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12 September 2024

Dr Jane Lomax-Smith
Presiding Member
Kadaltilla/Adelaide Park Lands Authority

**Planning & Land Use
Services**

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Dear Dr Lomax-Smith

Re: draft Festival Plaza Code Amendment consultation and early commencement

I am writing to advise you that the [draft Festival Plaza Code Amendment](#) has been released for public consultation from 12 September to 24 October 2024.

These draft planning rules have come into effect on an interim basis at the same time as being released for consultation to ensure undesirable development applications are not submitted for this important precinct while the rules are reviewed.

About the draft Festival Plaza Code Amendment

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.

The draft Code Amendment focusses 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.

A [concept plan for Festival Plaza](#) 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:

- preserves an unobstructed physical and visual connection to culturally important buildings
- preserves the national and state heritage values and views of Parliament House by maintaining an appropriate setback from the northern façade
- encourages public interaction, activity and safety by establishing continuous active frontages along the southern edge of Festival Plaza.

The draft Code Amendment strengthens the planning rules for buildings more than 20 levels high by requiring them to align with the concept plan.

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.

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.

Future development of Festival Plaza

Recent upgrades and development have renewed Festival Plaza as a cultural and entertainment hub in the centre of Adelaide.

A 38-storey mixed-use tower alongside the One Festival Tower has been proposed to complete renewal of the precinct.

The draft Code Amendment does not consider specific proposed developments but would provide building height and design guidance for any future development in Festival Plaza.

Therefore, changes to the planning rules through this code amendment would guide whether the proposed 38-storey building is the highest and best use of the precinct's remaining development site, considering its relationship with national and state heritage listed Parliament House and opportunities to create public space.

Public consultation

Feedback is encouraged to be submitted via the YourSAy website by 5:00 pm on 24 October 2024 at: yoursay.sa.gov.au/future-living.

Feedback can also be provided via:

- the PlanSA [online submission form](#)
- email to plansasubmissions@sa.gov.au
- post addressed to:

Submission – Festival Plaza Code Amendment
Code Amendment Team
GPO Box 1815
ADELAIDE SA 5001

Information sessions

You are invited to attend a key stakeholder information session on the draft Code Amendment on:

- 17 September, 1:30 pm to 2:30 pm, [register to attend on Eventbrite](#).

Public online information sessions will also be held on:

- 26 September, 11:00 am to 12:00 noon, [register to attend on Eventbrite](#)
- 15 October, 5:00 pm to 6:00 pm, [register to attend on Eventbrite](#).

Further information

The draft Festival Plaza Code Amendment and supporting information can be viewed on the PlanSA website at: plan.sa.gov.au/en/ca/festival-plaza.

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.

Should you have any questions regarding the draft Code Amendment, contact the Code Amendment Team on 1800 752 664 or PlanSA@sa.gov.au.

Yours sincerely



Marc Voortman

DIRECTOR PLANNING

DEPARTMENT FOR HOUSING AND URBAN DEVELOPMENT

On behalf of the Chief Executive, Department for Housing and Urban Development