

**LOT**  
**Fourteen**  
North Terrace Adelaide

# Urban Design Protocol

Version 3.0

RenewalSA



Government of  
South Australia

“

**Innovation districts  
constitute the  
ultimate mash up of  
entrepreneurs and  
educational  
Institutions,  
start-ups and  
schools, mixed use  
development and  
medical innovations,  
bike sharing and  
bankable investments  
all connected by  
transit, powered by  
clean energy, wired  
for digital technology  
and fuelled by  
caffeine**

”

Brookings Institute

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Document Control

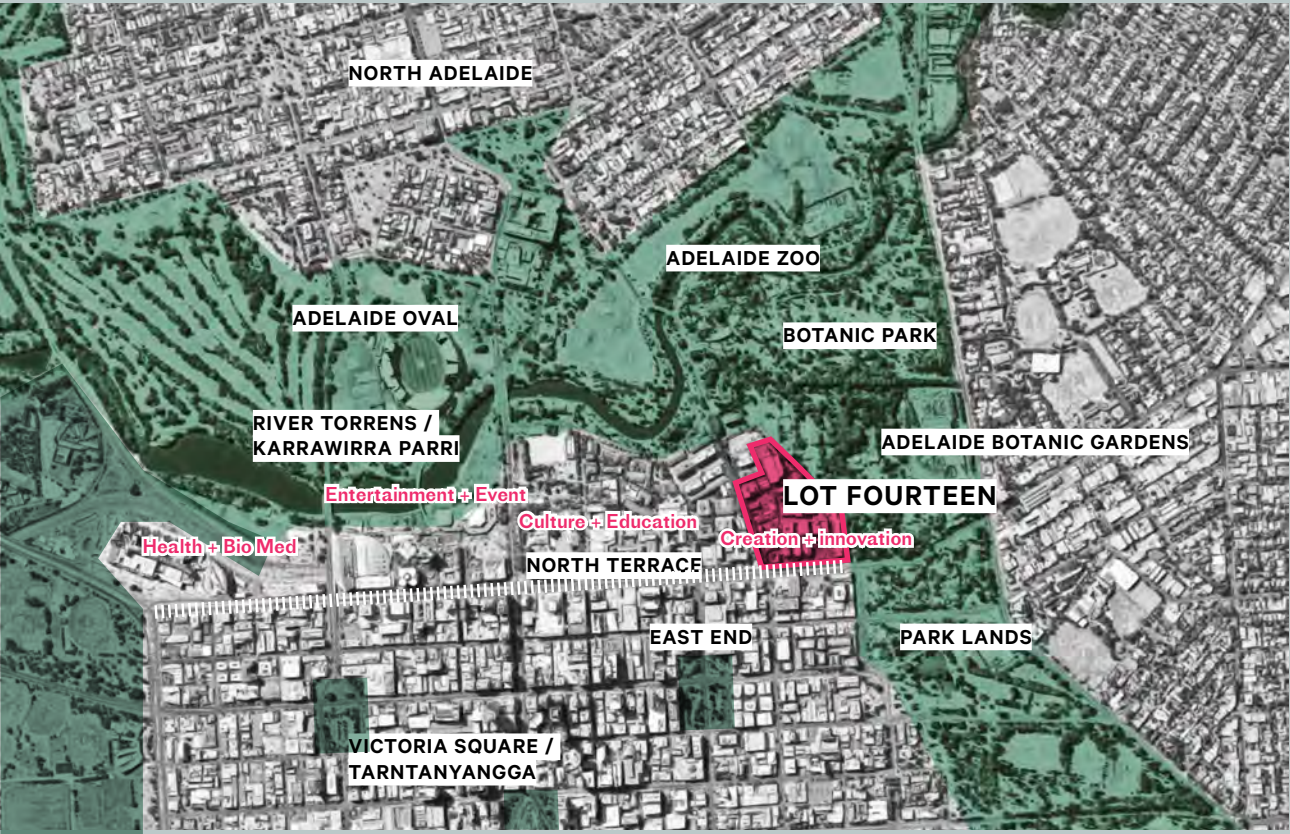
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Version 3.0 03.04.2019

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Lot Fourteen Site Location

# Overview and Scope

## i. Purpose

Urban design is concerned with the liveability of our precincts, towns and cities, and contributes to our economy and the sustainability of our natural and built environments. Quality urban design attracts people to visit, live and work, allows businesses to develop and prosper, and considers built and natural systems in an integrated, connected way. It also facilitates vibrant communities by supporting social interaction, activities and events. Urban design influences our physical and mental health and has the ability to promote community interaction, adopt healthy lifestyles and be a positive catalyst for social change.

The Lot Fourteen Urban Design Protocol describes the objectives for the urban design elements included within the Lot Fourteen redevelopment site. These elements can be categorised under the following headings:

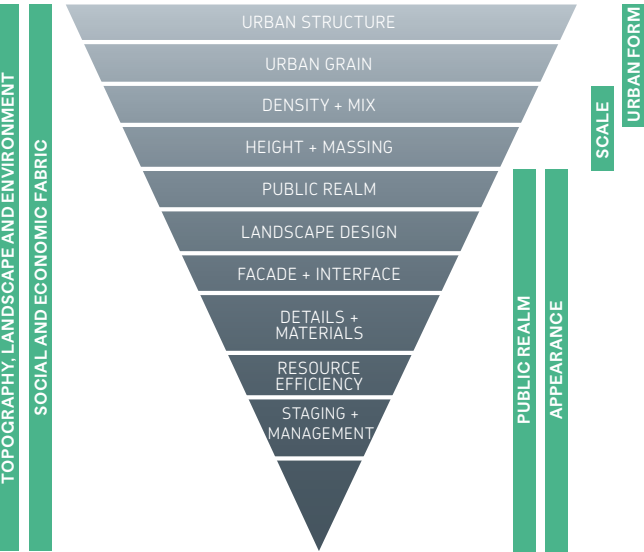
This document is informed by the Australian Government's national policy Creating Places for People – An Urban Design Protocol for Australian Cities. The protocol is a collective commitment to best practice urban design in Australia, developed in collaboration with peak community groups and industry organisations.

The protocol is designed to guide public and private development and provides a set of goals, objectives and broad underlying principles to guide decision making. The Lot Fourteen Urban Design Protocol follows the national model by articulating broad principles for urban design that consider the project's unique characteristics.

## ii. How to Use the Guidelines

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 Lot Fourteen.



ADELAIDE (CITY) DEVELOPMENT PLAN
URBAN DESIGN PROTOCOLS
SITE STRATEGIES
MASTER PLAN
SCHEDULES



### iii. The Site

Lot Fourteen is a key part of the South Australian Government's employment, training and smart technology industries. The site's physical size and strategic location within the Adelaide CBD presents a unique development opportunity for the state and one of national significance.

The physical characteristics of the site include:

- A 7.0Ha site with layers of heritage existant from the former use as the Royal Adelaide Hospital.
- Adjacent to the Adelaide Botanic Gardens, and in close proximity to Adelaide's East End and the Universities of SA and Adelaide.
- Frontage onto the North Terrace boulevard, contributing towards a streetscape of central importance to the civic and cultural life of SA.
- Connected to the future extension of the Frome Road cycleway.
- Adjacent to the Botanic tram stop.
- A site sitting on the River Torrens escarpment overlooking the Adelaide Botanic Gardens, Botanic Park and River Torrens to the north.

## iv. Project Vision

Lot Fourteen will deliver an exemplar interconnected and intelligent mixed use precinct that integrates industry, education, training, research and community amenities. It will be supported by low carbon and climate resilient infrastructure, technology and systems that will demonstrate innovation and excellence in urban design, governance and delivery models.

The following project objectives are key to realising the Government's broad strategic vision for Lot Fourteen:

### 1. Economic Growth and Development

- Growth of technology-based and creative industries.
- Diverse and resilient employment community.
- Layered economy that includes large and small businesses, start-ups and supportive businesses such as cafés and other retail and service providers that create community and destinations.
- Focal point for development of industry clusters including opportunity for collaboration between educational institutions and industry.
- Strong site brand focused on innovation and clean technology.

### 2. Liveable Communities

- Vibrant, safe and integrated mixed use community with a diverse range of business and employment opportunities, education and training, retail and recreation.
- Well connected community both internally (pedestrians, cycles and public transport) and to the surroundings (Universities, Adelaide CBD, Adelaide Botanic Gardens, etc).
- Seamless management of the interfaces between adjacent land uses: a workable and consistent mix.

### 3. Sustainability

- High level of resource efficiency with great environmental outcomes and new business models utilising smart technology.
- Adaptive re-use of existing buildings formerly part of the Royal Adelaide Hospital.
- Flexibility for adaption to changes in market conditions and technological advances.
- Minimisation of waste and maximisation of water and energy efficiency.
- Achievement of a 6 Star rating and "Australian Excellence" outcome through the Green Star Communities assessment tool.

### 4. Place Making

- Distinctive, recognisable and marketable 'sense of place'.
- A well-designed public realm that favours pedestrian use over vehicles.
- An active public realm both during the day and at night.
- Built form and public realm that work together.
- Integrated and site-specific public art.

## v. Context and Design Excellence

The public realm and built form should work together to achieve an integrated, mixed use development that displays excellence in design.

- Building height, alignment, form, grain and massing are appropriate to the site topography, open space design, and adjacent built form.
- A safe public realm is achieved through passive surveillance, active interfaces and attractive and safe landscaping.

## vi. Place Creation

### **Creative Places:**

- Embrace and nurture innovation.
- Have a unique identity recognisable in the built form and public realm design and public art.
- Attract and call for a broad diversity of users and activities.
- Bring people and communities together.
- Promote sustainable transport options and healthy lifestyles.
- Interpret and reflect the site's former uses and history while embracing contemporary uses.

## vii. Built Form and Public Realm

### **Buildings must:**

- Reinforce the scale and volumetric proportions of the overall site and adjacent public realm.
- Work with the existing heritage buildings that are retained.
- Address the public realm.
- Reach a high standard of design quality.
- Adhere to current planning legislation and controls.

### **The public realm must:**

1. Achieve a contemporary aesthetic and distinctive place within the Adelaide CBD.
2. Support active uses and cultural/community programming.
3. Cater for diverse user groups.
4. Provide for short term uses and activities and build in flexibility so that future uses and facilities can be accommodated.
5. Connect with surrounding pedestrian, cycle and public transport networks.

## viii. Urban Design Objectives

The following objectives summarise the urban design approach to Lot Fourteen:

### **Place creation**

- The built form and public realm work together.

### **Identity**

- A distinct character evident in design reflects the cultural heritage and history of the site whilst embracing new contemporary uses.

### **Flexibility**

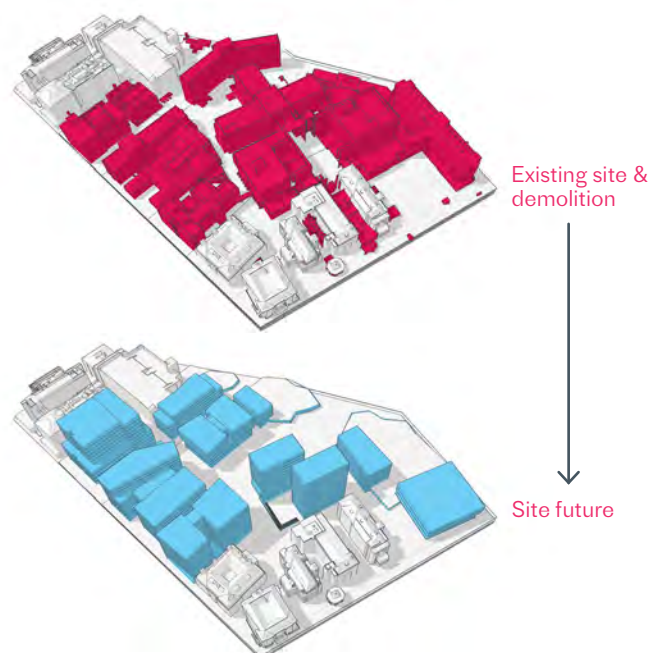
- Not everything is known and planned from Day One - buildings and spaces are designed to evolve and accommodate change over time.

### **Connectivity**

- Lot Fourteen connects to surrounding land uses and movement networks.

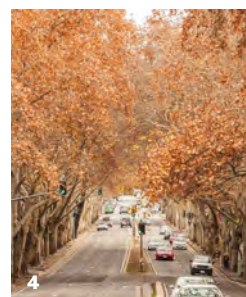
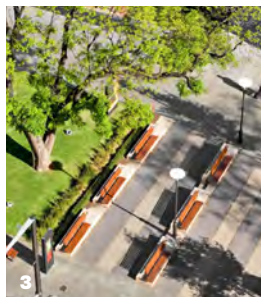
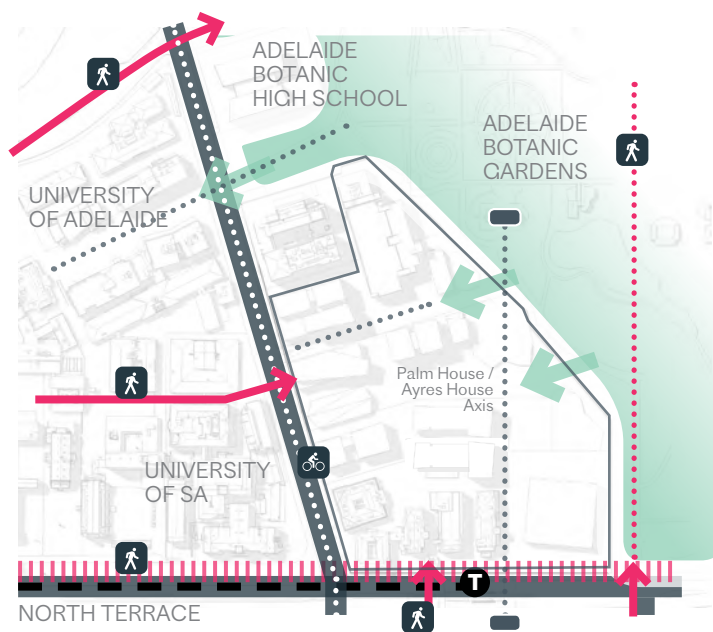
### **Legibility**

- The overall site layout, buildings and public realm promote easy navigation within the site.



# 01. Urban Structure

The design must create an identifiable unified precinct with connections to surrounding land uses and pedestrian and cycle networks. Lot Fourteen is a pedestrian-friendly precinct that encourages access by cycling, walking and public transport. One unifying element is establishing strong north-south and east-west links across the site, connecting the Botanic tram stop on North Terrace and the extended Frome Road cycleway. The urban structure must lay the foundation for a safe and inclusive environment that encourages pedestrian activity and delivers a dynamic new place to study and work.



- 1/ Historic Royal Adelaide Hospital
- 2/ Historic Sheridan Building and North Terrace
- 3/ North Terrace Cultural Boulevard
- 4/ Existing Frome Road
- 5/ State Heritage Margaret Graham Building
- 6/ Aerial looking at Lot Fourteen / Former Royal Adelaide Hospital site from the Adelaide Botanic Gardens

## Appreciation of Context

### Heritage

- The original inhabitants of the site were the Kaurna people.
- The earliest European uses of the site were for a hospital.
- Six heritage buildings are being retained and refurbished.

### Innovation and Technology

- The Royal Adelaide Hospital was South Australia's primary hospital that also included a medical school as part of the University of Adelaide.
- Other associated research facilities are located on the site, including the Hansen Institute and IMVS.

### Community and Culture

- The Royal Adelaide Hospital has cultural associations for many South Australians. Their memories, stories and experiences, both good and bad, are part of the life and character of this site.
- This applies not only to former patients of the RAH, but also employees who worked there.
- Many of the former RAH buildings are in the process of being demolished, changing the character of the site from one that is highly institutionalised to one that is welcoming and less foreboding to enter.
- The Adelaide East End, as well as a variety of education, retail and commercial land uses, neighbour the site.

## Movement Framework

### The design should:

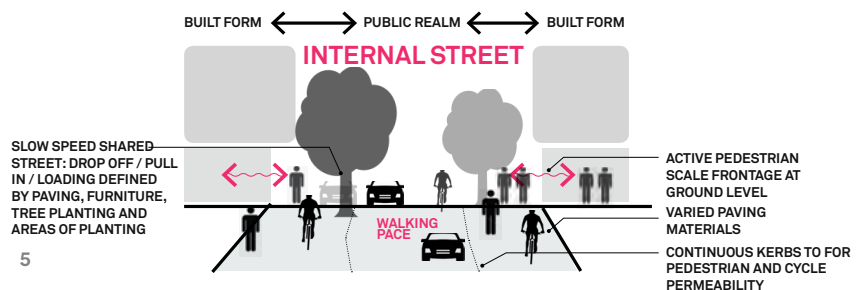
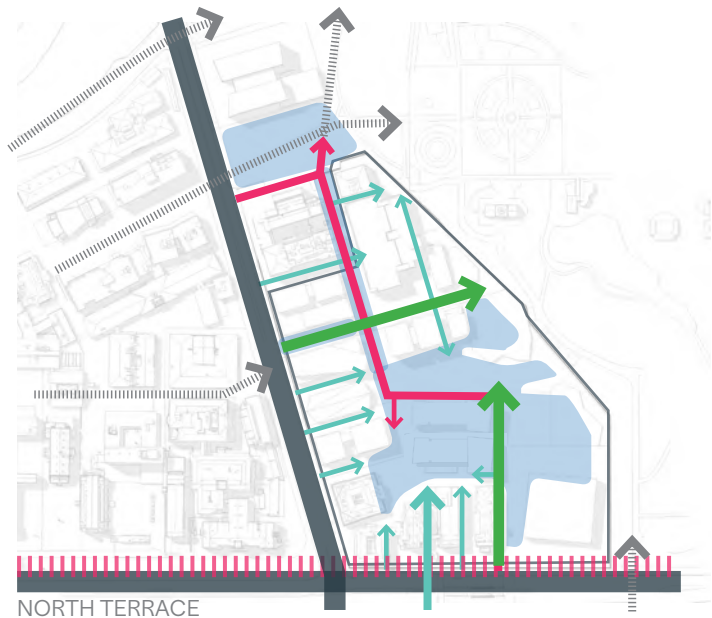
- Connect with existing and proposed pedestrian and cycle networks and strategies.
- Provide strong north-south and east-west links through the site.
- Facilitate connections to public transport.
- Design for ease of walking.
- Design for ease of cycling.
- Cater for heavy vehicle access into and through the site to service internal uses, including any future significant cultural venues.

## 02. Urban Grain

Urban grain refers to the movement pattern, size and distribution of allotments and the inter-relationship between these elements. Urban grain takes into consideration the hierarchy of movement corridors, the physical linkages and movement between locations, and modes of transport.

A fine urban grain creates an attractive and safe place that offers a variety of opportunities and experiences. The design must balance high quality permanent landscape with flexible, well-designed urban spaces that can change as Lot Fourteen is developed, and can support a variety of activities and events that enliven and enrich the diverse community of workers, students and visitors.

Key connections must be established as part of the design. These include the north-south and east-west pedestrian links and a network of internal passages that give priority to pedestrians.



- 1/Completed Frome Road Cycleway
- 2/New Acton Precinct, Canberra
- 3/Barangaroo, Sydney
- 4/Shared streetscape example, Copenhagen
- 5/Shared internal street typical example

## Blocks as defined by Vehicle Movement Network

### The design should:

<b>Perimeter Blocks</b>	<ul style="list-style-type: none"> <li>— Ensure blocks and buildings face and front the internal street.</li> <li>— Encourage continuity of street frontages and rhythms.</li> </ul>
<b>Block Size</b>	<ul style="list-style-type: none"> <li>— Keep blocks small where possible.</li> <li>— Provide block sizes that allow for future change.</li> </ul>
<b>Block Interiors</b>	<ul style="list-style-type: none"> <li>— Provide for internal flexibility of uses and layout.</li> <li>— Respect visual and acoustic privacy by the arrangement of buildings.</li> </ul>
<b>Unit Size</b>	<ul style="list-style-type: none"> <li>— Keep commercial units narrow on the ground floor.</li> <li>— Keep the grain fine.</li> </ul>

## Streets and Traffic

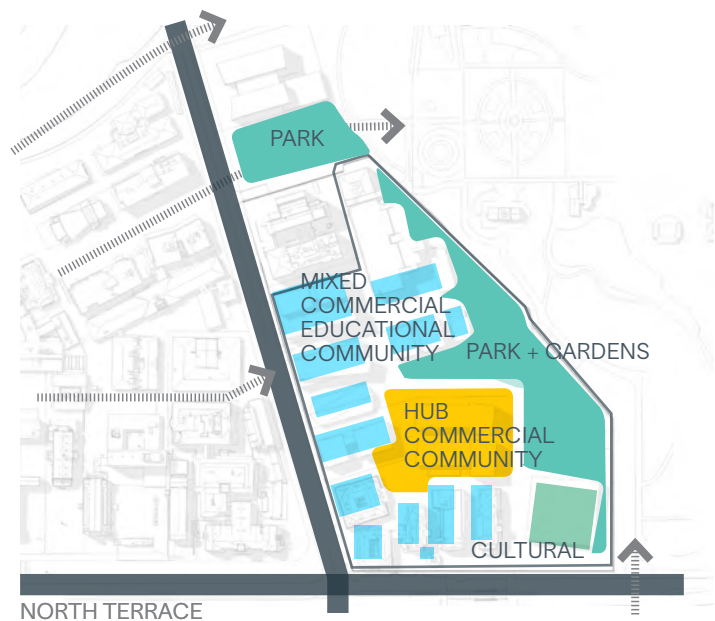
### The design should:

<b>Routes</b>	<ul style="list-style-type: none"> <li>— Generally, discourage private vehicle use of the site internally.</li> <li>— Define vehicle movement routes by capacity and character.</li> <li>— Ensure the hierarchy is clear.</li> <li>— Support the key pedestrian and cycle connections into Lot Fourteen connecting destinations and favouring routes with no vehicle traffic.</li> </ul>
<b>Building Address</b>	<ul style="list-style-type: none"> <li>— Face buildings onto streets, encouraging ground floor building activation and use of the public realm.</li> <li>— Provide universal access.</li> </ul>
<b>Streets as Social Places</b>	<ul style="list-style-type: none"> <li>— Provide places, not roads!</li> <li>— Put the public realm first, providing safe and attractive venues for meeting and active use.</li> <li>— Allow for appropriate volumes of vehicle traffic, including heavy vehicle use.</li> </ul>
<b>Junctions</b>	<ul style="list-style-type: none"> <li>— Keep junctions and intersection radii tight.</li> </ul>
<b>Traffic Calming and Pedestrian Crossings</b>	<ul style="list-style-type: none"> <li>— Provide wide crossings to assist pedestrian movement</li> <li>— Slow traffic down.</li> </ul>

# 03. Density and Mix

Mix and density refers to the different uses and intensity of development. Mixed use development offers adaptable and flexible building stock, providing a diverse range of uses and efficiency in the use of public infrastructure resulting in more liveable communities. Users include students, workers and visitors attracted to the site by a range of employment, light-manufacturing and fabrication, commercial, educational and community opportunities.

The provision of a range of land uses within a single building or distinct area presents opportunities for a more vibrant precinct and the fostering of a unique "sense of place". Mixed use development encourages activity throughout the day and into the evenings helping to instil a sense of safety for visitors, workers and students.



- 1/M-Pavilion, Melbourne
- 2/Station F, Paris
- 3/Example study/relax pod
- 4/Education opportunity - Eden Project, Cornwall, UK
- 5/Example event, meeting and exhibition space
- 6/Healthy and active lifestyles encouraged onsite

## A place to Work, Learn and Play

### The design should:

#### Variety of uses

- Integrate a variety of land uses, including education and research, commercial, community and recreational facilities.
- Create a purpose designed 'central hub' that will become the heart of the precinct with an active ground plane and diversity of spaces to support the innovation ecosystem.
- Incorporate 'vertical' (multi-storey mixed use development) and 'horizontal' mix of uses.

#### Accessibility

- Provide facilities to service daily needs.

#### Active and vibrant

- Create synergies between activities during day and night.
- Provide safety for visitors, workers and students.

#### Sensitive to type of use

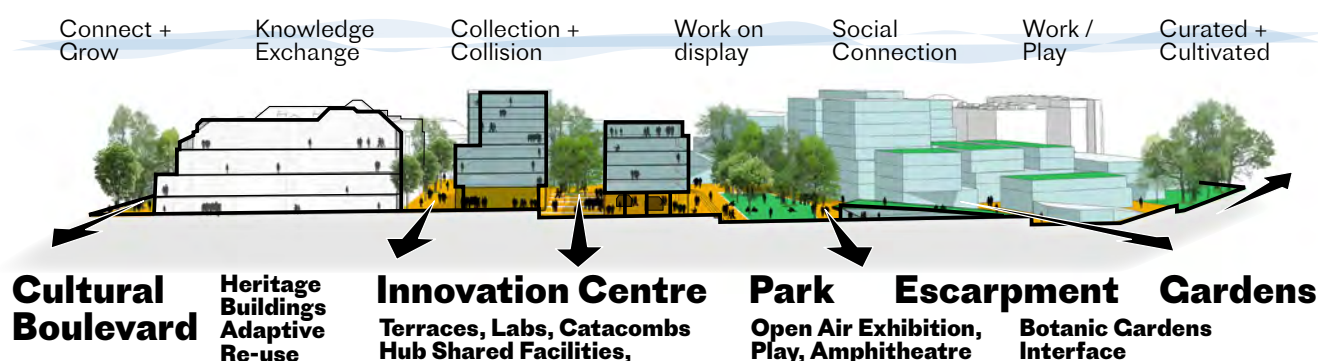
- Ensure appropriate noise and odour reduction techniques between uses to limit conflict.

## Use of Space

### The design should:

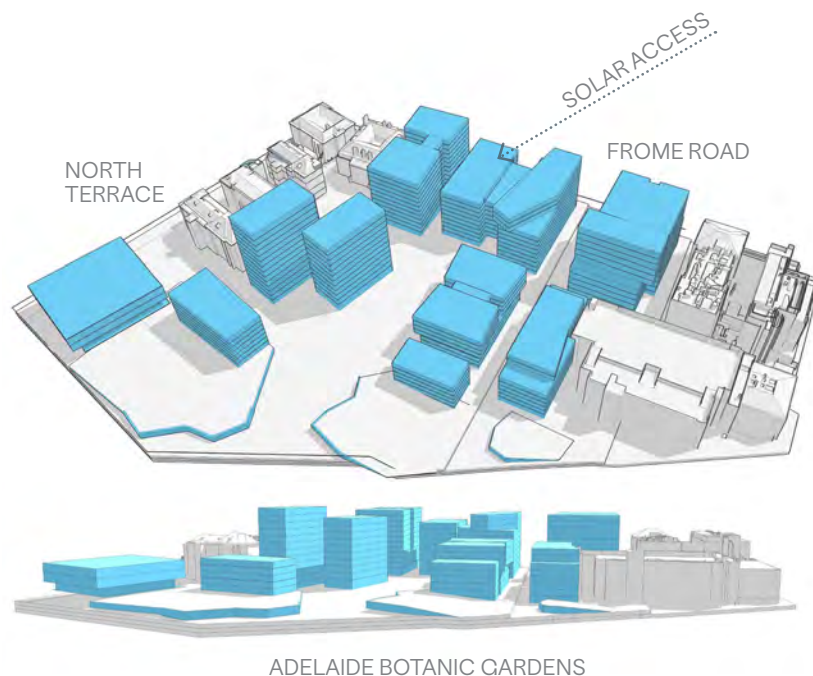
#### Compact

- Include compact low-medium rise built forms that make efficient use of space and provide for generous landscaping and pedestrian pathways.

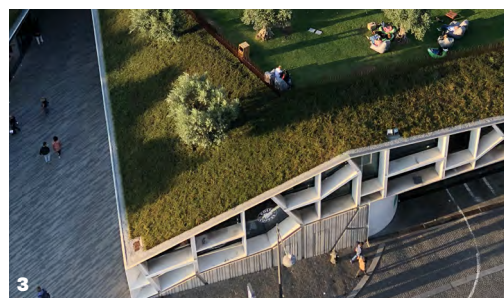
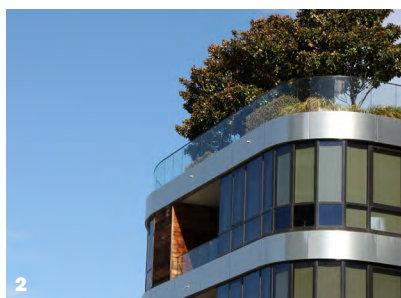


# 04. Height and Massing

Height and massing is concerned with the scale of buildings in relation to building height and floor area, and their relationship with surrounding buildings, the streetscape and surrounding landforms and land uses. It also incorporates the building envelope, site coverage, solar access and orientation. Building form, height and massing influence the 'look and feel' of the precinct, access to sunlight, privacy, and the quality, amenity and useability of internal and external spaces.



ADELAIDE BOTANIC GARDENS



1 & 2/New Acton precinct,  
Canberra  
3/Porto, Portugal  
4/Light filled spaces  
between buildings  
5/Neo Bankside, London,  
UK  
6/25 King Street Brisbane  
CLT Building

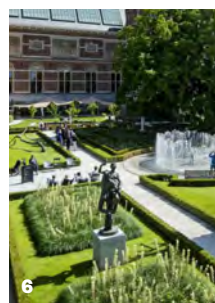
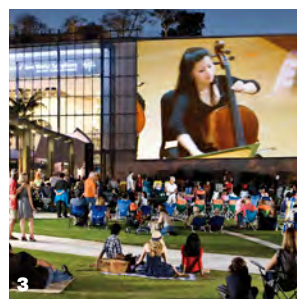
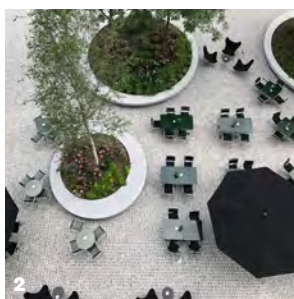
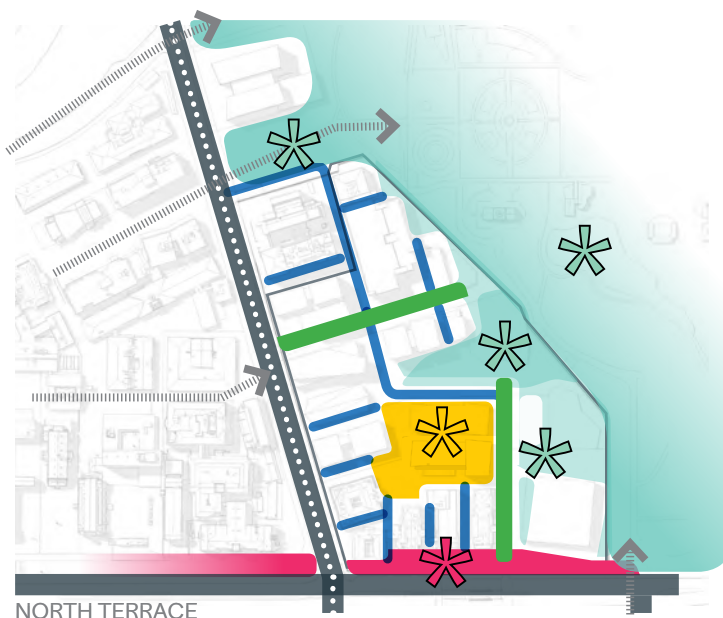
Quality Streetscapes		Pleasant Environments	
The design should:		The design should:	
<b>Human Scale</b>	— Comprise medium rise buildings that have a direct relationship with the public realm.	<b>Access to Sunlight</b>	— Provide access to sunlight for building occupants, neighbouring sites and the public realm.
	— Create a pleasant pedestrian environment with access to sun, shade and shelter.		
	— Clearly define private, communal and public realms.	<b>Privacy</b>	— Ensure privacy where needed.
<b>Contextually Sensitive</b>	— Positively contribute to the public realm character.	<b>Spaces Between</b>	— Include spaces between buildings for tree planting, landscaping, pedestrian movement and amenity.
	— Provide appropriate response to the size, shape and orientation of the overall site.		
	— Achieve height and massing determined in relationship with the Adelaide Botanic Gardens and other adjacent land uses.		
<b>Prominent Sites</b>	— Achieve more prominent massing and architectural treatments on important sites, including those facing North Terrace and Frome Road, and the Innovation Centre.		
<b>Solid to Void</b>	— Limit expansive blank walls or reduce impact by architectural treatments.		

# 05. Public Realm

The public realm is integral to creating an attractive environment where people want to visit, work and socialise. Public realm design focuses on the needs of the people who use Lot Fourteen - students, workers and visitors, connecting people and places, and facilitating commerce, education and recreation. The design must be flexible enough to bring diverse characters and participants together on the site, and to allow the public realm to become richer and more multi-layered over time.

Pedestrian passages will focus on making routes safe and creating comfortable places that encourage social interaction and community spirit.

The public realm acknowledges the site's formal park land's status and provides a place that supports a wide range of environmental, cultural, recreational and social values. It is available for the use and enjoyment of all South Australians.



- 1/Kings Cross Cultural District, London
- 2/Example forecourt with comfort + amenity
- 3/SoundScape Lincoln Park, Miami Florida
- 4/Faroe Islands Education Centre
- 5/Example active, managed public space
- 6/ Rijksmuseum Gardens, Amsterdam

## A Vibrant Public Realm

### The design should:

#### Social Spaces

- Provide areas within the public realm that concentrate various activities.
- Ensure an active interface to adjacent land uses.
- Allow for flexibility and adaptability.
- Be comfortable to be in, safe and aesthetically stimulating.

#### Distinctive Places

- Create a distinctive Lot Fourteen identity as South Australia's creative and innovation neighbourhood.
- Acknowledge Lot Fourteen's heritage as the site of the former Royal Adelaide Hospital.
- Embrace the Adelaide climate and soils.
- Consider longevity, robustness and whole of life in the selection of materials and building techniques.
- Integrate public art within the public realm design as a key contributor to making distinctive, memorable places.

#### Safety and Security

- Focus on natural passive surveillance.
- Create active interfaces between the public realm and adjacent buildings.
- Follow 'Secured-by-Design' principles, by the Association of Chief Police Officers<sup>1</sup>, and 'Healthy-by-Design' principles, by the Heart Foundation<sup>2</sup>.
- Avoid long lengths of blank walls adjacent to movement routes and open spaces.
- Integrate secure service yards and loading docks within the building footprint that is also integrated with the building's architecture.

#### Cohesive Whole

- Consider the site infrastructure design integrated within the public realm design.

#### Street design

- Incorporate stormwater management (WSUD) and utility servicing within the street cross-sections.

<sup>1</sup> Association of Chief Police Officers (ACPO), 2004. Secured By Design. Available at: [www.securedbydesign.com/pdfs/SBD-principles.pdf](http://www.securedbydesign.com/pdfs/SBD-principles.pdf)

<sup>2</sup> National Heart Foundation of Australia (SA Division), 20012. Healthy By Design SA: A guide to planning, designing and developing healthy urban environments in South Australia, National Heart Foundation of Australia. Available at: <http://saactivelivingcoalition.com.au/wp-content/uploads/2013/04/Healthy-by-Design-SA-FINAL.pdf>

# 06. Landscape Design

The landscape design refers to the design of public spaces such as pedestrian and vehicle routes, open spaces and pathways, and includes consideration of landscaping, microclimate, soils, planting and the environment, physical and social benefits these bring to the community's well-being. The design must support permanent landscape infrastructure, such as mature trees, and spaces that can accommodate activities that are key to achieving a lively and safe public realm.

Landscapes take time to grow and mature; the design must acknowledge and plan for this progression so that it is appealing and functional in the short and long term.

The elements must create a distinctive place that supports the sense of cultural identity and community ownership that results in safe and well used places. Materials must be durable and easily maintained to ensure the landscape design remains attractive and flexible as the planting matures with time.



1/Ground Zero, New York  
2/Neo Bankside, London, UK  
3/One Central Park, Sydney  
4/Example gardens  
5/North Terrace Cultural Boulevard

## Landscape

### The design should:

#### Open Space

- Provide a variety of quality open space types - active and passive - catering for many interests and abilities.
- Ensure the location, distribution and organisation of open space complements the built form arrangement.
- Ensure that the public realm is considered with the built form so that each complements the other.
- Connect open spaces as a continuous network.
- Provide connection to existing open space and recreational social infrastructure, including the Adelaide Botanic Gardens.

## Street Furniture

### The design should:

#### Street Furniture

- Provide a consistent palette of furniture for the public realm that also makes reference to the site's cultural heritage and former use as a hospital.
- Allow for bespoke design items (designer, artist) supporting place identity.
- Ensure materials and design detail are of a high quality to minimise whole of life costs.
- Ensure maintenance is minimised.
- Incorporate smart technology where possible.

## Public Art

### The design should:

#### Public Art

- Incorporate public art within the design as an integrated component.
- Make public art a memorable part of experiencing the site, both for first time and repeat visitors.
- Ensure public art is relevant for the site, reflecting its origins and history, and contemporary use.
- Comply with the protocols and guidelines prepared for procurement of public art at Lot Fourteen.

## Wayfinding Signage

### The design should:

#### Lighting

- Be co-ordinated with the placement of other public realm elements such as trees.
- Consider the appearance of light poles and luminaires during the day as well as night.
- Be strategic and dramatic, highlighting focal points.
- Only use energy efficient lamps and luminaires.
- Incorporate uplighting of the heritage facades on buildings fronting North Terrace.

#### Wayfinding

- Propose wayfinding signage that is integrated with other architectural elements and the public art strategy.

# 07. Facade and Interface

An active and well-designed relationship between the built form and public realm is crucial in achieving an integrated and safe environment. Blank walls at ground level alienate people using the public realm, eliminate opportunities for passive surveillance and discourage pedestrian use of the adjacent public realm. Interesting facade treatments and an active interface at ground level attract attention and use, adding to the character of Lot Fourteen overall, its legibility to visitors and the marketing of individual businesses. Individual building facades, interface elements such as fences, walls and landscaping, and the design of the public realm need to be considered in tandem. These elements create distinctive places that build in character as new development occurs.



- 1/Grey Street, Brisbane
- 2/Porto, Portugal
- 3/Kensington Street, Sydney
- 4/Heritage facade lighting example
- 5/New Acton Precinct, Canberra
- 6/Shopfront, Milan
- 7/The Wyckoff Exchange, New York

## Character and Identity

### The design should:

#### Legibility

- Provide obvious, well defined points of access to buildings.
- Make entrances a feature in the facade.
- Utilise detailed massing and facade treatments to welcome, guide and orientate users.
- Separate pedestrian access from vehicle access.
- Integrate signage within the facade design.
- Respect the former hospital and heritage character of Lot Fourteen.

#### Quality of Environment

- Keep the design visually rich from up close and from a distance.
- Result in a scale and texture that pedestrians relate to.
- Achieve positive relationships between facades, ground level portions of buildings and the public realm.

#### High Standards of Design

- Demonstrate high standards of design and construction.
- Commit to innovation and enterprise.

#### Environmental Sustainability

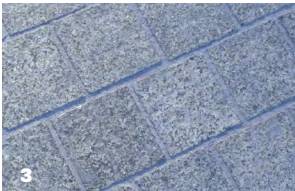
- Commit to energy efficiency in the facade design eg. awnings, louvres and windows.

# 08. Details and Materials

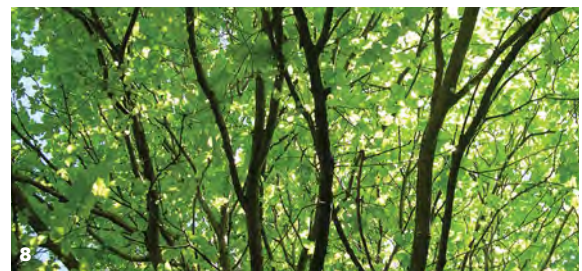
Details and materials work together with form and proportion to define the look and feel of the built environment. The detail, craftsmanship, texture, durability, colour, sustainability, treatment and life cycle cost of materials contributes to the comfort, safety and visual appeal of the environment and its overall feel and character.

Effective selection of materials contributes to character, architectural expression, robustness and longevity. Well thought out material selection communicates creativity and innovation, as well as providing reference to the site's former hospital character.

Materials selection takes into account energy efficiency, environmental sustainability, whole-of-life costs and ease of maintenance.



- 1/Planting in urban environments
- 2/Sculptural seat, Lot Fourteen
- 3/Natural Stone
- 4/Metal meshes + gratings
- 5/Textured paving
- 6/Heritage fabric
- 7/Light / water / mist
- 8/Tree canopies



## Character and Identity

### The design should:

#### Expression of Values

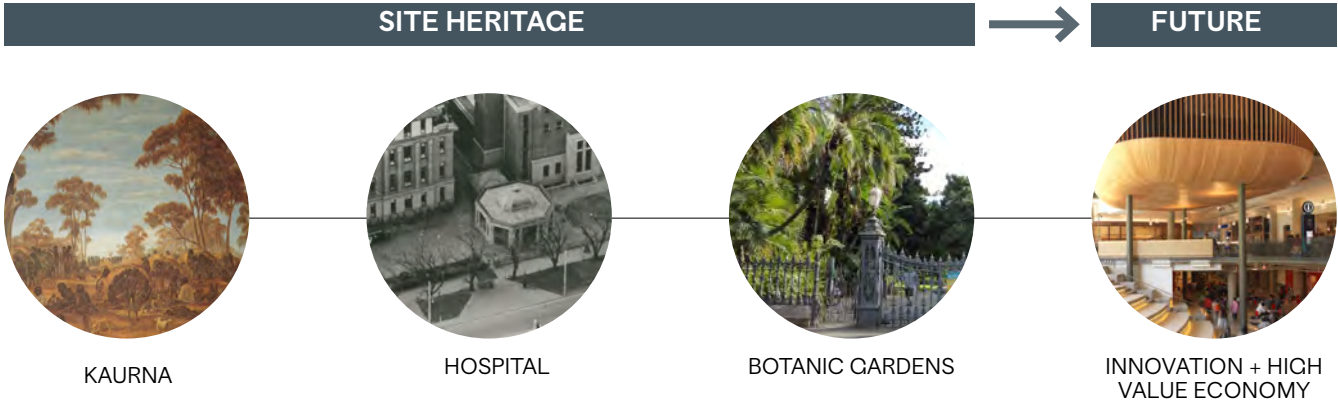
- Demonstrate relevance or continuity with the site's cultural heritage.
- Express enterprise and innovation.
- Commit to excellence.
- Utilise materials that people can relate to and feel comfortable using.
- Ensure detailing is visually well resolved and functionally effective.
- Be inviting, encourage diversity of users, and reflect the vision for an innovative and creative precinct.

## Sustainability

### The design should:

#### Sustainability

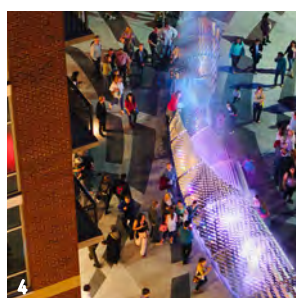
- Utilise materials that are consistent with principles of environmental sustainability.
- Utilise materials and details that are robust and will weather well.
- Utilise materials that are cost efficient (low whole of life costs)



Materials are derived from the rich historic nature and future innovative mixed uses of the site.

# 09. Resource Efficiency

The manner in which Lot Fourteen is developed provides an opportunity by which Adelaide and South Australia will communicate to businesses and the community, including those looking in from interstate and abroad, their commitment to working and living sustainably, and supporting a move to innovative, creative and sustainable industries in South Australia.



- 1/Green-Star rated building, Melbourne's Council House
- 2/Reduced single use items
- 3/Example of shared facilities
- 4/Interactive Public art - Encourage interaction with local artists and technologies.
- 5/Driverless vehicles - Tonsley Innovation District
- 6/RDM Innovation Deck, Rotterdam
- 7/Digital app technologies
- 8/Education opportunities

Sustainable Community		Resource Efficiency	
The design should:		The design should:	
<b>Embrace Sustainability</b>	<ul style="list-style-type: none"> <li>— Embrace social, economic, cultural and environmental sustainability.</li> </ul>	<b>Efficiency through design</b>	<ul style="list-style-type: none"> <li>— Achieve energy efficiency through site selection, passive design and active measures.</li> <li>— Achieve minimal environmental impact of all tenants through the sharing of infrastructure, resources, and other environmental opportunities.</li> <li>— Improve the quality of stormwater before it exits the site.</li> </ul>
<b>Showcase</b>	<ul style="list-style-type: none"> <li>— Achieve best practice in sustainable development by being one of Australia's first Green Star Communities Pilot projects. The project is committed to a 6 - Star rating, which signals "Australian Excellence" in the built environment.</li> </ul>		
<b>Responsible</b>	<ul style="list-style-type: none"> <li>— Commit to the smallest practical impact on the environment during construction.</li> <li>— Contribute to a sustainable community that is attractive to visitors, workers, visitors and the surrounding community.</li> </ul>	<b>Water Use</b>	<ul style="list-style-type: none"> <li>— Achieve minimal water consumption by utilising non-potable sources such as stormwater, rainwater and recycled water in preference to potable water.</li> </ul>
<b>Educational</b>	<ul style="list-style-type: none"> <li>— Provide an example of a sustainable mixed use precinct to educate visitors, workers, students and visitors.</li> <li>— Encourage a culture of sustainability.</li> </ul>	<b>Material Choice</b>	<ul style="list-style-type: none"> <li>— Utilise materials that are durable, fit for purpose, contain eco-preferred content and are low maintenance.</li> </ul>
		<b>Waste</b>	<ul style="list-style-type: none"> <li>— Achieve minimal waste generation through consideration of reuse and recycling options on site.</li> </ul>

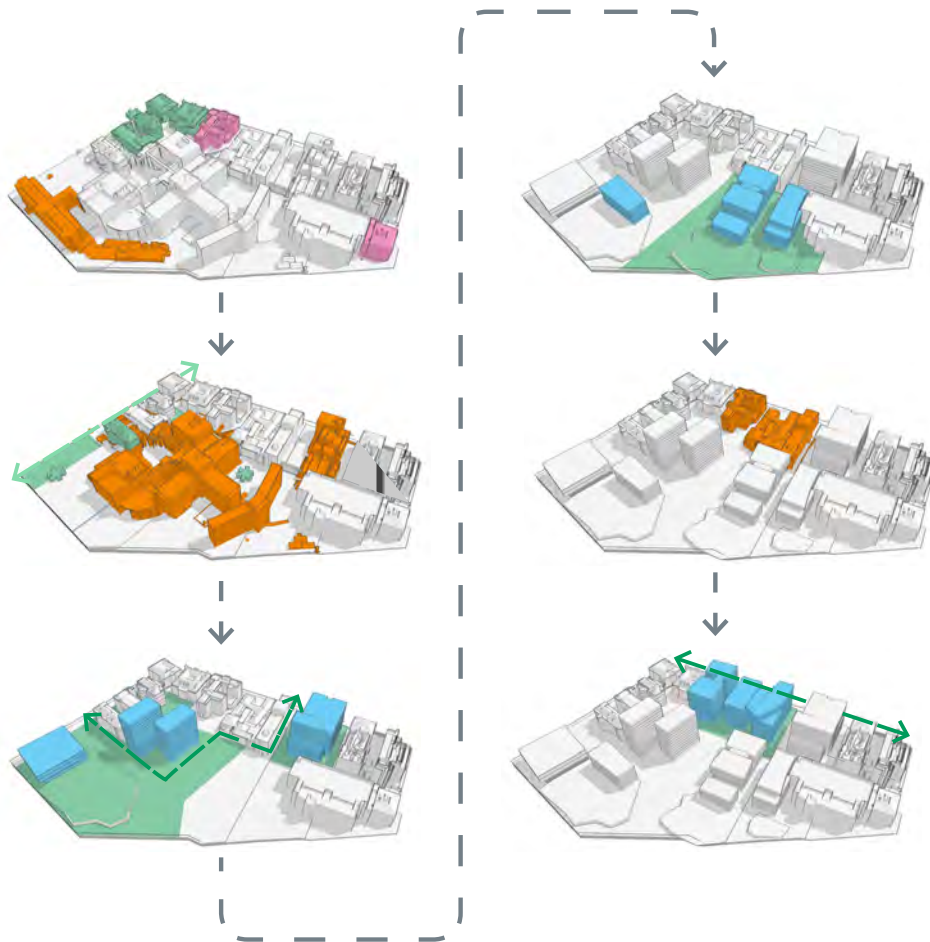
# 10. Staging and Management

How the Lot Fourteen precinct is managed and adapts over time is crucial to ensure that it remains a vibrant and dynamic place in Adelaide. In the first instance, the scene-setting public realm to be delivered at Lot Fourteen will include an internal circulation route that restricts and directs vehicle traffic, a dynamic public realm that caters not only for workers on the site but visitors to it, and a sensitive and carefully considered interface to North Terrace, Frome Road and the shared boundary with the Adelaide Botanic Gardens. This will be followed by the development of a new Innovation Centre that will act as the central focus for activity on the site.

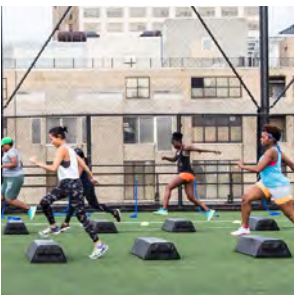
Following on from these important interventions and developments will be the opportunity for new commercial and visitor projects, developed within usual market forces.

A management plan with a clear focus is essential and will ensure a continuous mix of evolving mixed use development, cultural programming and civic activity through the early years of the site's evolution. The management plan will deliver a contemporary and stimulating program that supports the local economy, environment and community.

Public Realm	
The design should:	
Staging	<ul style="list-style-type: none"><li>— Provide a framework for systematic development in the future.</li><li>— Provide flexibility for future project scope changes.</li><li>— Provide for intermediate uses on site until land is ready for development.</li><li>— Remain true to the vision of Lot Fourteen.</li><li>— Allow for evolution of the precinct.</li></ul>
Management	<ul style="list-style-type: none"><li>— Provide leadership and strength of vision across the whole site.</li><li>— Allow for entrepreneurial and innovative input for the greater good of the project.</li><li>— Provide an economic development focus.</li><li>— Ensure a community / social / cultural development focus.</li><li>— Evolve as an adaptable precinct over time as the community / population changes and builds.</li></ul>



Left/Preliminary site sequencing  
Below/Management of activities and events in the public realm and across the site





## Urban Design Protocol

Prepared by Oxygen with  
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People, nature and space.

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