

5. RIVERBANK MASTERPLAN

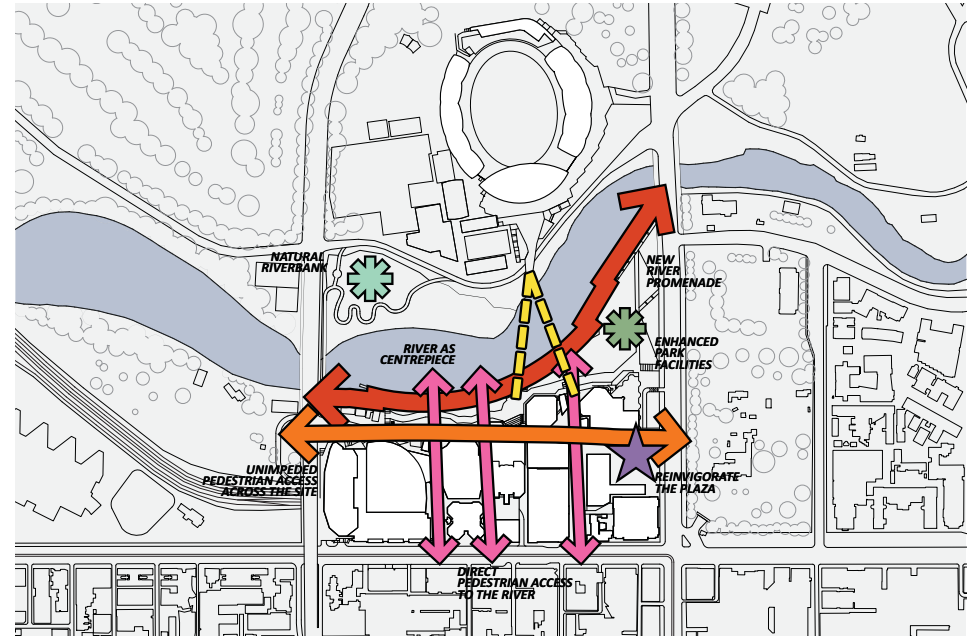
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- 5.13 GOVERN, CURATE & MANAGE

5.1 OVERVIEW



CURRENT AND PROPOSED URBAN DESIGN INITIATIVES WITHIN THE BROADER ADELAIDE CONTEXT:

1. Boden Village Re-development
2. Adelaide Aquatic Centre Re-development
3. Electrification of Adelaide Metropolitan Rail Network
4. Police Barracks Re-development
5. Re-development of Bonython Park
6. Adelaide Oval Re-development
8. Re-development of Former E&Ws Works Depots
9. Royal Adelaide Hospital
10. HMRI Development
11. Riverbank Development
12. Torrens Footbridge Re-development
13. Torrens Lake Southern Bank Re-development
14. Adelaide Convention Centre
15. Adelaide Zoo
16. Re-development of former Royal Adelaide Hospital
17. Adelaide Botanical Gardens Up-grade
18. Adelaide Botanical Gardens Up-grade
19. Rundle Mall Up-grade
- 20-21. Rail Network Grade Separations
22. Coast-to-coast Tram Extension
23. Coast-to-coast Tram Extension.



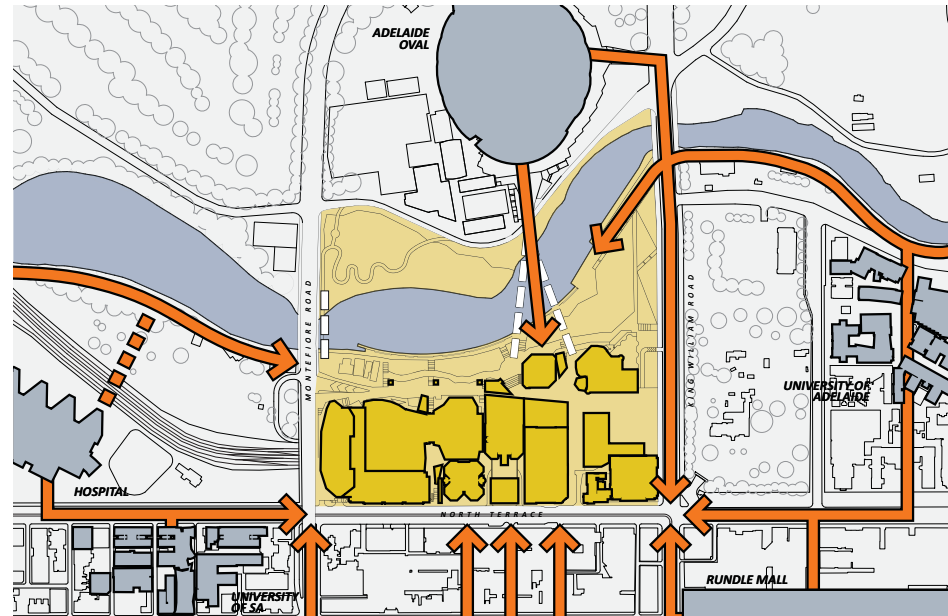
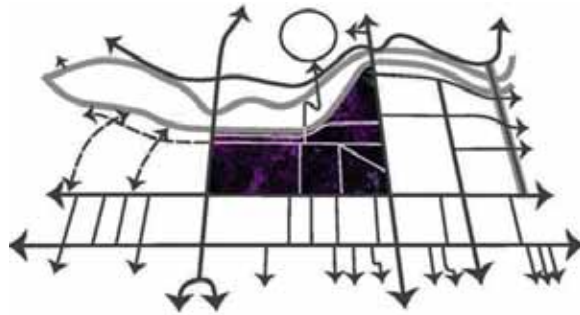
- New river edge walkway linking into the wider context
- Unimpeded east-west pedestrian terrace
- North-south linkages from city to river and beyond
- Bridge link to oval
- Redefined and reinvigorated Festival Square
- River as centrepiece and new Natural Riverbank
- Enhanced Elder Park facilities
- New buildings
- Extended retail offer
- New Riverbank Gateway (Station Road)
- Active North Terrace.

5.2 ACTIVE CONNECTIONS & LINKAGES

5.2 ACTIVE CONNECTIONS & LINKAGES

KEY SITE-PLANNING MOVES

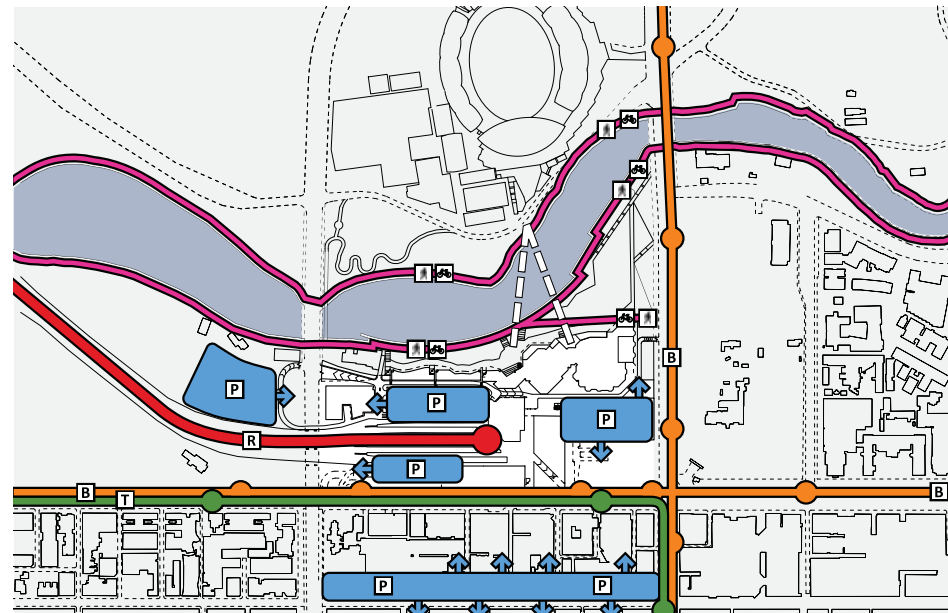
Reinforce and create pedestrian-focussed links to all precincts adjacent to Riverbank. Access and connection = tapping into existing networks.



5.2 LINKAGES

REINFORCE KEY EXISTING & FUTURE URBAN LINKAGES:

- Adelaide Oval via King William Street and bridge
- Hospital precinct
- Rundle Mall
- North-south urban lane network to Hindley Street and south
- Major institutions on North Terrace.



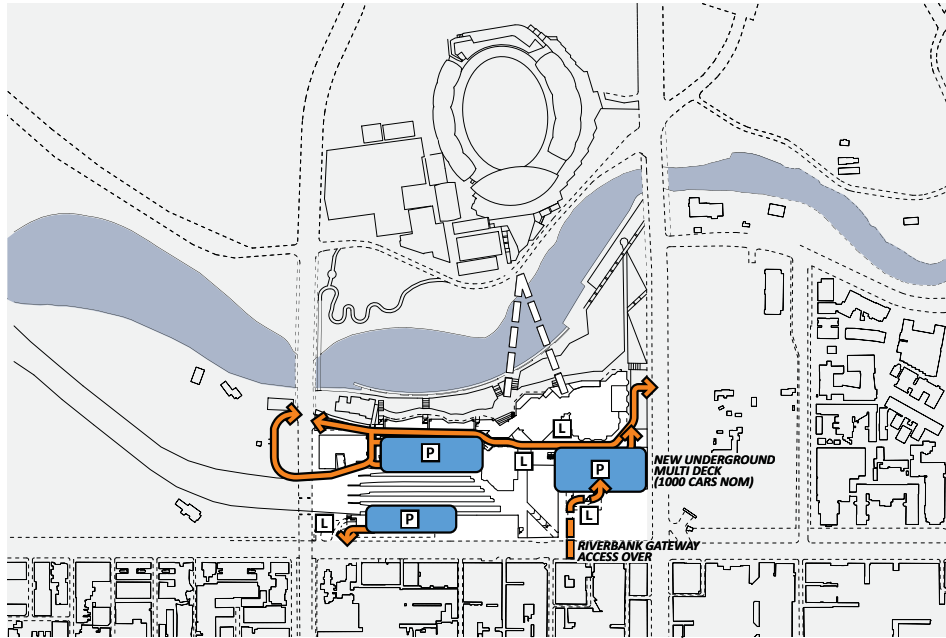
5.2 GETTING THERE

MANY WAYS TO ARRIVE ...
RAIL, CAR, TRAM, BIKE & WALK

INTEGRATED ACCESS AIMS:

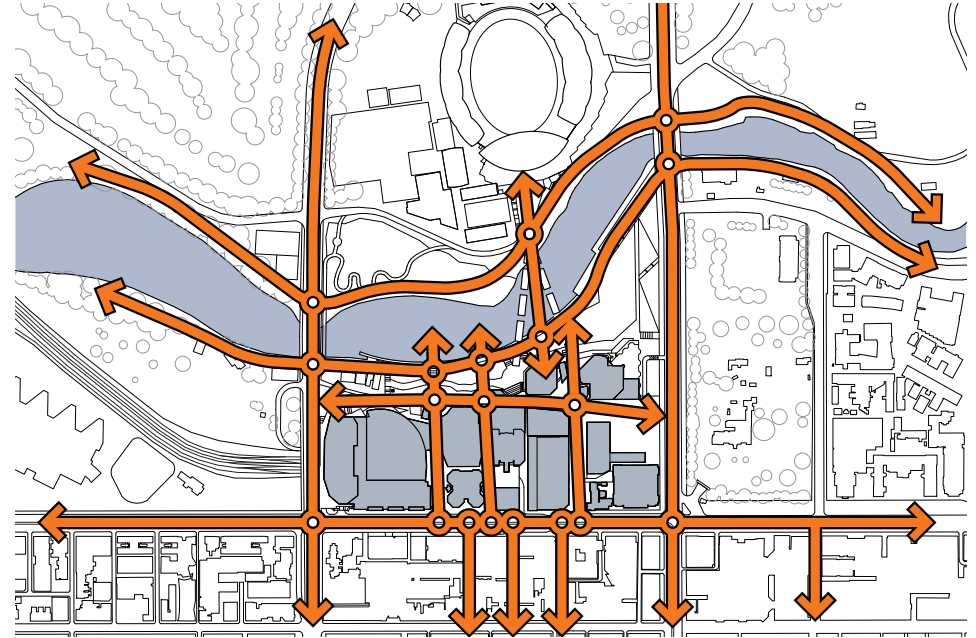
- Re-connect the Riverbank with the surrounding City fabric
- Establish the Riverbank as a safe and activated pedestrian precinct
- Ensure Riverbank is a key focal point of the city's bicycle network
- Create a "wayfinding" strategy linking destinations with public transport and parking
- Facilitate, integrate and promote access by public transport – target 35-50%
- Separate vehicle and service access beneath the pedestrian "plane"
- Ensure the "Access Strategy" is facilitated through Governance Model.





5.2 SERVICING & LOADING

- Parking and servicing
- Festival Drive as primary car park and service road
- Major servicing and loading remains unchanged
- Riverbank Gateway (Station Road): shared pedestrian and car drop off, car park access.

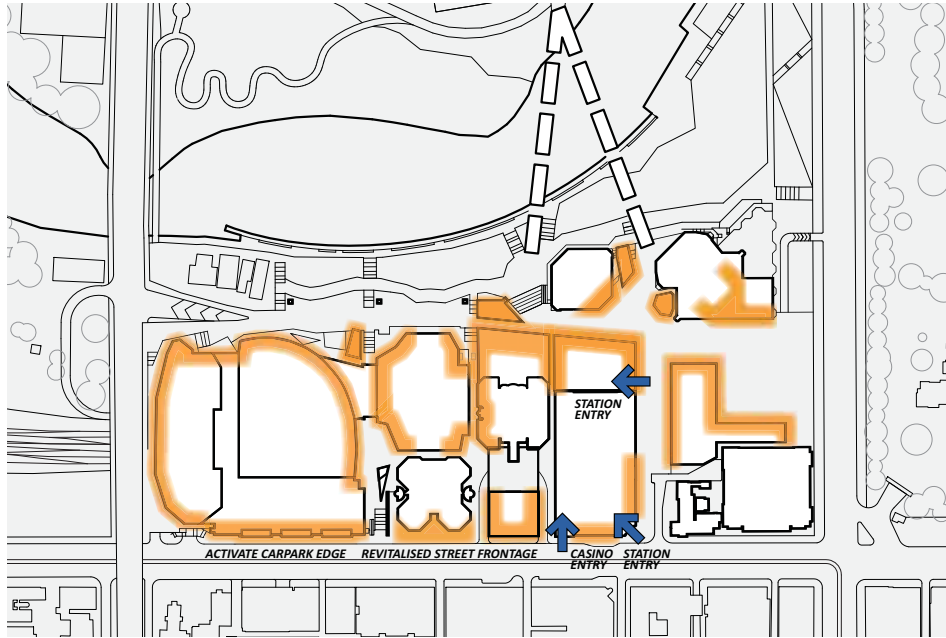


5.2 URBAN CONNECTIONS

THE RESULT OF MEANINGFUL LINKS INTEGRATED INTO THE "BIGGER PICTURE"

KEY CONNECTIONS:

1. River edges
2. East-west terrace
3. North-south street and lanes
4. Bridge over Torrens.



5.2 ACTIVE PERMEABLE EDGES – STREET LEVEL

ACTIVE EDGES DEFINED BY MEANINGFUL AND SIGNIFICANT “PLACES” STITCHED INTO THE “BIGGER PICTURE”

Create new and distinct precincts around urban connections:

- Festival Square
- East-west Terrace
- North-south streets and lanes.



5.2 ACTIVE PERMEABLE EDGES – RIVER EDGE LEVEL

- Active edges defined by meaningful and significant “places” stitched into the “bigger picture”
- Riverbank Promenade associated with food, beverage and retail.

5.3 RIVER AS CENTERPIECE

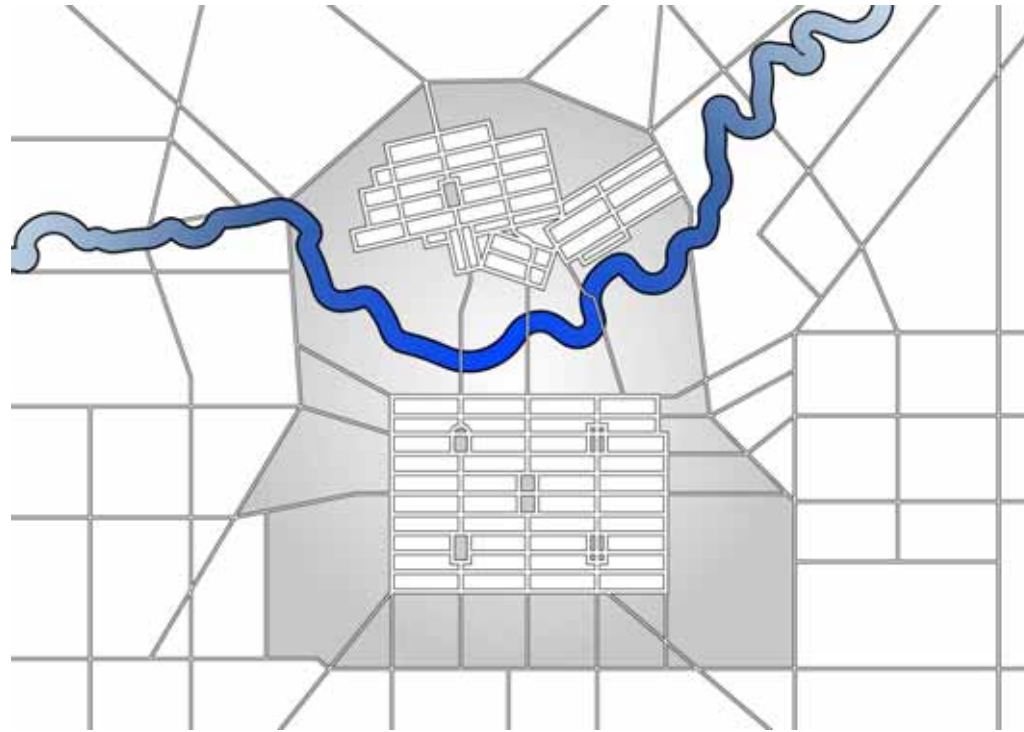


5.3 RIVER AS CENTREPIECE

KEY SITE-PLANNING MOVES

Through the location, orientation and levels of buildings, event space, paths and bridges.

PLACE-NESS Making the River and Banks a Place



5.3 RIVER AS CENTREPIECE

A NEW CENTRE FOR ADELAIDE & A NEW MEETING PLACE BETWEEN:

- The north and the south
- The urban and the natural
- Aboriginality and European
- Activity and leisure.



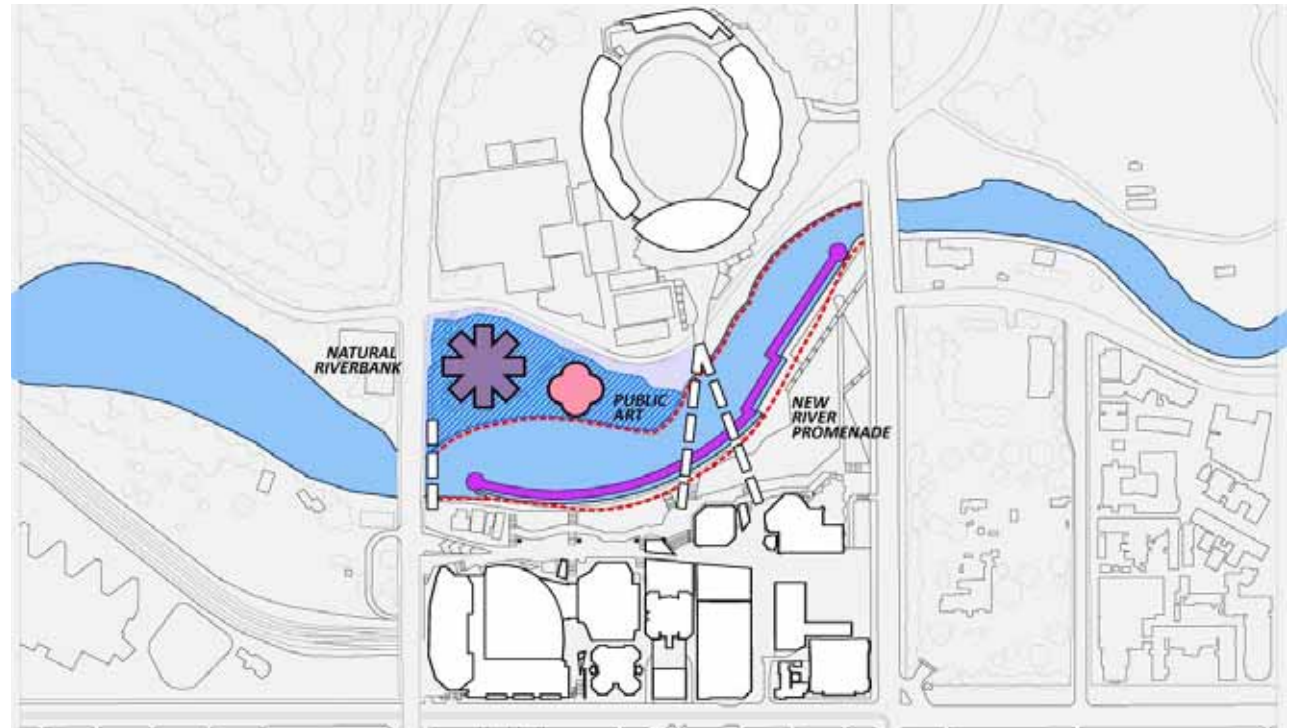


5.3 DISTINCTIVE RIVER EDGES

KEY SITE-PLANNING MOVES

By locating a constructed edge to the south and a more natural edge to the north.

PLACE-NESS Making the River and Banks a Place



5.3 DISTINCT RIVER EDGES

TWO SIDES TO EVERY STORY – AN URBAN RIVEREDGE PROMENADE & A NEW PARKLANDS EXPERIENCE

CITY SIDE:

A new constructed edge acknowledges the threshold of the city and water.

NORTH SIDE:

A new Natural Riverbank experience working positively with the topography an idyllic and pre-European landscape providing a unique experience of the river edge unavailable elsewhere in Adelaide.



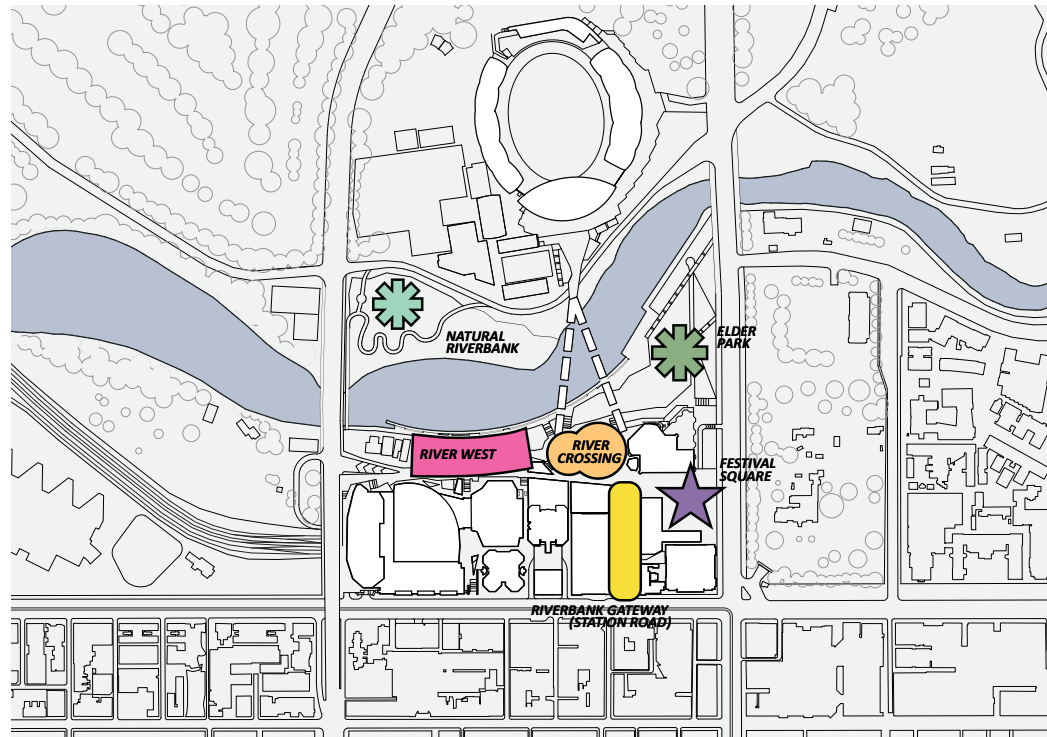
5.4 KEY DESTINATIONS & PLACES



5.4 CREATE MANY DESTINATIONS THROUGHOUT THE PRECINCT.

KEY SITE-PLANNING MOVES

PLACE-NESS Making the River and Banks a Place



5.4 KEY DESTINATIONS – CREATE NEW PUBLIC SPACES & REVAMP EXISTING

- Festival Square
- Elder Park
- River West
- River Crossing
- Natural Riverbank
- Riverbank Gateway (Station Road).



5.4 FESTIVAL SQUARE

A great new urban gathering place for Adelaide; a threshold to Riverbank.

CHARACTERISTICS OF FESTIVAL SQUARE:

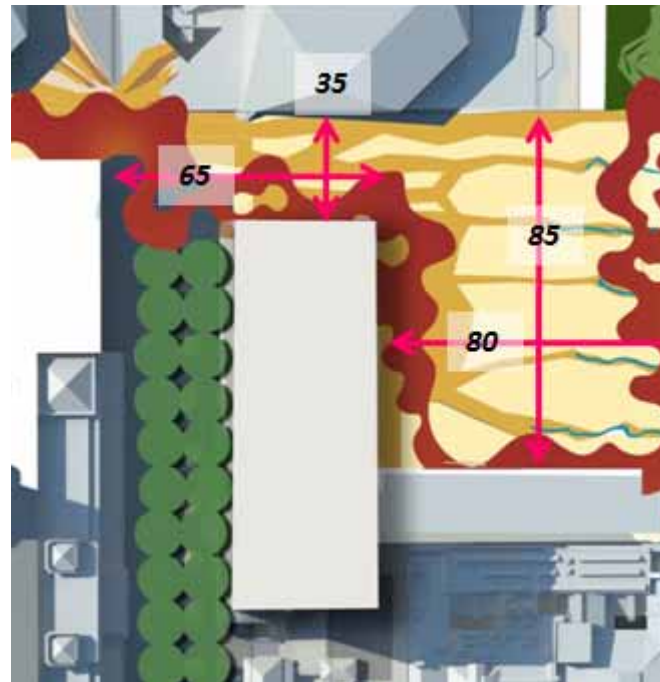
- Square c. 80m x 85m
- With AFC sub-plaza c. 65m x 35m
- Area 6,800 sqm + 2,300 sqm
- Defined and active edges
- AFC – refurbished and extended foyer with active edges
- New built form to western edge – cafe, bar and retail at ground level
- New built form to south edge (at rear of parliament) with cultural usages (eg: Tourism SA or art gallery)
- Pergola to King William Street edge, and widened footpath (double rows of trees).
- New underground Festival Square car park (up to 2000 cars).

IMAGE & IDENTITY:

- Shaded canopy structure
- Seasonal strategy
- 24/7 safety
- Use water to reference Torrens
- Active and passive uses.

FESTIVAL PLAZA WATER THREADS

Water plays an important part in unifying the range of public spaces of Riverbank. Complimenting the beauty of the Torrens will be a range of smaller scale delicate water elements that are located to lead the visitor to the River setting. These unifying threads will convey the scarcity and precious nature of water in South Australia in its design and detailing yet allow the visitor to enjoy their cooling effects, playfulness and beauty. In particular the Festival Plaza will be enhanced by a sequence of water threads emanating from King William Street and reinforcing this unique public art space.

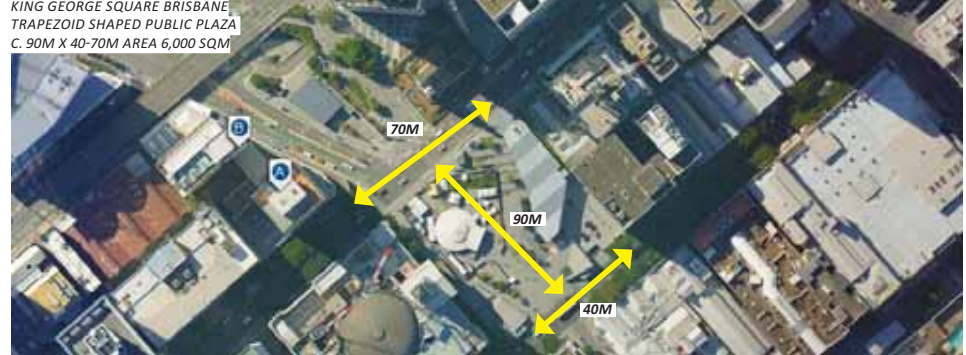


5.4 FESTIVAL SQUARE – COMPARISON WITH OTHER PUBLIC SQUARES:

MACQUARIE PLACE PLAZA, SYDNEY
TRIANGULAR PLAZA 50M X 70M
AREA C 1800 SQM



KING GEORGE SQUARE BRISBANE
TRAPEZOID SHAPED PUBLIC PLAZA
C. 90M X 40-70M AREA 6,000 SQM



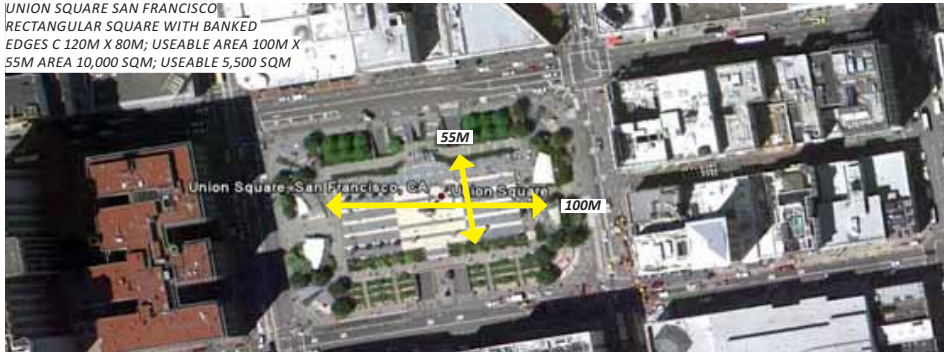
OPERA HOUSE FORECOURT SYDNEY
3 PART SPACE: UPPER PLAZA 50M X
25M / STEPS 85M X 20M / STREET
PLAZA 85M X 30-45M



FEDERATION SQUARE MELBOURNE
IRREGULAR SHAPED PLAZA / MAIN
SQAURE TERRACE C. 100M X 45M
AREA 7000 SQM



UNION SQUARE SAN FRANCISCO
RECTANGULAR SQUARE WITH BANKED
EDGES C 120M X 80M; USEABLE AREA 100M X
55M AREA 10,000 SQM; USEABLE 5,500 SQM



CITY SQUARE MELBOURNE
RECTANGULAR SQUARE C.
100M X 35M
AREA 3500 SQM



5.4 FESTIVAL SQUARE USES

ACTIVATION, DESTINATION & FLEXIBILITY
UP TO 8000 PEOPLE

“I believe there is a need in Adelaide for the ever-growing physical theatre and digital art industries to express themselves.”

GEOFF COBHAM

ACTIVITIES INCLUDE:

- Summer outdoor festival venue
- Lunchtime aerial act
- Busking during rush hour
- Parkour demonstration and classes
- Art installations
- Regular film showings
- Flashmobs
- Film festivals
- Digital art gallery
- Interactive video
- Digital art workshops
- Children’s festival venue
- Manga comic markets
- Pop-up markets: night, farmer, craft or trash and treasure.

“Identified need for curated outdoor venue with suitable programming budget.”

GEOFF COBHAM



5.4 KING WILLIAM STREET

King William Street is enhanced by boulevard plantings to reinforce its civic and ceremonial importance. Generous wide pavements encourage north-south pedestrian connections. These are supported by a double row of deciduous trees to create a memorable avenue planting and aid in enframing the Elder Park landscape.



5.4 NEW ELDER PARK

Revitalisation of a traditional Adelaide park – a new park for the 21st century.

- Revitalise and re-orientate parkland “bowl” to suit enlarged gatherings
- Relocate rotunda
- Improve relationship with King William Street
- Widen and replant King William Street footpath
- New pathways and access points to suit Riverbank Masterplan
- Remove AFC amphitheater.

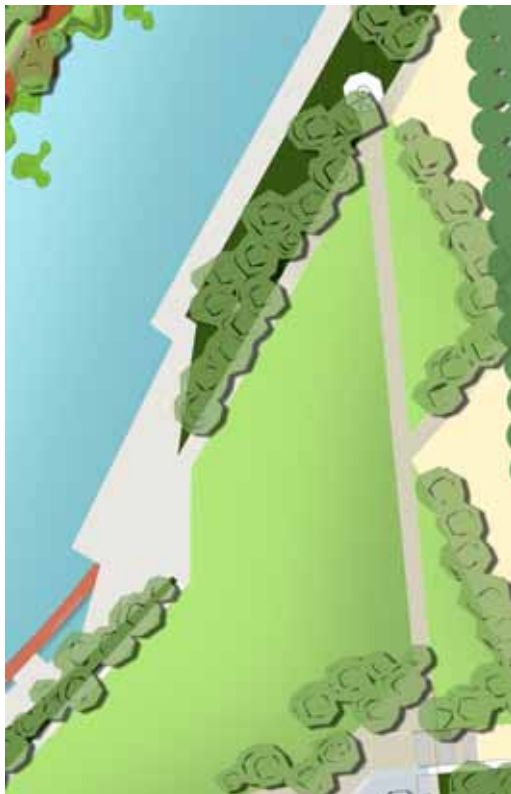
BRING THE PARK TO THE CITY

- Extend park through to Festival Square
- Remove AFC deck along King William Street.

Elder Park is enhanced as Adelaide’s memorable event setting. It becomes a world class contemporary event park facility, host for a range of large community events and celebrations. This initiative heralds the importance of Elder Park in the life of the City and reinforces its role as part of an important festival/cultural precinct.

It comprises a large lawn amphitheater, lowered for acoustic enhancement and is enframed by formal terraces and plantings. From this elegant lawn area the public look out to a new water stage with the Torrens as a memorable backdrop.

Elevated belvederes edge King William Street, providing a sense of definition and enclosure to Elder Park whilst providing raised outlooks to the event lawn.



5.4 NEW ELDER PARK USES

PROPOSAL INCLUDES:

- Everyday events 5000 people capacity
- Major events 10000-15000 people with 2-3 stage modes
- Integrated into the park landscape with grass amphitheatre for spectators
- Reorientation to keep the audience close to the stage with wider spread at sides
- Relocation of existing rotunda
- Temporary stage towards river edge
- Possible floating activity stage incorporating “cinema in the Torrens” and dance platform
- Flat triangles adjacent to King William Street = areas for infrastructure, box offices, catering, temporary toilets
- Great vista/beyond stage backdrop.

EVENTS INCLUDE:

- Symphony under the stars
- Carols by candlelight
- Tasting Australia
- Tour down under
- Films in the park
- Family fun days.



5.4 RIVER WEST

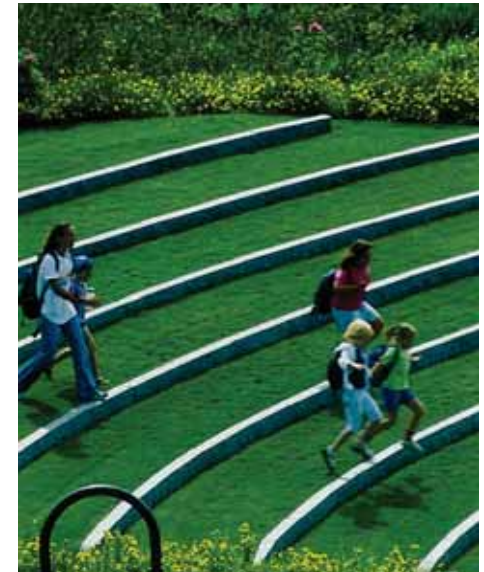
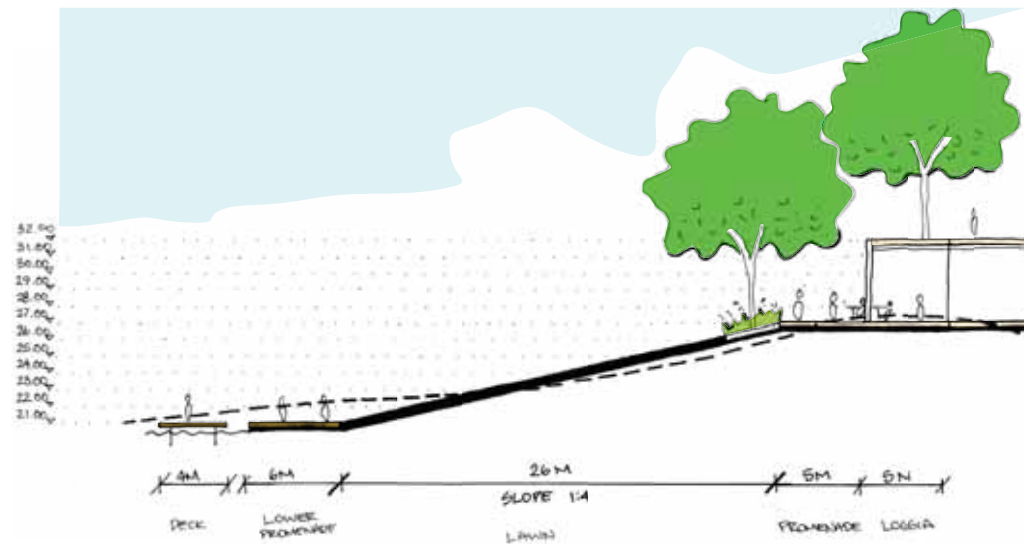
Create three types of new River edge experiences.

- Active promenade with food and beverage outlets integrated into the overall parklands.
- Gently sloping terraces to the river edge accommodating passive and leisure activities with the possibility of a children's play ground.
- "River edge" boardwalk, run and cycle zone integrated into the wider Adelaide context.

A sweep of landscaped terraces are located between the riverside promenade and the activated upper promenade. This feature comprises a sequence of undulating lawns punctuated by generous stairways that connect between the levels.

The lawn terraces reinforce the Riverbank Precinct's civic parkland character. They are composed to reinforce the sweep of the Torrens basin, unite the backdrop of buildings and reference the movement of the River corridor over time.

The elevated prospect of the terraces allows for informal passive use, outlooks to the Natural Riverbank at Pinky Flat and importantly provides an amphitheatre function to the River at times of major civic celebration.



5.4 RIVER PROMENADE USES

VARIOUS ACTIVE & PASSIVE RECREATIONAL ACTIVITIES ASSOCIATED WITH THE TORRENS INCLUDING:

- New popeye terminal
- Paddle boat hire and use
- Walk, run cycle
- Play, picnic, nap ...

NEW PEDESTRIAN LOOP INCORPORATING NATURAL RIVERBANK EXPERIENCE VIA 2 NEW BRIDGES:

- Oval to Riverbank
- Low level river crossing adjacent to Morphett Bridge.

ENGAGING WITH THE RIVER

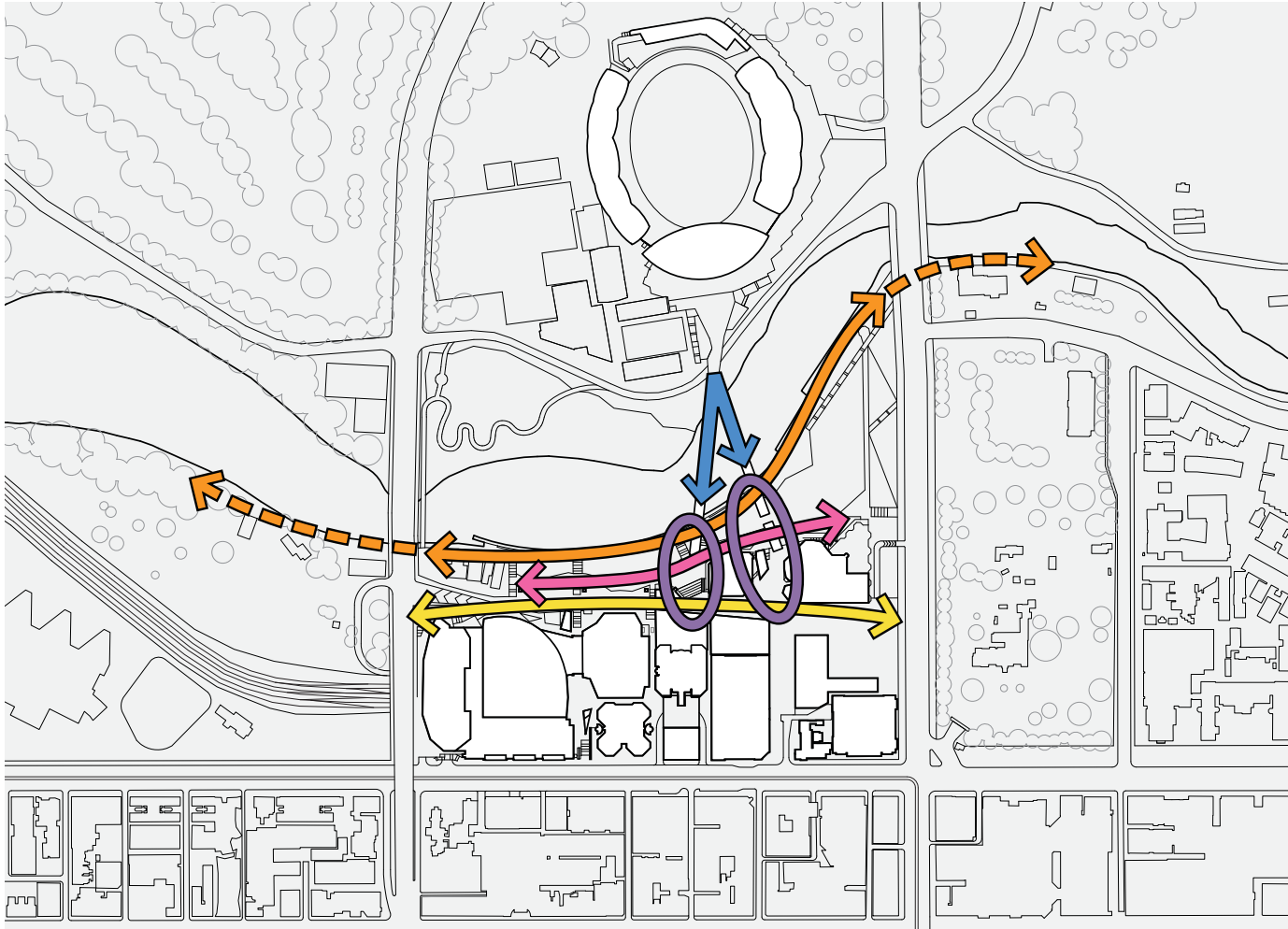
The Riverbank landscape explores the diversity of ways people can interact and be engaged with its River. A formal promenade is reinforced along the southern River edge. This is complimented by a parallel over-water pathway that embraces the Rivers' distinct arcing form, celebrates its unique qualities and allows true interaction. These formal expressions are contrasted with a more exploratory and evocative river experience on the northern Riverbank.



5.4 RIVER CROSSING

CRITERIA FOR LOCATION:

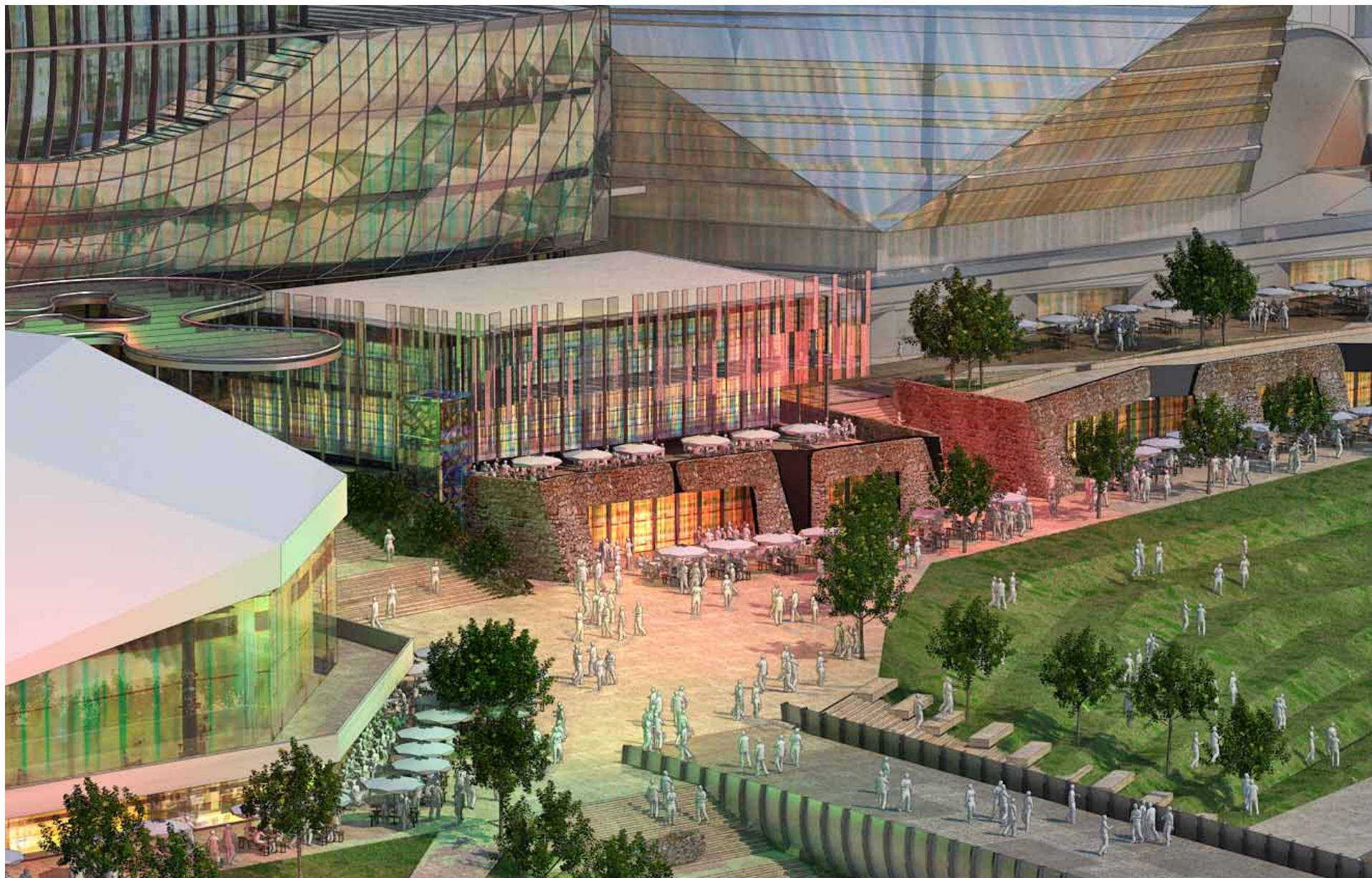
- Fully contribute to the Riverbank experience
- Integrate pedestrian paths along the river edges and enhance the river edge experience
- Generate new east-west pathways across the precinct and beyond
- Locate in a position capable of tying together the overall extents of the Riverbank Precinct
- Create a commercially viable hub at the origin/landing point
- A place in its own right.



5.4 RIVER CROSSING USES

- Contribute to Riverbank experience
- Linking east and west pathways
- A commercially viable hub
- A people place
- A place in its own right.





5.4 THE NATURAL RIVERBANK

- Create a unique parkland experience for Adelaide
- An immersive, idyllic and pre-European landscape with network of boardwalks
- Incorporate a significant mist/art fountain
- Engage and involve indigenous groups
- Reinststate a concept of the “pre-settlement” river edge condition.

A major wetland feature is proposed at Pinky Flat. This significant landscape feature comprises an artistic arrangement of open water bodies, reeds and riparian plantings. A meandering boardwalk weaves through the wetland providing connections along the Torrens and to a range of integrated artworks.

The richly patterned wetland on the northern bank will contrast with the more formal parkland character to the southern edge of the Torrens and provide a striking outlook from the promenade and range of cultural facilities. This new landscape experience will add another vital public destination to the north bank and become an important part of the circulation system for the precinct.

The wetland will establish a living interpretative experience to the Torrens that references the former natural river edge. This functioning filtration system, aids in the cleansing of the River, evokes an authentic original Adelaide landscape and provides a living resource for the Aboriginal community.

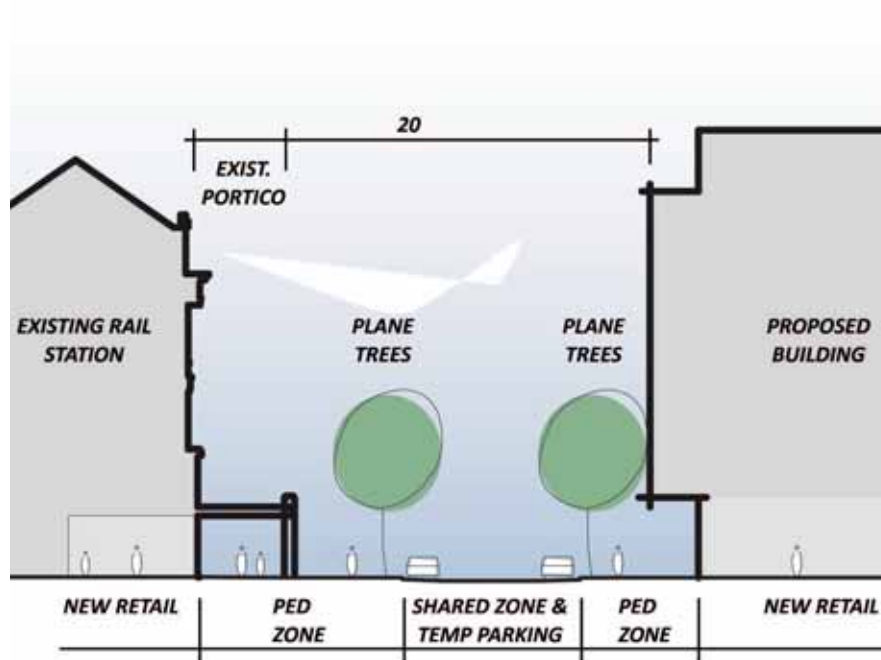
A network of boardwalks are located through the wetland to provide an immersive interpretive experience, complimented by commissioned integrated artworks. These elements also strengthen the existing east-west pedestrian and cycle connection along the River.



5.4 Riverbank Gateway (Station Road)

Bringing the city grid onto the site.

- Activate ground level uses on both sides
- Provide a wide pedestrian zone
- Provide a drop off point at the Casino and car park access
- At the north end, a small plaza adjacent to AFC
- New station addresses the north end
- 20 meters wide like Rundle Mall and Hindley Street
- Create a new, urban tree-lined street.



5.4 PUBLIC REALM & LANDSCAPE – STRATEGIC SUMMARY

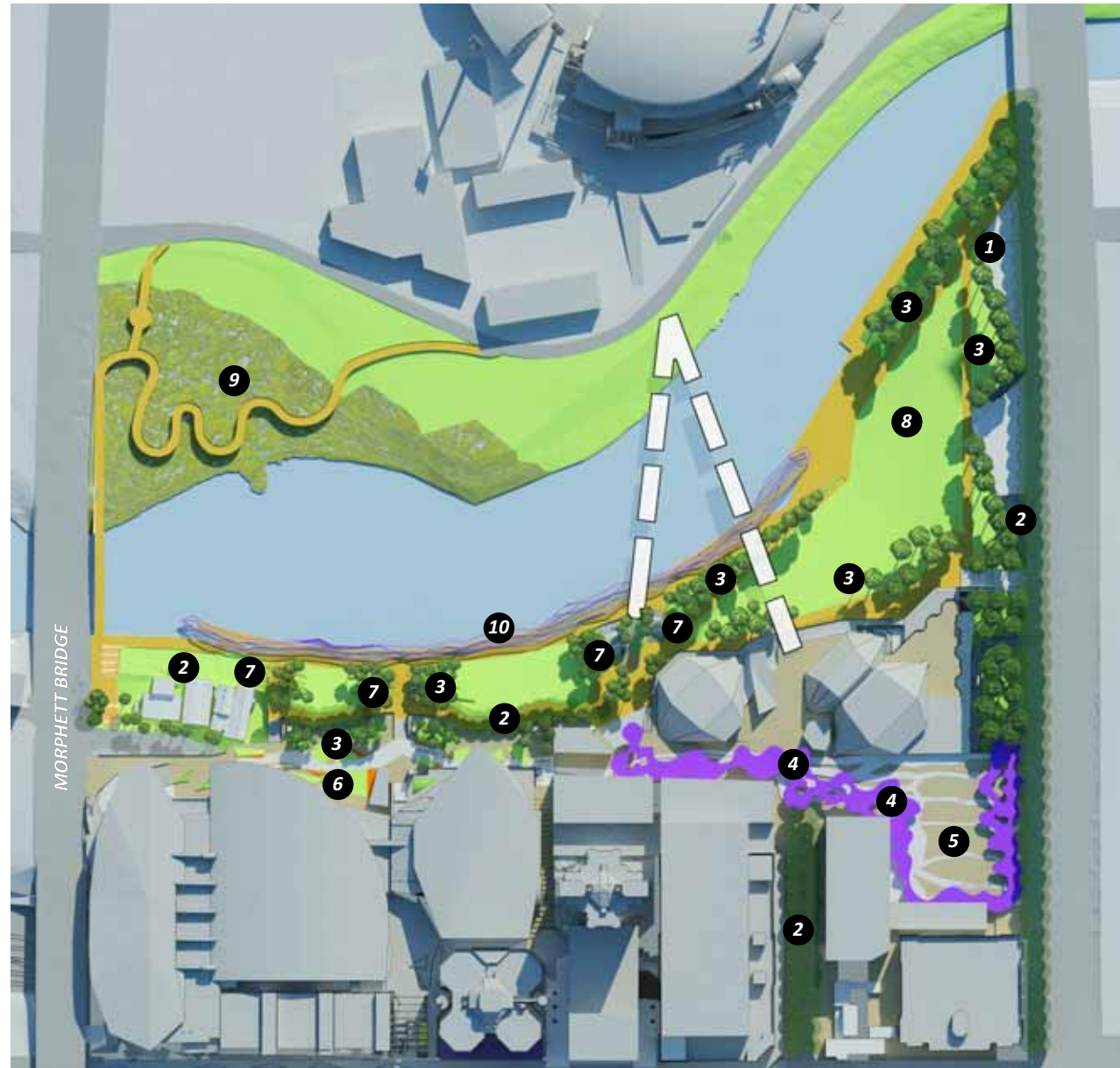
Riverbank's landscape creates a distinctive place that invites people to revel in the beauty of Adelaide's Torrens River, its landscapes and diversity of community experiences. This will be a celebratory place; a rich cultural landscape, a place of storytelling exploring Adelaide's history within a world class contemporary urban park.

This will be a dynamic landscape experience, set within contemporary event spaces, formal urban squares, undulating terraces, riverside promenades and a Natural Riverbank including wetlands. It will be distinguished by its diversity of civic activities, landscapes that reinforce Adelaide's unique qualities and the rich manner of ways people of all ages can interact within a beautiful layered landscape setting.

The Riverbank landscape brings together two striking river experiences; the formal, characterised by the continuous Riverside promenade and lawn terraces contrasting with the informal experience of the natural river edge on the north.

Plantings will create a distinctive and defining character for the Riverbank Precinct, reinforcing this place as Adelaide's premier public river address. Iconic native trees will define the riverbank, whilst large deciduous trees will mark the edge of interface to the parklands and links to North Terrace.

1. RELOCATED ROTUNDA
2. AVENUE OF LONDON PLANES
3. COPSES OF EUCALYPTUS
4. CANOPY
5. WATER ASSOCIATED WITH WAYFINDING & TRESHOLD
6. SEATING/SCULPTURE
7. STAIRS
8. EVENT CONFIGURATION
9. NATURAL RIVERBANK & PUBLIC ART
10. RIVER EDGE CANOPY TO TIMBER PROMENADE



5.5 RECOGNITION & INCLUSION OF KAURNA CULTURE

The area on which the City of Adelaide is located has long been noted to be of significance to the Kaurna people. This has been increasingly accepted and recognised in the cultural and civic life of Adelaide. As such it is highly appropriate that Kaurna recognition and inclusion be a design principle in the Riverbank Precinct Masterplan as both a contribution to reconciliation and an innate recognition of the Kaurna people, Kaurna Country and the Kaurna cultural landscape.

Within the City of Adelaide there are two cultural precincts in particular that have noted cross-cultural, Aboriginal and non-Aboriginal meaning. They have dual cultural significance and meaning and occupy the same geographic space. Victoria Square Tardanyangga, the civic heart of the city it has been recognised as being of significance to Kaurna as part of the Red Kangaroo Dreaming and is also referred to as the “heart of the kangaroo” (a place of meeting). The Square has the official dual naming of Tardanyangga, place of the Red Kangaroo in Kaurna, which was bestowed May 2003. The Kaurna significance is an integral part of the design ethos and outcome for the 2010 Urban Regeneration Project for the Square.

The other area of significance in the City is Tarnda Kanya Red Kangaroo Rock, a Kaurna men’s ceremonial site. Tarnda Kanya is understood to have been located on the southern banks of the river valley within the present Festival Centre/Government House/Torrens Parade Ground precinct (Amery, 1997, O’Brien, 2007:198). It is very likely that significant stone outcroppings along the Adelaide section of the River Torrens Karrawirraparri (Redgum Forest River) were of sacred and ceremonial significance to Kaurna. Lewis O’Brien, Yerloburka, Kaurna, has stated his belief that the location of Tarnda Kanya is in the Festival Centre Precinct “So this sacred Kaurna site was erased from the landscape and replaced with a modern-day icon – the Adelaide Festival Centre” (O’Brien, 2007:198).

The Riverbank site has received less public and cultural recognition than Tardanyangga probably because the rock itself was destroyed by quarrying in the early phase of colonisation in the 1830s – 1840s and the site has been much developed. Stone from quarrying along the southern banks of the Torrens valley in Adelaide was used in several early colonial buildings (Spry, 1983, Young, 1986, Young, 1993). The Festival Centre locality has not been the subject of detailed cultural mapping and exploration from a Kaurna cultural perspective to elaborate the richness of the locale’s significance. The exact nature or site

of Tarnda Kanya cannot be confidently stated but its locale is either within the current Masterplan design precinct, as stated by O’Brien and believed by many, or immediately adjacent. However, it is the broader cultural locale which is of prime importance in recognising Kaurna cultural associations with the river and surrounding area. This further connects with other places along the song/story lines in Adelaide and elsewhere providing a centralised location of passing through on a journey and connecting with multi-layered Kaurna cultural narratives; Munaintya, the living Dreaming.

The dramatically altered landscape of the Riverbank Precinct, including the construction of the Torrens Lake in the 1880s, provides little opportunity to include or refer to Kaurna culture in a literal way. Kaurna cultural inclusion through a symbolic representation can be integrated into the Masterplan design ethos and outcomes. This can be a Guiding Principle achieved through a layered representation of landscape components which refer to the pre-European cultural and physical landscapes. Such components include integrated and layered landscape design, a stand-alone sculptural work in a prominent place and cultural information presented in an imaginative format. Part of a Kaurna, and a distinctive sense of place for all Adelaidians and visitors, is the recreation of this ceremonial story which would facilitate a re-emergence of the song/lore, story, ceremony of Country to take place once again; from the past, in the present and projecting into the future; Warra Inggarnendi – listen to story.

The manner in which Kaurna motifs and ceremonial references will be utilised is to be further elaborated by the design team in collaboration with Kaurna traditional owners, senior culture bearers and cultural custodians.



The following thematic potentials are identified at this concept stage:
STONE – KANYA

Include reference to the Adelaide limestone which underlies the site as a design motif, and reference natural stone as being of cultural and sacred significance as in Tarnda Kanya.

This can be achieved through landscape components such as limestone retaining walls, limestone clad walls or other surfaces, and the use of other natural stone from Kurna Country as a symbolic or sculptural form.

WATER – KUAWA

Include references to the river Karrawirraparri, and the rivulets and fresh water springs which fed into it, providing sources of fresh water. It is water that has shaped the physical topography and cultural utilisation of the precinct, Aboriginal and non-Aboriginal, and it ought to be appreciated and respected.

This can be achieved through landscape components such as subtle and low use water features; water seeping through or over other landscape features, including traces of the rivulets and springs that once existed in the ground plan of the design and focussing on the river as a living entity, its health, history and aesthetic.

INDIGENOUS RIPARIAN VEGETATION – MIKKA YERTA

Include riparian zone indigenous vegetation within the river bank design to refer to the pre-European natural landscape. This will also provide the opportunity to refer to associated Kurna cultural practices because of the interconnected relationship between culture and ecology.

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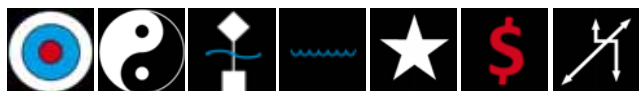
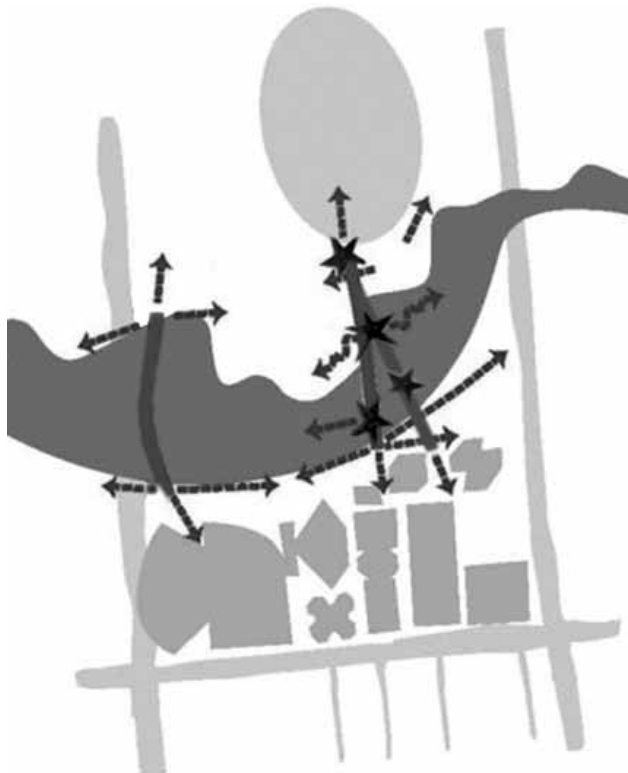
5.6 CROSSING THE TORRENS

5.6 MAKE BRIDGES CATALYSTS FOR MOVEMENT

KEY SITE-PLANNING MOVES

To multiple destinations throughout the Precinct.

PLACE-NESS Making the River and Banks a Place



5.6 CROSSING THE TORRENS

An new bridge from Oval to Riverbank

The Riverbank Masterplan proposes a new pedestrian bridge from north of the Torrens and Adelaide Oval to Riverbank and the city.

Considerable study of the function of the bridge has lead to a review of a range of locations, heights and landing points for the proposed pedestrian bridge.

Five main options have been considered through the Masterplanning process. These options are:

Option 1: the original Adelaide Festival Centre/Adelaide Oval proposal

Option 2: a “low” level bridge landing on the south side of the Torrens and to the west of Dunstan Theatre

Option 3: a low level bridge “between the shells” of the Festival Centre.

Option 4: a “Y” shaped bridge linking the Adelaide Oval with two locations on the south side of the Torrens, namely west of the Dunstan Theatre and “between the shells”

Option 5: a “high level” bridge landing on the south side to the Torrens and the west of the Dunstan Theatre.

There are significant pros and cons for each option. The Masterplan team recommended that two options be pursued in greater detail.

These two options are described in detail as follows:

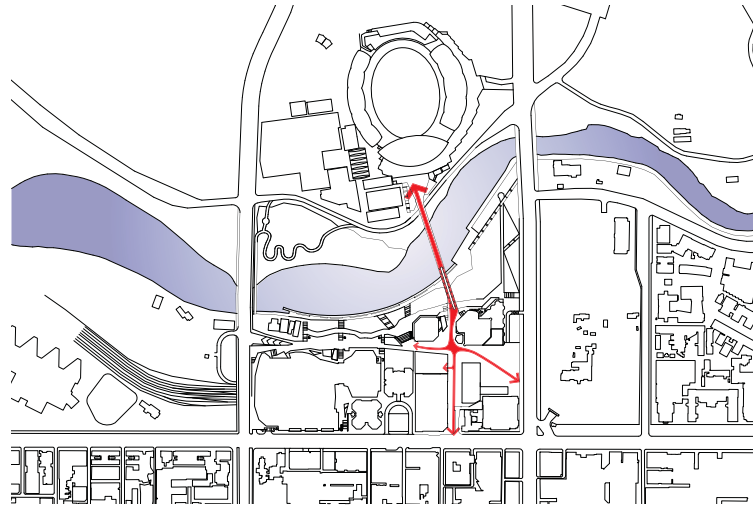
OPTION 1:

(Original Festival Centre Masterplan Scheme/Adelaide Oval)

Characterised by a high level bridge linking the proposed Southern Plaza of the Adelaide Oval redevelopment on the North side of the Torrens, over War Memorial Drive, landing between the shells and connecting through to the Hajek Plaza level of the Adelaide Festival Centre (AFC).

This bridge splits into 3 (as proposed in the AFC “Event Hub” report) at its southern end. The bridge connects to both the upper Hajek Plaza level and to a mid level, a new promenade at about the top of the existing amphitheatre. This mid level connects to the riverbank via new stairs.

The pedestrian bridge requires the lowering of War Memorial Drive. The bridge is approximately 8 metres above the water level.



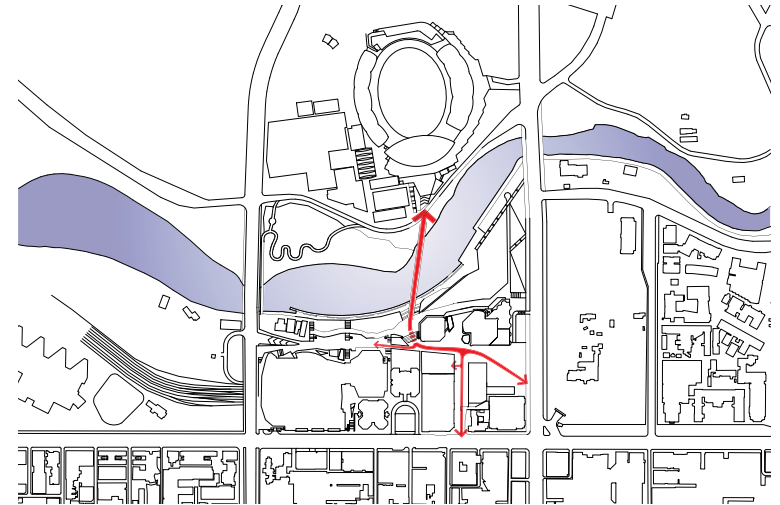
OPTION 2:

(Scheme considered by the Riverbank Precinct Masterplan Team)

Characterised by a low level bridge linking the proposed Southern Plaza of the Adelaide Oval redevelopment on the North side of the Torrens to Riverbank on the Southern side of the Torrens.

On the North side of the Torrens the pedestrian bridge finishes level with War Memorial Drive. On the South side of the Torrens the pedestrian bridge lands to the West of the Dunstan Theatre at Riverbank Level (RL26). Stairs, escalators and lift connect up to the Hajek Plaza via an East West link. The bridge is approximately 5 metres above water level. The bridge assumes the closure of the War Memorial Drive on game day for pedestrian access/egress.

The above options are assessed against a number of criteria.



THE CRITERIA ARE:

- Bridge location and height relative to the Riverbank Precinct Masterplan “Guiding Principles”
- Access to public transport
- Bridge location and height relative to:
 - “Postcard view” and vistas, and
 - Riveredge experienceAccess level change issues
- Commercial Opportunities
- Pedestrian Movement and Modelling
- Construction Issues
- Costings.

5.7 PEDESTRIAN MODELLING

PEDESTRIAN MODELLING

Two options were considered using the “STEPS” pedestrian modelling analysis (Aurecon)

OPTION 1: HIGH LEVEL BRIDGE

Adelaide Oval plaza to AFC plaza (between the shells)

OPTION 2: LOW LEVEL BRIDGE

War Memorial Drive to west of Dunstan mid level

Both options focus on a “day 1” scenario – that is Festival Centre surrounds as existing.

Pedestrian modelling outcomes:

- Forecast “game day” peak demand is 20,000 for the pedestrian bridge
- The comparative analysis measures the time taken to travel from the southern gates of the Adelaide Oval redevelopment to North Terrace via each pedestrian bridge option.
- For this journey both options achieve equal time travel time.

DAY ONE OPERATION – CONNECTION
VIA EXISTING PLAZA TO STATION & CITY



ASSESSMENT OF THE PEDESTRIAN BRIDGE OPTIONS

The Masterplan team have further assessed both option 1 and option 2 relative to the established “Guiding Principles”. The assessment is as follows:

OPTION 1
(Original Adelaide Festival Centre Masterplan Scheme/Adelaide Oval Proposal)
▪ High Level North Side (Over War Memorial Drive)
▪ High Level South Side (Between the Shells of AFC).

OPTION 2
Low Level North Side (War Memorial Drive Level)
▪ Low Level South Side (West of the Dunstan Theatres).

	OPTION 1	OPTION 2
GUIDING PRINCIPLE	HIGH LEVEL BETWEEN THE SHELLS OF THE FESTIVAL CENTRE	LOW LEVEL WEST OF THE DUNSTAN THEATRE
STRONG IDENTITY	A high level bridge will compromise existing views of the Festival Centre & Convention Centre	A low level “bank to bank” bridge will maintain existing view lines
AN INTEGRATED WHOLE	Disconnected from the river bank level & from the Western Precinct	Catalyst for integrated River West development at Riverbank Level
RIVERBANK & CITY	Dominant North South Axis at the expense of an East West link. Requires a lowering of War Memorial Drive.	Assists in an East West Connection
UNDERSTANDING THE RIVER	A high level bridge isolates the River bank experience – it is a bypass	A low level bridge integrates the river into urban development
A UNIQUE & HIGH QUALITY DESIGN	A high level bridge will stand out more, and may conflict with the design “icons” in the precinct	A low level bridge will require more effort to make it stand out, but in fact a subtle bridge design may be more appropriate
DIVERSITY & ACTIVITY	Focuses activity at a high level above riverbank and in the vicinity of Hajek Plaza	Spreads activity to West riverbank
COMMERCIAL & PUBLIC SUCCESS	Isolates River West. Focuses activity at the upper (Hajek Plaza) level.	Even Spread to the East and West of the site & at Riverbank level & Upper (Hajek Plaza) level
THE RICH URBAN TEXTURE	Direct North South Path discourages multiple urban experiences & isolates contact with the natural & Elders Park	Creates a diverse urban narrative with complex & intriguing urban/natural experiences
EASE OF ACCESS & CONNECTION	High level bridge gives direct access for pedestrians on game day, not for the “stroller”.	Direct riverbank use without interruption or minimum undercroft

5.8 STORY TELLING

RIVERBANK BEFORE 1836

- The place of Tarndanya Kanya
- The place of Tarndanya Womma and Pinky Flat
- Ephemeral stream, ponds and springs
- Kuri places, a place for men
- A food basket, river gum, fish, birds, plants
- Most significant spiritual and cultural Aboriginal place.



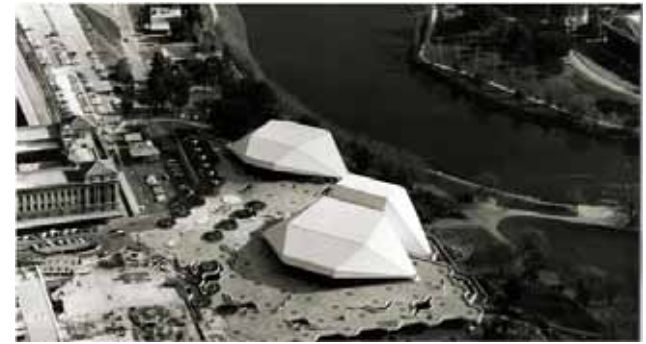
A EUROPEAN RIVERBANK

- Colonel lights natural belt between city and north suburb
- The source for city water
- The parkland on the lake
- Popeye and water sports
- Pleasure, recreation and the floating palais.



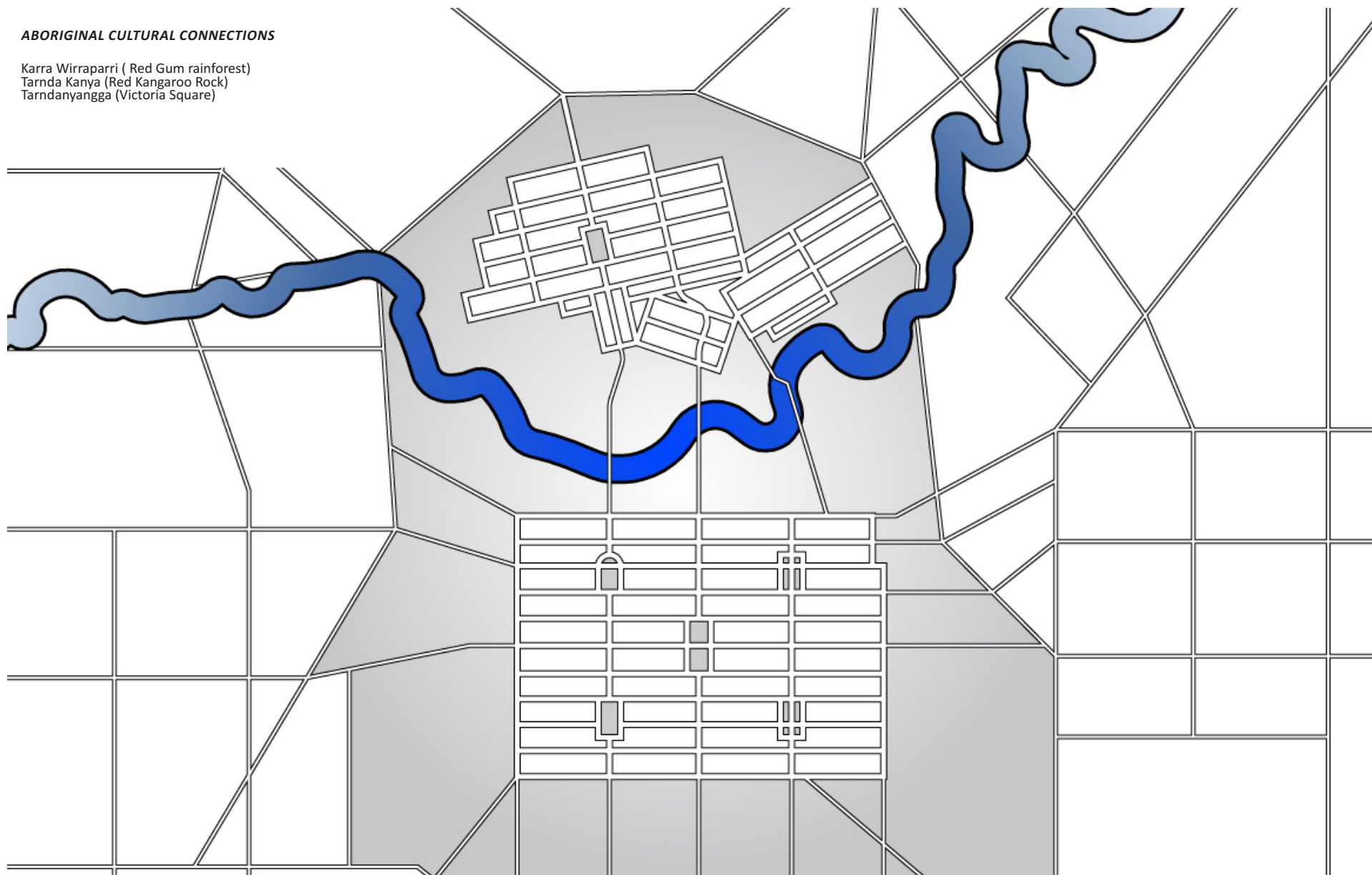
AMBIGUOUS RELATION TO THE RIVER

- The Aboriginal reserve and the gaol (Pita Wodli – the Aboriginal location)
- Quarry, sandpit and rubbish dump
- Railyards, printing works and city baths
- Festival Centre turns its back to the River
- ASER and Hotel make no link to the River
- Convention Centre car park faces the River.



ABORIGINAL CULTURAL CONNECTIONS

Karra Wirraparri (Red Gum rainforest)
Tarnda Kanya (Red Kangaroo Rock)
Tarndanyangga (Victoria Square)



5.8 STORY TELLING – DESIGN COMPONENTS

RIVERBANK'S STORY TOLD IN DESIGN

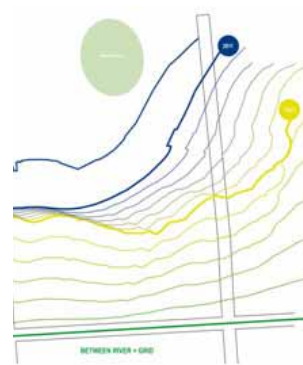
Riverbank must carry the charisma of its history and its physique.

A number of design characteristics create this:

- The meeting of the city and the river; the embankment
- Water, fountains, riverlettes, ponds as a key theme
- Limestone (hallett sandstone) as a key theme.

RIVERBANK'S STORY TOLD IN DESIGN

- The public spaces carry the essence of the Adelaide story
- The changing river course as template for site layout
- Adelaide garden theme: the picturesque tradition of the hills
- Indigenous landscape theme, a Natural Riverbank including river gums, grasslands and wetlands.



5.9 URBAN FORM

5.9 CREATE A NEW INTEGRATING GROUND PLANE

KEY SITE-PLANNING MOVES

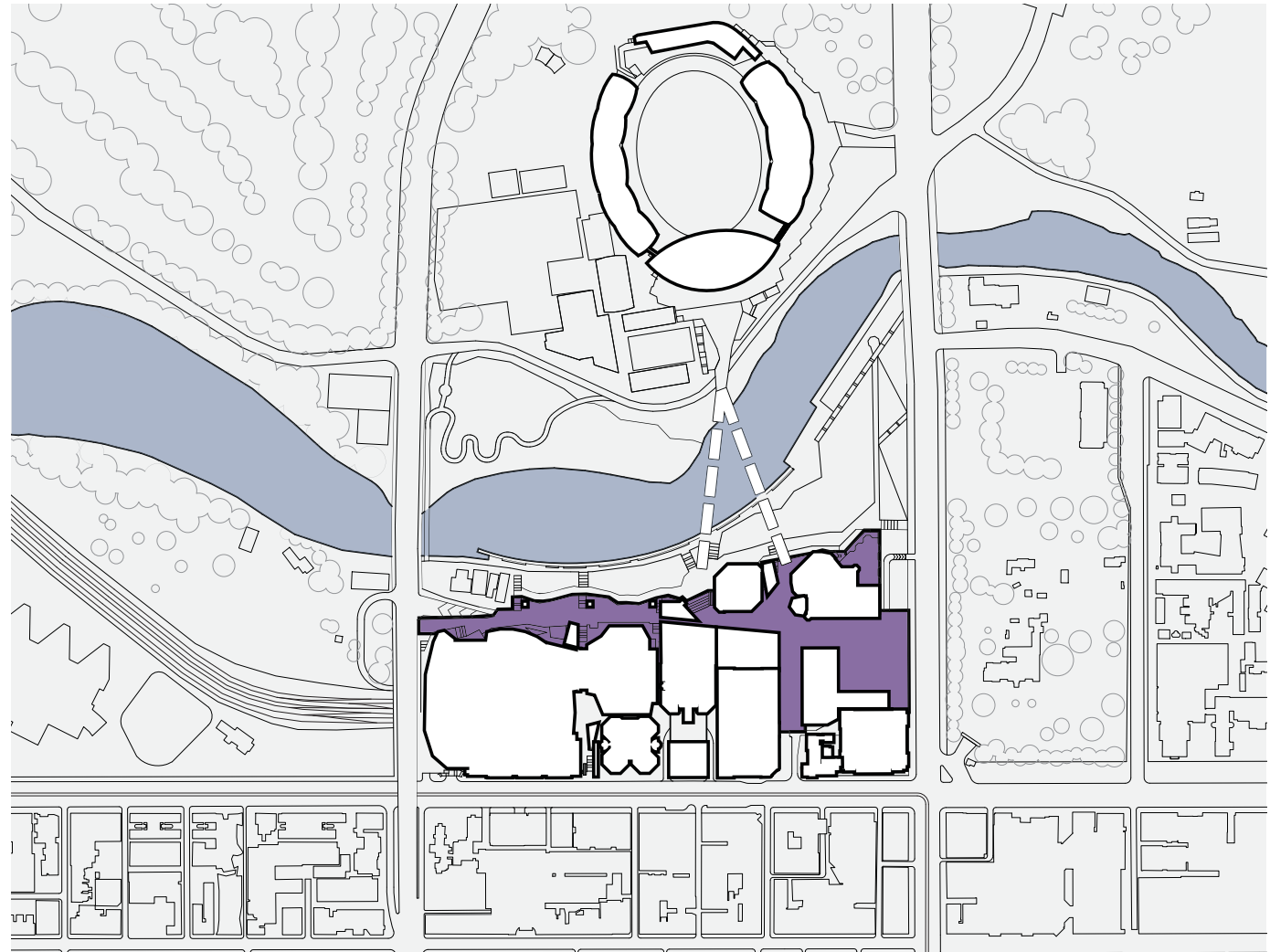
That allows easy pedestrian access across the Precinct and links with adjacent street levels.

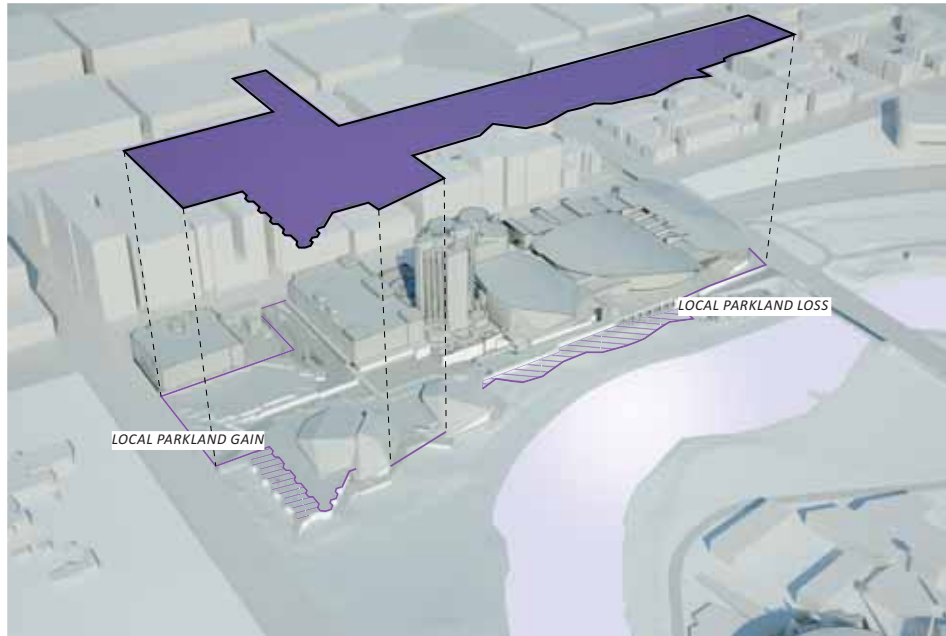
PLACE-NESS Making the River and Banks a Place



5.9 A NEW INTEGRATED GROUND PLANE

- New continuous ground plane from King William Street to Morphett Street (no stairs)
- Fill in the gap over Festival Drive = separation of pedestrian access and vehicular movement
- “Back to the light” – Reinstate existing front doors to AFC at the new ground plane level
- New “front doors” to further develop facing the river and new ground plane.





**5.9 A NEW INTEGRATED GROUND PLANE
LAYERED ONTO EXISITING CONDITIONS**



**5.9 A NEW INTEGRATED
GROUND PLANE**

5.9 CREATE TERRACED PROMENADES

KEY SITE-PLANNING MOVES

Parallel to the lake edge which open up multiple experiences and journeys across the Precinct in an east-west direction.

PLACE-NESS Making the River and Banks a Place



5.9 CREATE TERRACED PROMENADES – THREE DISTINCT EXPERIENCES

1. CONTINUOUS GROUND PLANE

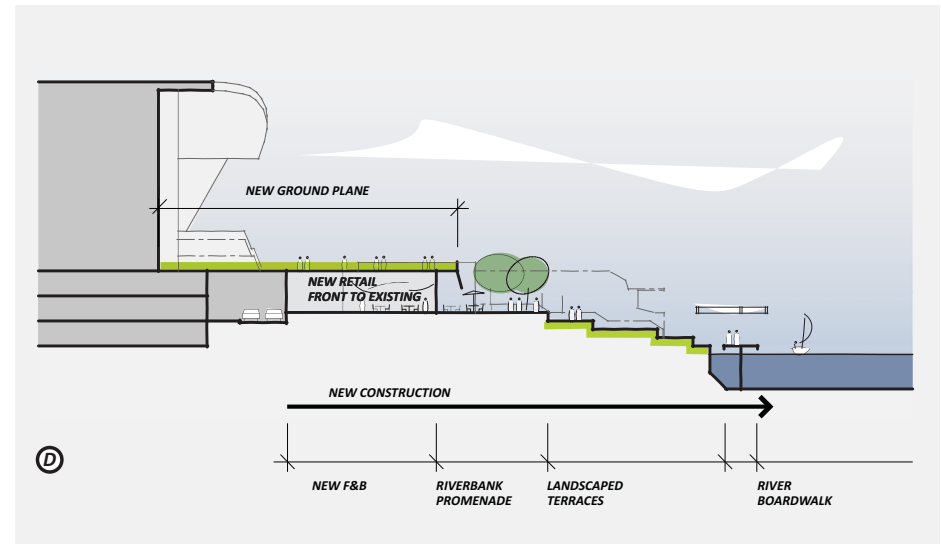
- New landscaped and elevated terrace
 - hard and soft landscape
 - active and passive usages.

2. RIVERBANK PROMENADE

- Food and beverage located under continuous ground plane
- Indoor and outdoor dining
- Panoramic backdrop of northern parklands and existing Natural Riverbank.

3. RIVER BOARDWALK & LANDSCAPED TERRACES

- Passive and active leisure activities for different age groups.

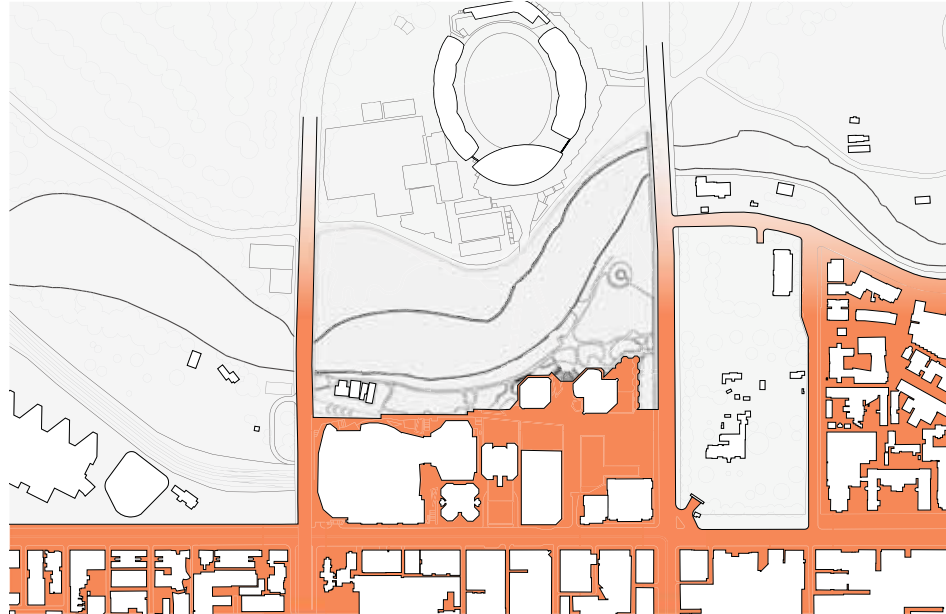


5.9 CREATE A CITY GRAIN

KEY SITE-PLANNING MOVES

With streets, lanes and squares that are human scale and support multiple indoor and outdoor activities.

PLACE-NESS Making the River and Banks a Place



5.9 URBAN GRAIN & PARKLANDS – EXISTING

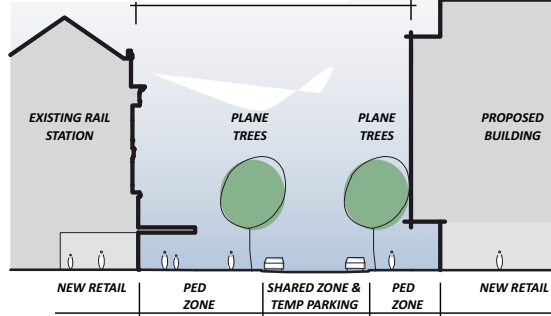


5.9 URBAN GRAIN & PARKLANDS – PROPOSED

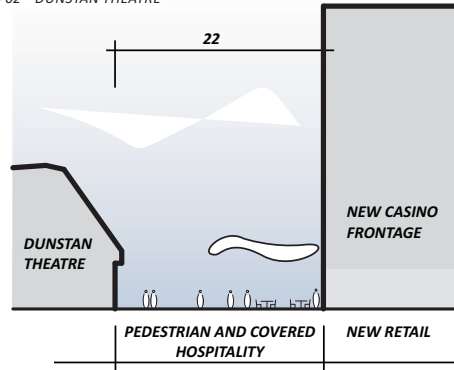
- Urban grain = the public realm between the various civic and cultural institutions
- Authentic urban experience = a variety of diverse places: street, lane, square, terrace
- A unique location between the urban and the natural.

5.9 URBAN GRAIN – STREET SECTIONS

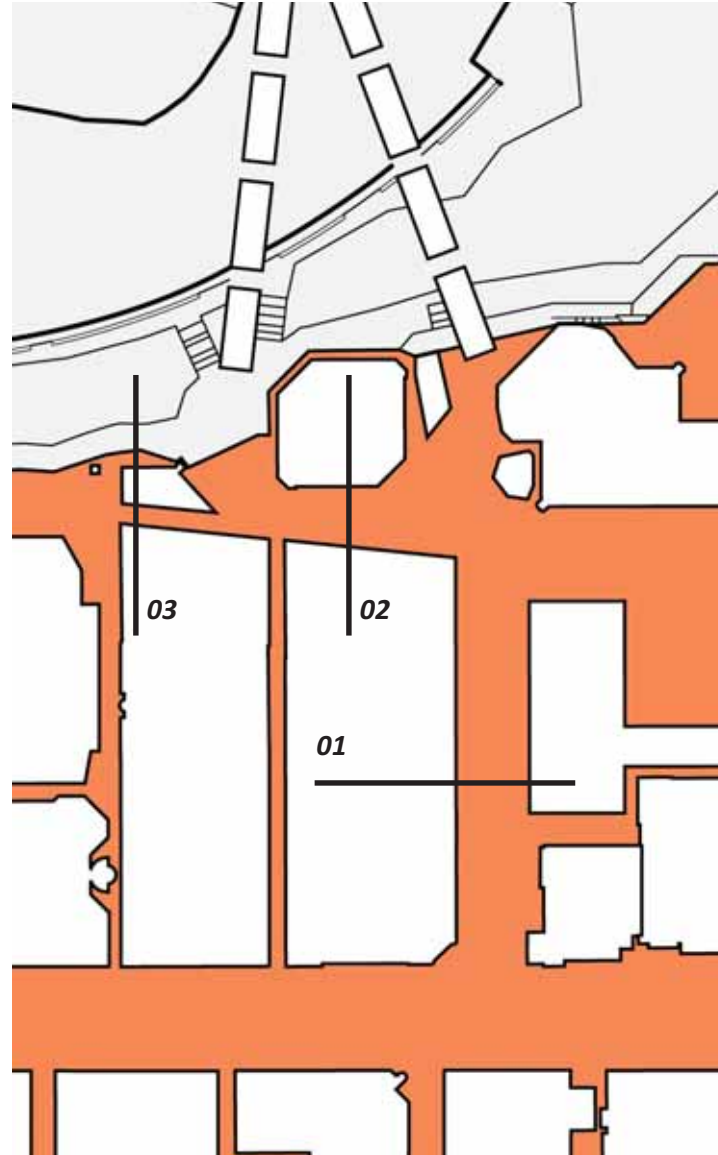
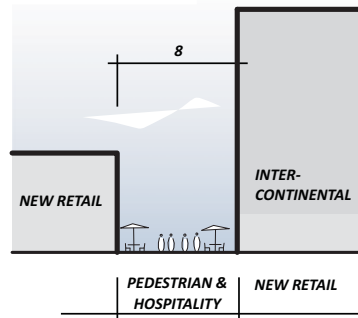
SECTION 01 – RIVERBANK GATEWAY (STATION ROAD)



SECTION 02 – DUNSTAN THEATRE



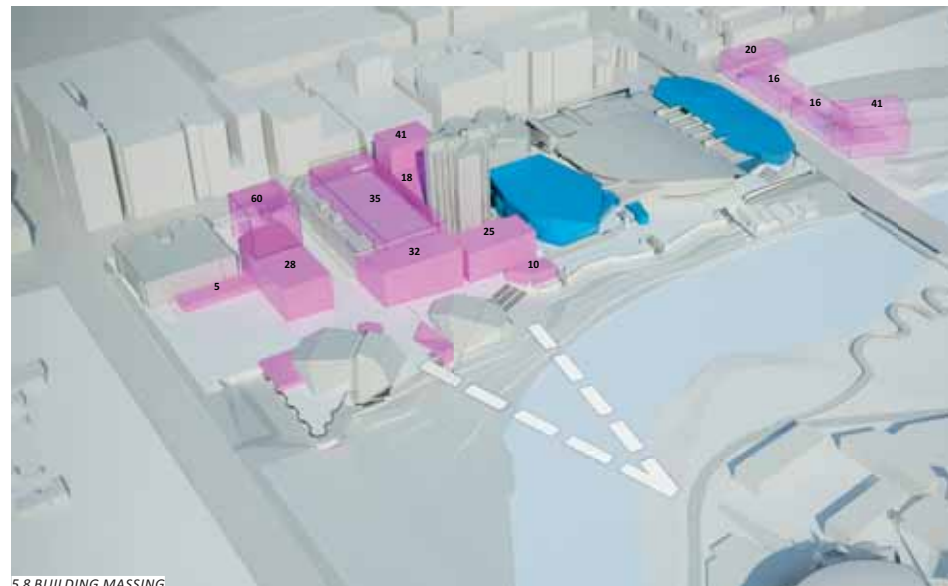
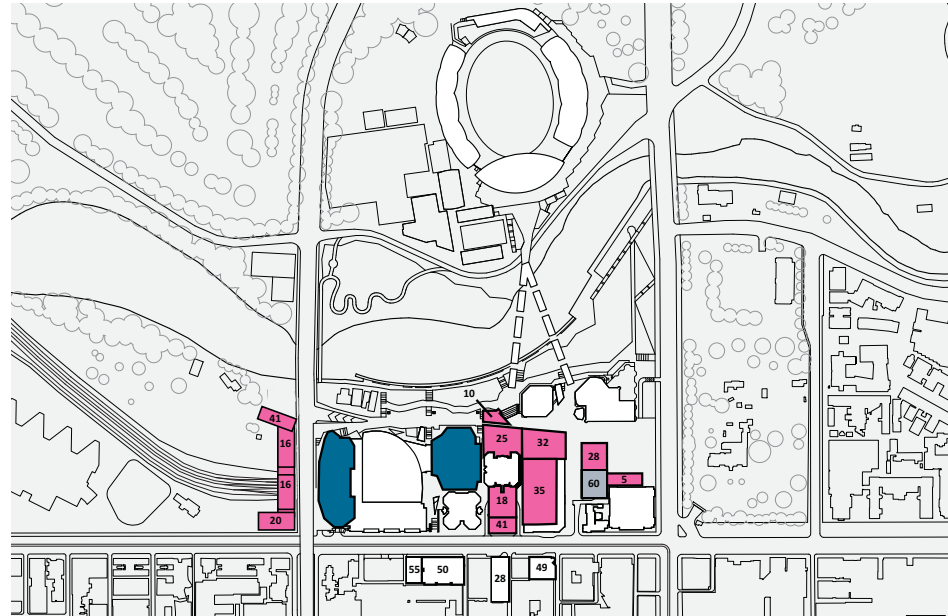
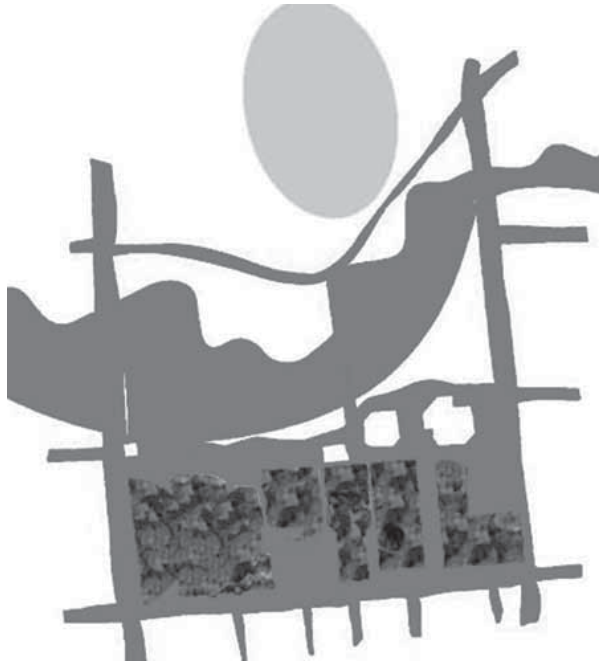
SECTION 03 – ADJACENT TO INTERCONTINENTAL



5.9 BUILDING MASSING

KEY SITE-PLANNING MOVES

PLACE-NESS Making the River and Banks a Place



5.8 BUILDING MASSING

■ FUTURE MASTERPLAN MASSING PROPOSAL WITH NUMBERS SHOWING METERS ABOVE GROUND LEVEL

■ CURRENT CONVENTION CENTRE PROPOSAL



5.9 DESIGN QUALITY

“Highest quality design outcomes in architecture landscape artworks and urban design.”

(GUIDING PRINCIPLE 5)

Engage high quality national and local architectural and landscape practices

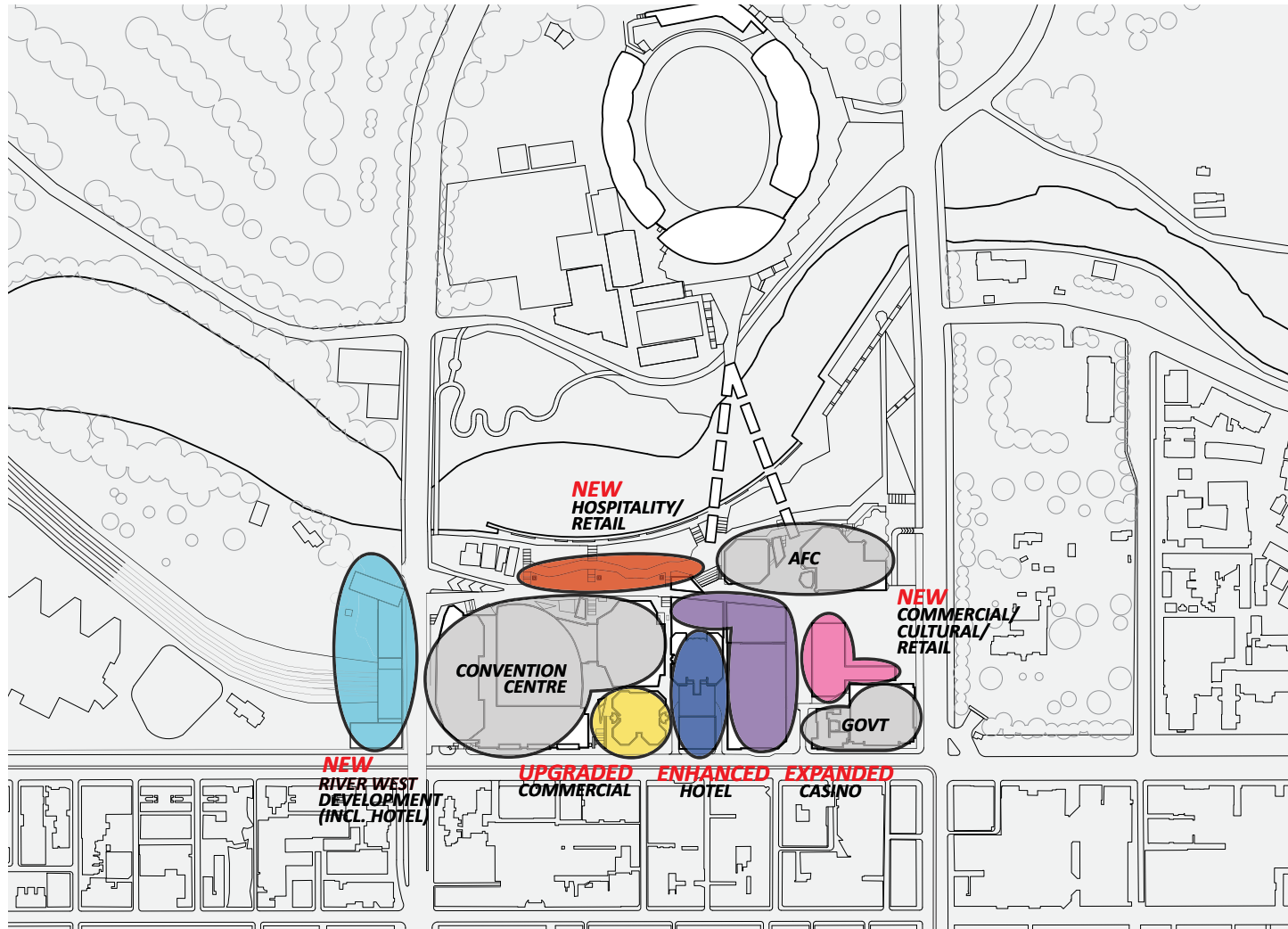
- Use procurement strategies to obtain significant, design-focused outcomes
- Identify and appoint “emerging” design practices for smaller scale, one-off projects for both architecture and landscape
- Public art – undertake curated and well-managed art program throughout the precinct.



5.10 NEW BUILDINGS, NEW USE

5.10 NEW BUILDINGS

1. Festival Square building – 28500m²
2. Casino/Hotel – 30000m²
3. North Terrace tower – 16500m²
4. River West (incl. Hotel development) – 28000m²
5. River front retail – 3500m².



5.11 RETAIL & COMMERCIAL STRATEGY

KEY RETAIL OFFER:

- Cinema
- Luxury fashion along Riverbank Gateway (Station Road)
- Eatery
- Food and Beverage on Riverbank Promenade
- Total retail 14,000m2 plus cinemas.

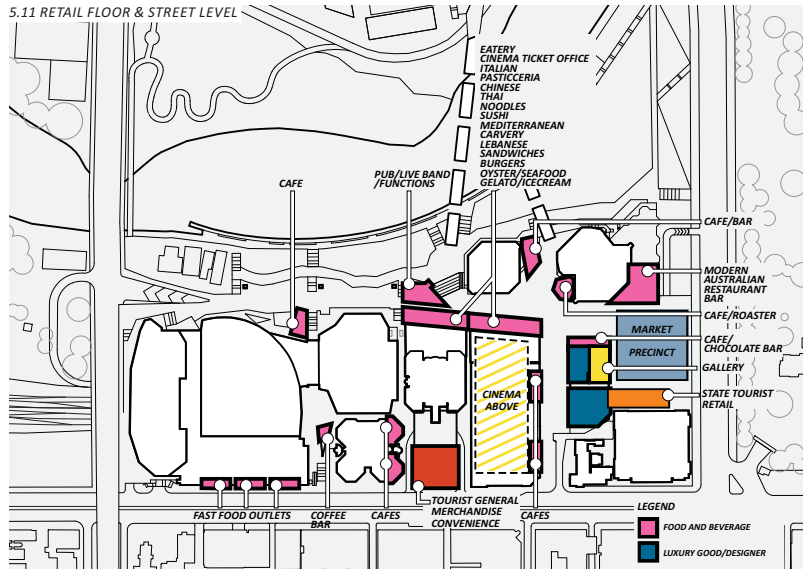
In addition a market in Festival Square (84 stall holders) operation min. 2 days a week.

CRITICAL ISSUES:

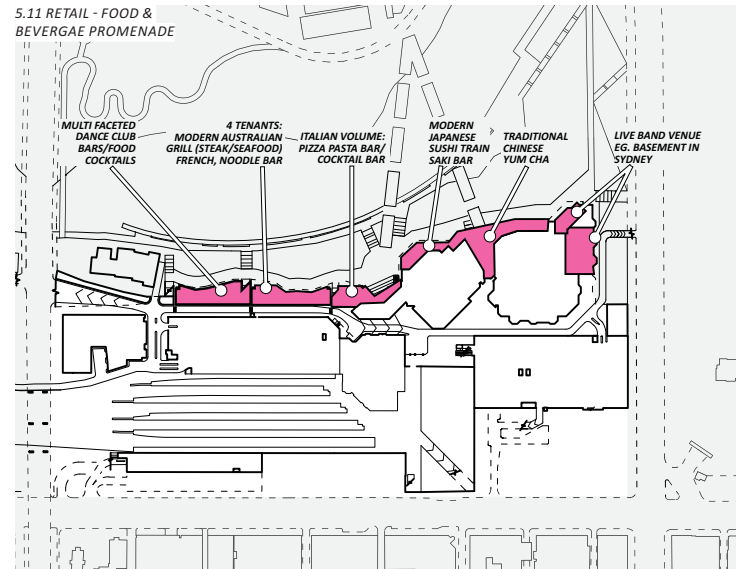
- Can be delivered in self-sustaining stages choice, variety, quality
- Cinema is a critical foundation of the precinct. It will underpin the food and beverage offer cinema and eatery should be included in the eatery stages
- Trading momentum, marketing and minimal disruption to sales are essential
- Retail component more likely to be successful with centralised management.



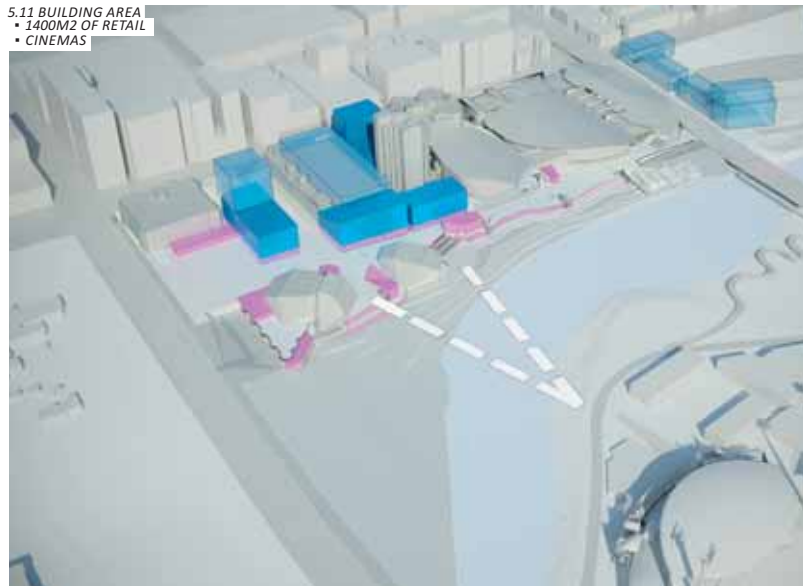
5.11 RETAIL FLOOR & STREET LEVEL



5.11 RETAIL - FOOD & BEVERAGE PROMENADE

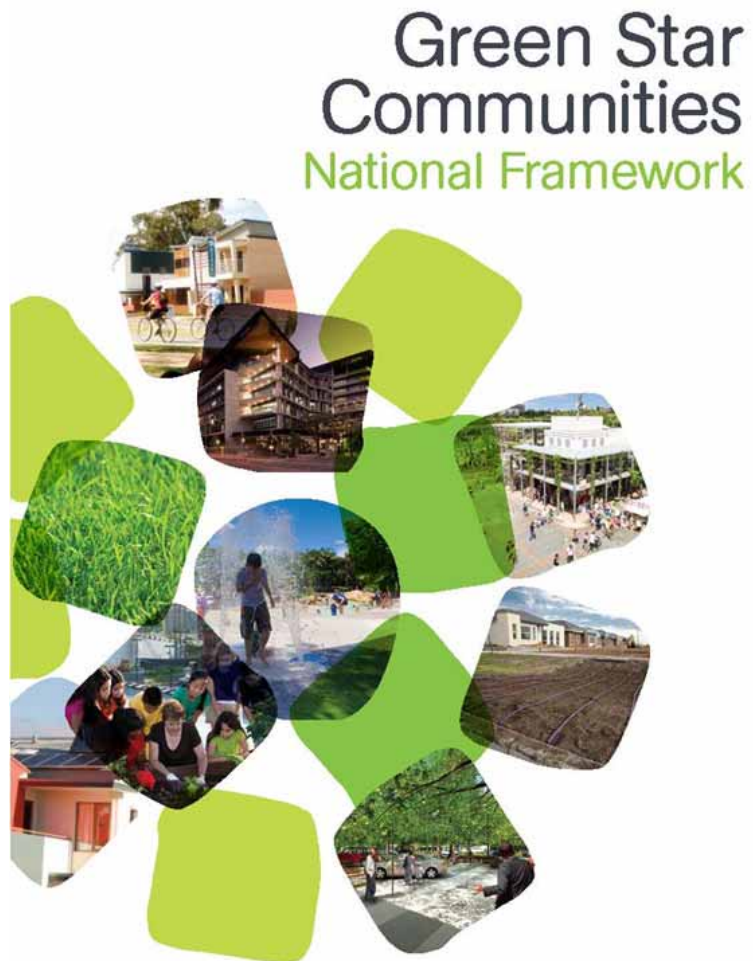


5.11 BUILDING AREA
• 1400M2 OF RETAIL
• CINEMAS



RETAIL 1400M2 INCLUDING CINEMAS
COMMERCIAL

5.12 ENVIRONMENT & SUSTAINABILITY



- A precinct-wide approach to sustainability covering energy, water, waste, habitat, micro-climate and transport is proposed
- A co-ordinated approach to infrastructure planning and investment is essential
- Misalignment of core business and operational drivers between stakeholders can act as obstacles to precinct sustainability.

KEY FACILITATORS TO IMPLEMENTING A PRECINCT-WIDE

APPROACH INCLUDE:

- A robust precinct governance model that includes achieving a co-ordinated approach to precinct-wide sustainability targets
- Establishing shared goals in the definition of precinct-wide sustainability targets.

It is recommended that any future Riverbank Precinct governance authority embrace the green star communities national framework. Key framework principles include:

- Principle 1: enhance liveability
- Principle 2: create opportunities for economic prosperity
- Principle 3: foster environmental responsibility
- Principle 4: embrace design excellence
- Principle 5: demonstrate visionary leadership and strong governance.

The opportunity to meet appropriate sustainability targets will be a function in part of the retention of existing infrastructure and buildings.

Aspirational targets for new development in the Riverbank Precinct should include:

PRECINCT COMPONENT	ASPIRATIONAL TARGET	
	GREEN STAR	NABERS
WHOLE PRECINCT	GREEN STAR COMMUNITIES RATING TOOL (UNDER DEVELOPMENT)	
COMMERCIAL	6 STAR	6 STAR
RETAIL	6 STAR	6 STAR
ACCOMMODATION	N/A	6 STAR



A SUSTAINABLE PRECINCT

A. Establish a shared vision for a sustainable precinct including setting precinct-wide sustainability targets focused on:

- Improving the sustainability performance on existing developments and plant
- Implementing new precinct-wide sustainability strategies for energy, water, waste, habitat, micro-climate and transport
- Meeting sustainability targets on all new development.

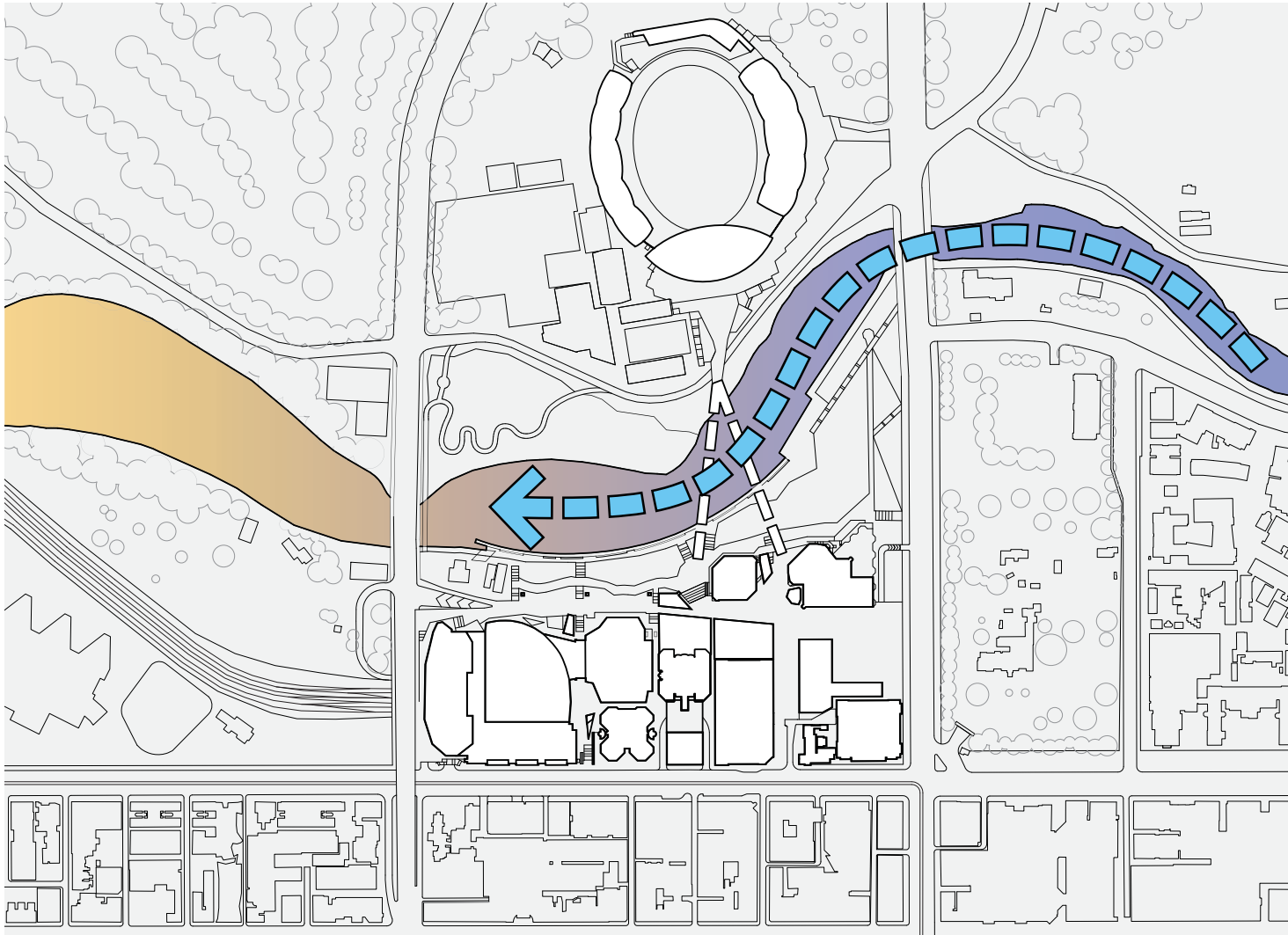
B. Specific opportunities would include:

- Reducing demand for energy and non-renewable resources across the precinct
- Passive design and planning systems in all new development
- Substituting current energy sources with alternatives with a lower environmental impact
- Precinct-wide cogeneration strategies
- Precinct-wide water capture, treatment, storage and reuse system for potable, non-potable and environmental uses
- Improving the health and quality of the Torrens River
- Active wetland environment within Torrens Lake to better manage water quality and improve habitat values
- Precinct-wide waste management system
- Integrated access strategy focused on sustainable transport opportunities managed by a precinct governance authority.



5.12 ENVIRONMENT & SUSTAINABILITY – RIVER QUALITY

At a broader catchment level the Adelaide and Mt Lofty Ranges natural resources management board has proposed the concept of the introduction of regular “environmental flows” from up stream dam storages (drought permitting) as an improved long term solution to water quality and river health.



5.13 GOVERN, CURATE & MANAGE



Management is currently fragmented and often contested.

Without a comprehensive review of governance responsibilities for the Riverbank Precinct, it can be argued that many of the Masterplan's recommendations are likely to be either stillborn or highly problematic in their realisation.

There are a wide range of national and international examples of unique precincts like Riverbank facilitated through dedicated governance structures, including Hafencity (Hamburg), Southbank (London), Dublin Docklands development corp, Central Park Conservancy (New York), Sydney Olympic Park authority and Southbank (Brisbane)

The team recommend a process to assess the most appropriate governance model that will ensure the short, medium and long term sustainability of the precinct.

"There is a strong case for the introduction of a new, special purpose-built authority for Riverbank. This entity, with the appropriate statutory objects and powers, would be accountable to Government and in collaboration with the City Council for the ongoing planning, design and place management of designated areas within, where the individual entities, owners and tenants would continue to operate their facilities."

MALCOLM SNOW



SOUTHBANK BRISBANE

A POSSIBLE SCENARIO:

A governance model led by a suitable skilled representative board and management structure

A single conduit for new proposals, assessed against the approved business/Masterplanning/strategic plan and managing:

- Asset maintenance, event management, marketing and activation
- Public land tenure
- Place design and development management
- Initiation of new enterprises.

Operating through consultative mechanisms that can quickly determine stakeholder requirements and what is in the community interest to make clear recommendations to the minister.

A body supported through necessary funding and resources (often supplemented by revenues generated by commercial facilities within the precinct eg: car parking, retail, events and place levies) to effectively meet community service obligations set by government while also having the capacity to act in an entrepreneurial manner.



SOUTHBANK LONDON

