

Section 73(10) of the Planning, Development and Infrastructure Act 2016

Festival Plaza Code Amendment

By the Chief Executive, Department for Housing and Urban Development

THE AMENDMENT

Adopted by:



Hon Nick Champion MP

Minister for Planning

9/1/25

Festival Plaza Code Amendment

Preamble

The Code Amendment was placed on Early Commencement on 12 September 2024. The changes to the Code proposed in the version of the amendment instructions released for public engagement have already been incorporated into the Code. Accordingly, the amendment instructions below reflect only the proposed changes to the Planning and Design Code (the Code) required following public engagement. These are, as outlined in the Engagement Report furnished to the Minister for Planning by the Designated Entity under section 73(7) of the Planning, Development and Infrastructure Act 2016 [the Act]:

Amend Concept Plan 153 - City Riverbank - Festival Plaza to:

- Maintain a 9m setback from Parliament House's Northern Façade to preserve its visual integrity and heritage value; and
- Preserve view lines to Parliament House Balcony and aedicular corner of classical columns and pilasters to maintain heritage prominence within Festival Plaza

The amendment instructions are outlined below.

Amendment Instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, version 2024.21 published on 21 November 2024. Where amendments to the Planning and Design Code have been published after this date, consequential changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment. The Minister specifies under section 73(12)(c) of the Act that this Code Amendment will take effect on the day that it is deployed into both the electronic Planning and Design Code and the South Australian Property and Planning Atlas.

Instructions

Amend the Planning and Design Code as follows:








1. In Part 12 – Concept Plans, Concept Plan 153 City Riverbank Festival Plaza
 - a. Remove existing Concept Plan 153 City Riverbank Festival; and
 - b. Replace with amended Concept Plan 153 City Riverbank Festival per **Attachment A**.
2. In Part 13 – Table of Amendments, update the publication date, Code version number, amendment type and summary of amendments within the 'Table of Planning and Design Code Amendments' to reflect the publication of this Code Amendment.

ATTACHMENT A

Part 12 – Concept Plans

Adelaide: Insert - Concept Plan 153 City Riverbank – Festival Plaza as depicted below



-  Concept Plan Boundary
-  Preserve view lines to Parliament House balcony and Aedicular Corner
-  Green Edge
-  Building Separation - minimum 9 metres
-  Active Frontage
-  40 Building Levels
-  Visual and physical access



Concept Plan 153
City Riverbank - Festival Plaza