <p>Adaptive reuse and revitalisation of State Heritage Places to support their retention in a manner that</p>	<p>Adelaide Festival Centre:</p> <p>The proposed development aims to revitalise and activate the southern plaza by improving engagement with the plaza and</p>

respects and references the original use of the State Heritage Place.	<p>surrounding site. This is proposed through an active, open and inviting building frontage to King William Road and the southern plaza that includes hospitality opportunities and public open spaces.</p> <p>Parliament House:</p> <p>Not applicable.</p>
<i>Ancillary Development</i>	
<p>PO 3.1</p> <p>Ancillary development, including carports, outbuildings and garages, complement the heritage values of the State Heritage Place.</p>	Not applicable.
<p>PO 3.2</p> <p>Ancillary development, including carports, outbuildings and garages, is located behind the building line of the State Heritage Place.</p>	Not applicable.
<p>PO 3.3</p> <p>Advertising and advertising hoardings are designed to complement the State Heritage Place, be unobtrusive, be below the parapet line, not conceal or obstruct heritage elements and detailing, or dominate the building or the setting.</p>	<p>Nominated signage zones are proposed as part of the development application. Refer to JPW elevation drawings.</p> <p>The design and detail of signs will be determined and submitted as a subsequent variation application.</p>
<p>PO 3.4</p> <p>Fencing and gates closer to a street boundary (other than a laneway) than the street elevation of the associated building are consistent with the traditional period, style and form of the State Heritage Place.</p>	<p>Adelaide Festival Centre:</p> <p>No fencing or gates are proposed as part of the development addressing the plaza and Adelaide Festival Centre.</p> <p>Parliament House:</p> <p>A new fence is proposed to replace the existing steel slatted fence along the northern façade of Parliament House. This fence will have a modern design, continuing what was installed as part of the Tower 1 project, with landscaping and incorporated seating for the retail tenancies along the laneway, improving design, public amenity and visual presence over the existing fence. These works will be to the rear of Parliament House, in the same location as the existing fence, and not closer to a street boundary than the street elevations of the building.</p>
<i>Land Division</i>	
PO 4.1	

Land division creates allotments that: maintain the heritage values of the State Heritage Place, including setting are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the State Heritage Place.	Not applicable.
<i>Landscape Context and Streetscape Amenity</i>	
PO 5.1 Individually heritage listed trees, parks, historic gardens and memorial avenues are retained unless: trees / plantings are, or have the potential to be, a danger to life or property; or trees / plantings are significantly diseased and their life expectancy is short.	The proposed development includes a carefully integrated landscape plan as prepared by Aspect. This includes the continuation of the design themes implemented previously on the plaza to the north. Those design elements will continue up to and around the building envelope and up to the elevated plaza. The proposal also includes the continuation of the King William Road Jacaranda avenue to the east and north of the Tower. There are no heritage listed trees, parks, historic gardens or memorial avenues on the site.
<i>Demolition</i>	
PO 6.1 State Heritage Places are not demolished, destroyed or removed in total or in part unless: the portion of the State Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value; or the structural integrity or condition of the State Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair.	Not applicable. No part of any state heritage place will be demolished, destroyed or removed in total or in part as part of this development.
PO 6.2 The demolition, destruction or removal of a building, portion of a building or other feature or attribute is appropriate where it does not contribute to the heritage values of the State Heritage Place.	Not applicable.
<i>Conservation Works</i>	

PO 7.1 Conservation works to the exterior and interior of a State Heritage Place and other features of identified heritage value match original materials to be repaired and utilise traditional work methods.	Not applicable.
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5.2.5 Heritage Adjacency Overlay

<i>Policy</i>	<i>Discussion</i>
<i>Desired Outcome</i>	
DO 1 Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.	<p>Parliament House:</p> <p>The proposed development is adjacent to the State Heritage Place, Parliament House.</p> <p>The identified values of the place, as outlined in Section 4.3.1 above, will be retained and maintained to their current extent.</p> <p>The Statement of Significance notes that Parliament House is significant as a building that is intrinsically linked to the political and economical development of the State. It is also significant as an imposing landmark at the intersection of two major streets in the city. It is one of the finest examples of Italian Renaissance classical design and has materiality that symbolises its importance through extravagance and the building was used a symbol of South Australian resources and workmanship of the time.</p> <p>Parliament House, along with Old Parliament House, is listed as a National Heritage Place, which is a place of outstanding heritage significance to the nation. In this case, the listing is recognising the place's importance in the course or pattern of Australia's cultural history.</p> <p>The heritage significance of Parliament House lies within the fine detailing, architectural form and important cultural history of the place.</p> <p>The proposed escarpment and plaza at the western end of the development will provide a raised public space that will provide opportunities for the public to experience the northern side of Parliament House in a closer, new and different manner. This will inevitably improve public understanding and appreciation of the heritage and cultural values of the place.</p> <p>As discussed above, Festival Plaza Tower 2 has been carefully designed to particularly respond to the massing, form and detailing of Parliament House at the plinth level. The development incorporates materials, colours and textures that complement in a contemporary manner the traditional forms of Parliament House.</p>

	The heritage significance of Parliament House will not be impacted by the proposed development.
<i>Performance Outcome</i>	
<i>Built Form</i>	
<p>PO 1.1</p> <p>Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.</p>	<p>Parliament House:</p> <p>Undoubtedly, the proposed development will have an impact on the setting of Parliament House. This impact should be assessed in the context of the previously approved three-storey retail development proposed to run across the northern elevation of Parliament House.</p> <p>Obstructions on the existing views of the State Heritage Place as a result of the new development have been mitigated through form and massing, transparent glazing to the podium, incorporation of setbacks to allow significant visual sightlines, clearance zones, laneways and materiality.</p> <p>Parliament Lane, a publicly accessible laneway, is proposed to separate the south façade of the proposed development and the north façade of Parliament House. This separation is as defined by the Festival Plaza code amendment, ID 10120, which stipulates a 9.0m wide separation between the façades of both buildings</p> <p>The proposed development also has a 10 metre vertical clearance zone from the parapet of Parliament House. Similar to Parliament Lane, the clearance zone is to allow the visual separation between the buildings and to allow the street presence of Parliament House to be retained.</p> <p>The context, setting and backdrop to Parliament House has been changed by the construction of Tower 1 to the north west of the House. The construction of Festival Plaza Tower 2 will build upon the context established by Tower 1. As noted earlier a previous approval exists for a three-storey building across the full width of Parliament House. The new Festival Tower 2 development has been designed to retain greater views of the Adelaide Festival Centre from the south east and of the north west corner of the Parliament House facade, including the Members Balcony, when viewed from the north.</p> <p>The views to the south and east façades will be retained. These views are the most significant views of Parliament House as defined by the Parliament House Conservation Management Plan.</p> <p>There will be an impact to views of north façade of Parliament House when viewed from Festival Plaza. However, the massing of the development is stepped in at the podium with the upper levels overhanging. The setbacks allow views to the key elements of the north façade (the north-east corner and Members Dining Room Balcony), as outlined in Concept Plan</p>

	<p>153 as defined in the <i>Planning and Design Code</i>.</p> <p>It is considered that the proposed development will not dominate, encroach or negatively impact on the setting of Parliament House.</p>
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5.3 Assessment Summary

The proposed development includes a contemporary thirty-eight-storey building using traditional and modern materials that will sit within a landscaped plaza adjacent to three State Heritage Places.

Notably, while the proposed development is sited on the southern plaza to Adelaide Festival Centre, the existing views of Adelaide Railway Station from King William Road have already been changed by the recent successful commercial development, Festival Tower.

The development will improve plaza engagement via a new active building frontage, that includes retail and hospitality, as well as having the main foyer entrance off King William Road and the southern plaza.

The imposing and significant street presence of Parliament House will remain through air space separations and deliberate design programs between the State Heritage Place and the proposed Tower.

The development will provide linkage and connections between Parliament House, Adelaide Festival Centre, King William Road and Festival Plaza that enable greater understanding of the overall complex.

Views between Adelaide Festival Centre and Parliament House will be altered, however key views will be retained. The proposed development podium offsets and materiality will allow views and visual connections between the State Heritage Places from both Festival Plaza and King William Road.

The proposed development references the adjacent Parliament House at street level through design that references the composition and fine detailing of Parliament House in a contemporary manner to create a cohesive, relatively neutral streetscape. It does not distract from the State Heritage Place. The setback, materials and colour palette to the levels above Parliament House have been carefully chosen to create a neutral and subservient backdrop above street level.

Masonry materials have been proposed for the podium and transition zones in the new development.

Traditional and 'heavier' materials have been utilised at street level to maintain existing street materiality as set by adjacent buildings, including Parliament House, the traditional materiality will provide a complementary backdrop to Parliament House. A glass façade above the 'transition zone' to Parliament House to allow visual separation between the buildings. The materiality of the glass will allow the new tower to fade into the background with the existing glazed building, Festival Tower.

The development is in keeping with the intent of the *Planning and Design Code*, including *Concept Plan 153*, for development adjacent to State Heritage Places, as it seeks contemporary development that respects the heritage fabric and setting, whilst not limiting development potential.

There are other Heritage Places in the vicinity of the proposed development which are considered to be sufficiently separated from the development site. While the proposed development will change some of the built form background context in distant views of those places, it is not considered detrimental when considering the distance and existing context.

5.4 Conclusion of Heritage Impact

The proposed development will provide a high quality landmark, multi-level building in the Adelaide cityscape. Whilst it is acknowledged that the development will impact on views to Parliament House from the north, the design has been carefully refined to minimise the impact on those views and is an improvement on the current approval for a three-storey retail building.

The building has been deliberately designed to provide a recessive transition above the roof line of Parliament House, mitigating the visual impact of the design.

Hosking Willis Architecture has carefully considered the likely visual and physical impacts of the proposed development on the heritage value of the Adjacent State Heritage Places.

Hosking Willis Architecture has also considered the requirements for heritage places contained within the *Planning and Design Code* and concludes that the proposed development located of Festival Plaza Tower 2 will not diminish the heritage value of the adjacent State Heritage Places, Parliament House, Adelaide Festival Centre and Adelaide Railway Station.

5.5 Appendix A

Festival Plaza Code Amendment ID: 10120, published on 30 January 2025.