

LOT
Fourteen
North Terrace Adelaide

Master Plan

Version 4.0

RenewalSA



Government of
South Australia

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Document Control

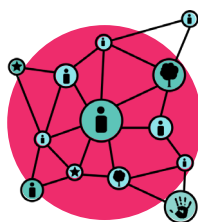
Version 4.0 03.04.2019

Five Planning Principles

The five overarching principles underpinning the public realm master plan



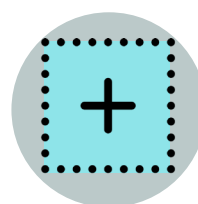
BALANCE + DIVERSITY



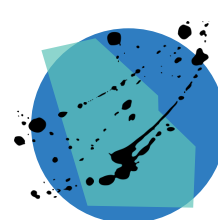
LINK + PLACE



ECONOMY



LANDSCAPE + IDENTITY



CULTURE + ACTIVATION

| AGENDA | <ul style="list-style-type: none"> – BUILT FORM – PUBLIC REALM – OPPORTUNITY THROUGH FLEXIBILITY AND CHANGE | <ul style="list-style-type: none"> – CONTEXT – NETWORKS: <ul style="list-style-type: none"> - PHYSICAL - VIRTUAL - PROGRAMMATIC | <ul style="list-style-type: none"> – FLEXIBLE – EVOLVING | <ul style="list-style-type: none"> – WORKING WITH ABC – INDOOR-OUTDOOR RELATIONSHIP – TOTAL SITE APPROACH – SUSTAINABLE ENVIRONMENTALLY & ECONOMICALLY | <ul style="list-style-type: none"> – OF THE PLACE – REVEALING + EDITING – HERITAGE PROVIDING THE BONES – ABORIGINAL, MIGRANT – INSTITUTIONAL MEMORY |
|----------|--|---|--|--|--|
| OUTCOMES | <ul style="list-style-type: none"> – INCLUSION – ECONOMICS – EQUITY – CULTURE – PUBLIC ART – LIVEABLE ENVIRONMENTS | <ul style="list-style-type: none"> – CONNECTION: <ul style="list-style-type: none"> - GLOBAL - REGIONAL - CBD – SYNERGY + PARTNERSHIPS – ACTIVATION – BLENDED INTERFACE | <ul style="list-style-type: none"> – EMPLOYMENT GROWTH – CATALYST – RESILIENCE + SUSTAINABILITY – AFFORDABILITY – UP SKILLING | <ul style="list-style-type: none"> – CONNECTED – COMFORTABLE – FLEXIBLE – ECOLOGY INCORPORATED – EQUITABLE | <ul style="list-style-type: none"> – WORLD CLASS MASTER PLAN – ADELAIDE IDENTITY REVEALED – AUTHENTIC – INCLUSIVE + SAFE |



Lot Fourteen Master Plan

YEAR +10

- 1 Adelaide Botanic High School
- 2 Frome Park
- 3 Central Street
- 4 Park
- 5 Adelaide Botanic Gardens gate
- 6 Innovation Centre
- 7 Frome Road
- 8 North Terrace
- 9 (Future) Cultural facility
- 10 Adelaide Botanic Gardens

Key Moves

The following series of Key Moves contribute to the arrangement of the overall site master plan.

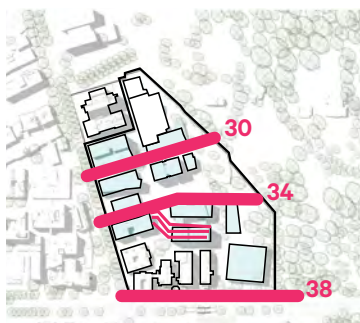
- 01 - Adaptive Reuse of Heritage Buildings**
- 02 - Site Benching & Terrace Steps**
- 03 - North Terrace & Frome Road**
- 04 - Adelaide Botanic Gardens Interfaces**
- 05 - Vehicle Circulation**
- 06 - Major Tree Avenues**
- 07 - Development Zones**
- 08 - Central Street**
- 09 - Innovation Centre**
- 10 - Pavilion Labs**

Key Moves

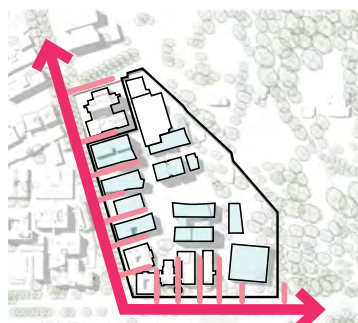
Overview



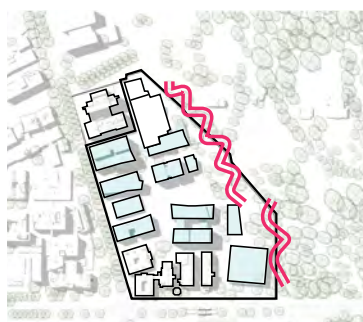
01 ADAPTIVE REUSE OF HERITAGE BUILDINGS



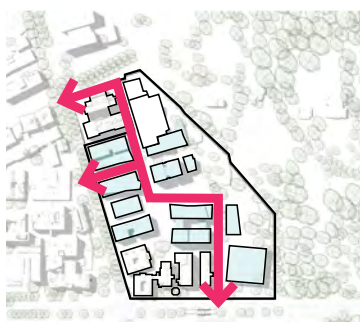
02 SITE BENCHING & TERRACE STEPS



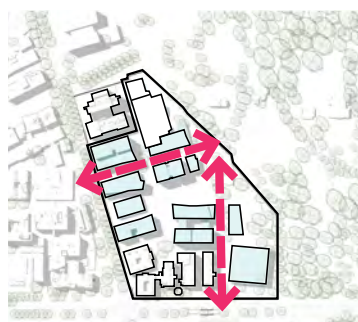
03 NORTH TERRACE & FROME ROAD



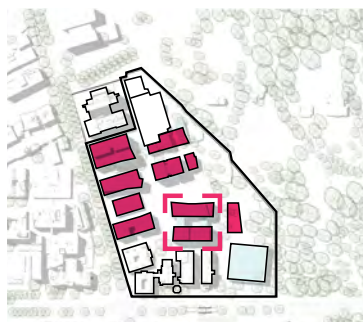
04 ADELAIDE BOTANIC GARDENS INTERFACES



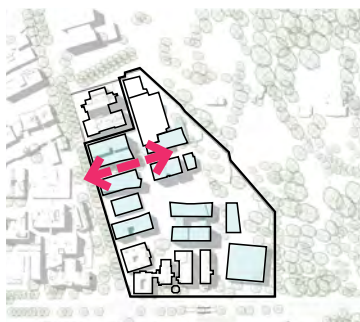
05 VEHICLE CIRCULATION



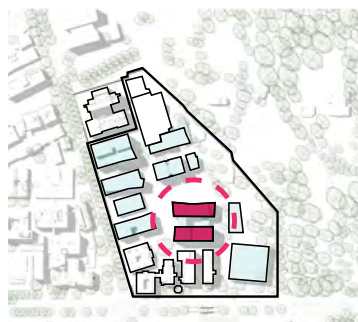
06 MAJOR TREE AVENUES



07 DEVELOPMENT ZONES



08 CENTRAL STREET



09 INNOVATION CENTRE



10 PAVILION LABS

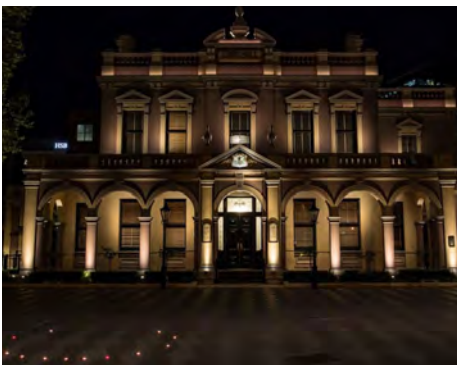


Key Move 01

Adaptive Reuse of Heritage Buildings

In the ultimate scheme, six State Heritage buildings are retained and adapted for new uses. These former hospital buildings reinforce the existing built form character of North Terrace and reference the former use of the site as a hospital.

- 1/ Heritage facade uplifting example
- 2/ Heritage Facades restored
- 3/ Example adaptive reuse opportunity for Sheridan Building





Key Move 02

Site Benching & Terrace Steps

The natural escarpment of the River Torrens is revealed, extending topography that is evident from the new Royal Adelaide Hospital to the Adelaide Botanic Gardens. The topography is expressed in building platforms and the public realm.

Examples: respond to the topography of the site with a series of usable terrace steps and lawns.





Key Move 03

North Terrace & Frome Road

The north side of the North Terrace boulevard is extended from From Road to East Terrace in the same design language as the existing completed walks between King William Street and Frome Road. Pedestrian permeability across and along Frome Road is improved by wider footpaths and extending, and separating, the Frome Road cycleway - these works are proposed in partnership with the City of Adelaide.

1/ Existing North Terrace forecourts & rhythm.
2/ Improved Frome Road.
3/ Comfortable and inviting public realm.



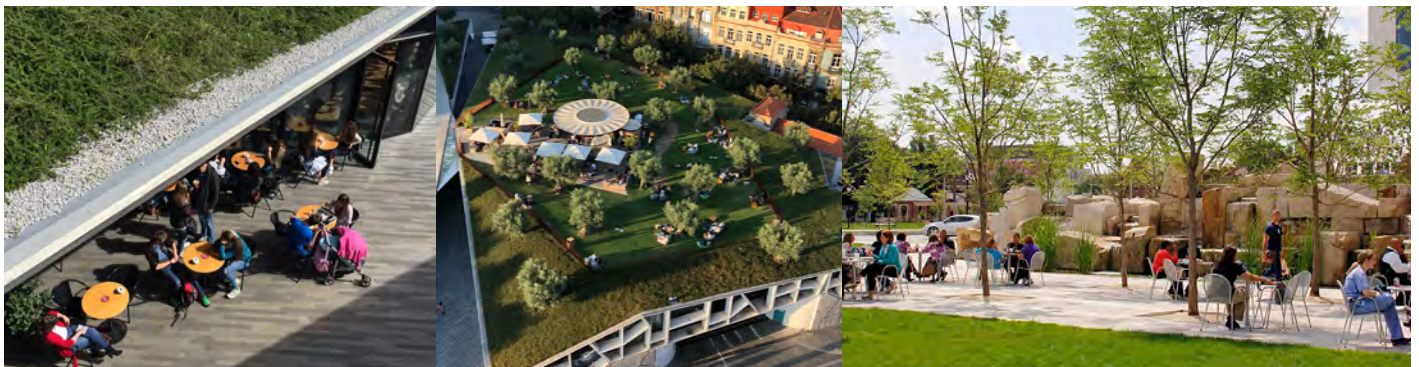


Key Move 04

Adelaide Botanic Gardens Interfaces

The rigid boundary between the site and the Adelaide Botanic Gardens is softened whilst still defined clearly and maintaining security and access to the gardens. A new entry gate connects a direct route between the Adelaide Botanic Gardens, Lot Fourteen and the universities. The potential for mixed uses, including event spaces, are accommodated within the escarpment, which takes advantage of site levels and views, maintaining security to the gardens and achieving a unique built form and landscape outcome.

1-2/ Example escarpment buildings with usable green roofs.
3/ Expression of landscape escarpment in the public realm





Key Move 05

Vehicle Circulation

Public vehicles are allowed only limited access into the site; for example, to access the existing multi-storey carpark and for pedestrian drop off. Commercial and service vehicles are able to access the site from Frome Road and continue through the site to exit onto North Terrace. Generally, public and commercial vehicle access is controlled and limited to certain times.

1-3/ Shared internal streets for pedestrians, cycles and vehicles.





Key Move 06

Major Tree Avenues

Two significant avenues of trees help to spatially and functionally organise the site, providing legibility and amenity to the public realm. These avenues also define pedestrian routes into and through the site, reinforcing visual axes that connect North Terrace and Frome Road to the Adelaide Botanic Gardens. Formal plantings of large, long lived trees (for example, figs and oaks) are proposed.

1-3/ Examples of major tree avenues providing legibility to the public realm.
4/ Murdoch Avenue
Moreton Bay Fig Trees
Adelaide Botanic Gardens.





Key Move 07

Development Zones

The public realm, the development sequence, internal vehicle and pedestrian routes, and the topography of the site define zones which can be developed with new buildings. These zones can be divided further to achieve smaller building footprints, or amalgamated by overhead or subterranean links. At ground level, the public realm remains intact to maintain public access and a satisfactory balance between built form and open space.

Example Buildings





Key Move 08

Central Street

The existing internal street from Frome Road is retained along its existing alignment and redesigned as a shared use zone linking Frome Road internally uses within the site and the Adelaide Botanic Gardens. New buildings face onto the central street with active frontages at ground level and an enlivened public realm.



1/ Active interface with streetscape amenity.
2/ Covered walkway.
3/ Enlivened evening public realm.



Key Move 09

Innovation Centre

Central to the site, the Innovation Centre is the heart of the site's public realm and innovation eco-system. Incorporating site-wide activities, shared services, facilities and carefully selected retail offerings, it attracts workers and visitors to the site, encouraging socialisation and knowledge-sharing, and displaying cutting-edge digital and other technologies.

- 1/ Example CLT building
Brisbane with permeable
ground plane.
- 2/ Terraced amphitheatre
- 3/ Internal hub shared
public facilities
- 4/ Example sunken
Catacomb gardens -
Paddington Reservoir
Sydney.





Key Move 10

Pavilion Labs

Pavilion labs located strategically within the public realm draw workers outside of their offices and attract visitors to the site. The labs can be permanent or temporary. Uses may include:

- Wellness/mind/reflection/health/'no tech'
- Sky and weather
- Music/listening/venue/performance/dance/free projection/gaming
- Teleport/Communications
- Misting/climate/water wall
- Knowledge/library & learning/demonstration
- Prototyping
- Botanic/horticulture + environmental + natural system/bee keeping
- Sport/ squash/ gym
- Bike repair
- Food & kitchen
- Creativity & play
- Site infrastructure

Pavilion lab examples



Development Sequence

Phase 1

Phase 2

Phase 3

Phase 4

Phase 5

Summary

NOTE - FOR DETAILED DEVELOPMENT
SITES AND BUILDING HEIGHTS REFER SITE
STRATEGIES AND LOT FOURTEEN SITE
ALLOTMENT CONTROL PLAN.

Development Sequence

Former Royal Adelaide Hospital Site



EXISTING HERITAGE BUILDINGS

- 01 BICE
- 02 MCEWIN
- 03 ALLIED HEALTH SERVICES
- 04 WOMEN'S HEALTH CENTRE
- 05 MARGARET GRAHAM NURSES' HOME
- 06 SHERIDAN

Development Sequence

Phase 1 2018



EXISTING HERITAGE BUILDINGS REFURBISHED

- 01 MCEWIN
- 02 ALLIED HEALTH SERVICES
- 03 WOMEN'S HEALTH CENTRE
- 04 MARGARET GRAHAM NURSES' HOME

PUBLIC REALM ACTIVATION

- 07 NORTH TERRACE STAGE 1 ACTIVATION WORKS

EXISTING BUILDINGS ADAPTIVE RE-USE

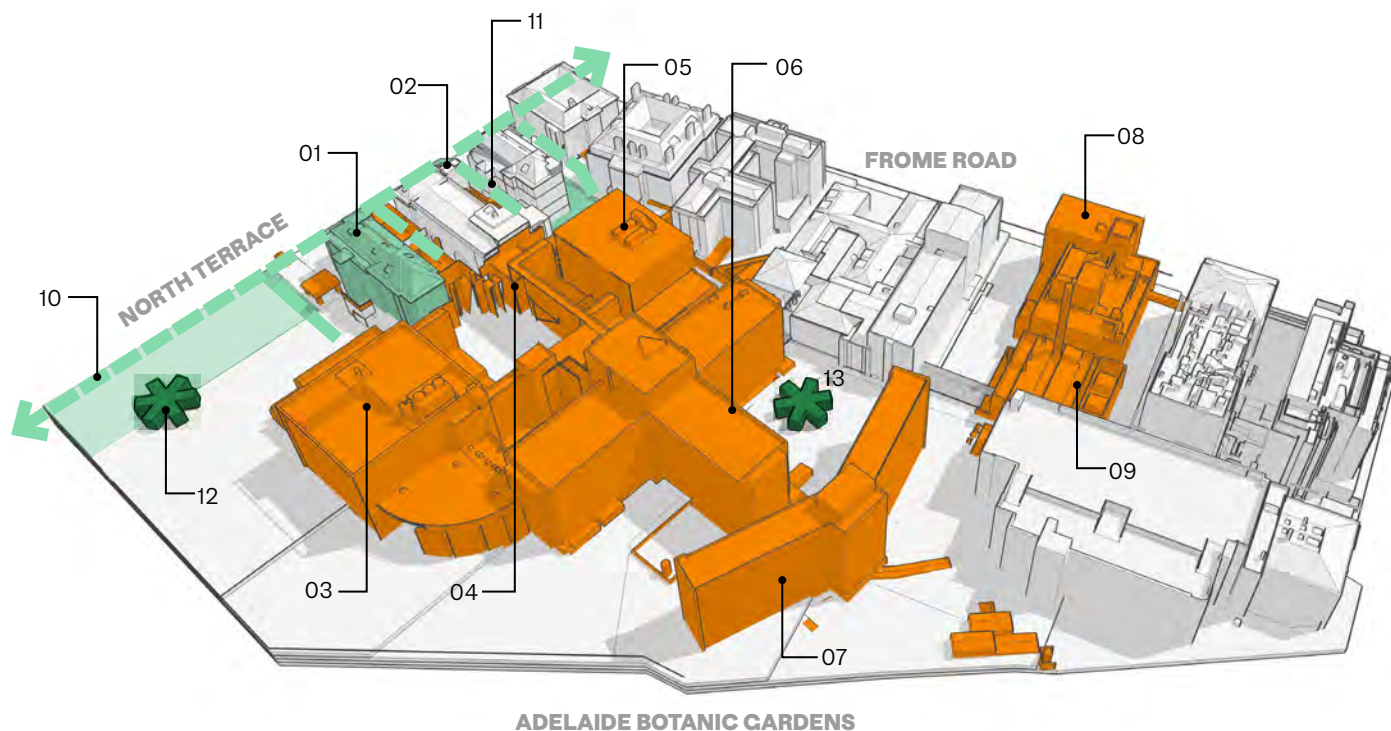
- 05 ELEANOR HARRALD
- 06 HANSON BUILDING

BUILDING DEMOLISHED

- 07 EAST WING

Development Sequence

Phase 2 2019



EXISTING HERITAGE BUILDINGS REFURBISHED

- 01 BICE
- 02 SHERIDAN

BUILDINGS DEMOLISHED

- 03 EMERGENCY BLOCK
- 04 OUTPATIENTS BLOCK
- 05 THEATRE BLOCK
- 06 NORTH WING
- 07 RESIDENTIAL WING
- 08 DENTAL SCHOOL
- 09 BOILER HOUSE

NEW PUBLIC REALM

- 10 NORTH TERRACE
- 11 HERITAGE BUILDING COURTYARDS & PASSAGES

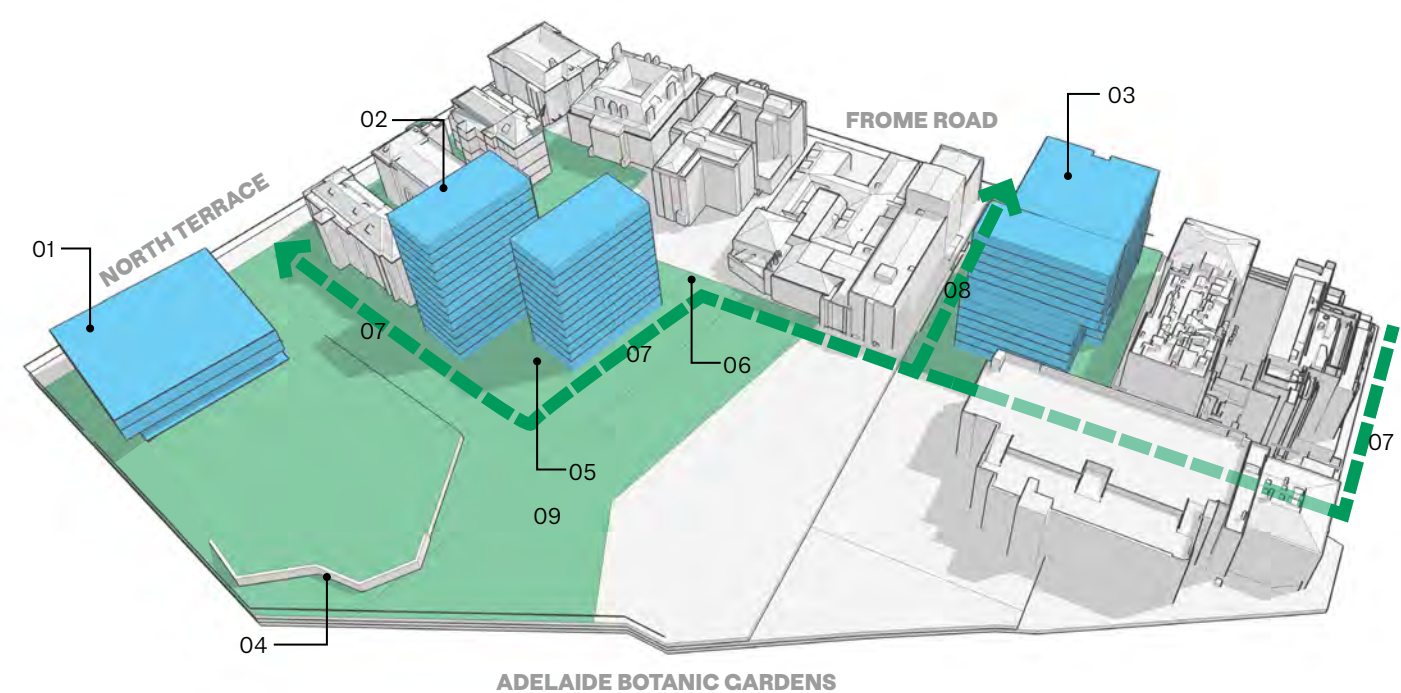


PUBLIC REALM ACTIVATION

- 12 EXISTING CAR PARK SITE NORTH TERRACE
- 13 EXISTING INTERNAL CARPARK SITE

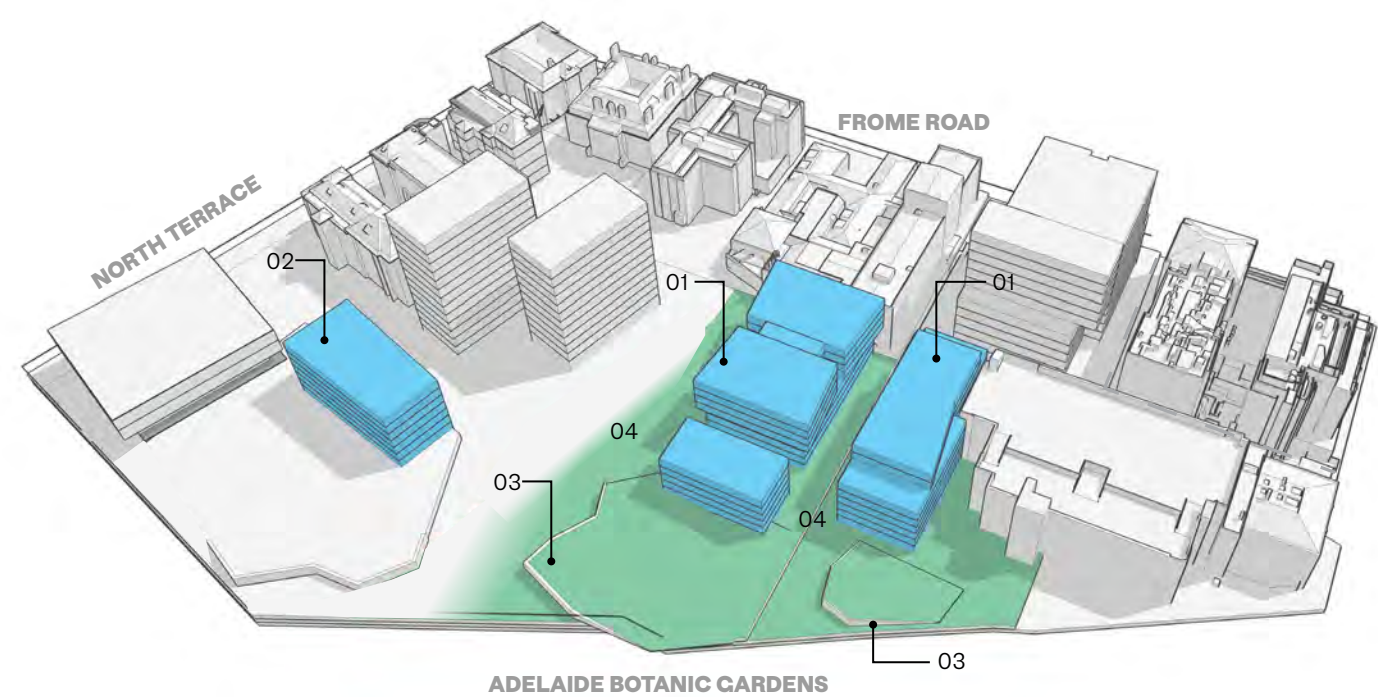
Development Sequence

Phase 3 2019-2026



| NEW BUILDINGS | | NEW PUBLIC REALM | |
|---------------|-------------------------------|------------------|---------------------------|
| 01 | CULTURAL FACILITY | 04 | ESCARPMENT |
| 02 | INNOVATION CENTRE | 05 | INNOVATION CENTRE TERRACE |
| 03 | INTERNATIONAL CULINARY CENTRE | 06 | TERRACE STEPS |
| | | 07 | SHARED ACCESS STREET |
| | | 08 | CENTRAL STREET |
| | | 09 | CENTRAL PARK |

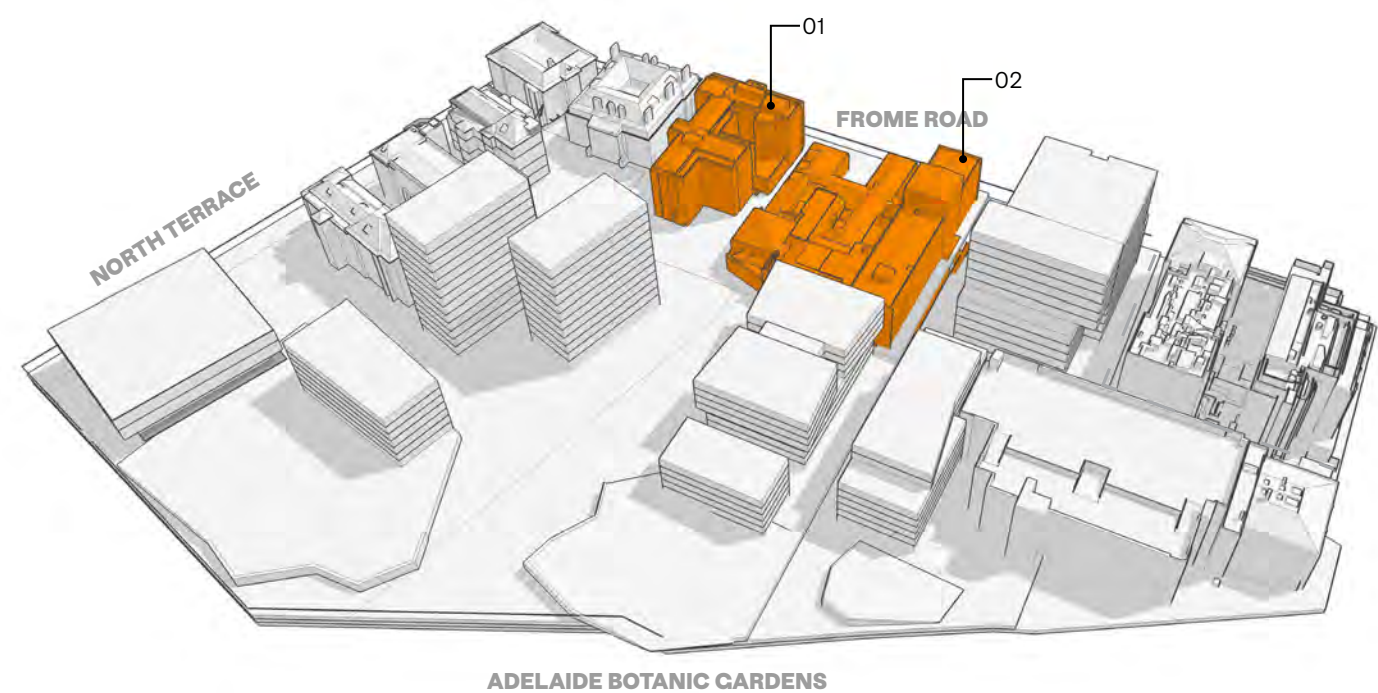
Phase 4
2023 - 2026



| NEW BUILDINGS | | NEW PUBLIC REALM | |
|---------------|--|------------------|---|
| 01 | DEVELOPMENT SITES (FORMER RESIDENTIAL WING SITE) | 03 | ESCARPMENT / BOTANIC GARDENS INTERFACE |
| 02 | DEVELOPMENT SITE | 04 | PUBLIC REALM ASSOCIATED WITH NEW DEVELOPMENT SITES / CENTRAL PARK INTERFACE |

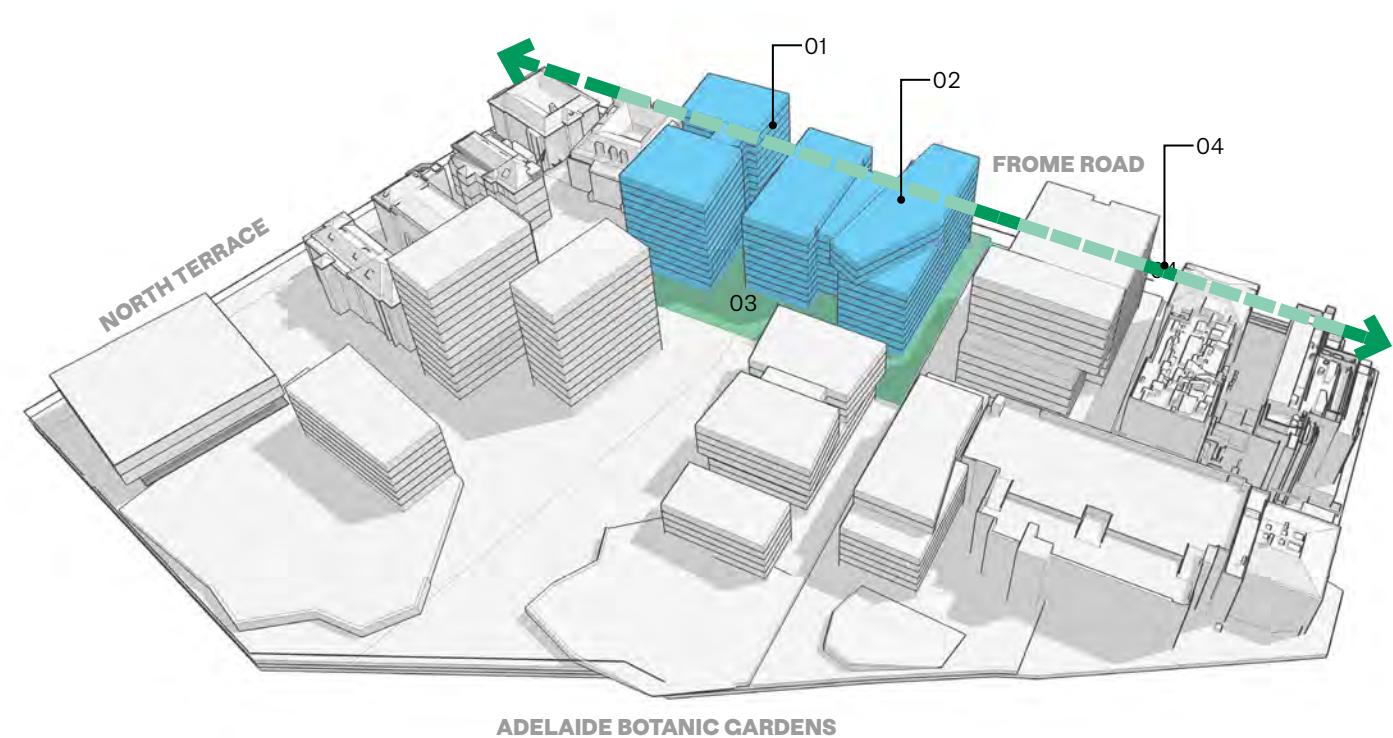
Development Sequence

Phase 5 2026 +



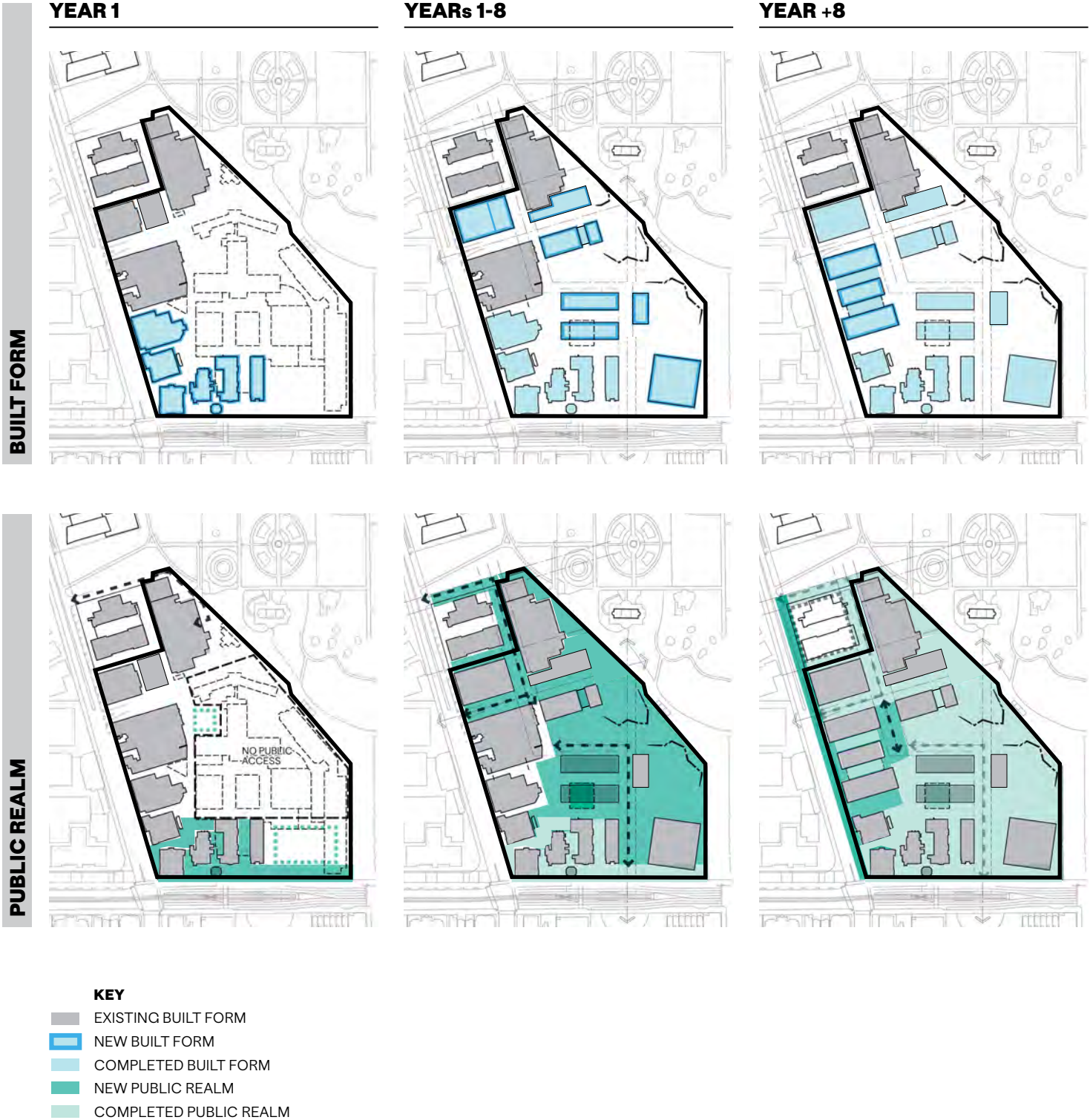
-
- BUILDINGS DEMOLISHED**
- 01 ELEANOR HARRALD BUILDING
 - 02 IMVS BUILDING
-

Future
2026 +



| NEW BUILDINGS | | NEW PUBLIC REALM | |
|---------------|---|------------------|---|
| 01 | DEVELOPMENT SITE (ELEANOR HARRALD SITE) | 03 | PASSAGES AND PUBLIC REALM ASSOCIATED WITH REMAINING NEW DEVELOPMENT SITES |
| 02 | DEVELOPMENT SITE (IMVS SITE) | 04 | FROME ROAD |

Summary





Master Plan

Prepared by Oxygen with
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oxygen

People, nature and space.

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