



23 May 2025

Michael Queale
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Department for Environment and Water
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Sent via email to: Michael.Queale@sa.gov.au

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

Dear Michael

FESTIVAL PLAZA | TOWER 2 – HERITAGE SOUTH AUSTRALIA REFERRAL

Thank you for your referral advice regarding the Tower 2 project at Festival Plaza, including the five directed conditions.

We also appreciate the collaborative and constructive pre-lodgement engagement with Heritage South Australia. Your input has played a valuable role in shaping the design, including a number of key refinements and improvements.

Please find attached a response letter from the project architect, Johnson Pilton Walker (JPW), addressing the recommendations and conditions raised in your referral. We trust this provides further clarity and detail and demonstrates Walker's commitment to the design review process as we work together to ensure a high-quality design outcome is achieved through the next phase of the project.

Thank you also for arranging a meeting with JPW and Hosking Willis to further discuss the conditions and assist in working through any remaining matters. Both Graeme and Sam are looking forward to meeting with you on Monday 26th May and are preparing supplementary material to support the discussion, particularly in relation to the visual impacts noted in Condition 1. The team has progressed further imagery illustrating the pedestrian experience within the laneway and the proposed cantilever and we look forward to sharing this with you. We are confident that this additional visual material will help to demonstrate how the scale and clearance of the design respond sensitively to the site's interface with Parliament House.

Should it be helpful, the team is also available to meet on Friday 30th May.

We look forward to continuing to work closely with Heritage SA to help deliver an exemplary design that responds thoughtfully to its heritage context.

Yours sincerely
Walker Riverside Developments Pty Limited

Jessica Jordan
Group Executive, Development



22 May 2025

Jessica Jordan
Group Executive, Development

Walker Corporation
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FESTIVAL PLAZA EAST COMMERCIAL SITE (Tower 2)
Response to Heritage South Australia letter dated 15 May 2025

Dear Jessica

Thank you for providing JPW with a copy of the letter from Michael Queale, Principal Heritage Architect, Department for Environment and Water as delegate of the Minister for Climate, Environment and Water, South Australia's State Government Architect, to Benjamin Scholes, State Commission Assessment Panel.

The Heritage South Australia (Heritage SA) letter highlights a number of observations that we welcome the opportunity to address through further clarification of our design intent and the process we will be undertaking with Walker and other stakeholders to deliver an appropriate and considered outcome for this important site that exemplifies design excellence.

Relationship to Parliament House

The Tower 2 proposal has been carefully developed in response to each of its important neighbours and is set back from the northern frontage of Parliament House by 9m, to create the east-west section of Parliament Lane. This setback represents an increase from the originally proposed 8.5 metres and reflects a direct response to the concept plan outlined in the Code Amendment. This laneway is an important pedestrian connection for the Festival Plaza precinct, linking Station Road and King William Road, and has a very different character to the pedestrian link along the southern edge of Festival Plaza.

Up to level 7 (equivalent to 8 levels from Ground Level to Level 7), the lower portion of the tower is set back from the northeastern and northwestern corners of Parliament House, allowing the expressed corners of Parliament House to be visible from King William Road and Festival Plaza respectively.

For a portion of the laneway's length, the tower form does extend over part of the pavement below, stepping out by 4.5m from the façade line below. This projection occurs approximately 30m above the pavement level of Parliament Lane, providing considerable sky views above the parapet line of Parliament House when moving in either direction along Parliament Lane, and placing this portion of the building in the peripheral view of pedestrians.

The expression of the transition between the lower and upper tower forms translates the heritage detailing and articulation of elements along the northern elevation of Parliament House into contemporary forms. For example, the angular brackets at the top of the slender masonry blades which reach out to support the edge of

the tower above are inspired by the marble brackets that support the Parliament House balcony. Similarly, the repetitious module of these elements references the regular spacing and rhythm of elements along the northern elevation of Parliament House.

The slender proportion of the tower brackets accentuates their height and lessens the appearance of built form above Parliament Lane.

The articulation of the southern side of Tower 2 is a composition of elements that make the building legible and distinct in the round, while addressing key adjacencies and relationships along each of the key frontages. Key datum lines drawn from the expressive and elaborate cornice line and detailing of Parliament House are used to define the height and proportion of façade elements.

The Development Application design expresses the bottom edge of the tower facades as running past the outer edge of the expressed masonry brackets. This articulation emphasizes how these materials and systems are brought tower. Vertical reveals between the projecting masonry brackets will also accentuate their form and avoid the impression of a blank or basic soffit.

Heritage SA Conditions

Conditions 1-5 noted in the Heritage SA letter principally relate to key dimensions, setouts, detailing and materiality of specific elements, particularly those closer to Parliament House.

All of these aspects will be refined, tested and finalized through design development and the input of a range of specialist engineering and other consultants, including Hosking Willis.

Design development is a critical stage for any project, and like all other JPW projects, we will also utilize a prototyping process to finalise the design. As we noted in a similar response to ODASA's referral letter, JPW has extensive experience in prototyping, and this is an integral part of our design refinement and delivery processes.

A range of key building elements was prototyped for Tower 1 including the locally made precast concrete elements which respond to the sandstone character of Adelaide Railway Station. Prototyping enabled fine tuning of colours, jointing, junctions with other trades and surface finishes. This process also defined a quality benchmark against which all completed elements were assessed before their integration into the built works.

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

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

In response to the specifics of each condition, we note the following:

Condition 1 – We agree that the articulation of the southern elevated edge of the building will be an important design feature, and one that needs careful consideration. Through the design development phase we will consider how the bottom edge of the facades should be expressed, and how the masonry brackets should be articulated. There are a range of possible materials for the brackets including precast concrete or stone. Both of these materials offer opportunities for a variety of surface treatments and edge details, which can enhance their appearance.

Condition 2 – As noted above, there are a range of possible material choices for the expressed vertical elements along the southern façade. We will consider precast concrete and stone options, mindful that the

South Australian marble and granite used to construct Parliament House is no longer available. Jointing of these elements and detailing of glazed portions of façade will require special attention, with all details bespoke to this project.

Condition 3 - The detailing of the balustrades and edges around the elevated plaza will need to integrate a range of special details for landscape and paving systems and respond appropriately to the character of Festival Plaza to the north, and Parliament House to the south. The final selection of materials and details will be refined through prototyping, and the detail, size and shape of the wind canopy will be developed with input from Kaurna knowledge holders and indigenous designers and informed by future wind tunnel testing.

Condition 4 – The detailing of solid and glazed facades, including those along the eastern side of the building will be refined through prototyping and specialist consultant input. We will detail these elements so that they can present simple and consistent profiles and joint details and avoid complicated or fussy connections.

Condition 5 – As previously discussed with Michael Queale, we have simplified the shape and detailing of columns across the project, making them consistent in profile and material. We agree that this approach will deliver a more successful outcome for the building.

As noted above, we welcome the ongoing involvement of Heritage SA and ODASA in the finalization of these important details, and we would be very happy to provide further details on prototyping and design development processes from other JPW projects.

The Tower 2 project presents an opportunity to showcase how world class contemporary design can complete the revitalization of one of Adelaide's most significant public spaces and complement the unique heritage places and buildings that are important parts of the precinct's identity.

I wish to assure you that our collective creative energies are focused on delivering a unique response to this important place, and that we are mindful of the rich and diverse heritage values that are integral to this place and the context that we are working within.

Yours sincerely



Graeme Dix
Director