

## Councillor Giles - QoN - Walker Corporation proposed build

Tuesday, 11 March 2025  
**Council**

**Council Member**  
Councillor Janet Giles

Public

**Contact Officer:**  
Ilia Houridis, Director City  
Shaping

## QUESTION ON NOTICE

**Councillor Janet Giles will ask the following Question on Notice:**

'In relation to the proposal by the Walker Corporation to build a 40 storey tower on the Festival Plaza directly behind Parliament House, I have the following questions.

1. Does this part of the parklands come under Adelaide Parklands Act?
2. If so, what are the requirements for the Government to consult with the Council and the Parklands Authority?
3. If not, what is the Legislation governing this part of the parklands?
4. Was the Festival Centre Trust Board or the Festival Centre Board involved in the decision to build the Walker Towers?
5. Does parliament need to approve this project through the Environment Resource and Development Committee and what is the parliamentary process, if any, for this project to be approved? If so, what is the process and timeframe for this process?
6. Is there any agreement which is known to council between the Walker Corporation, the Festival Centre and/or the State Government in relation to this project?'

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## REPLY

*Does this part of the parklands come under Adelaide Parklands Act?*

1. Festival Plaza is part of the Adelaide Park Lands and therefore administered under the *Adelaide Park Lands Act 2005 (SA)*. The Festival Plaza is under State care and control as noted in the [Adelaide Park Lands Plan](#).

*If so, what are the requirements for the Government to consult with the Council and the Parklands Authority?*

2. Under the *Adelaide Park Lands Act 1995 (SA)* the Minister must consult with Council to:
  - 2.1. Make appointments to the Board (Kadaltilla)
  - 2.2. Vary the Adelaide Park Lands Plan
  - 2.3. Vary the land tenure schedule.

*If not, what is the Legislation governing this part of the parklands?*

3. Land use planning policy is contained in the Planning and Design Code. To change the policy applicable to this site, the State Government's Department for Housing and Urban Development, prepared the Festival Plaza Code Amendment (Code Amendment) in accordance with the *Planning, Development and Infrastructure Act 2016 (SA)* (the Act).

- 3.1. The Minister for Planning, Hon Nick Champion MP, adopted the Code Amendment for early commencement on 6 September 2024, so that the proposed policy changes could commence

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operation on an interim basis on 12 September 2024 under section 78 of the Act. This process is used when the Minister considers that the immediate application of the policy changes is necessary in the interests of orderly and proper development, and to counter applications for undesirable development ahead of the Code Amendment outcome.

- 3.2. Subsequently, the State Government consulted on the Code Amendment from 12 September 2024 to 24 October 2024.
- 3.3. Council and the Kadaltilla / Adelaide Park Lands Authority made submissions to the consultation.
- 3.4. On 14 January 2025 the Minister for Planning approved the Code Amendment, and it took effect from 30 January 2025.
- 3.5. In accordance with section 74 of the Act (see below), the Minister for Planning has referred the Code Amendment to the Environment, Resources and Development (ERD) Committee of Parliament.

*Was the Festival Centre Trust Board or the Festival Centre Board involved in the decision to build the Walker Towers?*

4. Administration is not aware of the governance arrangements between the State Government and other interested parties.

*Does parliament need to approve this project through the Environment Resource and Development Committee and what is the parliamentary process, if any, for this project to be approved? If so, what is the process and timeframe for this process?*

5. In accordance with section 74 of the Act, the Minister for Planning must refer the Code Amendment to the ERD Committee of Parliament within 28 days of the Code Amendment taking effect.
6. The ERD Committee must then resolve:
  - 6.1. Not to object to the Code Amendment; or
  - 6.2. Suggest amendments to the Code Amendment; or
  - 6.3. Object to the Code Amendment.
7. Any amendments suggested by the ERD Committee are referred to the Minister for Planning for consideration. The Minister has no required timeframe in which to respond to the amendments.
8. If amendments suggested are supported by the Minister, the Planning and Design Code is amended via notice published in the Government Gazette.
9. If the Minister does not support the suggested amendments or the Code Amendment is objected to, the Code Amendment must be referred to the State Parliament to determine.
10. The date of the ERD Committee hearing is yet to be published.
11. Separate to the planning policy reform work contained in the Code Amendment process, a development application will be required for the Festival Plaza Tower 2.
12. To date, SCAP has granted planning consent for early works, including basement strengthening and foundation works. A development application for the tower has not yet been lodged.

*Is there any agreement which is known to council between the Walker Corporation, the Festival Centre and/or the State Government in relation to this project?*

13. Administration is not aware of the governance arrangements between the State Government, Walker Corporation and other interested parties.

Staff time in receiving and preparing this reply	To prepare this reply in response to the questions on notice took appropriately 5.5 hours.
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