

Kadaltilla

Adelaide Park Lands Authority

Kadaltilla's Submission to the Draft Festival Plaza Code Amendment for Endorsement

**Thursday, 24 October 2024
Board Meeting**

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Public

Purpose

The purpose of this report is to seek approval of a submission to the State Government's consultation on the draft Festival Plaza Code Amendment (the draft Code Amendment) (**Attachment A**).

On 12 September 2024, the Department for Housing and Urban Development wrote to Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) advising that the draft Code Amendment had been released for public consultation from 12 September to 24 October 2024. The Code Amendment came into interim effect on 12 September 2024.

The draft Code Amendment with supporting information is available on the State Government's website as part of the consultation ([Link 1](#)).

Kadaltilla Board Members were invited to attend one of the key stakeholder information sessions on the draft Code Amendment held by the State Government on 26 September 2024 and 15 October 2024.

A report on the draft Code Amendment was presented to Kadaltilla at its meeting held on 26 September 2024 ([Link 2](#)). Key matters to be submitted to the consultation are set out in this report under the following considerations:

- Alignment with the Principles of the *Adelaide Park Lands Act 2005* (SA) (APL Act) and the Adelaide Park Lands Management Strategy (APLMS)
- Protection of the National Heritage Values and referral under the *Environment Protection, Biodiversity Conservation Act 1999* (Commonwealth) (the EPBC Act)
- Achievement of the principles of good planning as set out in the *Planning, Development and Infrastructure Act 2016* (SA) (the PDI Act) and State Planning Policies (SPP), including SPP 1 – Integrated Planning, SPP 2 – Design Quality, and SPP 7 – Cultural Heritage.

Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES THE STATE GOVERNMENT AND COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Approves the Kadaltilla / Adelaide Park Lands Authority's draft submission on the draft Festival Plaza Code as contained in Attachment A to Item 6.2 on the Agenda for the meeting of the Board of the Kadaltilla / Adelaide Park Lands Authority held on 24 October 2024.
 2. Authorises the Chief Executive Officer, or delegate, to make any minor editorial and formatting changes as required to finalise the submission as contained in Attachment A to Item 6.2 on the Agenda for the meeting of the Board of the Kadaltilla / Adelaide Park Lands Authority held on 24 October 2024.
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Implications

Adelaide Park Lands Management Strategy 2015-2025	Adelaide Park Lands Management Strategy 2015-2025 Dynamic, active + tranquil places and Connected places + spaces
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	Council endorsed its City Plan – Adelaide 2036 on 10 September 2024. The Festival Plaza is within the North Terrace Local Area of the City Plan which is envisaged as the cultural, institutional and governance heart of South Australia.
Policy	The PDI Act provides the legislative framework for undertaking Code Amendments.
Consultation	This report responds to a consultation process being undertaken by the Department for Housing and Urban Development regarding a State-led amendment to the Planning and Design Code. Kadaltilla’s draft submission is informed by feedback provided by Board Members. Kadaltilla Board Members were invited to attend a key stakeholder information session on the draft Code Amendment held by the State Government on 26 September 2024 and 15 October 2024.
Resource	Not as a result of this report
Risk / Legal / Legislative	Key matters to be submitted to the consultation are set out in this report considering key legislations governing the Adelaide Park Lands.
Design	This report considers the principles of good planning as set out in the PDI Act and SPP 1 – Integrated Planning, SPP 2 – Design Quality, and SPP 7 – Cultural Heritage.
Opportunities	Kadaltilla has been undertaking a comprehensive review of the Adelaide Park Lands Management Strategy (APLMS) and there is an opportunity to strengthen the alignment between the draft Code Amendment and the APLMS.
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. The purpose of this report is to seek approval of a submission to the State Government's consultation on the draft Festival Plaza Code Amendment (the draft Code Amendment) (**Attachment A**).
2. On 12 September 2024, the Department for Housing and Urban Development wrote to Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) advising that the draft Code Amendment had been released for public consultation from 12 September to 24 October 2024. The Code Amendment came into interim effect on 12 September 2024.
3. The draft Code Amendment with supporting information is available on the State Government's website as part of the consultation ([Link 1](#)).
4. Kadaltilla Board Members were invited to attend one of the key stakeholder information sessions on the draft Code Amendment held by the State Government on 26 September 2024 and 15 October 2024.

The draft Code Amendment

5. The Code Amendment proposes to amend the City Riverbank Zone and Entertainment Subzone to facilitate the redevelopment of Festival Plaza.
6. The Subzone currently allows buildings of unlimited height, subject to buildings taller than 20 levels being of exemplary design and not located adjacent to the River Torrens / Karrawirra Pari.
7. The Code Amendment removes existing building height restrictions and includes a new Concept Plan to guide the location of new buildings in relation to Parliament House and the Adelaide Festival Centre.

Kadaltilla's Submission

8. A report on the draft Code Amendment was presented to Kadaltilla at its meeting held on 26 September 2024 ([Link 2](#)).
9. Key matters to be submitted to the consultation are set out in this report under the following considerations:
 - 9.1. Alignment with the Principles of the *Adelaide Park Lands Act 2005* (SA) (APL Act) and the Adelaide Park Lands Management Strategy (APLMS).
 - 9.2. Protection of the National Heritage Values and referral under the *Environment Protection, Biodiversity Conservation Act 1999* (Commonwealth) (the EPBC Act).
 - 9.3. Achievement of the principles of good planning as set out in the *Planning, Development and Infrastructure Act 2016* (SA) (the PDI Act) and State Planning Policies (SPP), including SPP 1 – Integrated Planning, SPP 2 – Design Quality, and SPP 7 – Cultural Heritage.

Alignment with the Principles of the APL Act and APLMS

10. Kadaltilla submits that:
 - 10.1. The scale and design of the development enabled by the Code Amendment should demonstrate stronger alignment with the APL Act and APLMS including preserving public spaces, maintaining clear sightlines to the Adelaide Park Lands, minimising encroachment on green areas, and protecting heritage values.
 - 10.2. Access to open space should be strengthened to offset any loss of public open space through the Code Amendment framework, such as investing in restoring alienated areas of the Adelaide Park Lands and exploring alternative access to open space such as opening sections of Government House grounds.
 - 10.3. The State Government should make its full vision for the Riverbank Precinct publicly available.

Protection of the National Heritage Values and referral under the EPBC Act

11. Kadaltilla submits that:
 - 11.1. The State Government should undertake a referral to the EPBC Act as it relates to the National Heritage Values.
 - 11.2. The Code Amendment should specifically address vistas to and from the Adelaide Park Lands, including the view corridor for Elder Park.
 - 11.3. A greater distance should be maintained from Heritage Places, particularly Parliament House, to protect their visual prominence and historical context.

Achievement of the principles of good planning and SPPs

12. Kadaltilla submits that:
 - 12.1. The building height allowance should be reduced to respond to the dominant height of Tower 1 rather than establishing the dominant height. The concept plan boundary should be minimised such that building footprint is constrained.
 - 12.2. Greater regard be given to SPP 7 and maintaining the context of a place of heritage value through appropriate and compatible design solutions.
 - 12.3. Future development should deliver a landmark architectural response with reference to leading international practice and adhering to the principles of ecologically sustainable and regenerative design, including green star certification.
 - 12.4. Future development should make a positive contribution to the public realm and at pedestrian scale, including pedestrian connectivity, greening at podium height, continuous canopies and shade cover, natural spaces and landscaping.

Next Steps

13. Pending decision by Kadaltilla, the matters raised in this report will be submitted to the Department for Housing and Urban Development on Friday, 25 October 2024.
14. It should be noted that the City of Adelaide is preparing a separate submission on the draft Code Amendment, which it will consider at its City Planning, Development and Business Affairs Committee on 5 November 2024 and confirm at its Council meeting on 12 November 2024.

Links

Link 1 – [Draft Festival Plaza Code Amendment](#)

Link 2 – [Kadaltilla / Adelaide Park Lands Authority – Agenda – Thursday, 26 September 2024](#)

Attachments

Attachment A – Festival Plaza Code Amendment – Kadaltilla Submission

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