

LOT
Fourteen
North Terrace Adelaide

Site Strategies

Version 3.0

RenewalSA



Government of
South Australia

Introduction

Lot Fourteen will become an exemplar for South Australia and Australia, demonstrating excellence in creative design, innovation and sustainable development.



Master Plan for Lot Fourteen

Background & Purpose

The Lot Fourteen precinct is a catalyst for new ideas and demonstration of Adelaide's aspiration to become a world-class enabler of innovation and creativity. Underlying this aspiration is also an understanding of Adelaide's status as the South Australian capital and the over 180 years of considered planning that makes Adelaide unique as a brilliantly planned and crafted city.

The purpose of these strategies is to direct future development of this strategic site in the Adelaide CBD. The objectives and guidelines comprising this document have been developed after investigations and input from a multi-disciplinary consultant team working with government. The result provides a clear direction and framework for development comprising movement, public realm, built form and site infrastructure.

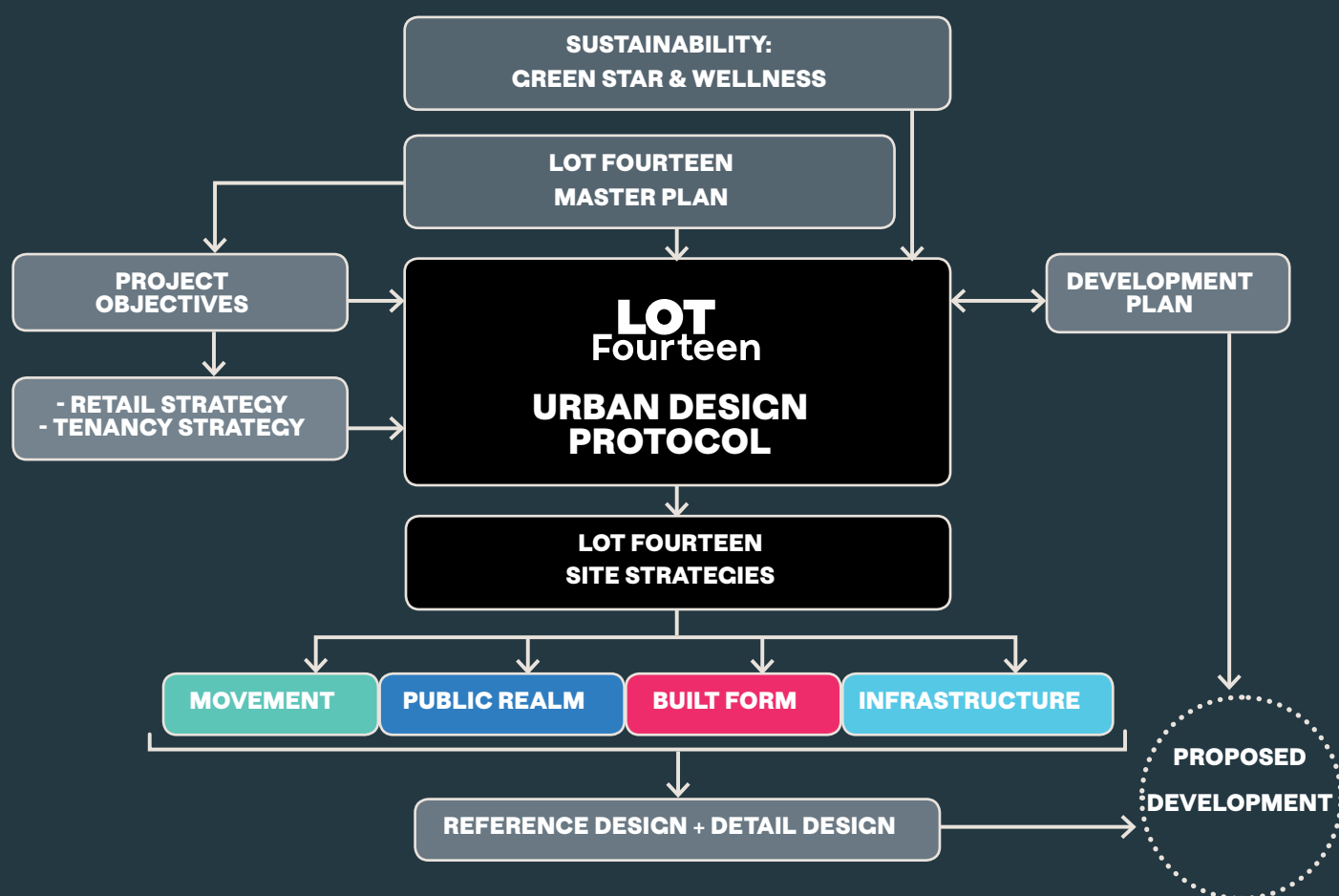
Document Control

Version 3.0 03.04.2019

Site Strategies

The following guidelines should be used to inform those developing built form, site infrastructure and the public realm as part of the redevelopment of Lot Fourteen. All proposed development at Lot Fourteen, including works in partnership between the public and private sectors, should be assessed against them.

It is intended that the guidelines will be reviewed periodically to ensure they are relevant and current to service the needs of future development at Site Fourteen.



Site Strategies Overview

Sustainability and Wellness

Movement

- Public Transport
- Public Vehicles & Parking
- Site Service & Emergency Access
- Pedestrian Movement
- Cycle Movement

Public Realm

- Distribution
- Trees
- Planting
- Pavements
- Public Lighting
- Furniture
- Materials
- Wayfinding
- WSUD & Stormwater Maintenance
- Public Art

Built Form

- Built Form Arrangement
- Adaptive Reuse
- Massing & Height
- Building Address
- Built Form Character
- Architectural Materials

Site Infrastructure

- Services –Sewer/ Water/Electrical/Gas/ Communications
- Fire & Emergency Vehicle Technology / Data
- Security- Public / Private Space
- Waste & Resource Management

These design strategies should also be read in conjunction with the Lot Fourteen Site Allotment Control Plan which has been prepared to manage the orderly development of the site. The Lot Fourteen Site Allotment Control Plan describes the arrangement of the public realm, comprising open spaces, courtyards, terraces, internal roads, lawns and gardens, and designated individual building allotments within Lot Fourteen.

Sustainability & Wellness

Overview

Lot Fourteen will provide an inclusive, healthy and environmentally conscious community in the centre of Adelaide. The community will be carbon neutral once fully occupied, setting a new benchmark in urban design and community masterplanning.

Objectives

The development of Lot Fourteen will:

- Showcase leadership in environmentally sustainable development by achieving a 6 Star Green Star Communities rating from the Green Building Council of Australia (GBCA).
- Obtain a WELL rating from the International Well Building Institute (IWBI), to recognise the importance placed on community, health and wellbeing in the new precinct. Lot Fourteen is the first registered WELL Communities Pilot project in Australia, allowing the project to lead the way in the development of sustainable and well communities.
- Include energy efficient solutions for infrastructure and all buildings, to allow the community to be carbon neutral in operation.
- Lot Fourteen is designed to provide a community resilient to climate change, creating a productive and comfortable place to work and play.

Guidelines

- All buildings shall be designed to achieve a 6 Star Green Star rating, demonstrating 'World Leadership' in sustainable design.
- All commercial office developments shall achieve at least 5.5 Star NABERS for base building, and residential units shall achieve 8 Star NatHERS average. All buildings should use at least 50% less energy than National Construction Code requirements.
- All buildings shall be carbon neutral in operation, and consider the use of on-site renewable energy, where feasible.
- Developers can chose to connect to the site infrastructure, including the site embedded network. The site will have access to renewable energy through this network.
- All buildings shall be provided with high quality daylight and fresh air, to provide optimal indoor environments for staff.
- All buildings should consider connection to the surrounding landscaped areas and public realm, with use of biophilic design approaches encouraged.
- Building facades to be designed to respond to the local climate, and modelled for energy, thermal comfort, daylight and glare. Facades should be transparent to allow visual connection with the precinct.
- Building materials are to be selected for their life cycle performance and local content.

- All buildings shall be connected to SA Water's GAP water scheme, to provide recycled water for building use.
- Smart technology will be integrated throughout precinct and building infrastructure and systems, including digital infrastructure, smart lighting and safety controls. All buildings shall be able to connect with these systems in accordance with the Lot Fourteen digital strategy.
- All development shall manage the environmental impacts of construction in accordance with ISO 14001 Environmental Management Systems specific to this site. A minimum of 90% of all construction waste generated shall be segregated for recycling and diverted from landfill.
- Wellbeing is a central concept within the community, with fitness classes and community events, education on nutrition

and wellness, and spaces for relaxation and rest all part of everyday life at Lot Fourteen.

- All food retail shall be programmed to have access to healthy food and beverage choices. Emphasis will be on supporting local and seasonal food and beverage choices.
- Limited parking is to be provided within the development. Lot Fourteen is designed to encourage sustainable transport, with bicycle infrastructure, public transport and walkability provisions.
- Lighting is to be managed so that it is not invasive to surrounding developments. Precinct lighting will be designed to manage light trespass whilst meeting high levels of safety for people, and building design shall comply with the precinct lighting strategy.



TOP/
The five categories for Green Star Communities rating from the Green Building Council of Australia (GBCA).

RIGHT/
Putting people first - The WELL Community Standard - focuses on ten concepts to advance health-focused, integrated and supportive communities.



Movement

The movement strategies for Lot Fourteen play a critical role in structuring the site and the qualities of the public realm.

Movement is concerned with the way vehicles, pedestrians and bicycles access and move through the site, how public transport is accessed and car parking managed.

Public Transport

Public Vehicles & Parking

Site Service & Emergency Access

Pedestrian Movement

Cycle Movement

Public Transport

Overview

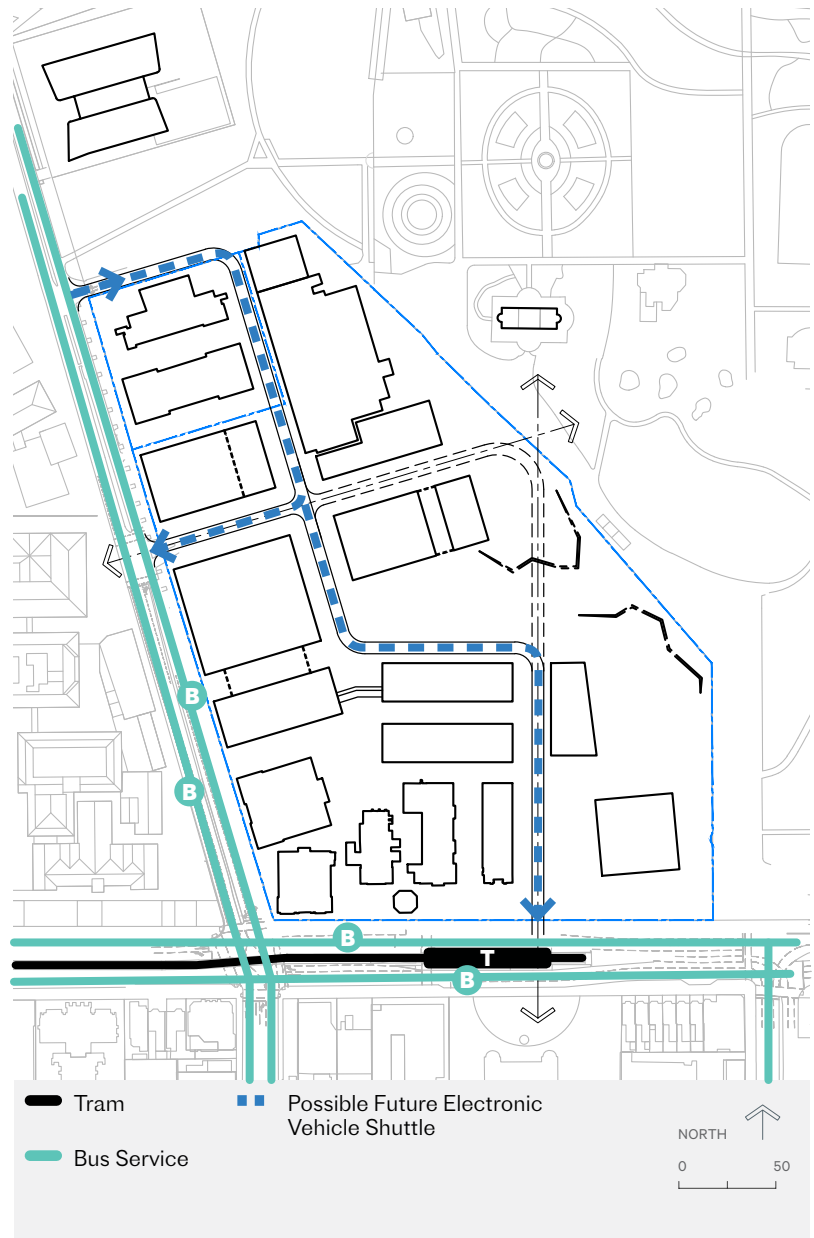
Given the wide demographic of users to the precinct and inner-city location, public transport plays an important role in achieving equitable and affordable access.

Objectives

- To provide direct access to the precinct for tram and bus users, and those accessing the site by taxi or ride-share.
- To provide safe and comfortable waiting areas, including shelters, lighting, passive surveillance and CCTV.

Guidelines

- Public pick up and drop down is integrated with and incorporates public realm elements, including paving, seating, drinking fountains, wayfinding and signage.
- The public realm is designed to take into account new technologies as they are realised, including driverless cars and shuttles.
- Wayfinding includes destination signage and information on multi-nodal routes and timetables.
- Access for users outside the immediate precinct, including from the CBD East End, University of SA and University of Adelaide, Adelaide Botanic School and Adelaide Botanic Gardens, is also considered.



- 1- North Terrace Tram Extension
- 2- Electric Shuttle
- 3- EcoCaddy
- 4- Electronic transport signage
- 5- Legible pedestrian routes to Public Transport



Public Vehicles & Parking

Overview

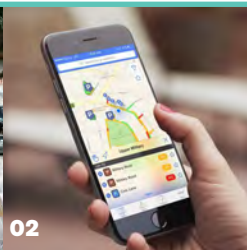
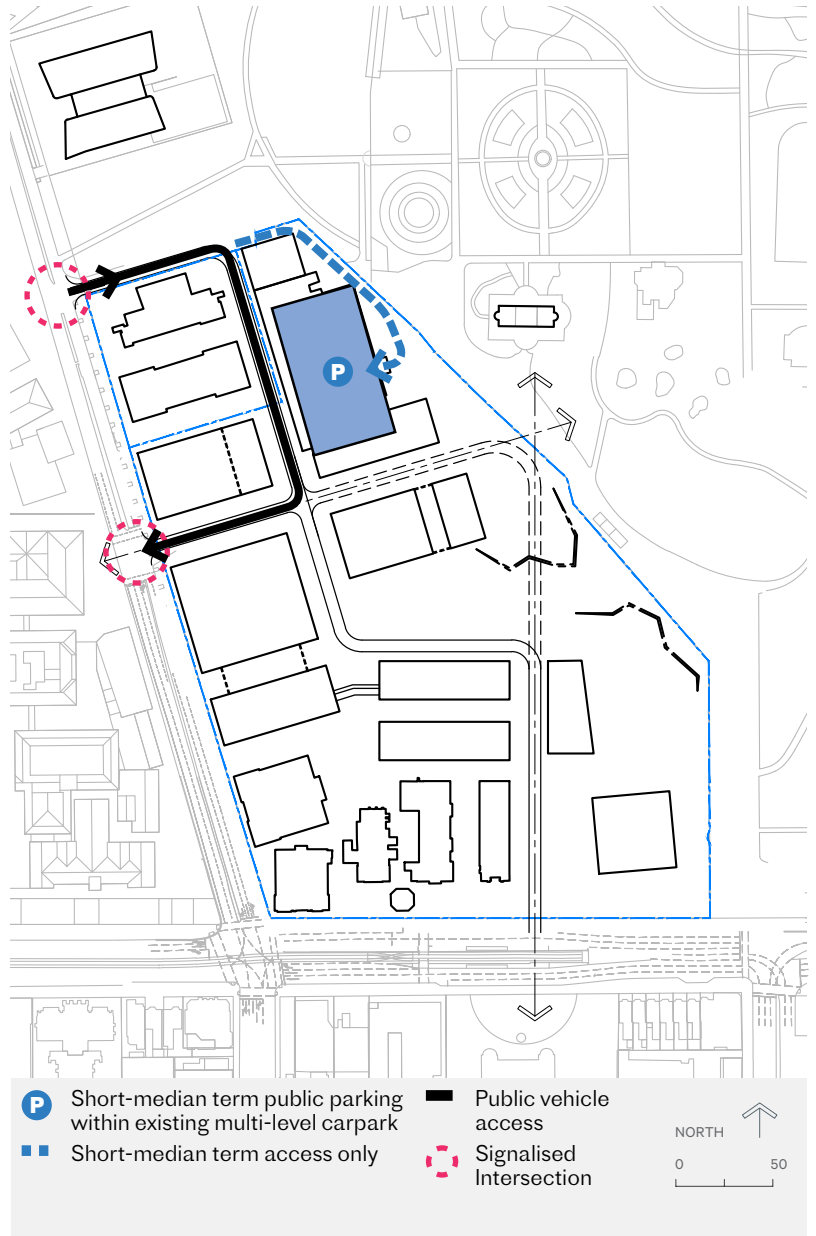
Public vehicle access is restricted to a one-way internal road providing access to the existing multi-story carpark (which is to be retained, at least in the short-medium term) and future development sites (pedestrian drop off) on the current Dental School and IMVS Sites.

Objectives

- To support a pedestrian-friendly public realm within the precinct by limiting public vehicle access and on-site carparking.
- To service on-site public carparking, at least in the short and medium terms, and limited pedestrian drop-off.

Guidelines

- Public vehicle access within Lot Fourteen is permitted only along the one-way internal road.
- Loading zones and short term drop off is incorporated.
- Long term carparking is not permitted on the site apart from in the existing multi-storey carpark
- This carpark is accessed from a single entry / exit.
- The existing carpark facade has a significant influence on the quality of the street and public realm. The texture and grain of the carpark facade complements other built form through architectural treatment or reskinning.



- 1- Shared street environment
- 2- Digital carparking technologies
- 3- Considered design of integrated carparking including pedestrian experience and movement.
- 4- Electric vehicle charging stations

Site Service & Emergency Access

Overview

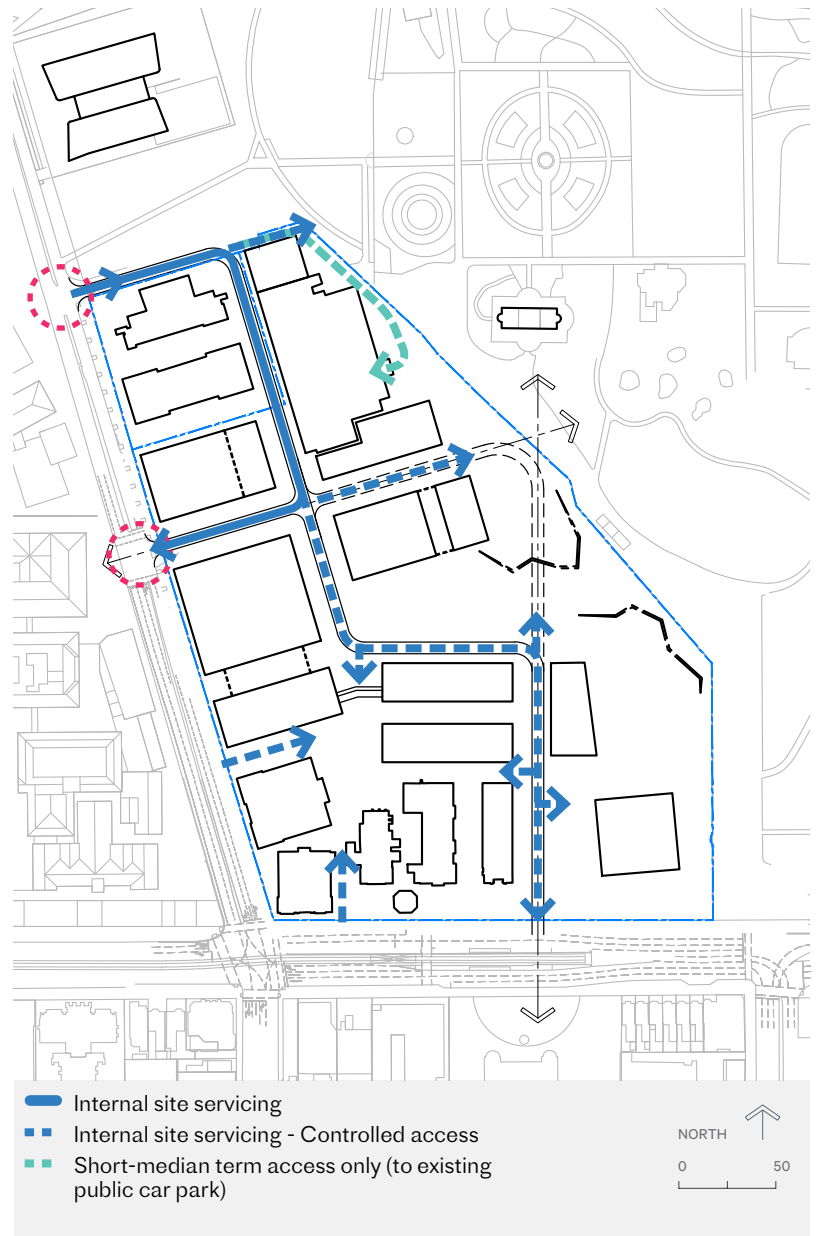
The one-way internal loop road accessible to public vehicles provides service and emergency vehicle access internally within the precinct.

Objectives

- To provide a clearly defined and functional route for service and emergency vehicles.
- To integrate this road with the broad, high amenity pedestrian environment being achieved within the precinct.
- To engineer the road to accommodate vehicles up to 12.5 metres in length.

Guidelines

- The internal road is designed with generous proportions and adequate turning circles to accommodate heavy vehicles.
- The design of the road, including kerbs, lighting and road furniture, complements the public realm design and encourages slow vehicle movement within the precinct.
- Service yards and access to buildings are incorporated within the built form rather than free-standing elements within the public realm.
- The design specifications for rear-loading garbage trucks accessing Lot Fourteen are 10.24m in length, 2.5m in width, turning circle of 18.0m and gross vehicle weight of 21.9tonnes.
- In addition to the above, emergency service vehicles require 6.0m in width for passage.



- 1- Vehicle control managed through kerbs and controlled entries.
- 2- Possible underground loading dock access.
- 3- Integrated access into buildings

Pedestrian Movement

Overview

Pedestrian movement takes precedent over vehicle movement resulting in attractive, well-used and connected public spaces.

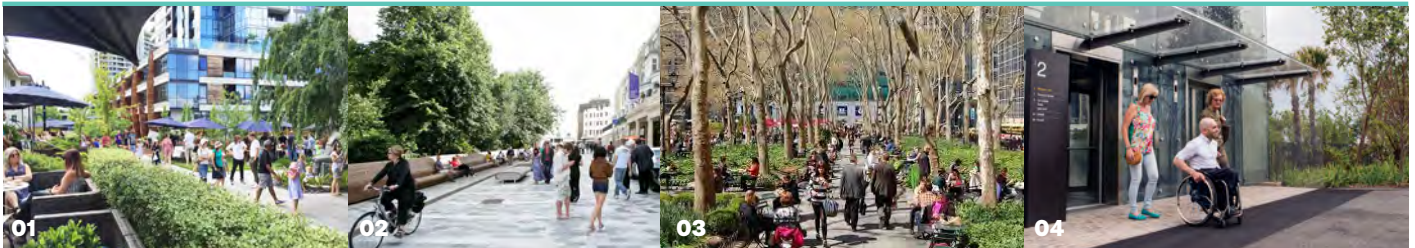
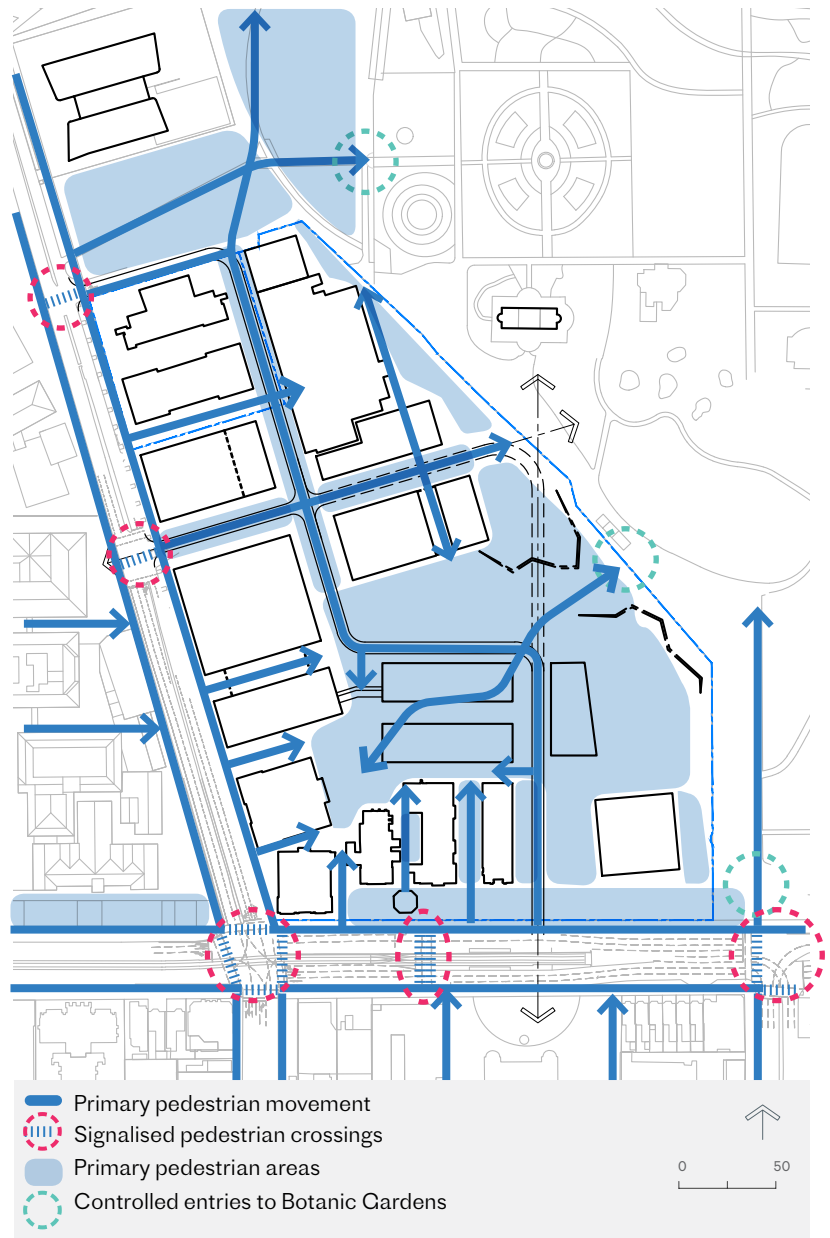
Objectives

- To create a connected public realm that draws pedestrians into the site from Frome Road and North Terrace, and makes connections to the Adelaide Botanic Gardens.
- To assist in placemaking, site identity and wayfinding in the precinct.
- To create intimate and sheltered destinations within the precinct that are considered with adjacent building uses.

Guidelines

- The design arrangement and materials used encourages use and indicates these spaces as being a predominantly pedestrian environment.
- Pedestrian movement is integrated into routes designated in the City of Adelaide Development Plan, the University of Adelaide master plan, and the Riverbank master plan, and achieves positive, controlled access with the Adelaide Botanic School and the Adelaide Botanic Gardens.
- Routes are both destination and passage, with a strong visual interactivity between adjacent buildings and entries.
- A hierarchy of surfaces and elements is incorporated dependent on intensity of use.

- 1- Comfortable pedestrian environment.
- 2- Shared street.
- 3- Tree avenues emphasise major pedestrian routes.
- 4- Equitable access considered across the site.



Cycle Movement

Overview

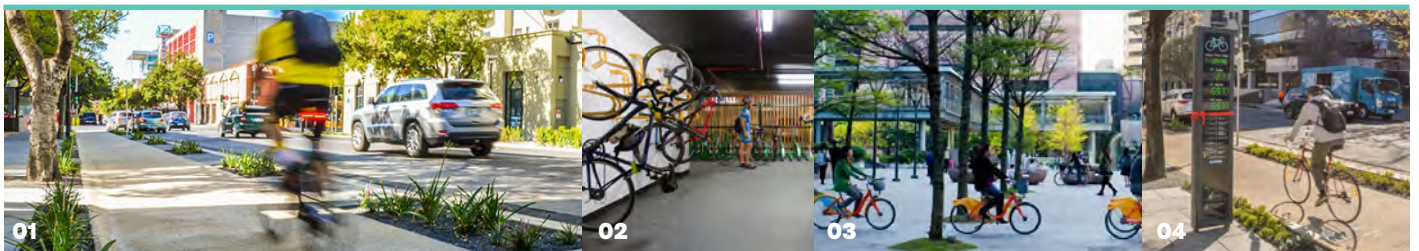
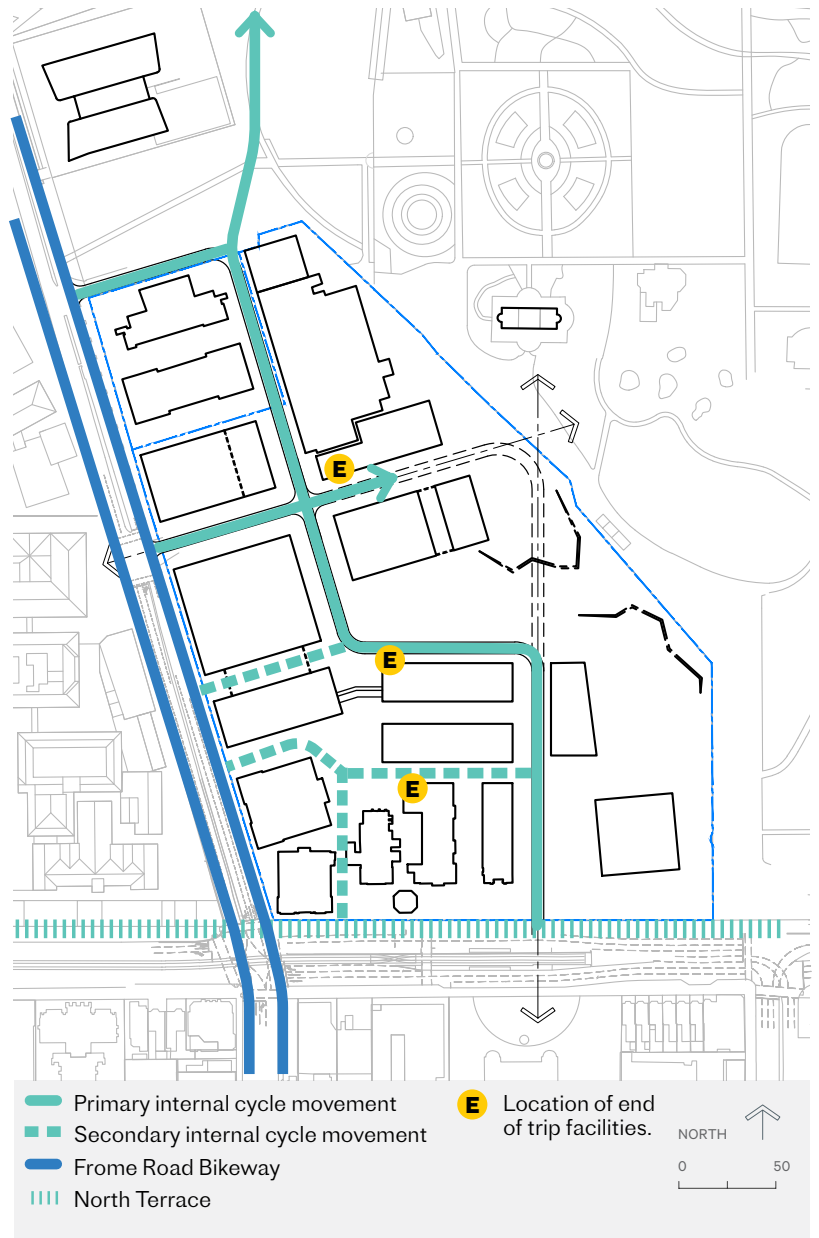
Cycle movement in the Adelaide CBD is supported by a connected network of on - and off - road dedicated cycle routes. Given Lot Fourteen's location adjacent to the Frome Road cycleway, it can be expected that cycling is an attractive option.

Objectives

- To provide dedicated and shared cycling routes within the site.
- To provide direct access to the proposed Frome Road Bikeway south of North Terrace and a new on - road cycle lane along North Terrace east of Frome.

Guidelines

- Cycle routes are connected to the broader CBD network and are continuous.
- Routes within the site are designed to achieve low cycle speeds particularly when movement is shared with pedestrians.
- End route cycle parking is provided distributed throughout the site and included as part of the new built form and adaptive reuse.



Public Realm

Strategies for the Public Realm provide the framework for the progressive development of the site over time.

Strategies focus on the key elements that form the basis for the design of a sustainable, attractive, safe and legible public realm.

Distribution

Trees

Planting

Pavements

Public Lighting

Furniture

Materials

Wayfinding

WSUD & Stormwater

Maintenance

Public Art

Distribution

Overview

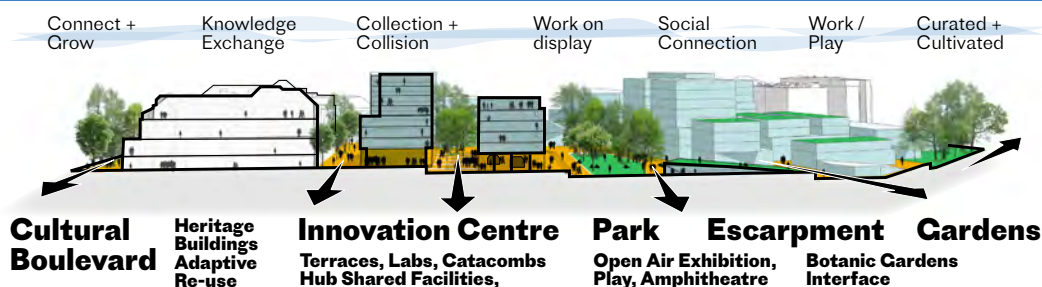
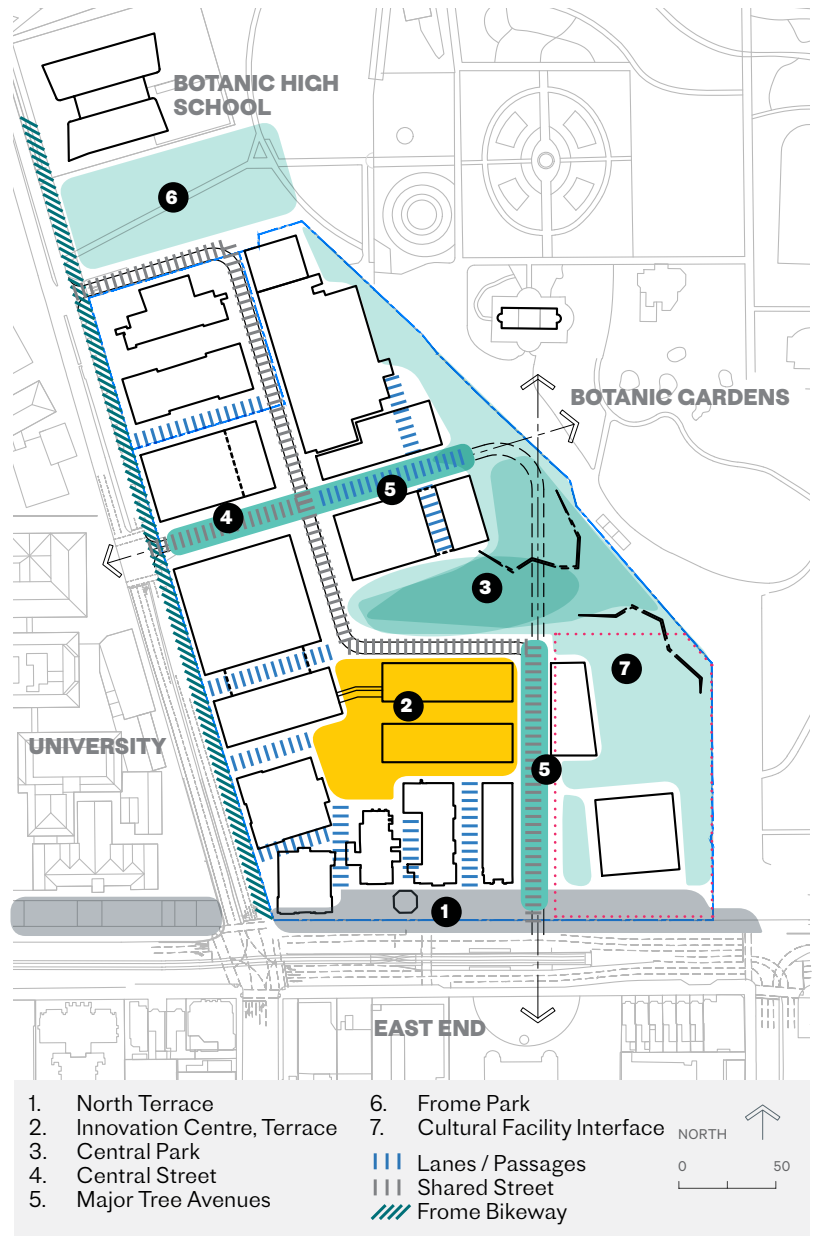
The public realm generally comprises publically accessible places. At Lot Fourteen, the public domain extends the landscape character of the Adelaide Botanic Gardens and Adelaide Park Lands, with the site acting as an interface to the more - built up Adelaide CBD.

Objectives

- To provide public spaces that integrate routes and spaces to become places of socialisation and activity.
- To provide comfortable and attractive destinations for workers and visitors to the site.

Guidelines

- Open spaces and public realm facilities are well connected and also encourage mobility and active recreation.
- Walking, cycling and shared street use are encouraged to achieve a lively public realm.
- Cultural and community event programming is incorporated, with supporting site services infrastructure such as electric power.
- Not every place within the public realm needs to be active. The public realm is designed with a degree of flexibility as the site develops and new users are introduced.
- Amenities are included to encourage site use and to facilitate a safe, comfortable and lively public realm.
- Crime Prevention Through Environmental Design (CPTED) principles, including passive surveillance, are incorporated.



Lot Fourteen Ecosystem - Typical site section

Trees

Overview

Tree canopy has a demonstrated effect on reducing the negative effects of climate change, acting to reduce temperatures in summer as well as contributing towards comfort, aesthetics and place-making.

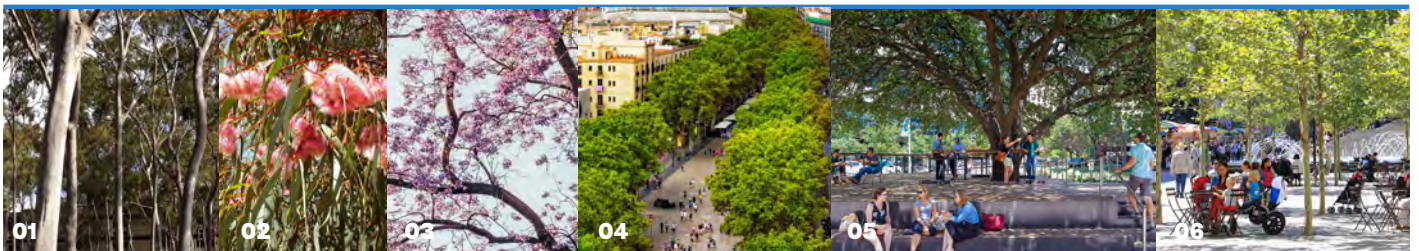
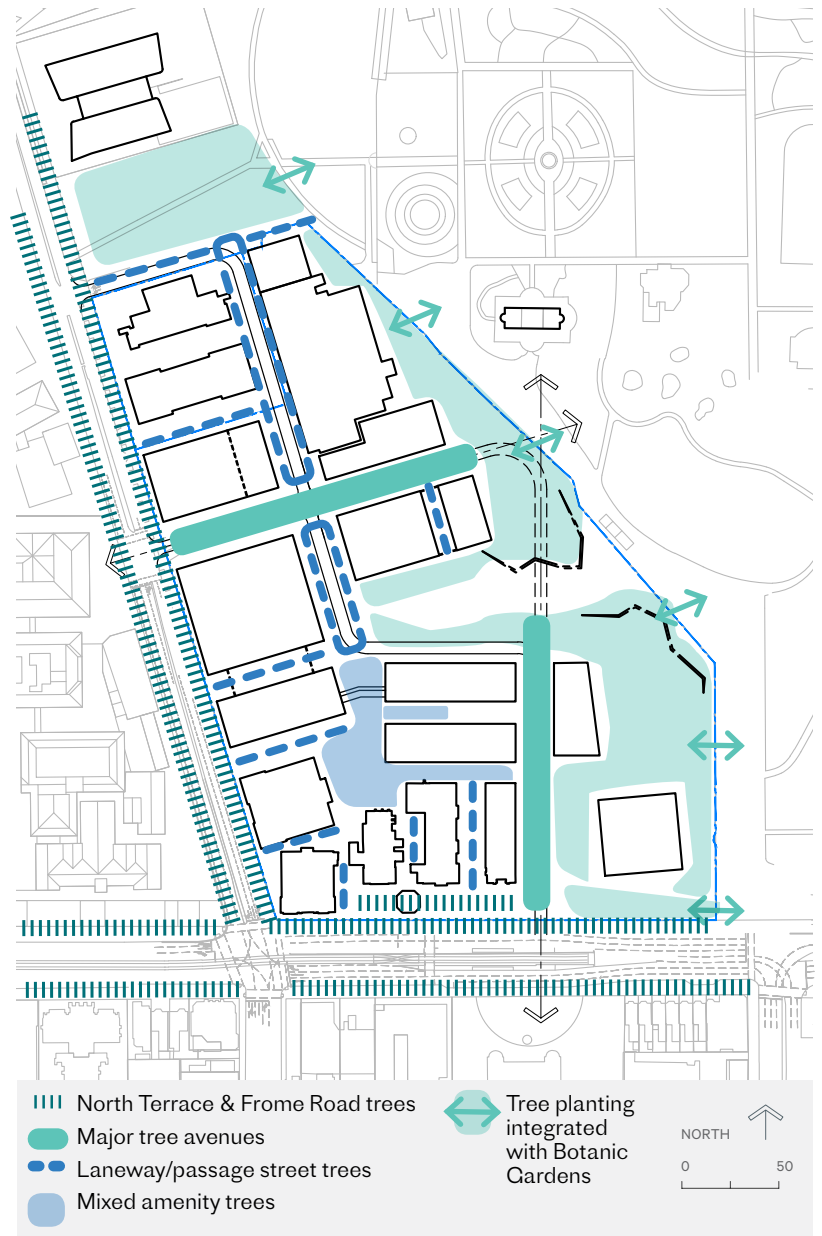
Objectives

- To define pockets and awareness of significant tree planting within the precinct.
- To specify appropriate species suited to Adelaide CBD and actual site conditions.

Guidelines

- Major tree groups comprising tree avenues, copses and individual trees are located throughout the precinct as a key component of the public realm design and to work with build form location, height and massing.
- Trees with a mature height of 12 metres or over are planted in natural ground.
- Trees with a mature height of under 12 metres can be planted over roof decks or platforms but these have a minimum soil depth of one metre.
- Deciduous trees are planted on the northern face of buildings to allow sun access to these buildings in winter.
- Variety of tree species is proposed to achieve maximum functionality and visual interest. Where possible, species linked to Adelaide's cultural roots - indigenous and European - are utilised.

- 1-3- Species linked to Adelaide's cultural roots.**
4- Major tree avenues structure the public realm.
5,6- Trees appropriate to the scale of the space.



Planting

Overview

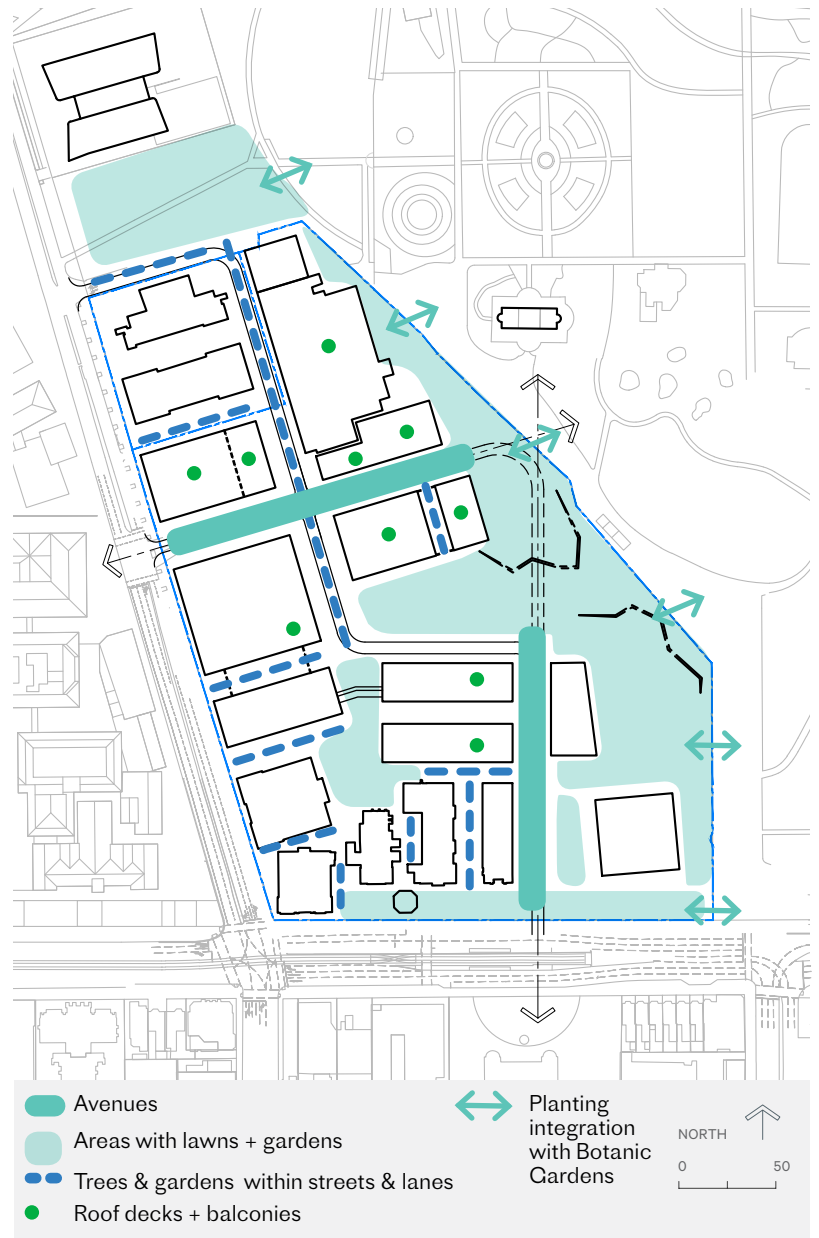
The former Royal Adelaide Hospital Site was developed as a utilitarian site devoid of meaningful planting. Redevelopment allows for the introduction of new gardens and lawns to increase the amenity for site users and facilitate a transition in site typology from botanic gardens to the denser built form of the CBD.

Objectives

- To realise a public realm that is comfortable and attractive to use, providing a high level of amenity for those working there and visitors.
- To introduce a varied and attractive species mix that reflects, in part, the adjacent botanic gardens.
- To incorporate low maintenance and waterwise techniques in the plantings.

Guidelines

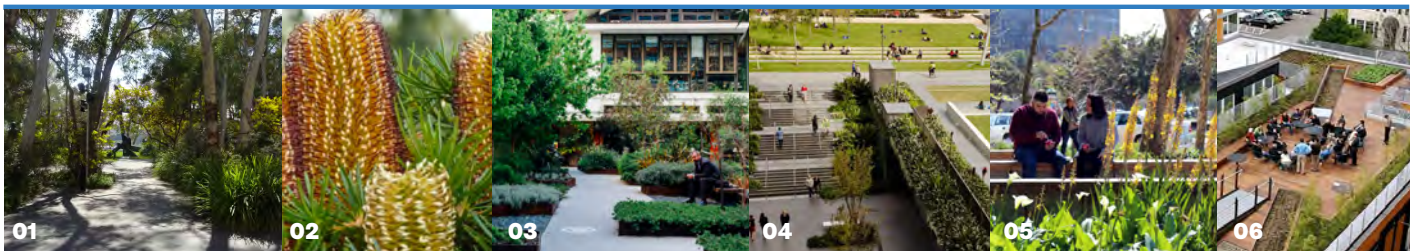
- Mediterranean and local indigenous native species are combined to achieve a species mix suited to Adelaide's climate and soils.
- The site planting scheme is developed at the same time as the public realm design, integrating elements and complementing materials with species selection.
- Where possible, planted roof decks and balconies are incorporated into buildings
- Crime prevention through environmental design (CPTED) techniques are adopted.



Plants suited to Adelaide's climate and soils contributing to the overall character.

Example of planting to building courtyards. Lawns + Gardens.

Comfortable pedestrian spaces, scale. Roof deck plantings.



Pavements

Overview

The quality of the ground plane often defines the overall functionality and appearance of the public realm.

Objectives

- To utilise high quality, robust and cost effective pavements that meet functional requirements but are also flexible to allow for new or changed uses.
- To provide variety in the choice of pavements to reinforce the local and particular qualities of the public realm.

Guidelines

- High quality natural stone pavements are proposed to the North Terrace footpath and forecourts consistent with the broader intentions and master plan guidelines for the North Terrace boulevard.
- Other manufactured and in situ pavements are proposed for the public realm internal to the site: These include limited areas of natural stone and precast, manufactured concrete, granulitic material, in situ concrete and hotmix (both with selected aggregates and finishes).
- Whilst designated routes for service and emergency vehicles are defined, other pavements that may be trafficked by occasional vehicles are designed to accommodate their passage.
- Main vehicle and pedestrian routes, and destination nodes such as courtyards, plazas and building entries, are recognisable for their defined use, assisting in wayfinding and place - working.

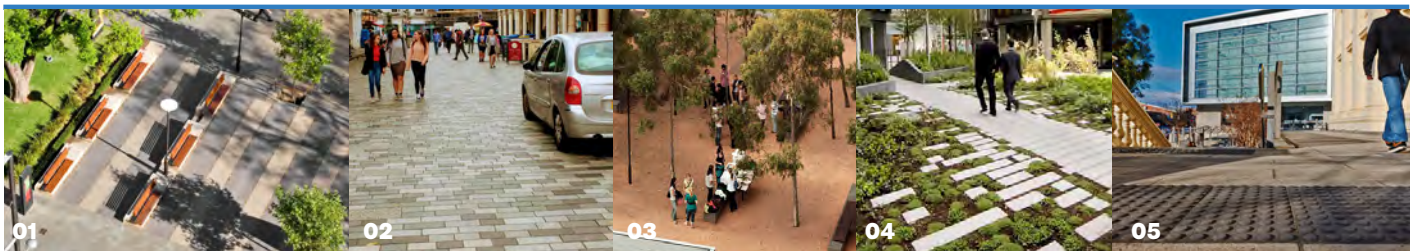
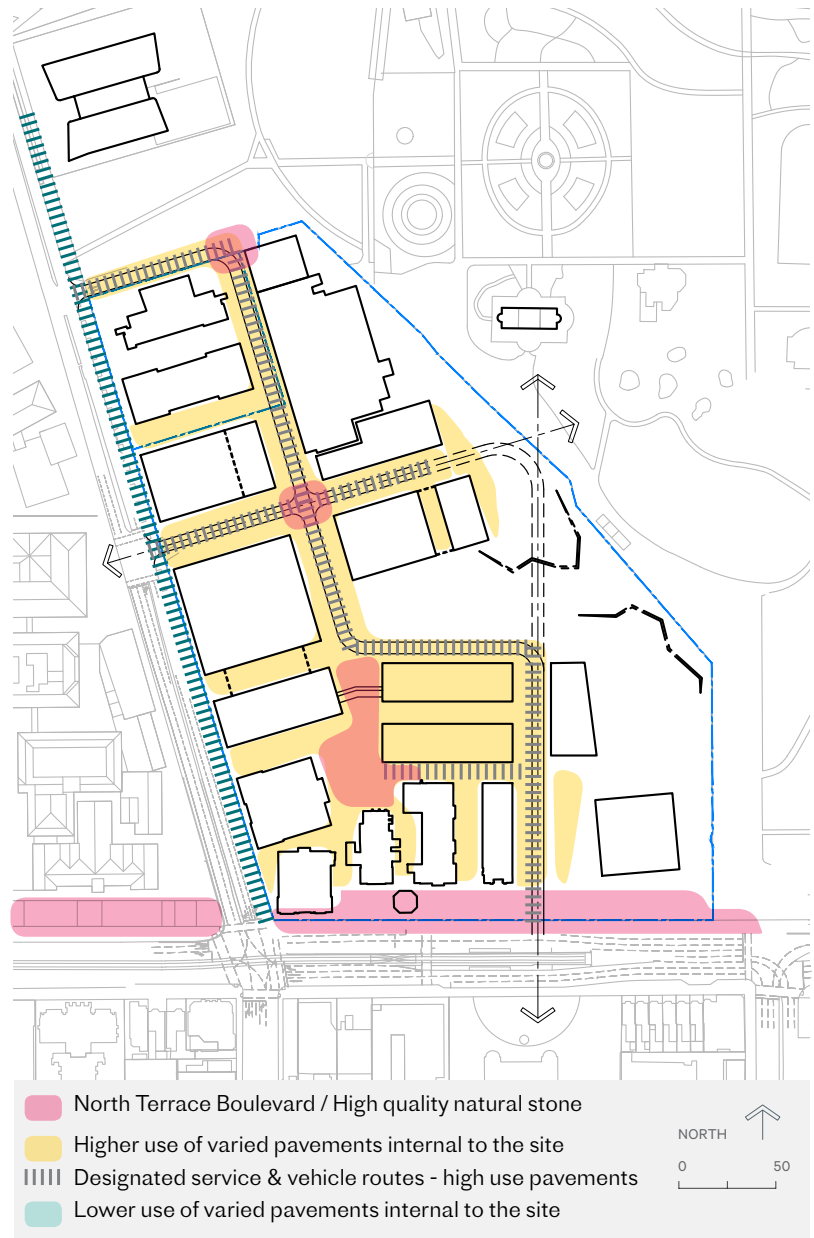
North Terrace high quality paving

Internal Roads trafficable paving

Soft paved surfaces as breakout spaces

Varied paving to create suit urban and pedestrian scale

Paving to suit equal access



Public Lighting

Overview

It is anticipated that Lot Fourteen operates over a 24 hour clock connecting to a global community. Lighting contributes to both site safety and security for users, and to site character.

Objectives

- To designate site pedestrian routes, highlighting major passageways and safe areas.
- To create a lively and attractive public realm that attracts visitors as well as providing for extended time within the precinct for those working there.

Guidelines

- Heritage facades facing onto North Terrace and Frome Road are lit consistent with other heritage buildings along North Terrace.
- In the case of Margaret Graham, Women's Health, Brice and McEwin, consideration is given to lighting the attractive side facades to these buildings.
- Internally within the site, the public realm is enhanced through highlighting nodes and points. Public art lighting installations are included as part of the public art program.
- Consistency is achieved in materials, colours and finishes with the suite of other public realm elements.
- Light spill is minimised by directing light to where it is needed, avoiding glare and protecting the night sky.
- Only energy - efficient technology is utilised.

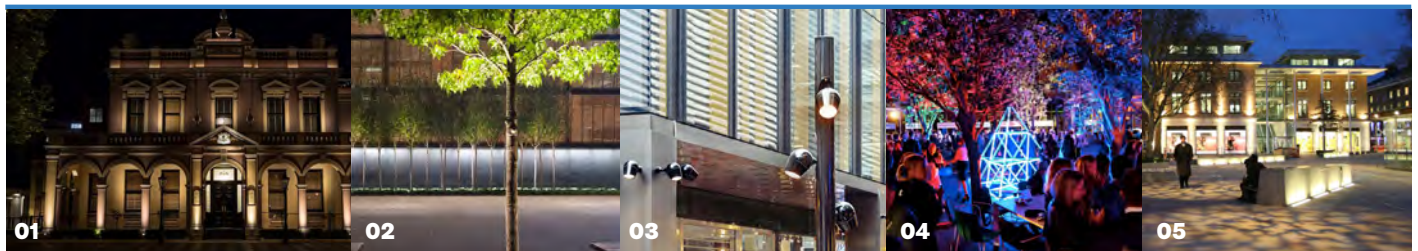
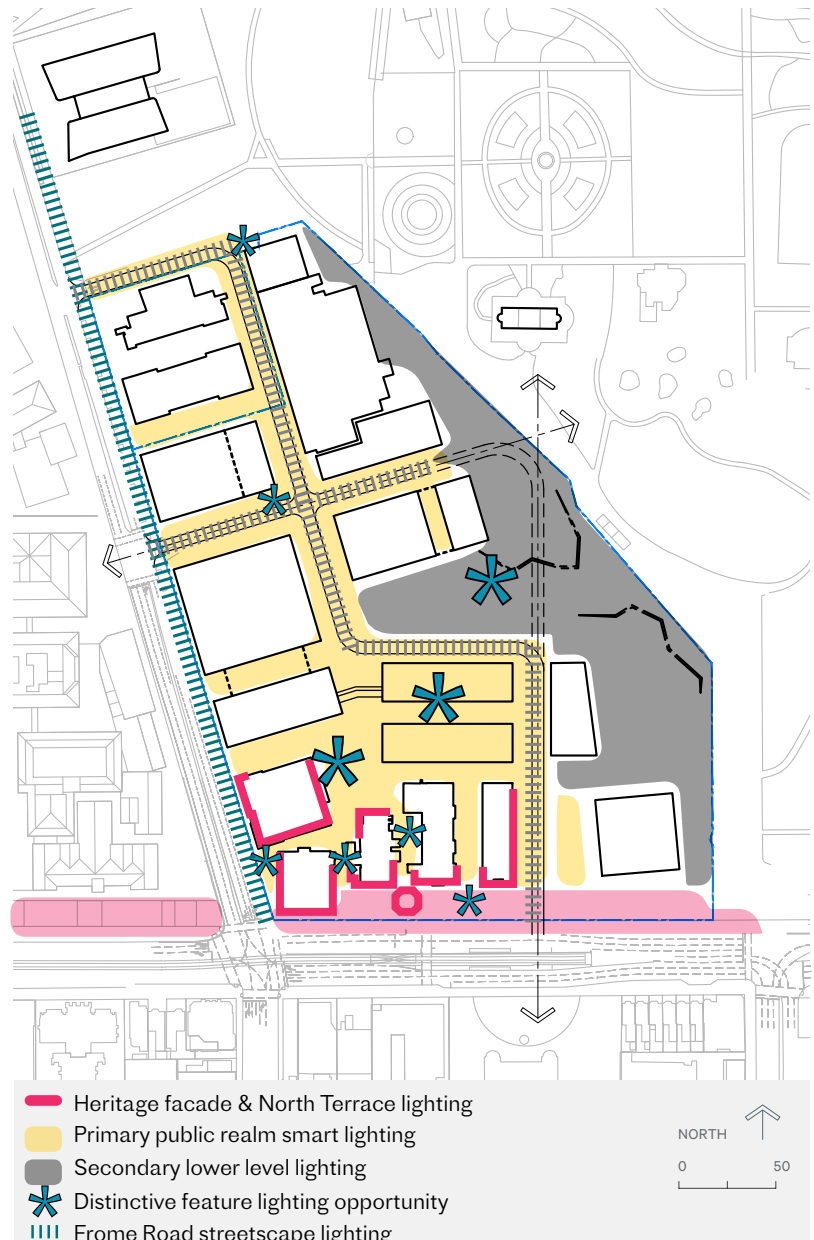
Heritage building facade lighting.

Feature lighting to walls and trees.

Family of light fittings with smart city technologies.

Creative/interactive lighting to key spaces.

well lit and inviting public realm at night.



Furniture

Overview

Well designed and maintained suite of furniture encourages use of the public realm, ownership and a feeling of civic pride.

Objectives

- To carry through with a consistent, well - designed and maintained suite of furniture. To integrate furniture with the elements of the public realm, including pavements, lighting, wayfinding, trees, planting and public art.
- To provide a base layer of well - designed elements complemented by bespoke and special pieces.

Guidelines

- Furniture is located to complement the intended use of the public realm. Elements are positioned in relation to the spatial design of a particular space avoiding clutter and obstruction of pedestrian and cycle desire lines.
- Furniture elements incorporate new, smart technologies, such as monitored rubbish bins (these indicate when they are full) and centralised management systems (eg. data collection).
- Preference is given to creating seats with backs and arm rests.
- Generally, the colour of the base layer of furniture elements is subdued natural, sustainable and locally sourced materials (eg. class / durability timber and preferred to manufactured or imported materials).



Furniture integrated into the public realm.
Furniture with smart technologies.
Furniture as an opportunity for public art.
Temporary furniture for events and activities
mixed and varied furniture to suit the particular space.

Materials

Overview

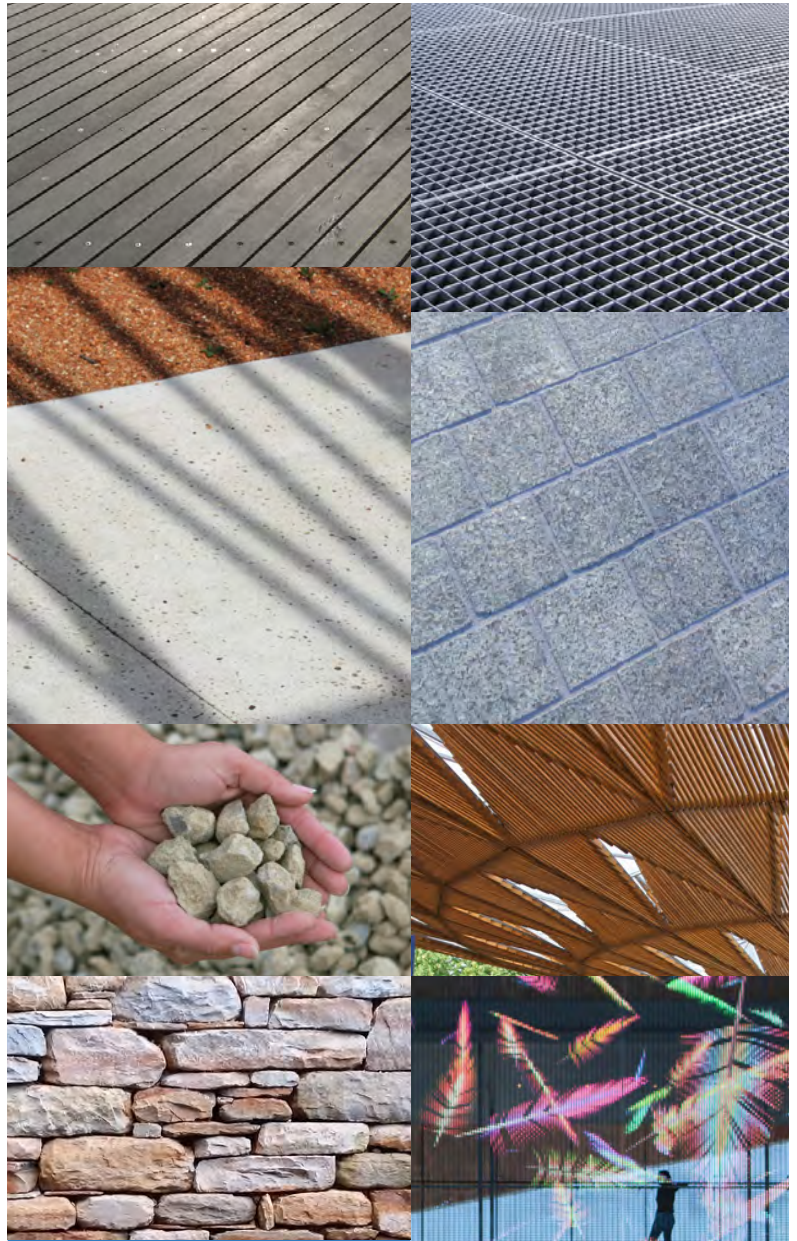
Materials influence both the functionality and the character of the public realm. Generally, appropriate, high quality materials are used to minimise subsequent maintenance costs. A well designed and maintained public realm that is robust and attractive will most often be well used.

Objectives

- To utilise a consistent suite of materials and construction techniques that reinforces site character and a distinct sense of place.
- In their selection, to consider the whole-of-life costs of materials.

Guidelines

- Materials are selected where they are cost efficient, low in maintenance and durable (low whole-of-life cost).
- Where possible, on-site materials obtained from demolition are re-used. These may include pavement base materials and aggregates, for example.
- Life-cycle Assessment Rating tools are used to model their cost and Green Star Rating.
- Locally sourced materials are utilised where possible, with a preference for South Australian materials.
- Generally, materials are left 'raw' by application of penetrating oils and natural techniques. Paints and applied finishes are avoided.



A varied suite of materials reinforces the site's character and a distinct sense of place.

Wayfinding

Overview

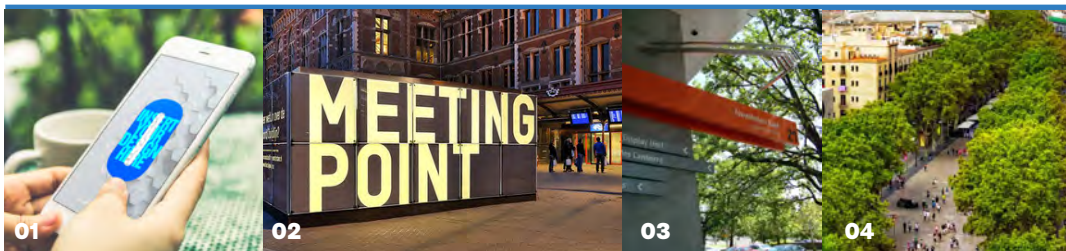
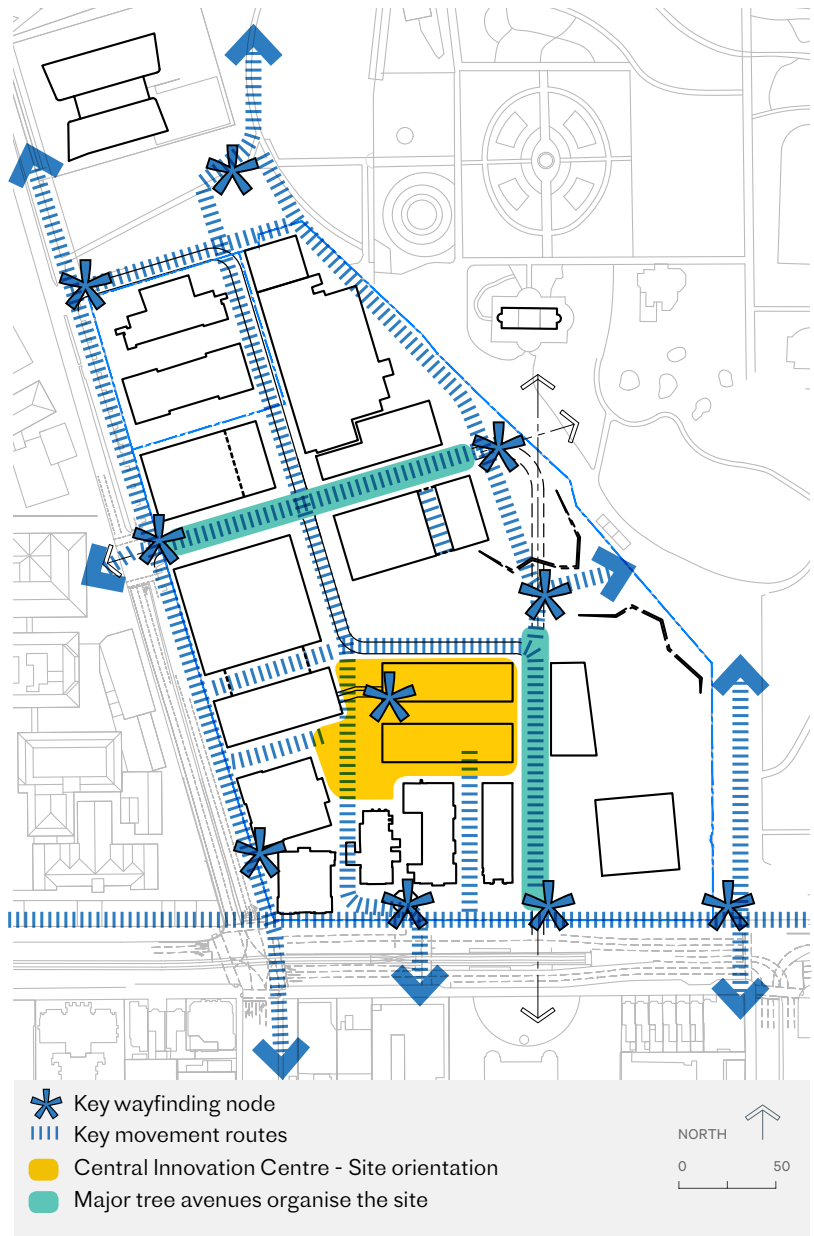
Wayfinding contributes towards site identity, safety and convenience. Wayfinding is not just signage but also markers and points of recognition that assist people in associating with their physical location and sense of comfort.

Objectives

- To help people move through with precinct and associate with particular elements and places within it.
- To integrate with other elements of the built form and public realm design.

Guidelines

- A hierarchy of wayfinding is provided to achieve legibility within the site.
- Entries from Frome Road and North Terrace are clearly marked.
- Entries from the Adelaide Botanic Gardens are integrated with the ABG movement network and character.
- Major tree avenues from North Terrace (botanic arts walk) and Frome Road (retail street) mark fast entry into the site connecting to the broader movement networks, East End and university.
- Reinforce the hub as a key structural organiser of the public domain and a site landmark.
- Utilise the planting and detail in the public realm design as a wayfinding device.
- Avoid signage clutter in the public realm.
- Encourage new technologies, including apps.



- 1- Digital apps and screens to minimise signage clutter and updating of signage in the public realm.
- 2- The hub as a key central meeting place.
- 3- Integrated building address signage.
- 4- Major tree avenues assist with site wayfinding.

WSUD & Stormwater

Overview

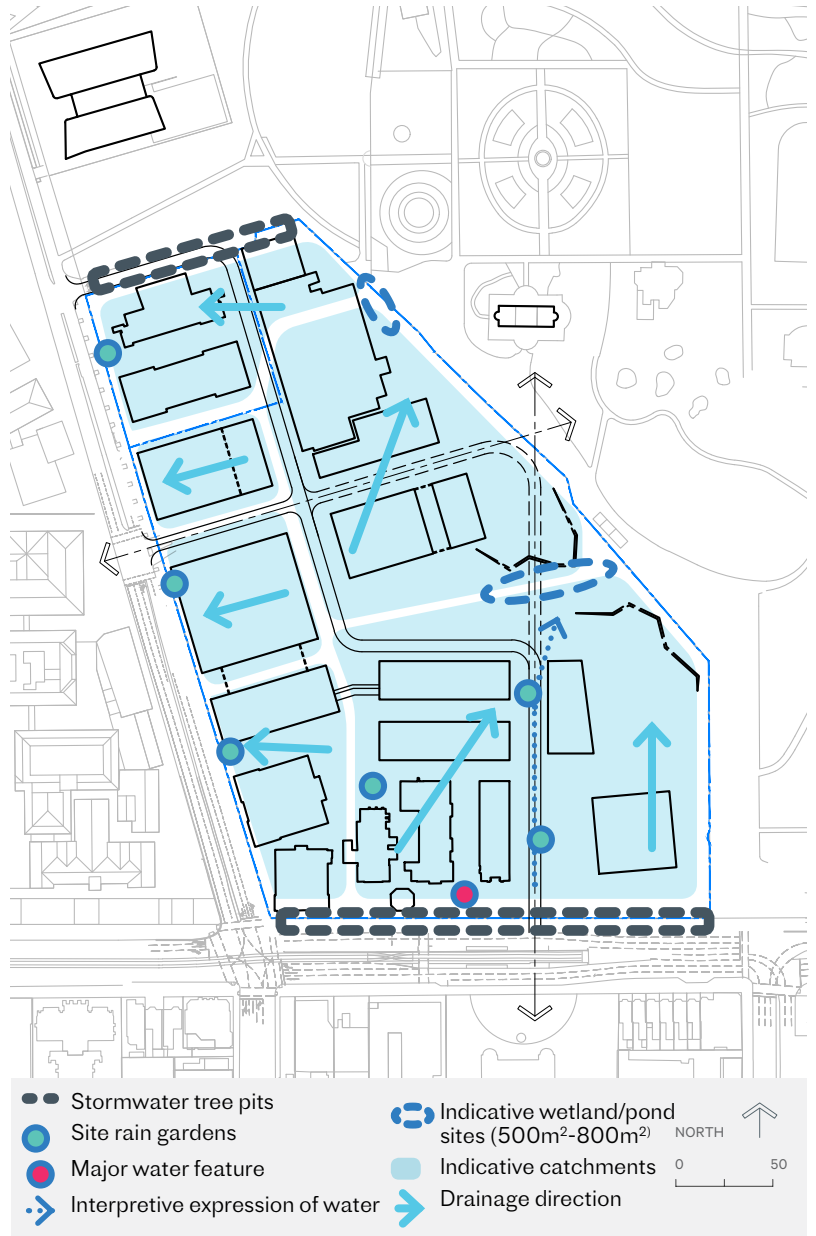
Water has particular meaning in the South Australian environment. Conservation of water resources has expression in the public realm design and has a functional use in cooling outdoor spaces.

Objectives

- To collect, treat and retain stormwater on site.
- To utilise stormwater, make water a feature in itself and cool the public realm, reinforcing the importance of water to Adelaide's arid climate.

Guidelines

- Collection of stormwater and expression in the public realm is considered as a linked and integrated system.
- Rain gardens and localised retention techniques are used.
- Rain gardens are designed to be maintained to a high quality of appearance and function consistent with the rest of the public realm.
- Water is expressed in a more formal way within the North Terrace verge, extending throughout the site following its topography in an increasingly informal expression.



- 1- Water to contribute to the micro-climate
- 2- Expression of water and play
- 3-4- Urban rain gardens and water treatment.
- 5- Example water integrated into escarpment park



Maintenance

Overview

Good management and maintenance of the precinct will ensure Lot Fourteen is an inviting, attractive and comfortable place to be in and to visit. Attractive public places demonstrate success.

Objectives

- To ensure maintenance is considered from the initial stages of design of the public realm and is included in forward budgets over the life of the project.
- To explore alternative means of maintenance of the public realm, including partnering with businesses occupying the site, the Adelaide Botanic Gardens and Adelaide City Council.

Guidelines

- Maintain the public realm in accordance with a Public Realm Maintenance Manual prepared specifically for Lot Fourteen.
- Review the manual for cost effectiveness every three years, including review of techniques and responsibilities, and update to introduce new technologies.
- Base these reviews on continuous monitoring and assessment of the public realm (evidence based). Utilise app - based and other means of data collection
- Overall, adopt a design and maintenance approach that utilises robust and durable materials and constructional techniques. Utilise whole-of-life costing approach.



1,2- Opportunities for partnering and education.
3- Installation of robust materials to minimise maintenance requirements.
4- adoption of appropriate techniques for maintaining the public realm.

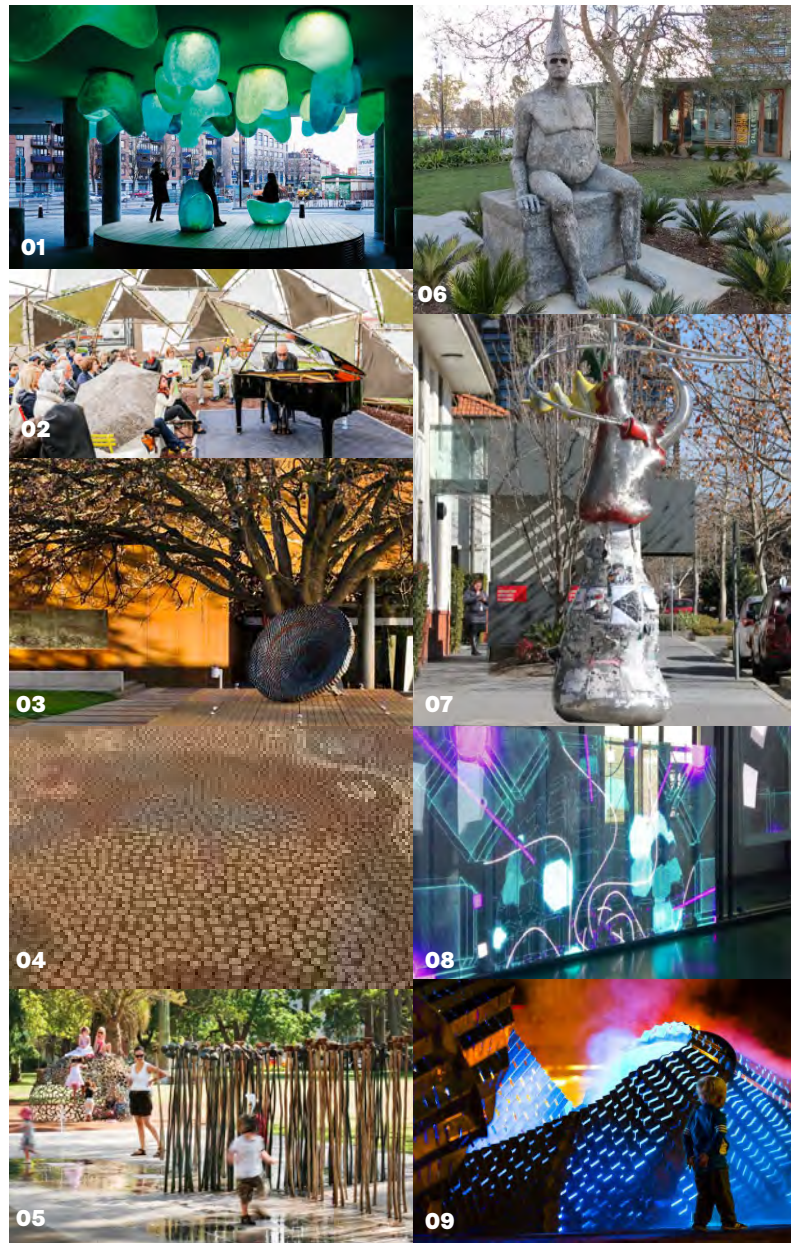
Public Art

Overview

Urban art is integral to Lot Fourteen's fit within its CBD context and the distinctive identity that comes with site specific integrated public art.

Objectives

- To celebrate South Australia, its multiculturalism, arts and creative industries.
- To commit to a percentage-for-art program for commissioned public art within the public realm of 2% of the forecast public realm development costs.
- To manage the commissioning of public art within the public realm under the stewardship of a public art cultural advisory panel.
- Public art celebrates the site's history and the stories of previous occupation and use.
- Permanent and temporary arts programming is embraced, including a curated program of installations.
- Opportunities are provided to two or three major international artists with consequent mentoring and master classes.
- Opportunities are also provided to emerging artists to showcase their talents.
- The public arts strategy works in conjunction with parallel strategies managed by the City of Adelaide, Adelaide Botanic Gardens and Arts SA.



- 1- Public art integrated into built form.**
2- Places for live public art and performance
3,6- Sculpture in garden setting.
4,9- Interpretation & sense of place.
5- Public art as play
7- Wayfinding
8- Digital art - Interactive integrated into screens and partitions.

Built Form

Built form is one of the most dominant elements on the site and affects its overall character and the experience of the public realm.

The Architectural Design reflects the site's history and the vision for an innovative and sustainable future, cognisant of the functional needs of a mixed use place.

Design excellence that will provide Lot Fourteen with a distinctive architectural built form unlike any other, is at the forefront of these protocols.

Built Form Arrangement

Adaptive Reuse

Massing & Height

Building Address

Built Form Character

Architectural Materials

Built Form Arrangement

Overview

Ongoing development within Lot Fourteen makes a positive contribution to the immediate and long term character of the precinct. The built form arrangement impacts:

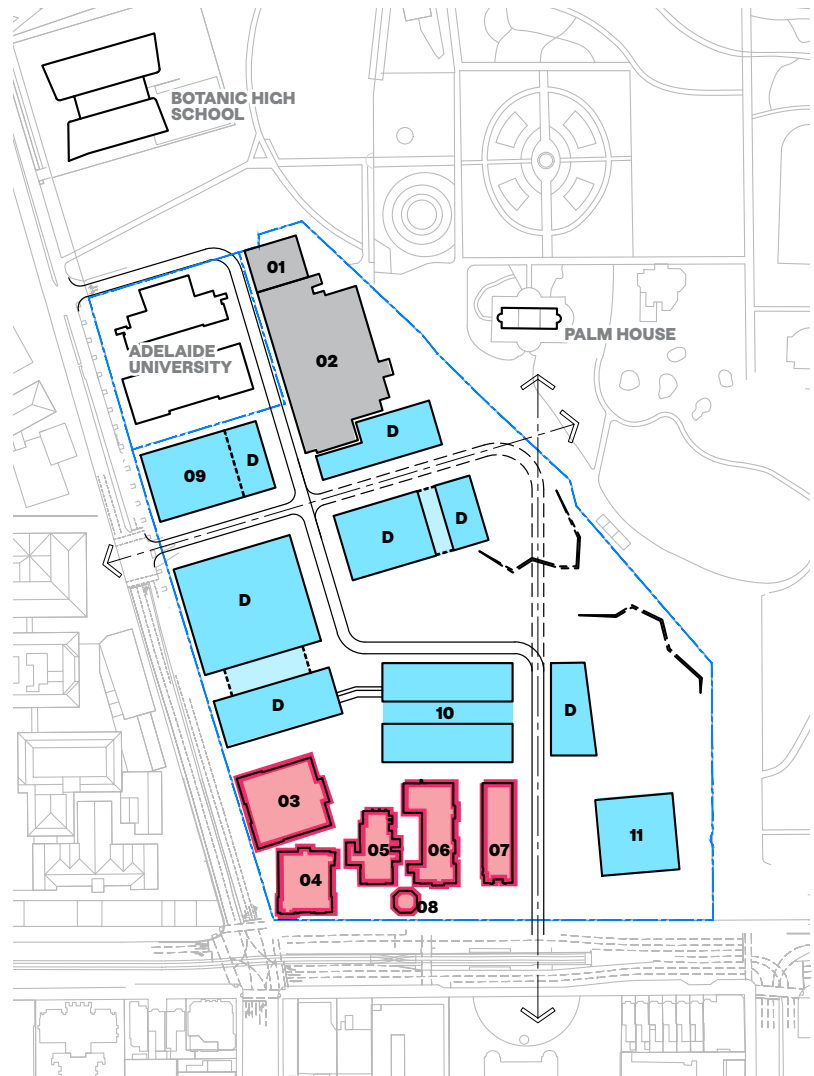
- Sunlight to adjacent buildings
- privacy and overshadowing
- quality of spaces inside buildings
- quality of external spaces

Objectives

- To locate buildings on the site in a way that improves solar access to indoor and outdoor rooms, optimises views and surveillance of open space, optimises sunlight to the public realm and articulation of the inter-relationship of building form.

Guidelines

- Building mass encloses but does not overwhelm the public realm nor views to and from the Adelaide Botanic Gardens.
- built form is of a pedestrian scale at ground level.
- building forms are varied to provide individuality within the overall continuity of built form expression.
- Spacing between buildings is optimised to provide outlook, daylight and sunlight access, and privacy.
- Plant and lift overruns are incorporated as an integral part of the roof design of buildings.

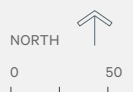


Buildings Existing

- 01 Hanson Building
- 02 Public Carpark

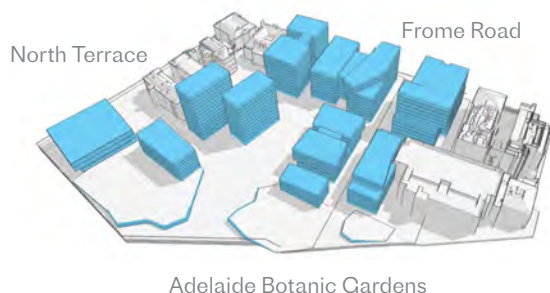
New Buildings

- 09 Culinary School
- 10 Innovation Centre
- 11 Cultural Facility
- D Development Sites



Heritage Buildings (Adaptive Reuse)

- 03 Former Margaret Graham Nurses' Home
- 04 Former Women's Health
- 05 Former Allied Health Services building
- 06 McEwin Building
- 07 Bice Building
- 08 Sheridan Building



Adelaide Botanic Gardens

Adaptive Reuse

Overview

Retention of State Heritage buildings on North Terrace and Frome Road associated with the former use of Lot Fourteen as a hospital.

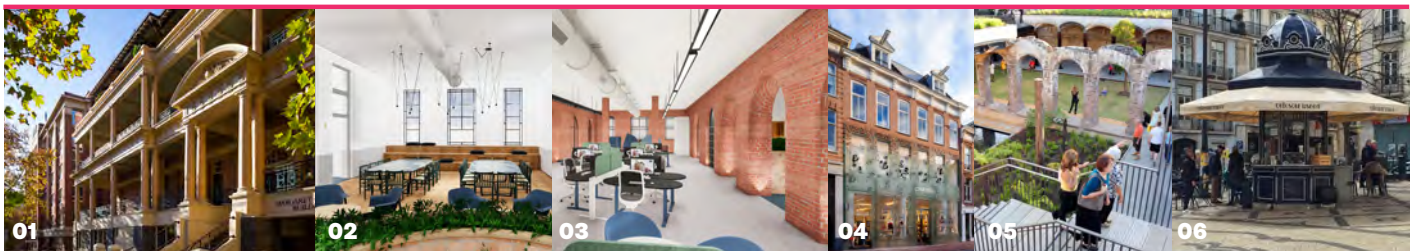
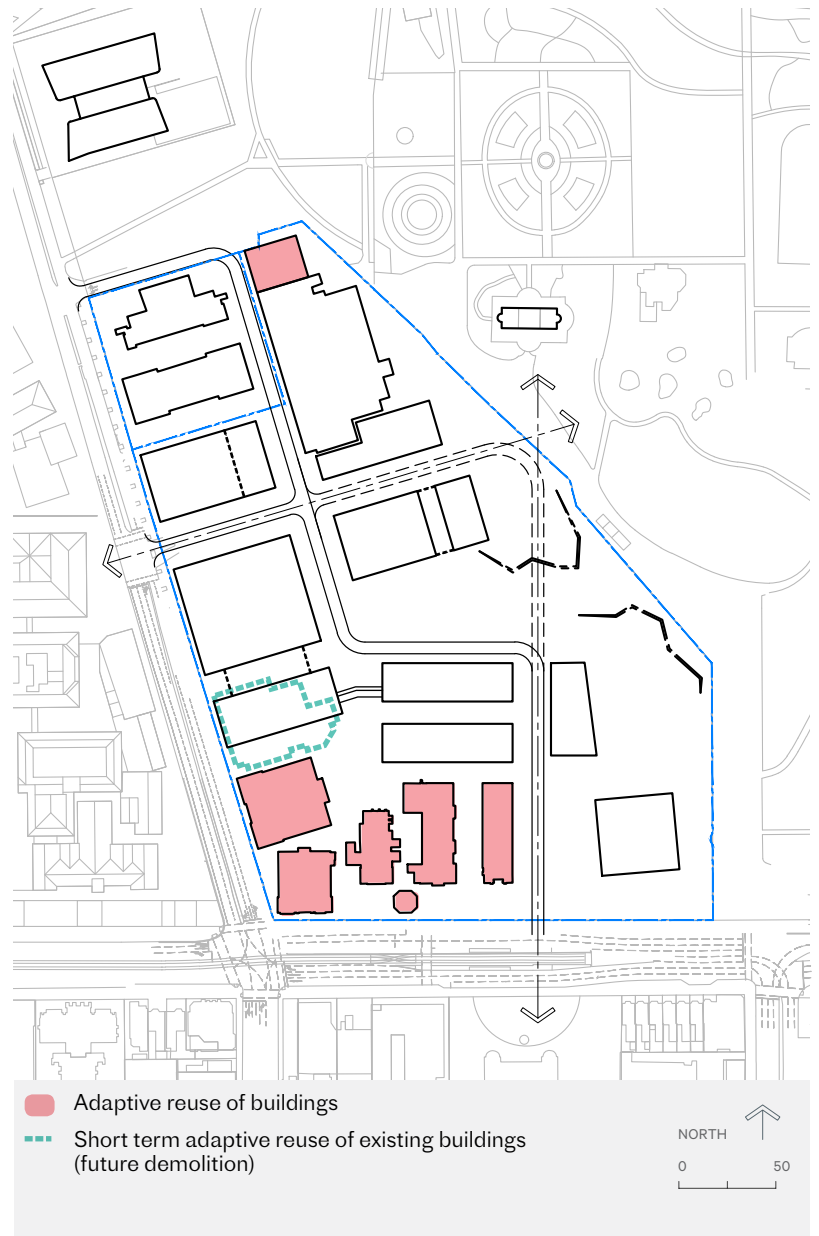
Objectives

- To retain and adaptively reuse buildings with facade treatments that complement one another and open up the buildings to the public realm as much as possible.
- To utilise these retained buildings as a frame to create a new and interesting public realm that complements the built form.

Guidelines

- Later building additions are removed from heritage buildings to reveal their original form and architectural character.
- Further additions within the spaces between the buildings are removed to open these spaces to pedestrians increasing the permeability into the site from North Terrace and Frome Road.
- New building services and plant are concealed so they are not visible externally.

- 1- Character of existing heritage buildings**
- 2- Example opportunity for opening up of Sheridan building on North Terrace**
- 3,4- internal fit outs for McEwin building Lot Fourteen.**
- 5- Public realm adaptive reuse example Paddington Reservoir, Sydney.**
- 6- Example adaptive reuse opportunity for Sheridan**



Massing & Height

Massing of built form considers the relationship of new buildings to heritage buildings retained on site, pedestrian comfort and amenity within the public realm and visual impact as the surrounding, including from North terrace and the Adelaide Botanic Gardens.

- To obtain a high standard of pedestrian amenity within the site and when viewed externally.
- To provide for and best utilise solar and daylight access within buildings and the public realm.

- Building form and massing is developed in direct response to the specific context, uses, climate and resource considerations and view opportunities.
- Integration with the public realm is achieved by active ground floor uses.
- Buildings are activated to optimise solar access and amenity.
- Buildings are shaped to minimise unwanted wind effects and maximise the opportunity for solar and daylight access to the public realm.
- Lot Control Plans are prepared to guide the delivery of the built form and manage the interface between buildings.



Building Address

Overview

Building entries contribute to activity in the public realm. A variety of activities are associated with entries: retail entry, deliveries, casual meeting and visitor access. In addition to the front door there are also car park service entries for goods deliveries and waste collection.

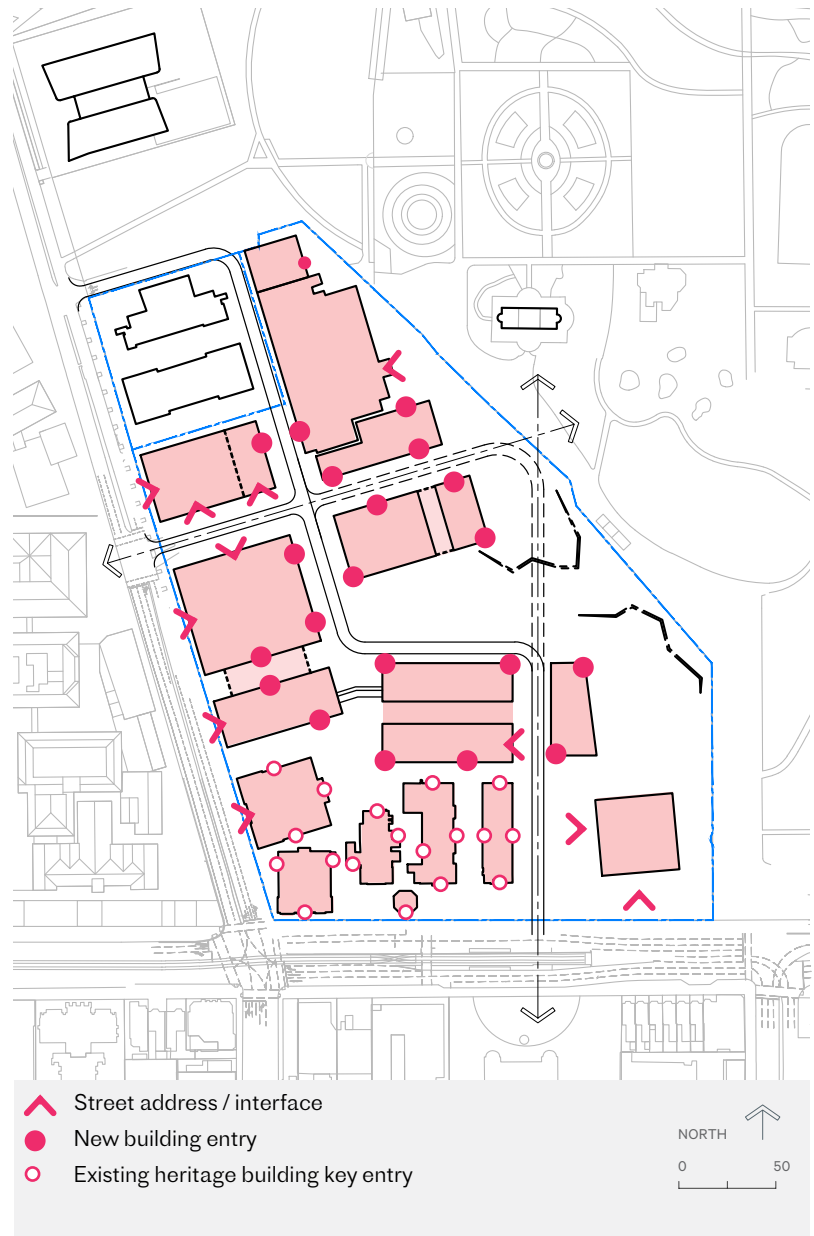
Objectives

- To recognise the contribution of building entries to sense of place.
- To create unique, distinctive and memorable outcomes for each building entry.

Guidelines

- Primary building entries are articulated and accentuated as points of welcome and orientation.
- These entries contribute to the character and wayfinding for users of the public realm.
- Multiple entries are preferable to single building entries as they activate the public realm.
- Service entries and activities are located so their presence is minimised. Service rooms and activities are internalised within buildings to minimise adverse impacts on the public realm.

- 1- Example of inviting building entry large foyer.**
- 2- Public art and amenity incorporated into entries.**
- 3- Multiple entries to activate the public realm.**
- 4- Example small scale inviting entries and active ground floor.**



Built Form Character

Overview

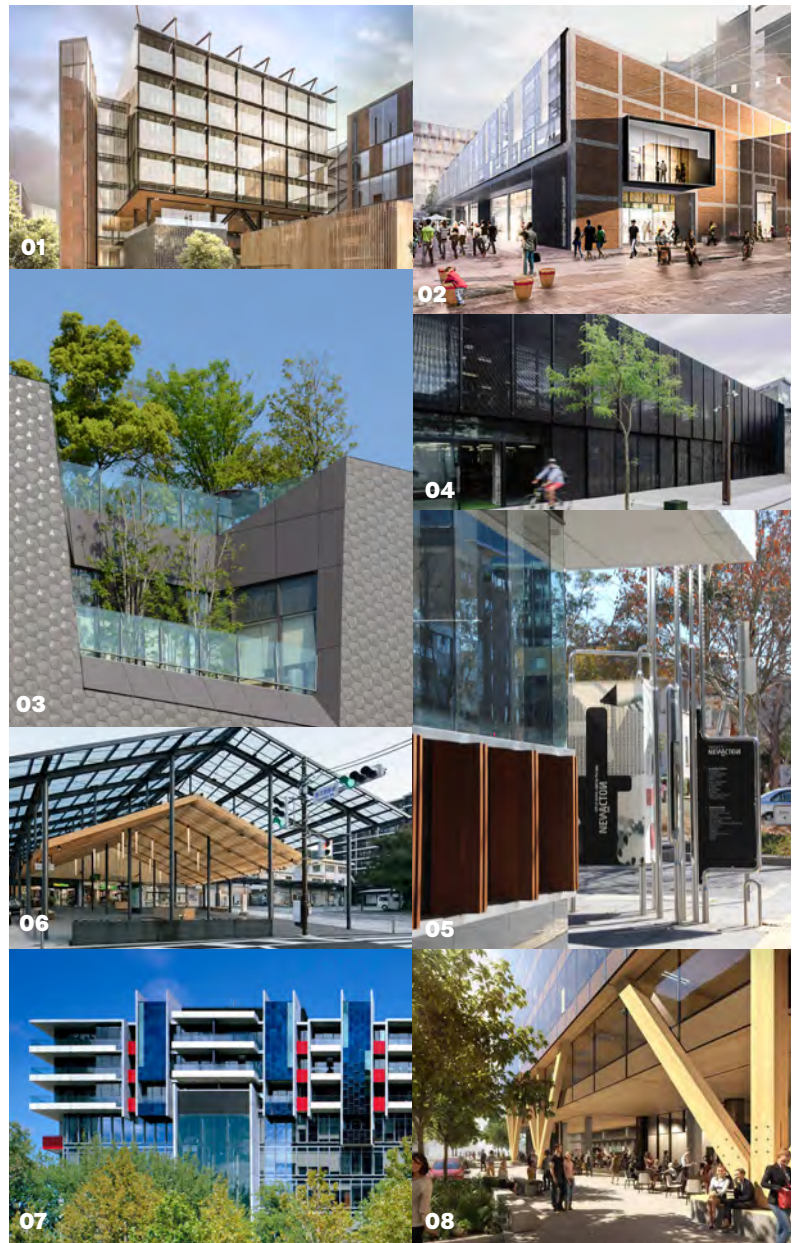
Whilst each building within Lot Fourteen displays individual character and difference, overall the built form massing, height and character of individual buildings, complements others and contributes towards a concordant site arrangement. New buildings are 'world class' in terms of aesthetics and functionality.

Objectives

- To achieve overall building forms that are sculptural, engaging and robust.
- To consider built form in its context and contribution towards an overall, harmonious site character and satisfactory relationship with adjacent land uses.

Guidelines

- The design of new buildings is considered in terms of their relationship to adjacent built form and the public realm.
- High quality robust materials are chosen that are harmonious with other building materials and architectural treatments existing on Lot Fourteen.
- Environmentally sustainable materials and building techniques, such as cross laminated timber are encouraged, as is creativity and innovation in architectural form and function.



1,2,3- Examples of articulated built form contributing the the urban form spatial enclosure of the public realm.
4- Built form considers pedestrian scale and interaction at ground levels.
6- Creative expression of built form and structure.
7- Built form articulated to suit longer site views and vistas
8- innovation is encouraged with new technologies such as CLT.

Architectural Materials

Overview

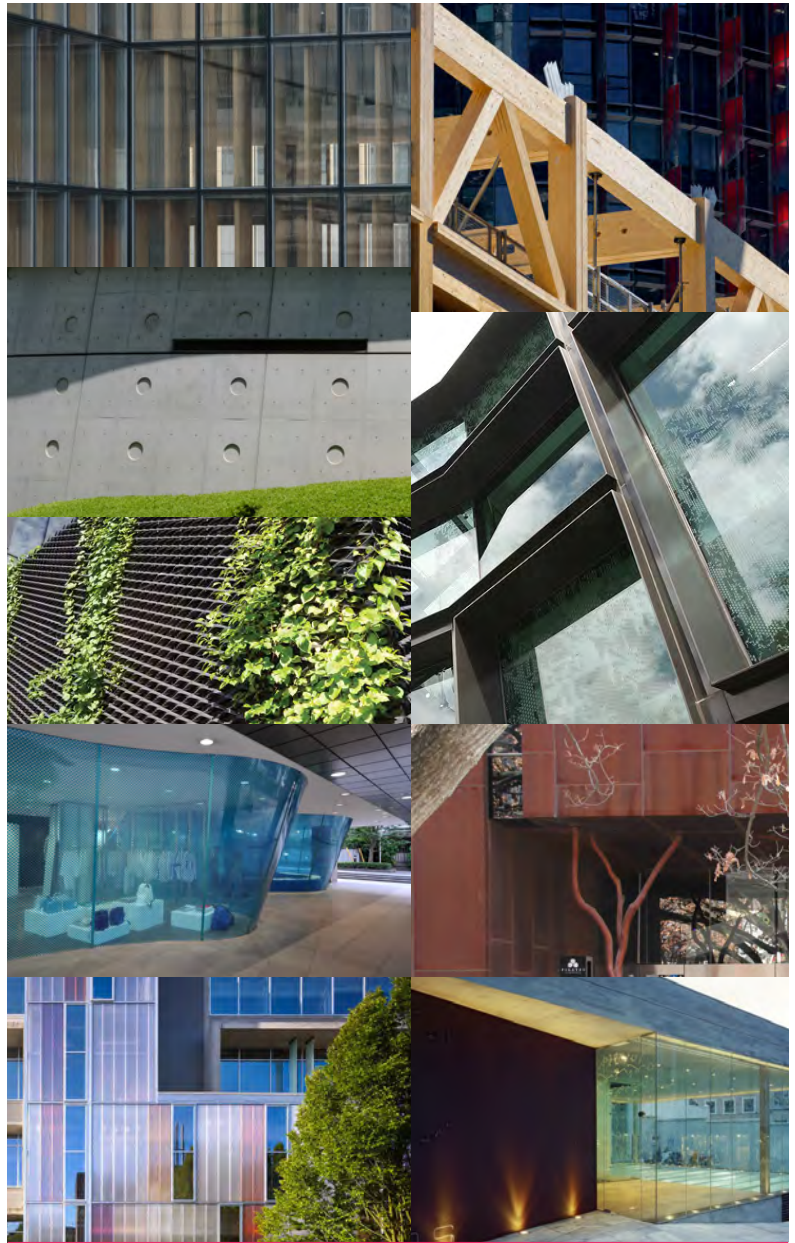
The materiality expressed in buildings enhances the character and personality of buildings and in doing so contributes towards the overall character and experience of users.

Objectives

- To achieve a high standard of architectural built form and detail.
- To achieve a public realm of high quality and amenity.
- To reinforce a contemporary character to new development within Lot Fourteen that demonstrates innovation consistent with the vision for Lot Fourteen as a place of creativity and innovation.

Guidelines

- Materials are selected for permanence and durability and low on-going maintenance requirements, including their weathering qualities to ensure a high quality finish endures for the life of the building..
- Materials are selected for their low embodied energy and potential for future re-use or re-cycling.
- Materials such as timber are utilised to bring warmth and a human tactile quality to key architectural elements.



Architectural materials reinforce a contemporary character and contribute to Lot Fourteen's sense of place: Glass, Metals, Timber, CLT, Meshes, Precast Concrete.

Site Infrastructure

Site infrastructure is integral with the functions of the public realm and built form. A flexible and responsive network of services infrastructure facilitates immediate and future needs for Lot Fourteen as it develops over time.

Services

Fire & Emergency Vehicle

Technology / Data

Security- Public / Private Space

Waste & Resource Management

Site Infrastructure

Services

(Sewer/Water/Electrical/Gas/Communications)

Overview

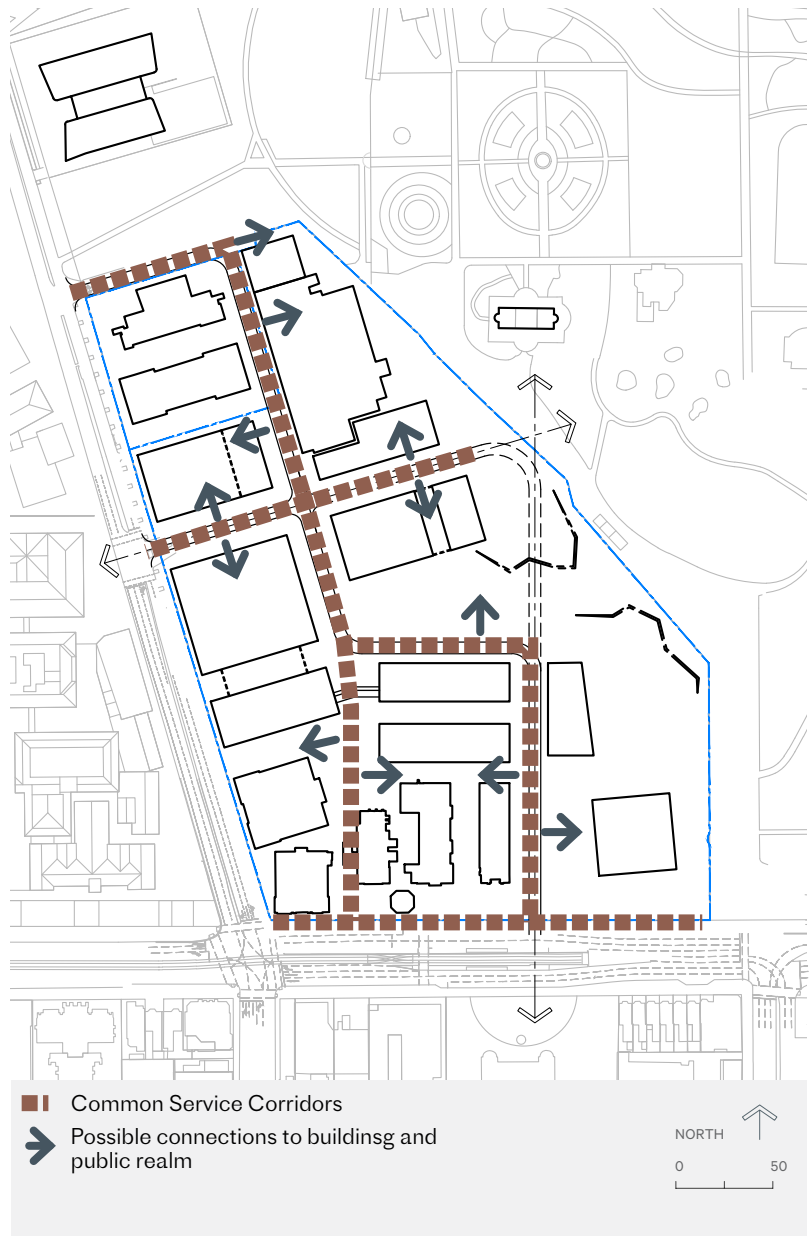
Common service corridors locate infrastructure services as part of the overall site organisation and general arrangement of built form, internal site movement and the public realm.

Objectives

- To locate site infrastructure services in dedicated service corridors considered as part of the overall site arrangement.
- To allow for modification and expansion over time as requirements change and new technology is introduced.

Guidelines

- A central common service corridor is located to feed service connection to buildings and the public realm.
- The corridor is designed for future expansion and provision of new services currently not known or anticipated.
- The location of lateral service connections is planned incorporating flexibility in take off and end use.
- Provision is made to service both buildings and the public realm.
- Inspection points and access for maintenance is built in to the pavement and civil design so as not to visually dominate or compromise the use of the public realm.
- End points and supporting service infrastructure is incorporated into building design rather than being free-standing.



Fire & Emergency Vehicle

Overview

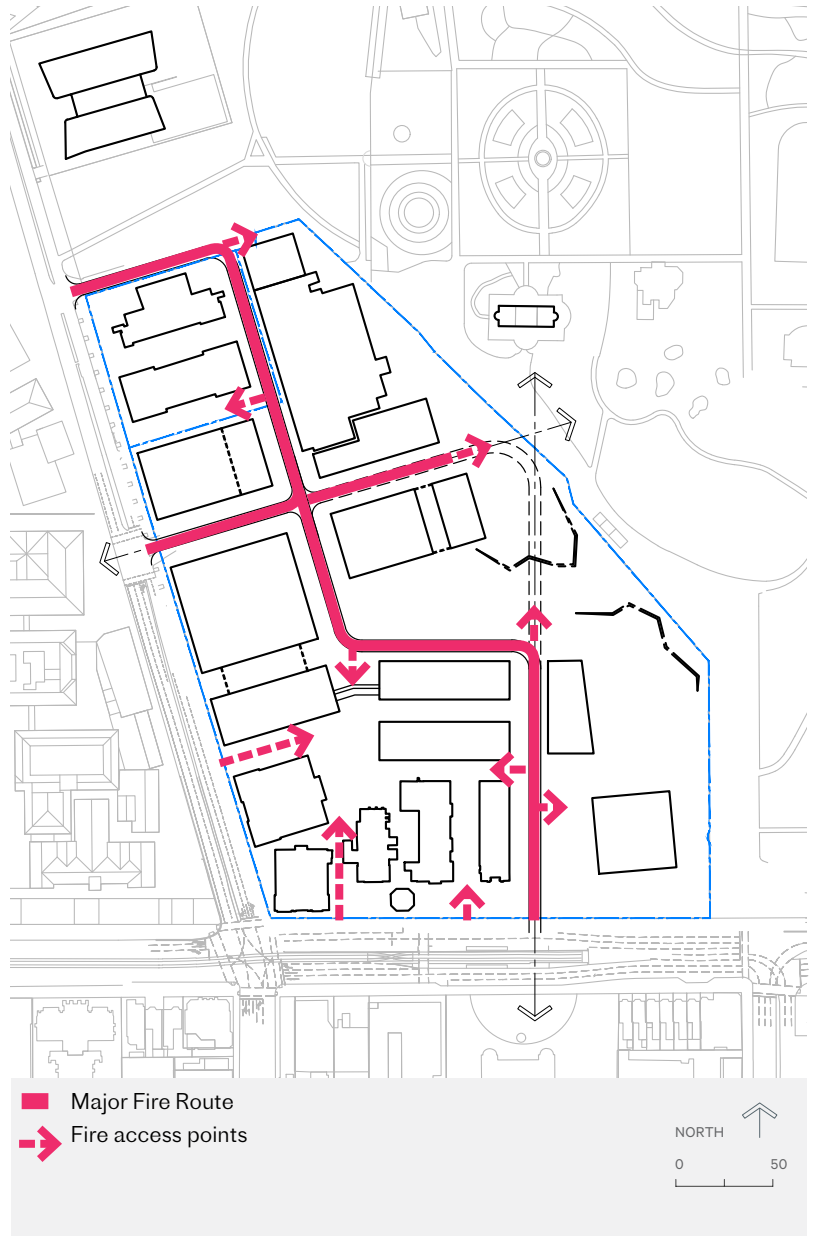
Emergency vehicle and fire routes are clearly designated through the arrangement of buildings and the public realm, and are supported by corresponding robust pavement design.

Objectives

- To provide emergency fire and vehicle access and infrastructure to all buildings compliant with legislative requirements.
- To integrate access into the overall site arrangement.

Guidelines

- The main internal vehicle route is designed for access by emergency fire and vehicles.
- Public realm elements such as trees, lighting and furniture are located to give clear passage.
- Fire service infrastructure, including site fire pumps and tanks, are located to not visually dominate or compromise the use of the public realm. Infrastructure is incorporated into built form or underground where possible.



Site Infrastructure

Technology / Data

Overview

A key measure of the success of Lot Fourteen as a business innovation hub is the incorporation of new technologies and the demonstration of how these technologies can be more generally applied to business in South Australia and Australia.

Objectives

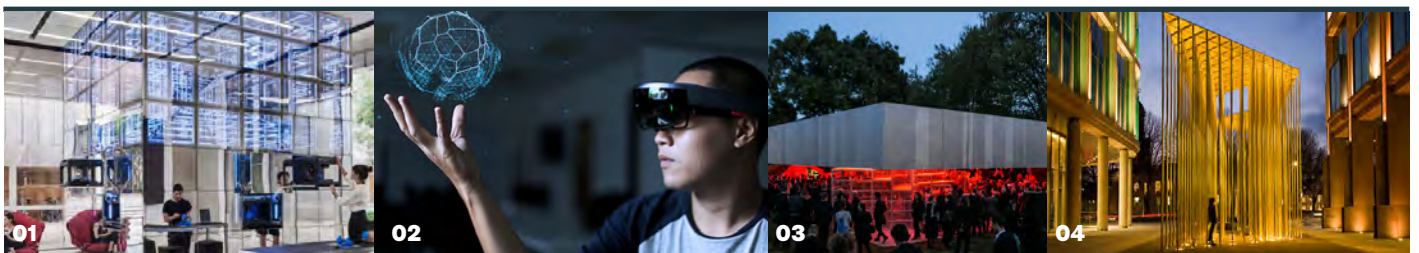
- To support the digital future of Lot Fourteen with robust and resilient infrastructure.
- To facilitate public accessibility to input and use data.

Guidelines

- Data collection storage and re-use for asset management and design is incorporated within the public realm.
- Labs located strategically within the public realm are the focus for exchange of knowledge, testing ideas and data collection and sharing.

1,2- Example demonstrations of technology.

3,4- Example demonstrations of technology in the public domain incorporated into 'labs + pavilions' These could include digital devices, screens, responsive lighting and other technologies.



Security Public / Private Space

Overview

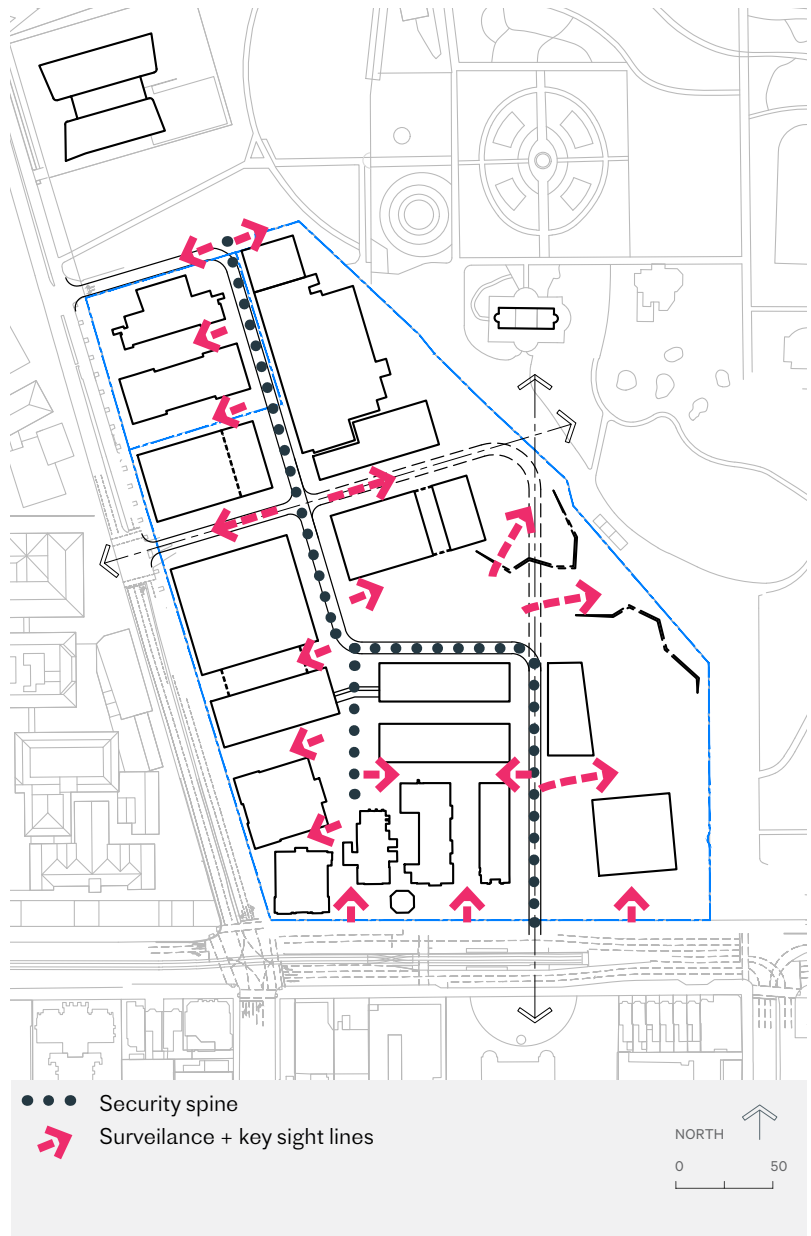
Places are well-used and vibrant when they are safe to use. However, there also needs to be a balance between security and civility.

Objectives

- To involve the Lot Fourteen community in the planning and design of the public realm for safety.
- To implement non-invasive methods such as CPTED which implements, in the design of spaces, strategies like the creation of good sightlines to put “eyes on the street”.

Guidelines

- The public realm is secured through design measures, including Environmental Design (CPTED).
- Secure zones and safety perimeters are incorporated into the overall site design.
- Security is considered early in the design process, engaging developers, architects, quantity surveyors, insurers, those financing developers and tenants where possible.
- Technology is incorporated, adding a digital layer of defence and response via security management systems.
- Operational security is incorporated and funded, including staff training and review.



Site Infrastructure

Waste & Resource Management

Overview

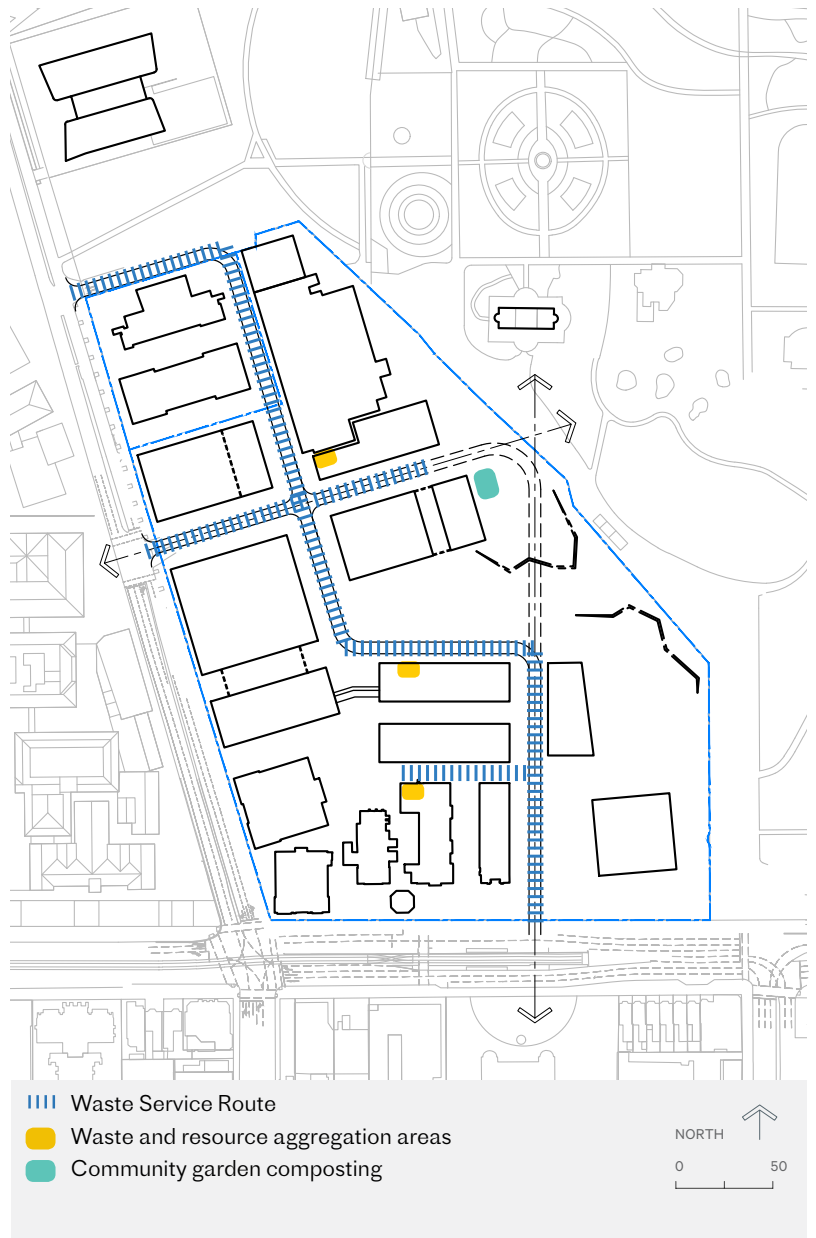
Lot Fourteen demonstrates a culture of waste avoidance and preservation of resources. Where waste is unable to be avoided, convenient, suitable, transparent, and local recycling options are provided for all stakeholders and community.

Objectives

- To minimise waste generation within the site.
- To recycle/resource recover remaining waste for use in the local circular economy.

Guidelines

- Lot Fourteen employees, tenants, residents and visitors minimise waste generation through use of innovative technology, reporting, site practices and education. Paperless systems are the norm.
- All food and retail tenancies (and events) utilise reusable items as first preference. Where single use items are unavoidable, items are certified compostable.
- The site is designed and operated to enable recycling of source separated food organics and co-mingled recyclables through recycling stations in the tenancies, with minimal residual waste generation.
- The public realm does not have waste bins to reinforce the site's waste minimisation objectives and support amenity.
- Where available, materials consumed on the site contain recycled content to support circular economy principles.
- Onsite composting occurs for suitable organics streams and used in community gardens.



- 1- Reduce single use items
- 2- Opportunity for onsite composing
- 3- Waste education opportunity
- 4- Re-use of materials onsite where possible.



Site Strategies

Prepared by Oxygen with
Warren and Mahoney, Tridente,
WGA, WSP, Design Flow, Guildhouse, D²

oxygen

People, nature and space.

Oxygen Pty Ltd
98–100 Halifax Street
Adelaide SA 5000

T +61 (08) 7324 9600
design@oxygen.net.au
oxygen.net.au