

Kadaltilla

Adelaide Park Lands Authority

Draft Festival Plaza Code Amendment Consultation

**Thursday, 26 September 2024
Board Meeting**

Author:
Kathryn Goldy,
Acting Manager Governance

Public

Purpose

On 12 September 2024, Marc Voortman, Director Planning, Department for Housing and Urban Development, sent a letter to Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) advising that the draft Festival Plaza Code Amendment has been released for public consultation from 12 September to 24 October 2024.

Kadaltilla Board Members have also been invited to attend one of the key stakeholder information sessions on the draft Code Amendment on:

- 26 September 2024, 11:00 am to 12:00 noon
- 15 October 2024, 5:00 pm to 6:00 pm

The draft Code Amendment focuses on providing clear building height and design guidance to ensure the remaining development site is maximised to make Festival Plaza a world-class hub for the arts, culture, tourism and entertainment.

The purpose of this report is to present the consultation material and give Kadaltilla Board Members an opportunity to discuss and provide feedback for inclusion in a submission on the draft Festival Plaza Code Amendment, which will subsequently be presented to Kadaltilla at the 24 October 2024 Board Meeting for decision.

Recommendation

That the Kadaltilla / Adelaide Park Lands Authority:

1. Authorises administration to draft a submission on the draft Festival Plaza Code Amendment incorporating the feedback from the Kadaltilla / Adelaide Park Lands Authority Board Members, to be presented for decision at the Kadaltilla / Adelaide Park Lands Authority Board Meeting on 24 October 2024.
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Implications

Adelaide Park Lands Management Strategy 2015-2025	Adelaide Park Lands Management Strategy 2015-2025 This report is consistent with the “Dynamic, active + tranquil places” and “Connected places + spaces” outcomes within the Adelaide Park Lands Management Strategy.
2023-2028 Strategic Plan	Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan Strategic Plan Alignment – Expert Advice 4.1 Provide advice on plans, projects, and policies for the Adelaide Park Lands 4.2 Engage with City of Adelaide and State Government including input into State Government initiatives
City of Adelaide Strategies	This report supports the City of Adelaide’s Strategic Plan 2024 - 2028: <i>Our Environment: "The status, attributes and character of our green spaces and the Park Lands are protected and strengthened."</i>
Policy	Not as a result of this report
Consultation	Not as a result of this report.
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report <i>Environment Protection and Biodiversity Conservation (EPBC) Act 1999</i> Nil Register of Aboriginal Sites and Objects Nil
Design	To be determined National Heritage Management Plan (NHMP) Nil Tree removal and replacement Nil
Opportunities	Provide feedback on a draft Code Amendment affecting an area of the Adelaide Park Lands
City of Adelaide Budget Allocation	Not as a result of this report
Capital Infrastructure Projects	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

Discussion

Background

1. On 12 September 2024, Marc Voortman, Director Planning, Department for Housing and Urban Development, sent a letter (**Attachment A**) to Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) advising that the draft Festival Plaza Code Amendment (**Attachment B**) has been released for public consultation from 12 September to 24 October 2024.
2. These draft planning rules have come into effect on an interim basis at the same time as being released for consultation.
3. The Code Amendment team from Planning and Land Use Services have prepared the following consultation material:
 - 3.1. Newsletter content (**Attachment C**)
 - 3.2. Fact sheet (**Attachment D**)
 - 3.3. Frequently Asked Questions (**Attachment E**)
 - 3.4. Engagement Plan (**Attachment F**)
 - 3.5. Affected Area Map (**Attachment G**)
4. Kadaltilla Board Members have also been invited to attend one of the key stakeholder information sessions on the draft Code Amendment on:
 - 4.1. 26 September 2024, 11:00 am to 12:00 noon
 - 4.2. 15 October 2024, 5:00 pm to 6:00 pm

About the Draft Festival Plaza Code Amendment

5. As outlined in Marc Voortman's letter, a description of the Draft Festival Plaza Code Amendment has been provided, which includes the following key points:
 - 5.1. *The Chief Executive of the Department for Housing and Urban Development is reviewing the planning rules for Festival Plaza to ensure this prime location in Adelaide's city centre provides the greatest benefits for the state and our community.*
 - 5.2. *The draft Code Amendment focuses on providing clear building height and design guidance to ensure the remaining development site is maximised to make Festival Plaza a world-class hub for the arts, culture, tourism and entertainment.*
 - 5.3. *A concept plan for Festival Plaza (**Attachment H**) is included in the draft Code Amendment, which identifies an appropriate location for buildings taller than 20 levels, or 71 metres, and provides a policy framework that could allow up to 40 levels, subject to building design that:*
 - 5.3.1. *preserves an unobstructed physical and visual connection to culturally important buildings*
 - 5.3.2. *preserves the national and state heritage values and views of Parliament House by maintaining an appropriate setback from the northern façade*
 - 5.3.3. *encourages public interaction, activity and safety by establishing continuous active frontages along the southern edge of Festival Plaza.*
 - 5.4. *The draft Code Amendment strengthens the planning rules for buildings more than 20 levels high by requiring them to align with the concept plan.*
 - 5.5. *Wording has also been removed for a 'designated performance feature' that provides guidance for buildings in the Entertainment Subzone of the City Riverbank Zone, as the wording can be misinterpreted to suggest that buildings greater than 20 stories should be located along the River Torrens.*
 - 5.6. *The review also aims to ensure that planning rules for this important area are consistent with the South Australian Government's vision for the broader Riverbank Precinct.*
 - 5.7. *The final engagement report and Code Amendment report will be provided to the Minister for Planning once all submissions have been considered. Should approval be granted, these documents will be published on the PlanSA website within five business days of the Minister's approval.*

Next Steps

6. Administration will draft a submission on the draft Festival Plaza Code Amendment incorporating the feedback from Kadaltilla Board Members, to be presented for decision at the Kadaltilla Board Meeting on 24 October 2024.

Attachments

Attachment A – Letter from the Department for Housing and Urban Development

Attachment B – Draft Festival Plaza Code Amendment

Attachment C – Newsletter content

Attachment D – Fact sheet

Attachment E – Frequently Asked Questions

Attachment F – Engagement Plan

Attachment G – Affected Area Map

Attachment H – Concept Plan for Festival Plaza

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