

ENGAGEMENT REPORT

Section 73(7) of the *Planning, Development and Infrastructure Act 2016*

Festival Plaza Code Amendment

By the Chief Executive, Department for Housing and Urban Development

Prepared by the Designated Entity:



(Signature)

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Date: 4 December 2024

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1 Executive Summary

The South Australian Government 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 [Festival Plaza Code Amendment](#) reviews the planning rules, focussing 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 site of the proposed development is located within the City Riverbank Zone. This code amendment reviews the policy of the City Riverbank Zone (Entertainment Subzone) to ensure the most can be made of the site and the development opportunity for the state.

The draft planning rules came into effect on an interim basis at the same time as being released for consultation to ensure that any undesirable development applications were not submitted for this important precinct while the rules were reviewed.

Feedback was invited on the draft Festival Plaza Code Amendment from 12 September to 24 October 2024.

Public engagement on the draft Code Amendment was delivered in accordance with the [engagement plan](#), developed in-line with the [Community Engagement Charter](#).

A total of 87 submissions were received during the consultation period from community, industry, advocacy groups, and government agencies.

The majority of submissions did not support the Code Amendment (62 of the 87 submissions, including submissions from the Woodville Residents of Charles Sturt, with members unanimously opposing the Code Amendment, and the North Adelaide Society, which represents about 200 residents).

The most commonly raised issues during consultation largely related to building height guidance and the impacts of a potential tower building at the site indicated in the concept plan, including concern about:

- the acceptable height for a tower building in Festival Plaza, suggesting 40 levels is too high
- building on the Adelaide parklands, particularly a building that is not for entertainment, arts and culture, health or public use
- impacts on the heritage values of the national and state listed Parliament House and nearby heritage buildings, such as Festival Theatre and the Torrens Parade Ground, including overshadowing buildings along North Terrace
- obstructing views of linear park, the northern façade of Parliament House, the Railway Station, Festival Theatre and the River Torrens / Karrawirra Parri
- building on Festival Plaza, suggesting the site identified in the concept plan should remain undeveloped to create green space or a space for community purposes such as recreation, festivals or concerts
- loss of the geometry of the square mile of Adelaide's CBD as per Colonel Light's vision.

The key areas of support raised during consultation included:

- the building height and design guidance provides an opportunity to build a high-quality, iconic building that makes a bold statement, strengthens the CBD skyline and improves business growth
- Adelaide needs more taller buildings to use space more efficiently
- a building of about 40 levels in Festival Plaza could provide opportunities to benefit the community such as a public viewing deck or museum
- a building of 38-40 levels is needed to minimise the bulk of a lower height building

- acknowledgement of the amount of work and due diligence undertaken to ensure the best outcomes for Adelaide through the proposed code amendment.

The majority of submissions were received from community, and submissions were also received from a range of targeted stakeholder groups, demonstrating broad awareness of the consultation.

The engagement evaluation survey demonstrated community felt they were able to access the information they needed to take an informed view and understood why they were asked for their feedback and how it would be considered.

However, concern was raised about the level of influence public feedback would have over the outcome, with several participants feeling that a decision on the final Code Amendment had already been made.

While the engagement process was found to meet the minimum requirements to meet the Community Engagement Charter principles, there were some concerns regarding confidence in the engagement process.

Amendments to the draft Code Amendment are proposed following the consultation, focussing on Concept Plan 153 - City Riverbank - Festival Plaza, in particular:

- specifying a minimum setback of 9m from Parliament House's northern façade to preserve its visual integrity and heritage value; and
- additional detail to preserve view lines to the Parliament House Balcony and Aedicular Corner of classical columns and pilasters to maintain heritage prominence within Festival Plaza.

2 Purpose

This report has been prepared by the Chief Executive of the Department for Housing and Urban Development (the Designated Entity) for consideration by the Minister for Planning (the Minister) in adopting the Festival Plaza Code Amendment.

The report details the engagement that has been undertaken, including any variations from the engagement plan, the outcomes of the engagement including a summary of the feedback received, the response to the feedback and the proposed changes to the Code Amendment. In addition, the report evaluates the effectiveness of the engagement and whether the principles of the Community Engagement Charter have been achieved.

3 Introduction

The South Australian Government 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.

Aspects such as building height, siting, contribution to public space and relationships to heritage buildings such as Parliament House are all important planning considerations for new development in the precinct.

The draft Festival Plaza Code Amendment reviews the planning rules, focussing 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.

To achieve the wider vision, the Chief Executive, with the approval of the Minister for Planning, initiated a Planning and Design Code amendment in accordance with section 73(2)(b) of the *Planning Development and Infrastructure Act 2016* (the Act).

Through the Code Amendment investigations, a review was undertaken into the alignment of strategic plan outcomes envisaged for Festival Plaza with the current policy and zoning to determine whether the policy contained in the Planning and Design Code is a barrier to realisation of these.

The existing planning rules do not set a maximum building height. They provide general guidance for development higher than 20 building levels so they are of exemplary design and have minimal impact on the River Torrens / Karrawirra Parri.

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 appropriate building design.

The draft Code Amendment aims to remove ambiguous policy and strengthen the planning rules for buildings more than 20 levels high by requiring them to align with the concept plan.

It also specifies buildings higher than 20 building levels or 71 metres will:

- exemplary design quality and architecture that is contemporary and innovative and respectful of the heritage buildings, Adelaide Park Lands setting and civic functions of the locality
- not be located adjacent to the River Torrens / Karrawirra Parri
- positively respond to the local context strong connections between important buildings, public spaces, the Adelaide Park Lands and other key destinations.

An engagement plan was developed in-line with the Community Engagement Charter to inform and consult stakeholders and communities about the proposed changes and invite their feedback to help shape the final Code Amendment.

The purpose of the engagement was to:

- raise awareness of the draft Code Amendment, focussing on ensuring the City Riverbank Zone and Entertainment Subzone provides clear building height and design guidance
- gather informed feedback on the draft Code Amendment from stakeholders and interested community for consideration in finalising the Code Amendment
- inform stakeholders and interested community of the engagement outcomes and final decision
- meet statutory engagement requirements for Code Amendments.

The draft Code Amendment came into 'early commencement', which means the draft rules came into effect on an interim basis at the same time as being released for consultation. The early commencement process is used when the Minister considers that the rule changes need to be applied immediately in the interests of orderly and proper development and to counter applications for undesirable development.

This draft Code Amendment commenced early to ensure undesirable development applications are not submitted for this important precinct while the planning rules for Festival Plaza are reviewed.

4 Engagement approach

The process for amending a designated instrument (including the process to amend the Planning and Design Code) is set out in the Act. The Act requires consultation in relation to the Code Amendment to comply with the Community Engagement Charter.

The Designated Entity prepared an engagement plan to apply the principles of the Community Engagement Charter.

The engagement objectives were to:

- inform stakeholders and interested community of why the draft Code Amendment has been developed and the proposed amendments to the planning rules.
- inform stakeholders and interested community of the opportunity to provide feedback on the draft Code Amendment
- ensure all affected stakeholders and interested community have:
 - appropriate opportunities to provide their feedback on the draft Code Amendment
 - equitable access to the information they need to provide relevant and meaningful feedback for consideration in finalising the Code Amendment
 - sufficient time to hear of the consultation, understand what is proposed and provide their feedback on the draft Code Amendment.
- gather relevant and meaningful feedback from stakeholders and interested community for consideration in finalising the Code Amendment for the Minister's decision.
- inform stakeholders and interested community of the consultation and Code Amendment process' outcomes.

Aspects of the project which stakeholders and the community could influence were:

- issues and/or opportunities that should be considered in preparing this Code Amendment
- the policy underpinning this Code Amendment, particularly:
 - building height guidance for new developments within Festival Plaza
 - design guidance for new developments within Festival Plaza.

Aspects of the project which stakeholders and the community cannot influence are:

- design of specific buildings proposed within Festival Plaza
- spacial application of the City Riverbank Zone and Entertainment Subzone
- general development policies in the Planning and Design Code (this relates to state-wide policy)
- standard policies and wording contained in zones and overlays in the Planning and Design Code (this relates to state-wide policy).

The engagement period for this Code Amendment ran from 12 September 2024 to 24 October 2024.

4.1 Engagement activities

The following engagement activities were delivered during the consultation period.

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Engagement or promotion activity	Description	Stakeholders
Direct stakeholder emails/letters	<p>A letter was sent to all affected and adjacent landowner/occupiers and key stakeholders advising of the draft Code Amendment and its early commencement, providing details of where to find more information and inviting feedback. Key stakeholder and community organisations were also encouraged to share information across their networks.</p> <p><i>Letters were sent directly to 43 stakeholders and 389 landowners/holders.</i></p> <p><i>See Attachment 1 to view stakeholder letters.</i></p>	Affected and adjacent landowners/occupiers, state and Federal MPs, government agencies, local government, Traditional Owners, planning and development industry bodies, heritage representative bodies, nearby businesses community organisations
Direct email to Kurna Yerta Aboriginal Corporation (KYAC)	An email was sent directly to the KYAC representative, following the stakeholder letter, to advise of the draft Code amendment and consultation, and request advice regarding their level of interest in the draft Code Amendment and the best way to engage. Presenting at the October KNYA Board meeting was discussed but was not possible.	KYAC
PlanSA website: <ul style="list-style-type: none"> • consultation page • news story • homepage banner • events page 	<p>The Code Amendment consultation page provided detailed information about the draft Code Amendment, its early commencement and how to provide feedback, along with all consultation documents and contact details for further information. It included details of online information sessions, which were also promoted on the PlanSA events page.</p> <p>An online submission form was available to submit feedback directly via the webpage.</p> <p>The consultation and early commencement was promoted on the homepage via a homepage banner throughout the consultation period and a news story.</p> <p><i>PlanSA news story viewed 247 times by 179 people.</i></p> <p><i>See Attachment 1 to view PlanSA website content.</i></p>	Government and industry key stakeholders (primary audience), all stakeholders and community
PlanSA Code Amendment subscriber notification email	<p>An email notification was sent to all PlanSA subscribers for updates to relevant Code Amendments.</p> <p><i>Email sent to more than 100 subscribers.</i></p>	Planning practitioners, industry, state agencies, community with an

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Engagement or promotion activity	Description	Stakeholders
	<i>See Attachment 1 to view the email notification.</i>	interest in planning in Adelaide's CBD
YourSAy website consultation page and online survey	<p>The consultation page provided easy to understand information about the draft Code Amendment and details of online information sessions, with frequently asked questions, the fact sheet, concept plan and draft Code Amendment document available for further details, as well as contact details for further information.</p> <p>Website content could be translated into more than 200 languages to ensure information was accessible to culturally and linguistically diverse communities.</p> <p>The online survey provided a simple and accessible way to make a submission and guided feedback on areas of the draft Code Amendment that could be influenced by the community.</p> <p>The 'questions' tool was available for community to directly contact the project team with questions through the website, however no questions were submitted.</p> <p><i>YourSAy page viewed 968 times by 663 people.</i></p> <p><i>Draft Code Amendment downloaded 382 times by 222 people and draft concept plan downloaded 159 times by 136 people.</i></p> <p><i>113 people visited the online survey and 46 submitted feedback.</i></p> <p><i>See Attachment 1 to view YourSAy website content.</i> <i>See Attachment 2 to view YourSAy website metrics.</i></p>	Broader community and community organisations (primary audience), culturally and linguistically diverse communities, all stakeholders
Frequently asked questions (FAQs)	<p>Document published on PlanSA and YourSAy website, and FAQs embedded in YourSAy webpage providing further information regarding potential questions, concerns and about key themes. Included in the communications pack.</p> <p><i>85 views and 40 downloads on YourSAy website.</i></p> <p><i>See Attachment 1 to view the FAQs.</i></p>	Interested and affected landowners/occupiers and community (primary audience), all stakeholders
Fact sheet	Document published on PlanSA and YourSAy website to provide a short, plain-English summary	Broader community and community organisations, Kaurana, state and

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Engagement or promotion activity	Description	Stakeholders
	<p>of the draft Code Amendment and how to provide feedback. Included in the communications pack.</p> <p><i>58 views on YourSAy website.</i></p> <p><i>See Attachment 1 to view the fact sheet.</i></p>	<p>Federal MPs, planning and building industry bodies, heritage bodies</p>
<p>Planning Ahead and YourSAy e-newsletters</p>	<p>Information about the draft Code Amendment and consultation were published in the Planning Ahead e-newsletter published on 16 October 2024.</p> <p>Links to the consultation page were published in the YourSAy monthly e-newsletters in 19 September and 18 October 2024.</p> <p><i>Planning Ahead e-news was delivered to 2,668 people, opened by 1,540 people and had 74 link clicks.</i></p> <p><i>YourSAy e-news was sent to 71,012 people, opened 27,982 times and had 208 link clicks.</i></p> <p><i>See Attachment 1 to view the e-newsletter articles and YourSAy e-news metrics.</i></p>	<p>Planning Ahead e-news:</p> <p>state government staff with an interest in planning, local government planning practitioners, planning and building industry</p> <p>YourSAy e-news:</p> <p>Broader community, community organisations, state government</p>
<p>Social media</p>	<p>Social media posts to raise awareness of the draft Code Amendment and opportunity to provide feedback and to promote the information sessions.</p> <p><i>PlanSA Facebook boosted post (\$100) reached 8,132 people, 154 clicks, 26 reactions, 10 comments, 2 shares.</i></p> <p><i>PlanSA Facebook organic posts reached 633 people with 6 reactions.</i></p> <p><i>PlanSA Twitter achieved 146 impressions and 1 retweet.</i></p> <p><i>SPC LinkedIn achieved 1,499 impressions and 48 engagements.</i></p> <p><i>YourSAy Facebook reached 362 people with 5 engagements, 4 clicks, 4 reactions and 1 share.</i></p> <p><i>YourSAy Twitter achieved 164 impressions and 3 tweets.</i></p> <p><i>See Attachment 1 to view social media posts and metrics.</i></p>	<p>Broader community and community organisations, all stakeholders</p>

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Engagement or promotion activity	Description	Stakeholders
Communications pack	<p>Information about the draft Code Amendment to promote the consultation provided to key stakeholders to share across their networks via their channels.</p> <p>Social media content, newsletter article, fact sheet and frequently asked questions were sent with the stakeholder letter.</p>	<p>Key stakeholder networks especially:</p> <ul style="list-style-type: none"> - planning and building industry practitioners - local government planning practitioners - people interested in state and national heritage - people interested in Adelaide Park Lands - people interested in Aboriginal cultural heritage - broader Kaurna community
Key stakeholder information session	<p>A 1-hour, online information session held via Zoom shortly after consultation launch, with registration via a private Eventbrite link included in stakeholder letters, to provide further detail on the draft Code Amendment and consultation process, and answer questions from well engaged stakeholders.</p> <p>It also aimed to ensure council staff were well informed of the planning requirements, particularly during early commencement.</p> <p><i>Invitations sent to 19 key stakeholder organisations.</i></p> <p><i>17 September, 1:30 pm-2:30 pm, 4 registrations, 4 attendees (2 people joined through one login).</i></p>	<p>State and Federal government agencies, local government, building and planning industry bodies, SA Heritage Council</p>
Online public information sessions	<p>Two 1-hour online information sessions were held via Zoom, providing a summary of the draft Code Amendment, what feedback could influence, how to provide feedback, where to find more information followed by a question and answer session. Registrations via Eventbrite.</p> <p>Information sessions were promoted via social media, Eventbrite email, Planning Ahead, PlanSA and YourSAy websites, in the Code Amendment document and via the communications pack.</p> <p><i>Direct invitation sent in letters to 24 stakeholders and 389 landowners/occupiers.</i></p>	<p>Community organisations, broader community, local businesses/industry representatives, heritage organisations, City of Adelaide Mayor, MPs, landowner/occupiers, key stakeholders unable to attend stakeholder briefing</p>

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Engagement or promotion activity	Description	Stakeholders
	<p><i>26 September, 11am-12pm: 10 registrations, 7 attendees.</i></p> <p><i>15 October, 5pm-6pm: 12 registrations, 7 attendees.</i></p>	
<p>Eventbrite website and email</p>	<p>Public event pages were created under the PlanSA profile for the public information sessions, providing details of the draft Code Amendment, where to find more information and providing a platform to register to join the online events.</p> <p>A closed event page was created for the key stakeholder briefing, providing the same general information but only accessible via direct link.</p> <p><i>242 page subscribers received email notification when the public events were published.</i></p> <p><i>See Attachment 1 to view website content for a public and key stakeholder session.</i></p>	<p>Community organisations, broader community, key stakeholder unable to attend stakeholder briefing</p>
<p>Hard copy Code Amendment</p>	<p>A hard copy of the Code Amendment was available for viewing at level 9, 85 Pirie Street in the Adelaide CBD.</p>	<p>All stakeholders and interested community wanting to view a hard copy of the document</p>
<p>PlanSA helpdesk (phone and email)</p>	<p>Phone and email details were provided in all communications materials for stakeholders and community to ask questions and find out more information about the draft Code Amendment. Helpdesk staff available to provide information and answer questions and record feedback provided.</p> <p><i>3 email queries were received from council staff/members.</i></p>	<p>All stakeholders and interested community</p>
<p>Media release and coverage</p>	<p>A draft media release was prepared to promote the launch of consultation, but was not issued. Media notes were provided to the Minister's office.</p> <p><i>Prior to consultation, a media release was issued on 9 April by the Premier and Minister for Planning, when the Code Amendment was initiated: New tower to transform Festival Plaza.</i></p> <p><i>The consultation was promoted on ABC Radio Adelaide, 23 October, 7:14 am-7:25 am and 7:36 am-7:37 am,</i></p>	<p>Broader South Australian community, all stakeholders</p>

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Engagement or promotion activity	Description	Stakeholders
	<i>A letter to the editor was published in The Advertiser, 26 October.</i>	
What we heard summary	<p>A high-level summary of initial feedback on what was heard during consultation and outlining the next steps was emailed to engagement participants, along with the engagement evaluation survey.</p> <p><i>Summary emailed to 108 engagement participants.</i></p> <p><i>See Attachment 1 to view the what we heard summary and Section 5 to view results of the evaluation survey.</i></p>	Engagement participants who provided feedback or registered for an online information session
Department for Housing and Urban Development internal e-news	<p>An article providing information about the draft Code Amendment, its early commencement, where to find out more and inviting feedback was published in the staff newsletter, published on the intranet and emailed directly to all staff.</p> <p><i>See Attachment 1 to view the article.</i></p>	DHUD staff

4.2 Mandatory Requirements

The following mandatory engagement requirements have been met:

Notice and consultation with councils

The Charter requires that a council or councils must be directly notified and consulted on a proposed Code Amendment, where the proposed Code Amendment is specifically relevant to a particular council or councils (and where the council did not initiate the proposed Code Amendment).

A letter was emailed directly to the City of Adelaide Chief Executive and Mayor informing them of the draft Code Amendment, its early commencement and inviting the council to provide feedback.

A letter was also sent to Kadaltilla/Adelaide Park Lands Authority, which is the principal advisor to the City of Adelaide and the South Australian Government on the protection, management, enhancement and promotion of the Adelaide Park Lands and is a subsidiary of the City of Adelaide.

A submission was received from both the City of Adelaide and Kadaltilla/Adelaide Park Lands Authority.

Notice and consultation with the Local Government Association

The Charter requires that the LGA be notified in writing and consulted, where the proposed Code Amendment is generally relevant to councils.

While this Code Amendment was specifically relevant to the City of Adelaide, a letter was emailed directly to the LGA informing them of the draft Code Amendment, its early commencement and inviting them to provide feedback.

The LGA was also provided with a communications pack to share information about the draft Code Amendment, its early commencement and how to get involved in the consultation with their networks.

Notice and consultation with owners and occupiers of land

Under section 73(6)(d) of the Act, where a Code Amendment will have a specific impact on one or more pieces of land in a particular zone or subzone (rather than more generally), the Designated Entity must take reasonable steps to provide a notice to owners or occupiers of the land (and each piece of adjacent land) as prescribed by the Regulations.

Contact details of affected and adjacent landowners and occupiers were provided by the City of Adelaide and all contacts were directly notified of the draft Code Amendment and invited to provide feedback via email or letter. A total of 389 affected and adjacent landowners and occupiers were directly contacted.

4.3 Compliance with the engagement plan

Engagement was carried out in accordance with the engagement plan, with three exceptions.

- A draft media release was prepared to raise awareness of the draft Code Amendment, its early commencement and to promote the launch of consultation, as per the engagement plan. The Minister's office declined to issue the media release.
- Because a media release was not issued at the launch of consultation, a Facebook post promoting the consultation and online information sessions was boosted by \$100 to increase reach and raise awareness. The post was boosted early in the consultation (22 September) to raise community awareness and ensure sufficient time to fully participate in the consultation. The post reached more than 8,100 people.
- The DHUD staff newsletter was used as an additional tactic to raise awareness of the draft code amendment and to promote the consultation, targeting employees across the department.

5 Evaluation of engagement

To ensure the principles of the Community Engagement Charter were met, an evaluation of the Code Amendment engagement process occurred.

5.1 Performance indicators for evaluation

The minimum mandatory performance indicators have been used to evaluate engagement on the Code Amendment. These measures help to gauge how successful the engagement has been in meeting the Charter's principles for good engagement.

Evaluation of Engagement

The minimum mandatory performance indicators required an evaluation of responses from members of the community on the engagement. This includes an evaluation of whether (or to what extent) community members felt:

1. That the engagement genuinely sought their input to help shape the proposed Code Amendment.
2. Confident their views were heard during the engagement.
3. They were given an adequate opportunity to be heard.
4. They were given sufficient information so that they could take an informed view.
5. Informed about why they were being asked for their view, and the way it would be considered.

The minimum performance indicators require an evaluation by the Designated Entity of whether (or to what extent) the engagement:

1. Occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme.
2. Contributed to the substance of the final draft Code Amendment.
3. Reached those identified as communities or stakeholders of interest.
4. Provided feedback to community about outcomes of engagement.
5. Was reviewed throughout the process and improvements put in place or recommended for future engagement.

5.2 Evaluation against the Charter principles

The following is an evaluation of how the engagement process met the five principles of the Charter. This was determined through community evaluation of the engagement process as well as evaluation undertaken by the Planning and Land Use Services' engagement team on behalf of the Designated Entity. The full results of the evaluation can be found in Attachment 3.

An evaluation survey was sent to 108 people who participated in the engagement by providing feedback on the draft Code Amendment or registering to attend an online information session. The survey was accompanied by the 'what we heard' summary of the engagement. A total of 18 responses were received and contributed to evaluating the engagement process against the Charter principles.

(1) Engagement is genuine

People had faith and confidence in the engagement process.

Public consultation ran for 6 weeks, providing sufficient time for affected and interested stakeholders and community to learn of the opportunity to have their say, learn about the proposed changes and provide informed feedback.

Detailed stakeholder mapping during the engagement planning process identified a wide range of affected and interested stakeholders and engagement methods were tailored to ensure each audience was able to easily access information and provide feedback.

A wide variety of targeted methods were used to actively seek participation from stakeholders and communities. These ranged from directly notifying key stakeholders and affected and adjacent landowners/occupiers to broad communication methods such as social media and website content that invited interested community to participate in the consultation.

Engagement participants were well informed and honest in their feedback, which was displayed through the considered feedback received on a wide range of topics.

All feedback received was reviewed carefully and considered in finalising the Code Amendment.

While engagement evaluation survey respondents indicated they felt informed about why they were asked for their view and how their feedback would be considered, half of evaluation survey respondents did not feel the engagement genuinely sought their input to help shape the proposal and more than a quarter of respondents felt neutral about the engagement being genuine.

In response to whether engagement participants had any further comments to share on the engagement process, five people commented that they felt the decision had already been made and the engagement process would not influence the outcome. This concern was also raised in a number of submissions.

This indicates that, while all parties were genuine and honest in their participation, there were some concerns regarding confidence in the engagement process.

This concern is likely to have been partly caused by media stories prior to public engagement, following a media release on 9 April 2024, announcing ‘a sleek, modern 38-story high-rise tower is set to be built in Festival Plaza’.

Evaluation statement	Strongly agree	Somewhat agree	Neither agree nor disagree	Somewhat disagree	Strongly disagree
I feel the engagement genuinely sought my input to help shape the proposal	17% (3)	6% (1)	28% (5)	28% (5)	22 % (4)

(2) Engagement is inclusive and respectful

Affected and interested people had the opportunity to participate and be heard.

Stakeholder mapping was used to identify the stakeholders affected by and interested in the draft Code Amendment, and the most appropriate channels for communication and engagement to meet their needs. All key stakeholders were directly contacted and invited to participate in the consultation, as per the engagement plan.

Due to potential state-wide interest in the consultation, given the proximity to state and national heritage listed buildings, the consultation focussed on digital methods to ensure stakeholders and community were able to easily access information and participate in the engagement across the state at a time that suited them.

The YourSAy website was used as the primary community consultation website, focussing on easy-to-understand information, with more technical information available for people wanting further details. People were also able to view the website content in more than 200 languages, making information available to South Australia’s culturally and linguistically diverse communities.

Stakeholder and public information sessions were scheduled early in the engagement to ensure people could learn about the proposed changes and early commencement, have time to consider the draft Code Amendment further and prepare their responses. A final public session was held in the second half of the consultation period to enable people to ask further questions prior to sending in their submission. The 6-week consultation period provided sufficient time for people to learn of the opportunity and to have their say.

Information sessions were held on different days of the week and different times of day to ensure interested people could attend.

Stakeholders and community could provide feedback on the draft Code Amendment in multiple ways, including online (via two websites), and written submissions via email and mail.

All submissions were acknowledged and considered.

The majority of engagement evaluation survey respondents felt neutral regarding their confidence in their views being heard during the engagement. However, only 4 respondents did not feel confident their views were heard.

The large number of responses received from a wide range of stakeholders and community members, the range of channels used during the consultation based on stakeholder mapping and only a small number of survey responses indicating people did not feel confident their views were heard, demonstrates that affected and interested people had the opportunity to participate and be heard.

Evaluation statement	Strongly agree	Somewhat agree	Neither agree nor disagree	Somewhat disagree	Strongly disagree
I am confident my views were heard during the engagement	22% (4)	11% (2)	44% (8)	11 % (2)	11% (2)

(3) Engagement is fit for purpose

People were effectively engaged and satisfied with the process.

People were clear about the proposed change and how it would affect them.

The information available, including website content, social media posts, direct mail/email, e-newsletter articles, FAQs and fact sheet, clearly outlined the changes to the planning rules proposed by the draft Code Amendment. Information was also targeted to the audience.

Communication and engagement activities focussed on technology-based engagement to ensure all stakeholders and interested community across the state could access information and participate in the engagement, and to deliver flexibility for community participation and value for money.

Stakeholders were directly provided with information and invited to attend information sessions to find out more and to participate in the engagement via online survey, online submission form, email or writing. They were also invited to contact PlanSA directly for further information.

The evaluation survey demonstrated the majority of respondents felt they were given sufficient information to take and informed view and understood why they were asked for their feedback and how it would be considered.

While almost half of respondents felt they were given an adequate opportunity to be heard and almost as many were not sure, 3 respondents felt they were not given adequate opportunity to be heard.

This indicates people had the information they needed to understand the proposed change and participate in the consultation, and understood how their feedback would be considered, but there were some concerns regarding whether their feedback would be heard.

This suggests the engagement was fit for purpose, but more work is needed to ensure stakeholders and community feel confident their input will be considered and can influence the outcome.

Evaluation statement	Strongly agree	Somewhat agree	Not sure	Somewhat disagree	Strongly disagree
I was given an adequate opportunity to be heard	28% (5)	17% (3)	39% (7)	6% (1)	11% (2)

I was given sufficient information so that I could take an informed view	33% (6)	33% (6)	11% (2)	17% (3)	6% (1)
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(4) Engagement is informed and transparent

All relevant information was made available, and people could access it.

People understood how their views were considered, the reasons for the outcomes and the final decision that was made.

A range of tactics were identified through detailed stakeholder mapping and delivered to ensure information was available at a level of detail and in a way that was tailored to the needs of all affected and interested stakeholders and community.

Plain-English communication materials were developed to provide information that was easy to understand for interested community, including YourSAy website content, fact sheets and frequently asked questions. This information clearly outlined what the proposed changes were and how community could influence the final draft Code Amendment.

Information was available online and in hard copies, in written form and through online presentations, to ensure all interested and affected people could access information and understand the draft Code Amendment and participate in the engagement. People could also directly call or email PlanSA if that was their preferred method of gaining information and providing feedback.

Detailed and technical information was also available for stakeholders and people with an in-depth interest in the draft Code Amendment.

Communication materials and the online survey guided community to understand what the draft Code Amendment aimed to achieve and how, and what their feedback could influence.

All submissions were acknowledged and all engagement participants received a ‘what we heard’ document providing a high-level summary of feedback received and the next steps, along with the engagement evaluation survey. Participants were advised that their feedback would be summarised and published at the conclusion of the engagement period.

The majority of evaluation survey respondents felt informed about why they were asked for their view and how it would be considered, indicating the engagement was informed and transparent.

Note: closing the loop engagement activities are still to be actioned, following a final decision regarding the Code Amendment, including publishing the engagement report and providing it to all engagement participants.

Evaluation statement	Strongly agree	Somewhat agree	Not sure	Somewhat disagree	Strongly disagree
I felt informed about why I was being asked for my view, and the way it would be considered.	28% (5)	28% (5)	28% (5)	11% (2)	6% (1)

(5) Engagement processes are reviewed and improved

The engagement was reviewed and improvements recommended.

Engagement was reviewed throughout the consultation process. In response to a limited number of submissions being received, a paid social media post was used to promote the consultation more broadly and encourage more feedback, reaching more than 8,100 people.

Communication materials and the online survey sought to guide community to understand what the draft Code Amendment aimed to achieve and how, and what their feedback could influence. Feedback demonstrated people understood the Code Amendment but may have expected a greater level of influence over the final outcome.

A response to the evaluation survey highlighted confusion caused by the automated acknowledgement of email submissions, which could be interpreted as suggesting all submissions received would be considered 'late submissions'. As a result, improvements to the wording are being made to avoid concern regarding timely submissions being recorded as a 'late submission'.

It is noted that there was a significant increase in submissions received following media coverage of the consultation, and feedback through the evaluation survey suggested a wider advertising campaign through traditional and social media could have helped to better canvas public opinion. Proactive media promotion is recommended to raise awareness and invite public participation for future engagements.

A review of traffic sources to the YourSAy website also indicated one of the most frequent ways for people to reach the website was from www.senstational-adelaide.com. This is not a channel that has been considered for promoting engagement in the past and will be considered for future engagements.

Overall, evaluation against the Community Engagement Charter principles demonstrates that the materials developed to inform the public about the draft Code Amendment were of a suitable level of detail, readily understandable and easy to access. Community felt they were able to access the information they needed to take an informed view and understood why they were asked for their feedback and how it would be considered.

A good number of submissions were received from community and also from a range of targeted stakeholder groups, demonstrating broad awareness of the consultation and that accessible ways for submitting feedback were provided.

However, concern was raised about the level of influence public feedback would have over the outcome, with several participants feeling that a decision on the final Code Amendment had already been made.

While the engagement process was found to meet the minimum requirements to meet the Community Engagement Charter principles, opportunities have been identified to raise broader awareness of future consultations and to better communicate the level of influence the public can have through the engagement process to ensure public expectations align with delivery.

6 Engagement Outcomes

A total of 87 submissions were received during the consultation period. The majority of feedback was submitted by members of the community and community organisations (76 submissions), with submissions also received from industry bodies, advocacy groups and state and local government agencies.

Of the 43 stakeholders directly notified of the draft Code Amendment and opportunity to provide feedback, seven organisations made a submission:

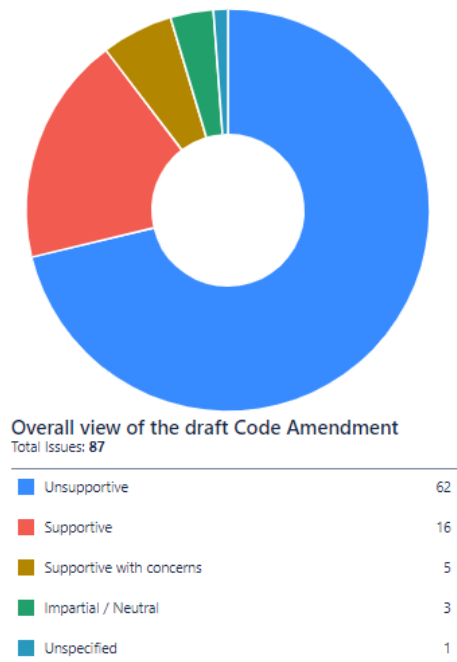
- Adelaide City Council
- Katalilla Adelaide Park Lands Authority
- Property Council of Australia
- Urban Development Institute of Australia
- Office for Design and Architecture SA
- Department for Environment and Water
- Community Alliance SA.

All other agencies, industry groups and utility providers indicated either no in-principal objection or made no comment. Lucy Hood MP, Member for Adelaide, also did not submit a response to the community engagement.

Stakeholders and community could submit their feedback via multiple methods, with:

- 46 responses submitted via the survey on the YourSAy website
- 39 responses submitted via the PlanSA email address
- 2 responses submitted via the online form on the PlanSA website
- 0 responses submitted via post.

Overall, the majority of submissions did not support the draft Code Amendment (71%). Less than a quarter of submissions were supportive of the code amendment (18%) or supportive with concerns (6%).



Of the 46 YourSAy survey responses:

- 59 per cent did not support the building height guidance proposed, 35 per cent supported it and 3 per cent were unsure
- 53 per cent did not support the proposed concept plan, 36 per cent supported it and 11 per cent were unsure
- 44 per cent supported the building design guidance proposed, 40 per cent did not support it and 7 per cent were unsure
- 40 per cent supported the proposal to removing wording from the designated performance feature, 38 per cent did not support it, 20 per cent were unsure and 2 per cent responded 'N/A'.

Copies of all submissions received from community, council, industry and advocacy organisations are attached in Attachment 4.

6.1 State agency feedback

A summary of feedback provided by state agencies is provided

Department for Environment and Water

The Department of Environment and Water (DEW) suggested the proposed changes will enable a second Festival Tower that will visually dominate the landmark status of Parliament House, when viewed from North Terrace, making it appear to be a podium for the tower, rather than a landmark public building. It was noted that this wasn't a concern under the old policies which supported a low design scheme for future buildings.

DEW noted that the view to part of the north façade of Parliament House is preserved due to the smaller footprint for the proposed Festival Tower. The Parliament House balcony (on its north façade) will be fully exposed when viewed from Festival Plaza, which is supported within the context of a second Festival Tower otherwise visually dominating Parliament House. The implications of this will be considered in more detail as part of the development assessment process.

Office for Design and Architecture SA

The Office for Design and Architecture SA (ODASA) are of the view that the fundamental intent of the spatial principles of the Strategic Framework and the recommendations by the Urban Design Review study should be respected and positively inform the Code Amendment policy.

ODASA considers the following recommendations are critical to be included as policies to ensure an optimum outcome with a respectful built form relationship with surrounding buildings, particularly those of high heritage value:

- maintain a 9 m setback from Parliament House's northern façade
- preserve view lines to Parliament House Balcony and Aedicular Corner.

ODASA are also concerned by the absence of a requirement to retain the view corridor to the northeast corner of Adelaide Railway Station, as per the 2014 Festival Square Strategic Framework (Principle 10). Acknowledging that the Concept Plan reflects the study's recommendation #3 to 'ensure continuous active frontages along the northern Plaza edge'.

Kadaitilla/Adelaide Park Lands Authority

The Kadaitilla/Adelaide Park Lands Authority submits that:

- the scale and design of the development enabled by the Code Amendment should demonstrate stronger alignment with the Adelaide Park Lands Act and Adelaide Park Lands Management Strategy, including preserving public spaces, maintaining clear sightlines to the Adelaide Park Lands, minimising encroachment on green areas and protecting heritage values
- 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
- the South Australian Government should make its full vision for the Riverbank Precinct publicly available.

They recommend close examination of international precedents of sustainable and regenerative development such that future development in the Festival Plaza precinct complements its iconic cultural and heritage status, promotes biodiversity, reduces urban heat and achieve certification for sustainability, and submits that:

- the building height allowance should be reduced to respond to the dominant height of Tower One rather than establishing the dominant height; the concept plan boundary should be minimised such that building footprint is constrained
- greater regard be given to State Planning Policy 7 and maintaining the context of a place of heritage value through appropriate and compatible design solution
- 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
- 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.

6.2 Community feedback

Submissions were received from 76 community members and community representative organisations, including Woodville Residents of Charles Sturt and the North Adelaide Society, which represents more than 200 people.

Key issues raised during consultation largely related to building height guidance and the impacts of a potential tower building at the site indicated in the concept plan, including concern about:

- the acceptable height for a tower building in Festival Plaza, suggesting 40 levels is too high
- building on the Adelaide parklands, particularly a building that is not for entertainment, arts and culture, health or public use
- impacts on the heritage values of the national and state listed Parliament House and nearby heritage buildings, such as Festival Theatre and the Torrens Parade Ground, including overshadowing buildings along North Terrace
- obstructing views of linear park, the northern façade of Parliament House, the Railway Station, Festival Theatre and the River Torrens / Karrawirra Parri
- building on Festival Plaza, suggesting the site identified in the concept plan should remain undeveloped to create green space or a space for community purposes such as recreation, festivals or concerts
- loss of the geometry of the square mile of Adelaide's CBD as per Colonel Light's vision.

The key areas of support raised during consultation included:

- the building height and design guidance provides an opportunity to build a high-quality, iconic building that makes a bold statement, strengthens the CBD skyline and improves business growth
- Adelaide needs more taller buildings to use space more efficiently
- a building of about 40 levels in Festival Plaza could provide opportunities to benefit the community such as a public viewing deck or museum
- a building of 38-40 levels is needed to minimise the bulk of a lower height building
- acknowledgement of the amount of work and due diligence undertaken to ensure the best outcomes for Adelaide through the proposed Code Amendment.

A number of other topics were raised by community, including:

- several submissions noted that a three-storey building that had previously been proposed would be preferred for the site identified in the concept plan as appropriate for a building of up to 40 storeys
- one submission highlighted a preference for a taller building on the site identified in the concept plan, preferring a high-quality design, 50-storey building on the site
- one submission raised concern regarding the impacts of enabling a new high-rise commercial development to be built inline with the concept plan on already high vacancy levels in older office buildings in the city and the amount of carbon emissions that would be generated if such a large new structure was built
- several submissions raised concerns that the consultation would not influence the final Code Amendment and the decision to facilitate building a tower of up to 40 storeys on the site identified in the concept plan had already been made.

6.3 Response and recommendations

Below are our response and recommended changes to the Code Amendment to address the following issues raised during the consultation period across all avenues of feedback.

6.3.1 Building Height

The most frequently made comments in submissions received related to a general opposition to contemplating any building in this location, followed by a building over three storeys with strong negative sentiments amongst respondents for a change in planning policy that allows for development of up to 40-storeys.

There are strong sentiments amongst respondents that the Adelaide Park Lands have a critical role in the city by providing highly valued open space, which is cited to provide a range of benefits including recreation, leisure, and amenity. The park lands are highly valued as providing a positive contribution to physical and mental wellbeing for the city's residents and visitors.

Several respondents urged that the Affected Area should not be developed further but be protected for future generations for outdoor arts, cultural and entertainment uses for city residents and visitors. Some saw the Code Amendment as leading to the commercialisation of a public asset. Many were concerned that if this Code Amendment permits a 40-storey building, it privatises a public space for office workers with no other use benefit to the community.

Our response:

The Affected Area is located within the City Riverbank Zone, Entertainment Subzone of the Planning and Design Code.

The Entertainment Subzone policy seeks to promote a vibrant and safe plaza that provides a focal point for the Riverbank precinct and is supported by a vibrant mix of land uses.

The existing Entertainment Subzone policy does not impose restrictions on building height (minimum or maximum) and provides that buildings of a height and scale should reference North Terrace and minimise impacts on the River Torrens / Karrawirra Parri. Further, the policy provides additional guidance for buildings that exceed 20 levels in height, requiring them to be of exemplary design and not located adjacent the River Torrens / Karrawirra Parri.

The Code Amendment scrutinises the policy guidance in regard to the appropriate location of buildings within the Festival Plaza; it was not initiated to scrutinise the policy allowance of building on the land in principle.

Entertainment Subzone, Performance Outcome 2.2 provides that buildings exceeding 20 levels should not be located adjacent the River Torrens / Karrawirra Parri. In direct conflict of this, the related Designated Performance Feature 2.2 sought buildings over 20 levels to be located adjacent the River Torrens / Karrawirra Parri. The Code Amendment seeks to correct this contradiction.

No changes to the Code Amendment are proposed in relation to this matter.

6.3.2 Heritage Impacts

The historical value of the building surrounding Festival Plaza was cited by many respondents as critical to the value, character, heritage and future of the City of Adelaide. Colonel Light's plan for Adelaide was cited by some as being a critical part of our city's heritage and something that should be protected and maintained.

Many noted Parliament House, Adelaide Railway Station, Adelaide Festival Centre and Government House as notable State Heritage Buildings that should have development buffer protections to maintain their views and accessibility, and that allowing further development within their immediate proximity, risks or compromises their listing, or potential future world heritage status.

Our response:

The Code Amendment is a proposal to change the guidance within the Planning and Design Code, which in turn can change the way in which future developments are assessed in the Area Affected.

It should be noted that the Parliament House, Adelaide Railway Station, Adelaide Festival Centre, Government House and all State Heritage Places have a range of other protections, and a range of other legislation and processes that are relevant when building or developing within or adjacent a State Heritage Place.

The State Heritage Place Overlay protects individual State Heritage Places listed under the *Heritage Places Act 1993* and the Minister responsible for state heritage has the power to direct decisions relating to development within the State Heritage Place Overlay.

The existing Zone and Subzone policy envisages building(s) in excess of 20 building levels within the Affected Area. The Code Amendment seeks to provide additional measures, through the Concept Plan, to preserve the setting and value of the State Heritage Places.

It is recognised through the submission feedback that the Concept Plan can be made clearer with regard to preserving the view and setting of Parliament House.

Recommendation:

1. Amend Concept Plan 153 - City Riverbank – Festival Plaza in Part 12 of the Code to include:
 - a description of the measured setback distance (9m) from Parliament House’s northern façade; and
 - preserve view lines to Parliament House Balcony and aedicular corner of classical columns and pilasters to maintain heritage prominence within Festival Plaza.

6.3.3 Adelaide Parklands location and access

Many submissions expressed general opposition to changes in planning policy that permit development within the parklands. Respondents strongly believe that the parklands play a vital role in the city, offering valuable open spaces for culture and entertainment. These areas are highly regarded for their positive impact on the physical and mental wellbeing of both residents and visitors to the city.

Several respondents emphasised that the parklands should not be further isolated and should be preserved. Some viewed the Code Amendment as a step toward the commercialisation of a public asset. Many were concerned that if this Code Amendment permits a private commercial building, that it quarantines the Festival Plaza site for office workers at the expense of cultural and entertainment uses and another new building will generate a huge amount of upfront carbon.

Some respondents pointed to the current vacancy rate within the Adelaide CBD and the opportunities for development of height within the Capital City Zone.

Our response:

The Entertainment Subzone seeks a range of cultural, parliamentary office, entertainment, retail, conference and ancillary land uses. The Code Amendment does not alter this existing land use policy, or intent of the Zone.

The Code Amendment provides a Concept Plan to guide the physical location and connectivity of future development within the Festival Plaza. As discussed further in section 6.3.2 Heritage Impacts, the Concept Plan reinforces and strengthens the existing policy intent for quality buildings that are designed to be respectful of heritage, the Adelaide Park lands setting and civic functions of the locality.

No changes to the Code Amendment are proposed in relation to this matter.

6.3.4 Concern about the process or scope of the Code Amendment

Many respondents voiced concern or disappointment regarding the Code Amendment process, its scope, and the consultation efforts. Numerous individuals felt that the engagement process lacked sincerity, with some believing the Code Amendment was intended to formalise a pre-determined built form outcome. Others expressed worry that the Code Amendment was being expediated leaving them with limited opportunity to provide feedback on key aspects of the proposed future development, particularly the 38-storey Festival Plaza tower.

Our response:

Public engagement for this Code Amendment was carried out in accordance with the Community Engagement Charter.

The Charter emphasises that engagement should be focused at the policy setting stage – it “*seeks to strengthen engagement up front in the development of planning policies, strategies and schemes, as it does not have a statutory role in the assessment of development applications*”.

In this case, due to the draft Code Amendment going on early commencement, the policy needed to be well developed ahead of public consultation. However, consultation did occur early enough in the process for public feedback to influence the outcome.

The 6-weeks consultation period provided sufficient time for affected and interested stakeholders and community to learn of the opportunity to have their say, learn about the proposed changes and provide informed feedback.

Detailed stakeholder mapping during the engagement planning process identified a wide range of affected and interested stakeholders and engagement methods were tailored to ensure each audience was able to easily access information and provide feedback.

A wide variety of targeted methods were used to actively seek participation from stakeholders and communities. These ranged from directly notifying key stakeholders and affected and adjacent landowners/occupiers to broad communication methods such as social media and website content that invited interested community to participate in the consultation.

Responses to the engagement evaluation survey indicated people felt they had the information they needed to take an informed view and the information was readily accessible. However, they were not confident that their feedback would influence the final outcome.

This concern is likely to have been partly caused by media articles, following an announcement on 9 April, announcing planning approval will be sought for a 38-storey high-rise tower set to be built in Festival Plaza.

6.3.5 Neutral comments / suggested alternatives

A number of respondents made comments that didn't clearly indicate support or opposition, but rather provided commentary of a neutral nature. Some respondents suggested additions or alternatives that could be considered. These included suggested uses for the additional public space between any potential new building and the recently completed One Festival Tower, such as civic, tourist and entertainment uses for the general public to consume and use. Others suggested that the Capital City Zone of the Adelaide Central Business District is a more appropriate location for development envisaged by the proposed Code Amendment changes.

Our response:

The role of the Code Amendment is to consider suitability of zoning and policies, in the context of the State Planning Policies and relevant regional plan. Suggestions for alternative sites for specific projects is not within the scope of considerations for this amendment to the planning rules.

6.3.6 Support/positive comments

There were many supportive and positive comments received relating to the Code Amendment that would allow the development of what was considered by many to be an underutilised part of the city. Some cited that the proposed Code Amendment policy will create opportunities for other businesses and events by bringing activity to Festival Plaza. Some suggested that this contributes to Adelaide being an international city and that it would also create jobs and economic growth. Some thought the proposed Code Amendment would create a new destination in the city.

Our response:

These positive comments are acknowledged in context with others raising different perspectives. The range of recommendations outlined aim to address concerns with loss of park lands and heritage impacts, while also exploring appropriate development opportunities on currently underutilised sites. Activating underutilised land to service the community may enhance the value of the parklands, ensuring they are accessible and enjoyed by a wider segment of the South Australian population.

7 Summary of recommended changes

As a result of the engagement, the following changes are proposed to the Code Amendment (when compared with the proposal that was engaged on):

Proposed change	Reason
<p>1. Amend Concept Plan 153 – City Riverbank Festival Plaza to include:</p> <ul style="list-style-type: none"> • a description of the measured setback distance (9m) from Parliament House’s northern façade; and • additional view lines to Parliament House Balcony and aedicular corner of classical columns and pilasters to maintain heritage prominence within Festival Plaza. 	<ul style="list-style-type: none"> • To emphasis the visual integrity and heritage importance of this location and ensure development is sympathetic to these values. • To emphasis the visual integrity and to maintain heritage prominence within Festival Plaza. <p>(See Engagement Theme 6.3.2)</p>

8 Code 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, consequences changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment.








Amendment Instructions

Amend the Code as follows:

1. In Part 12 – Replace existing Concept Plan 153 – Riverbank Precinct – Festival Plaza with the amended version as demonstrated below.
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.

Amended Concept Plan 153 – Riverbank Precinct – Festival Plaza



-  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

Attachments

1. Communication materials
2. YourSAy website metrics
3. Evaluation results
4. Copy of submissions received

Attachment 1 – Communication materials

Letter to key stakeholders with invitation to key stakeholder information session


<p style="text-align: right;">OFFICIAL</p> <p style="text-align: right;">Government of South Australia Department for Housing and Urban Development</p> <p style="text-align: right;">Planning & Land Use Services Level 11 22 Flinders Street Adelaide SA 5000 GPO Box 1015 Adelaide SA 5001 Tel: 08 7133 3338</p> <p>20240919</p> <p>12 September 2024</p> <p>Name Job title Organisation By email: xxx</p> <p>Dear [Name]</p> <p>Re: draft Festival Plaza Code Amendment consultation and early commencement</p> <p>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.</p> <p>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.</p> <p>About the draft Festival Plaza Code Amendment</p> <p>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.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> 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 facade encourages public interaction, activity and safety by establishing continuous active frontages along the southern edge of Festival Plaza. <p>The draft Code Amendment strengthens the planning rules for buildings more than 20 levels high by requiring them to align with the concept plan.</p>	<p style="text-align: center;">OFFICIAL</p> <p>The draft Code Amendment strengthens the planning rules for buildings more than 20 levels high by requiring them to align with the concept plan.</p> <p>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.</p> <p>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.</p> <p>Future development of Festival Plaza</p> <p>Recent upgrades and development have renewed Festival Plaza as a cultural and entertainment hub in the centre of Adelaide.</p> <p>A 38-storey mixed-use tower alongside the One Festival Tower has been proposed to complete renewal of the precinct.</p> <p>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.</p> <p>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.</p> <p>Public consultation</p> <p>Feedback is encouraged to be submitted via the YourSay website by 5:00 pm on 24 October 2024 at: your.say.sa.gov.au/future-living</p> <p>Feedback can also be provided via:</p> <ul style="list-style-type: none"> the PlanSA online submission form email to plansa.submissions@sa.gov.au post addressed to: Submission - Festival Plaza Code Amendment Code Amendment Team GPO Box 1015 ADELAIDE SA 5001 	<p style="text-align: right;">OFFICIAL</p> <p>Information sessions</p> <p>You are invited to attend a key stakeholder information session on the draft Code Amendment on:</p> <ul style="list-style-type: none"> 17 September, 1:30 pm to 2:30 pm, register to attend on Eventbrite <p>Public online information sessions will also be held on:</p> <ul style="list-style-type: none"> 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 <p>Further information</p> <p>The draft Festival Plaza Code Amendment and supporting information can be viewed on the PlanSA website at: plan.sa.gov.au/draft-festival-plaza</p> <p>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.</p> <p>Should you have any questions regarding the draft Code Amendment, contact the Code Amendment Team on 1800 752 664 or plansa@sa.gov.au</p> <p>Yours sincerely</p> <p>Marc Voortman DIRECTOR PLANNING DEPARTMENT FOR HOUSING AND URBAN DEVELOPMENT On behalf of the Chief Executive, Department for Housing and Urban Development</p>
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Letter to MPs

<p style="text-align: right;">OFFICIAL</p> <p style="text-align: right;">Government of South Australia Department for Housing and Urban Development</p> <p style="text-align: right;">Planning & Land Use Services Level 11 22 Flinders Street Adelaide SA 5000 GPO Box 1015 Adelaide SA 5001 Tel: 08 7133 3338</p> <p>20240919</p> <p>12 September 2024</p> <p>NAME TITLE By email: [email]</p> <p>Dear Title XXX.MP</p> <p>Re: draft Festival Plaza Code Amendment consultation and early commencement</p> <p>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, pursuant to section 7(3)(b) of the Planning, Infrastructure and Development Act 2016.</p> <p>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.</p> <p>About the draft Festival Plaza Code Amendment</p> <p>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.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> 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 facade encourages public interaction, activity and safety by establishing continuous active frontages along the southern edge of Festival Plaza. <p>The draft Code Amendment strengthens the planning rules for buildings more than 20 levels high by requiring them to align with the concept plan.</p>	<p style="text-align: center;">OFFICIAL</p> <p>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.</p> <p>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.</p> <p>Future development of Festival Plaza</p> <p>Recent upgrades and development have renewed Festival Plaza as a cultural and entertainment hub in the centre of Adelaide.</p> <p>A 38-storey mixed-use tower alongside the One Festival Tower has been proposed to complete renewal of the precinct.</p> <p>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.</p> <p>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.</p> <p>Public consultation</p> <p>Public consultation will take place in accordance with the engagement plan developed in-line with the Community Engagement Charter.</p> <p>Feedback is encouraged to be submitted via the YourSay website by 5:00 pm on 24 October 2024 at: your.say.sa.gov.au/future-living</p> <p>Feedback can also be provided via:</p> <ul style="list-style-type: none"> the PlanSA online submission form email to plansa.submissions@sa.gov.au post addressed to: Submission - Festival Plaza Code Amendment Code Amendment Team GPO Box 1015 ADELAIDE SA 5001 	<p style="text-align: right;">OFFICIAL</p> <p>Further information</p> <p>The draft Festival Plaza Code Amendment and supporting information can be viewed on the PlanSA website at: plan.sa.gov.au/draft-festival-plaza</p> <p>Public online information sessions will be held on:</p> <ul style="list-style-type: none"> 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 <p>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.</p> <p>Should you have any questions regarding the draft Code Amendment, contact Nadia Gencarelli, Manager Code Amendments, Planning and Land Use Services, Department for Housing and Urban Development on 7133 2311 or nadia.gencarelli@sa.gov.au</p> <p>Yours sincerely</p> <p>Marc Voortman DIRECTOR PLANNING DEPARTMENT FOR HOUSING AND URBAN DEVELOPMENT On behalf of the Chief Executive, Department for Housing and Urban Development</p>
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Affected and adjacent landowners and occupiers letter

OFFICIAL


Government of South Australia
 Department for Housing
 and Urban Development

22108941

12 September 2024

Name
 Address 1
 Address 2
 Address 3
 Address 4

Planning & Land Use
 Services
 Level 10
 83 Pine Street
 Adelaide SA 5000
 GPO Box 1815
 Adelaide SA 5001
 08 7133 2804

Dear Name 1

Re: have your say on draft planning rules to guide future Festival Plaza development

The South Australian Government 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 Festival Plaza 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 key change in the draft Code Amendment is including a [concept plan](#) for Festival Plaza, 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.

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 these rules are reviewed.

The review also aims to ensure planning rules for this important area are consistent with the South Australian Government's vision for the broader Riverbank Precinct.

OFFICIAL

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: plansasubmissions@sa.gov.au
- post: Submission – Festival Plaza Code Amendment, Code Amendment Team, GPO Box 1815, ADELAIDE SA 5001

Further information

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


Public online information sessions will be held on:

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

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 PlanSA on 1800 752 664 or PlanSA@sa.gov.au.

Yours sincerely


Marc Voortman
 DIRECTOR PLANNING
 DEPARTMENT FOR HOUSING AND UBRAN DEVELOPMENT
 On behalf of the Chief Executive, Department for Housing and Urban Development

PlanSA consultation page

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Resources

News

[Home](#) > [Have your say](#) > [Code amendments](#) > [View code amendment](#)

Public Consultation
 Closed 24 October 2024 at 11:59pm

Festival Plaza Code Amendment – early commencement

CONSULTATION COMPLETED

Overview

Consultation

Progress

Documents

Code Amendment Type
CE Led Code Amendment

Overview

The Chief Executive is proposing to review planning policy applying to the Riverbank Precinct in the affected area to ensure the Planning and Design Code suitably aligns with future strategic land use and is capable of delivering desired built form outcomes.

The site of the proposed development presents a rare opportunity to make a significant and positive contribution to the broader riverbank precinct.

Fulfilling this opportunity requires thorough consideration of the built form massing, the architectural language, materiality, contribution to the public realm and the overall expression of the proposed development relative to its historic and envisaged future context.

The site of the proposed development is located within the City Riverbank Zone. This code amendment reviews the policy of the City Riverbank Zone (Entertainment Subzone) to ensure the most can be made of the site and the development opportunity for the state, focusing on ensuring the Zone provides clear building height and design guidance.

Further information

For more details on this Code Amendment visit the [Your Say website](#).

Initiated Date
9 April 2024

Designated Entity
Chief Executive, Department for Housing and Urban Development

Contact Details

PlanSA
 T. 1800 752 864
 E. plansasubmissions@sa.gov.au

Submission Details

Public consultation for this Code Amendment was held from 12 September 2024 to 24 October 2024.

Consultation Documents

Document Type	Date	Document Link
Draft Code Amendment	2024-09-12 07:47:29	Draft Code Amendment – early commencement (PDF, 505.09 KB)
Engagement plan	2024-09-12 07:47:29	Engagement Plan (PDF, 667 KB)
Fact sheet	2024-09-12 07:47:29	Fact sheet (PDF, 930 KB)
Frequently asked questions	2024-09-12 07:47:29	Frequently asked questions (PDF, 726 KB)
What we heard	2024-11-07 12:05:42	What we heard (PDF, 172 KB)

[View on the Code Amendment Map](#)

[Subscribe to be notified](#)

[View on the Code Amendment Map](#)

[Subscribe to be notified](#)

PlanSA news story

The screenshot shows the PlanSA website with a news article titled "Reviewing planning rules to guide Festival Plaza development". The article is dated Thursday, 12 September 2024. The main image shows a modern building complex in an urban setting. The text of the article discusses the South Australian Government's review of planning rules for Festival Plaza, aiming to maximize the site's benefits and ensure it is a world-class hub for arts, culture, tourism, and entertainment. It mentions the draft Festival Plaza Code Amendment, which provides clear building height and design guidance. The article also notes that the review aims to ensure planning rules are consistent with the South Australian Government's vision for the broader riverbank precinct. Recent upgrades and development have renewed Festival Plaza as a cultural and entertainment hub in the centre of Adelaide. A 32-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 the code amendment would guide whether the proposed 32-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. 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 these rules are reviewed. The community and industry are invited to provide their feedback on the draft Festival Plaza Code Amendment, and consultation is open until 24 October 2024. Learn more about the draft Code Amendment at one of these online information sessions:

- Thursday, 26 September, 11:00 am to 12:00 pm, register on Eventbrite
- Tuesday, 15 October, 5:00 pm to 6:00 pm, register on Eventbrite

 Further information on the draft Code Amendment and how to provide feedback is available on the PlanSA and YourSA websites.

PlanSA Code Amendment subscribers notification, sent 25 October 2024

The screenshot shows an email notification from PlanSA titled "Notification of Code Amendment update". The email content is as follows:

Hello,

There has been an update to a Code Amendment you have subscribed to. Click on the link/s below to review the Code Amendment on the PlanSA portal.

[Festival Plaza Code Amendment - early commencement](#)

Please note your subscription alert has been set up to automatically expire after 3 years. If you wish to update or cancel your subscription, you can do so via [subscription management](#).

YourSay website

New planning rules to guide future Festival Plaza development

South Australian Government

What's being decided?

The South Australian Government is reviewing the planning rules for Festival Plaza to ensure the greatest benefits for the state and our community. The draft Festival Plaza Code Amendment is currently in public consultation to ensure the planning rules are consistent with the broader riverbank precinct. The review also aims to ensure that planning rules for development are consistent with the South Australian Government's vision for the broader riverbank precinct.

Background

Recent updates and development from Festival Plaza is a central and important part of our vision for Adelaide. Key considerations include:

- ensuring the public space, including areas for new underground parking
- ensuring the national and state heritage values and views of Parliament House are maintained
- ensuring the national and state heritage values and views of Parliament House are maintained
- ensuring the national and state heritage values and views of Parliament House are maintained

Next steps

- view the draft Festival Plaza Code Amendment
- view the draft Festival Plaza Code Amendment
- view the draft Festival Plaza Code Amendment
- view the draft Festival Plaza Code Amendment
- view the draft Festival Plaza Code Amendment

FAQ

- What are the proposed planning rules for the new development at Festival Plaza?
- What building height guidance is in the draft Festival Plaza Code Amendment?
- What other changes to the planning rules are proposed in the draft code amendment?
- Does the draft code amendment impact on the Adelaide Park Lands?

Frequently asked questions

Frequently Asked Questions

Reviewing planning rules for Festival Plaza

Q – Why are the planning rules for Festival Plaza being reviewed?

A – The South Australian Government is reviewing the planning rules for Festival Plaza to ensure the greatest benefits for the state and our community.

Aspects such as building height, siting, contribution to public space and relationships to heritage buildings such as Parliament House are all important planning considerations for new development in the precinct.

The draft Festival Plaza Code Amendment reviews the planning rules, focussing 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 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.

Q – What building height guidance is in the draft Festival Plaza Code Amendment?

A – 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 appropriate building design.

The existing planning rules do not set a maximum building height. They provide general guidance for development higher than 20 building levels so they are of exemplary design and have minimal impact on the River Torrens.

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

It also specifies buildings higher than 20 levels must positively contribute to the local setting and deliver:

- exemplary design quality and architecture that is contemporary and innovative and respectful of the heritage buildings, Adelaide Park Lands setting and civic functions of the locality
- a quality public space that is inviting and comfortable for pedestrians

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PlanSA@sa.gov.au
PlanSA Service Desk 1800 752 664

- strong connections between important buildings, public spaces, the Adelaide Park Lands and other key destinations.

View the concept plan for Festival Plaza on the back page of this document.

Q – What building design guidance is in the draft Festival Plaza Code Amendment?

A – The concept plan included in the draft Code Amendment encourages development that clearly defines Festival Plaza and is designed to:

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

Q – What other changes to the planning rules are proposed in the draft code amendment?

A – The draft code amendment removes wording from a 'designated performance feature' that provides guidance to ensure buildings in the Entertainment Subzone of the Riverbank Zone, including Festival Plaza, are of a height and scale that references North Terrace and minimises impacts on the River Torrens.

The wording can be misinterpreted to suggest that buildings greater than 20 stories should be located along the River Torrens.

The wording to be removed is:

Except where adjacent to the River Torrens, buildings not exceeding 20 building levels and 71 m in building height.

Q – Does the draft code amendment impact on the Adelaide Park Lands?

A – Festival Plaza is located in the Adelaide Park Lands. This draft Code Amendment does not change any of the planning zones that apply to Festival Plaza or the broader park lands, nor remove Festival Plaza from being part of park lands.

The draft Code Amendment focusses on providing clear building height and design guidance, and strengthening the existing planning rules for buildings higher than 20 levels in Festival Plaza.

For any future development of Festival Plaza resulting from this draft Code Amendment, impacts on the Adelaide Park Lands would be assessed as part of a development application for the site.

Key organisations such as City of Adelaide and Kadialilla/Adelaide Park Lands Authority would be invited to provide their feedback on the development application.

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Q – How does the draft code amendment take heritage buildings such as Parliament House into consideration for new development in Festival Plaza?

A – The draft Code Amendment includes setbacks to retain views of heritage sites such as the Adelaide Festival Centre and Parliament House.

It also ensures active frontages along key areas to encourage public interaction and maintain a balance between building height, human scale and urban massing.

These considerations in the draft Code Amendment follow recommendations from the urban design review carried out to inform the draft Code Amendment.

Q – What planning zones and sub zones does the draft Festival Plaza Code Amendment apply to?

A – The draft code amendment reviews the planning rules for the:

- City Riverbank Zone
- Entertainment Subzone.

It focusses on ensuring the zone and subzone provide clear guidance for building height, location and design guidance within the Festival Plaza area.

Q – What upgrades and developments have recently been completed at Festival Plaza?

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

These improvements include:

- redeveloping the public plaza, including a new five-level underground car park
- the new SkyCity Casino building
- enhancements to the Festival Centre and surrounding areas
- a new northern entrance to the railway station concourse
- completion of the 29-storey One Festival Tower.

Q – Is a tower building proposed for the remaining development site in Festival Plaza?

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

However, this development has not yet been submitted for planning approvals and will undergo a separate assessment process under the independent State Commission Assessment Panel.

This draft code amendment does not consider this specific proposed development 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.

Q – What is the South Australian Government's vision for the wider riverbank precinct?

A – The riverbank's entertainment precinct is the heart of activity, vibrancy and visitor economy, including Festival Plaza, Adelaide Convention Centre, Intercontinental Hotel, Adelaide Festival Centre and Sky City Casino.

It attracts millions of interstate and international visitors to the state, and many will spend extensive time within this small part of the city.

The South Australian Government's vision for the wider riverbank precinct is to deliver a world-class health, sporting, educational and biomedical precinct with strong connections to the city centre, as well as reinforcing North Terrace as a premier cultural boulevard.

There has been strong recent investment in the precinct, including the Sky City Casino, Riverbank Footbridge development, Adelaide Convention Centre and Festival Plaza development.

The South Australian Government is progressing further initiatives in the riverbank precinct that are significant to the state, including the proposed new Women's and Children's Hospital.

Q – Why have the planning rules in this draft code amendment come into effect at the same time as being released for consultation?

A – The draft Festival Plaza Code Amendment has come into 'early commencement', which means the draft rules come into effect on an interim basis at the same time as being released for consultation.

The early commencement process is used when the Minister considers that the rule changes need to be applied immediately in the interests of orderly and proper development and to counter applications for undesirable development.

This draft Code Amendment has 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 planning rules for Festival Plaza are reviewed.

Q – How is a development application assessed during the 'early commencement' period, while the draft Code Amendment is open for consultation?

A – If a development application is lodged during the 'early commencement' period, the application must be assessed against the previous version of the Code as well as the version of the Code that has commenced early.

If the outcome of the assessment differs, a decision cannot be made until the Code Amendment is no longer on 'early commencement'.

If the version of the Code that commenced early decreases the consultation requirements, then the original version of the Code must be used for assessment purposes.

Q – Where can I find out more details about the draft Festival Plaza Code Amendment?

A – For further details about the draft code amendment and how to provide feedback:

- visit the YourSAy website at yoursay.sa.gov.au/festival-plaza
- attend an online information session:
 - 26 September, 11:00 am to 12:00 noon, register on [Eventbrite](#)
 - 15 October, 5:00 pm to 6:00 pm, register on [Eventbrite](#).
- call PlanSA on: 1800 752 664
- email PlanSA on: PlanSA@sa.gov.au

Q – How can I provide feedback on the draft Festival Plaza Code Amendment?

A – All feedback is encouraged to be provided via the YourSAy website, where you can complete a short survey and share your views.

You can have your say by:

- visiting the YourSAy website and taking our survey: yoursay.sa.gov.au/festival-plaza
- emailing a submission to: planasubmissions@sa.gov.au (subject: Submission – Festival Plaza Code Amendment)
- posting your written submission to: Attention: Code Amendment Team, Planning and Land Use Services, GPO Box 1815, Adelaide SA 5001

Consultation closes 5 pm, 24 October 2024.

Q – What are the next steps?

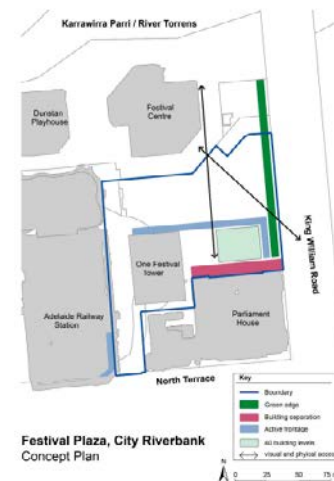
A – We will consider all feedback in finalising the draft Festival Plaza Code Amendment and all feedback will be captured in an engagement report.

The engagement report will be provided to the Minister for Planning to assist with final decision-making.


Once a decision has been made, the engagement report, including all feedback received during consultation, will be published on this webpage and the PlanSA website.

Note: names and organisations will be published in the engagement report with submissions. Addresses, email addresses and phone numbers will not be published.

Image: Proposed concept plan for Festival Plaza




Fact sheet



FACT SHEET

Reviewing planning rules to guide future Festival Plaza development



Draft Festival Plaza Code Amendment

The South Australian Government 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.


Aspects such as building height, siting, contribution to public space and relationships to heritage buildings such as Parliament House are all important planning considerations for new development in the precinct.

The draft Festival Plaza 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.

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

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.

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Government of South Australia
Department for Housing and Urban Development

Key changes building height and design guidance


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 framework that could allow up to 40 levels, subject to appropriate building design.

The existing planning rules do not set a maximum building height. They provide general guidance for development higher than 20 building levels so they are of exemplary design and have minimal impact on the River Torrens.

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

The concept plan also encourages development that clearly defines Festival Plaza and is designed to:

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



Additional changes to the planning rules

The draft code amendment also removes wording from a 'designated performance feature' that provides guidance to ensure buildings in the Entertainment Subzone of the City Riverbank Zone, including Festival Plaza, are of a height and scale that references North Terrace and minimises impacts on the River Torrens.


The wording can be misinterpreted to suggest that buildings greater than 20 stories should be located along the River Torrens.

The wording to be removed is:

Except where adjacent to the River Torrens, buildings not exceeding 20 building levels and 71 m in building height.

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Government of South Australia
Department for Housing and Urban Development

Recent upgrades and future development

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


These improvements include:

- redeveloping the public plaza, including a new five-level underground car park
- the new SkyCity Casino building
- enhancements to the Festival Centre and surrounding areas
- a new northern entrance to the railway station concourse
- completion of the 29-storey One Festival Tower.

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.



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Government of South Australia
Department for Housing and Urban Development

Find out more

For further details about the draft Festival Plaza Code Amendment:

- visit the YourSAy website: youray.sa.gov.au/festival-plaza
- attend an online information session:
 - 26 September, 11:00 am to 12:00 noon, [register on Eventbrite](#)
 - 15 October, 5:00 pm to 6:00 pm, [register on Eventbrite](#)
- email PlanSA: PlanSA@sa.gov.au
- phone PlanSA: 1800 752 664

Hard copies of the draft Festival Plaza Code Amendment are available to view at PlanSA, level 9, 83 Pirie Street, Adelaide.

Have your say

All feedback is encouraged to be provided via the YourSAy website.

To share your views:

- visit the YourSAy website and take our survey: youray.sa.gov.au/festival-plaza
- email a submission to: plansasubmissions@sa.gov.au (subject: Submission – Festival Plaza Code Amendment)
- post your written submission to: Attention: Code Amendment Team, Planning and Land Use Services, GPO Box 1815, Adelaide SA 5001

Consultation closes on 24 October 2024.

Next steps

We will consider all feedback in finalising the draft Festival Plaza Code Amendment and all feedback will be captured in an engagement report.


The engagement report will be provided to the Minister for Planning to assist with final decision-making.

Once a decision has been made, the engagement report, including all feedback received during consultation, will be published on this webpage and the PlanSA website.

Note: names and organisations will be published in the engagement report with submissions. Addresses, email addresses and phone numbers will not be published.

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Government of South Australia
Department for Housing and Urban Development

Planning Ahead e-newsletter, published 16 October 2024

Reviewing planning rules to guide Festival Plaza development



The South Australian Government 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.

Aspects such as building height, siting, contribution to public space and relationships to heritage buildings such as Parliament House are all important planning considerations for new development in the precinct.

The [draft Festival Plaza Code Amendment](#) reviews the planning rules, focussing on providing clear building height and design guidance, to maximise the remaining development site and make Festival Plaza a world-class hub for the arts, culture, tourism and entertainment.

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.

The community and industry are invited to provide their feedback on the draft Festival Plaza Code Amendment, and consultation is open until 24 October 2024.

Further information on the draft Code Amendment and how to provide feedback is available on the [PlanSA](#) and [YourSAy](#) websites.

YourSAy e-newsletter, published 19 September and 18 October 2024



Planning Rules to Guide Future Festival Plaza Development

We are 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. We want to hear your views.

[Find out more](#)

Newsletter

Your engagement was sent to over 70,000 registered users across two emails.

71,012
Email deliveries

These emails were opened over 25,000 times giving a large number of people the opportunity to see your engagement.

27,982
Email opens

208
Your link clicks

PlanSA Facebook

Plan SA
16 September · id


Have your say on new planning rules to guide future development in Festival Plaza, particularly building height and design.

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

Share your feedback and help ensure the remaining development site is maximised to help make Festival Plaza a world class hub for the arts, culture, tourism and entertainment.

Link to YourSay website: <https://bit.ly/4eyDYP>

#Planning #SouthAustralia



Boost this post to get more reach for Plan SA. [Boost post](#)

2

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Plan SA
22 September ·


Learn more about proposed new planning rules to guide future development in Festival Plaza, particularly building height and design, at one of these online community information sessions:

- 26 September, 11 am-12 noon
- 15 October, 5 pm-6 pm.

Visit YourSay to learn more and share your feedback. Your feedback can help ensure the remaining development site is maximised to help make Festival Plaza a world-class hub for the arts, culture, tourism and entertainment.

<https://yoursay.sa.gov.au/future-living>

#Planning #SouthAustralia



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New planning rules to guide future Festival Plaza development [Learn more](#)

Have your say on new planning rules to guide future development in Festiva...

See insights [Boost again](#)

26 10 comments 2 shares

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Plan SA's post

- Chantel Frost**
Nothing should have been allowed to be built towering over OUR parliament- that is a disgrace!
6w Like Reply Edited 4
- Stephen Northing**
Why this Koala killing government will do what ever they want , it's all over the internet what had happened here in South Australia. Germany is just one country that knows about what happened to the koalas in the parklands no 2
6w Like Reply
- Andrew Gillespie**
It's too late. The majestic north facade of the Adelaide Railway Station has been obliterated by the glass silos for a garrulous shup.
6w Like Reply 2
- David Dalidowicz**
Planning rules don't mean anything when the council develop...just look at the apartments in north adelaide the council are building double the allowable height anyone else could build.
6w Like Reply
- Simon Healy**
I guess we now know what Walker Corporation has already been promised. "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 appropriate building design."
6w Like Reply
- Mike Tommo**
I can't quite remember how it goes but there's an old saying about a bolted horse and shutting the stable door...
6w Like Reply
- Dianne van Eck**
Is this the correct link?
6w Like Reply
- Simon Healy**
What a farce. There shouldn't be any more buildings on what little is left of the Festival Plaza. This is just pretend consultation before they announce that they've approved Walker Corporation's even bigger second office tower that will rob South Australians of any view of the beautiful Northern facade of their own Parliament building. Both major political parties should hang their heads in shame for allowing an interstate developer to ruin what should have been a magnificent open space full of cafes and public events. There won't be a Plaza by the time they're finished.
6w Like Reply 2
- Adam Towill**
Talk about closing the gate after the horse has bolted.
6w Like Reply
- Jerzy Kurzynski**
Shouldn't he think he's building
6w Like Reply

Plan SA
9 October · 🌐

Have your say on new planning rules to guide future development in Festival Plaza, particularly building height and design. Learn more by:

- joining PlanSA at an online community information session on 15 October, 5 pm-6 pm, register via YourSay
- visiting YourSay for details and to provide feedback.

Share your feedback by 24 October and help ensure the remaining development site is maximised to help make Festival Plaza a world-class hub for the arts, culture, tourism and entertainment
<https://yoursay.sa.gov.au/festival-plaza>



Boost this post to get more reach for Plan SA. [Boost post](#)

3

Title	Date published	Status
Don't miss your chance to have your say on new pl... Plan SA	17 October 11:59	🚩
Have your say on new planning rules to guide futu... Plan SA	9 October 12:00	🚩
Ad completed Learn more about proposed new planning rules to... Plan SA	22 September 15:00	🚩
Have your say on new planning rules to guide futu... Plan SA	16 September 09:39	🚩

Plan SA
17 October at 11:59 · 🌐

Don't miss your chance to have your say on new planning rules to guide future development in Festival Plaza, particularly building height and design.

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

Share your feedback by 24 October and help ensure the remaining development site is maximised to help make Festival Plaza a world-class hub for the arts, culture, tourism and entertainment.
<https://yoursay.sa.gov.au/festival-plaza>
 #Planning #SouthAustralia



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1

Reach	Likes and reactions	Comments	Shares
214 Reach	1 Reactions	0 Comments	0 Shares
225 Reach	3 Reactions	0 Comments	0 Shares
8.1K Reach	26 Reactions	10 Comments	2 Shares
194 Reach	2 Reactions	0 Comments	0 Shares

Yoursay South Australia
16 September · 🌐

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

Share your thoughts with us.
<https://buff.ly/3MFYb9n>



YOURSAY.SA.GOV.AU
New planning rules to guide future Festival Plaza development
 Have your say on new planning rules to guide future development in Festival Plaza, particulari...

1

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Yoursay South Australia
7 October · 🌐

The South Australian Government 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 Festival Plaza 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.

Share your thoughts wi... See more



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New planning rules to guide future Festival Plaza development
 Have your say on new planning rules to guide future development in Festival Plaza, particulari...

2 1 share

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PlanSA Twitter



16 September 2024



State Planning Commission South Australia
2,030 followers

Have your say on new planning rules to guide future development in Festival Plaza, particularly building height and design.

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

Share your feedback and help ensure the remaining development site is maximised to help make Festival Plaza a world-class hub for the arts, culture, tourism and entertainment.

Link to YourSAy website: <https://bit.ly/4esyPYp>

#Planning #SouthAustralia



Steven Murphy and 2 others 1 repost

Like Comment Repost

Comment as State Planning Commission South Australia...

Organic impressions: 400 Impressions Hide results

Post performance

Targeted to: All followers

400 Impressions	13 Engagements	3.25% Engagement rate
9 Clicks	2.25% Click-through rate	3 Reactions
0 Comments	1 Repost	

22 September 2024



State Planning Commission South Australia
2,030 followers

Learn more about proposed new planning rules to guide future development in Festival Plaza, particularly building height and design, at one of these online community information sessions:

- 26 September, 11 am-12 noon
- 15 October, 5 pm-6 pm.

Visit YourSAy to learn more and share your feedback. Your feedback can help ensure the remaining development site is maximised to help make Festival Plaza a world-class hub for the arts, culture, tourism and entertainment.

https://lnkd.in/g2_DaAQB

#Planning #SouthAustralia



Steven Murphy and 6 others

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Organic impressions: 497 Impressions Hide results

Post performance

Targeted to: All followers

497 Impressions	13 Engagements	2.62% Engagement rate
6 Clicks	1.21% Click-through rate	7 Reactions
0 Comments	0 Reposts	

17 October 2024



Have your say on new planning rules to guide future development in Festival Plaza, particularly building height and design. Learn more by:

- joining PlanSA at an online community information session on 15 October, 5 pm-6 pm, register via YourSay
- visiting YourSAy for details and to provide feedback.

Share your feedback by 24 October and help ensure the remaining development site is maximised to help make Festival Plaza a world-class hub for the arts, culture, tourism and entertainment <https://lnkd.in/g/yfgXQS3>



4 likes 2 reposts

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Comment as State Planning Commission South Australia...

Organic impressions: 353 Impressions Hide results

Post performance

Targeted to: All followers		
353 Impressions	14 Engagements	3.97% Engagement rate
8 Clicks	2.27% Click-through rate	4 Reactions
0 Comments	2 Reposts	

9 October 2024



Don't miss your chance to have your say on new planning rules to guide future development in Festival Plaza, particularly building height and design.

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

Share your feedback by 24 October and help ensure the remaining development site is maximised to help make Festival Plaza a world class hub for the arts, culture, tourism and entertainment.

<https://lnkd.in/g/yfgXQS3>

#Planning #SouthAustralia



Sarah Mellin and 2 others

Like Comment Repost

Comment as State Planning Commission South Australia...

Organic impressions: 249 Impressions Hide results

Post performance

Targeted to: All followers		
249 Impressions	8 Engagements	3.21% Engagement rate
5 Clicks	2.01% Click-through rate	3 Reactions
0 Comments	0 Reposts	

Eventbrite pages: public information session page and private stakeholder information session page

Tuesday, October 15

Reviewing planning rules for Festival Plaza

Have your say on new planning rules to guide future development in Festival Plaza, particularly building height and design.

By Planning & Land Use Services 242 followers

Date and time
Tuesday, October 15 - 5-6pm AEST

Location
Online

About this event

The Department for Housing and Urban Development is seeking feedback on draft planning rules to guide future development in Festival Plaza, particularly building height and design. Join this online information session for more information on the draft Festival Plaza Code Amendment and how to share your feedback.

About the draft Festival Plaza Code Amendment

The South Australian Government is reviewing the planning rules for Festival Plaza to ensure the prime location in Adelaide's city centre provides the greatest benefits for the state and our community. Aspects such as building height, siting, contribution to public space and relationships to heritage buildings such as Parliament House are all important planning considerations for new development in the precinct.

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

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.

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 these rules are reviewed.

More information

Visit the [YourSay](#) website for further information on the draft Festival Plaza Code Amendment, alternative online information session dates and how to share your feedback.

Consultation closes on 24 October 2024.

Tuesday, September 17

Reviewing the planning rules for Festival Plaza

Have your say on new planning rules to guide future development in Festival Plaza, particularly building height and design.

By Planning & Land Use Services 242 followers

Date and time
Tuesday, September 17 - 1:30- 2:30pm AEST

Location
Online

About this event

The Department for Housing and Urban Development is seeking feedback on draft planning rules to guide future development in Festival Plaza, particularly building height and design. Join this online information session for more information on the draft Festival Plaza Code Amendment and how to share your feedback.

About the draft Festival Plaza Code Amendment

The South Australian Government is reviewing the planning rules for Festival Plaza to ensure the prime location in Adelaide's city centre provides the greatest benefits for the state and our community. Aspects such as building height, siting, contribution to public space and relationships to heritage buildings such as Parliament House are all important planning considerations for new development in the precinct.

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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.


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 these rules are reviewed.

More information

Visit the [YourSay](#) website for further information on the draft Festival Plaza Code Amendment, alternative online information session dates and how to share your feedback.

Consultation closes on 24 October 2024.

What we heard summary



WHAT WE HEARD

Reviewing planning rules to guide future Festival Plaza development

About the proposed changes

The South Australian Government 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 Festival Plaza 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.

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.

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

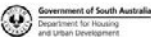
A 38-storey mixed-use tower alongside the One Festival Tower has been proposed to complete renewal of the precinct.

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.

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

Feedback was invited on the draft code amendment from 12 September to 24 October 2024.



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 Department for Housing and Urban Development

plan.sa.gov.au

What we heard

A total of 87 submissions were received during the consultation period from industry, advocacy groups, government agencies and the community.

Key issues raised during consultation largely related to building height guidance and the impacts of a potential tower building at the site indicated in the concept plan, including concern about:

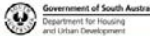
- the acceptable height for a tower building in Festival Plaza, suggesting 40 levels is too high
- building on the Adelaide parklands, particularly a building that is not for entertainment, arts and culture, health or public use
- impacts on the heritage values of the national and state listed Parliament House and nearby heritage buildings, such as Festival Theatre and the Torrens Parade Ground, including overshadowing buildings along North Terrace
- obstructing views of linear park, the northern façade of Parliament House, the Railway Station, Festival Theatre and the River Torrens
- building on Festival Plaza, suggesting the site identified in the concept plan should remain undeveloped to create green space or a space for community purposes such as recreation, festivals or concerts
- loss of the geometry of the square mile of Adelaide's CBD as per Colonel Light's vision.

The key areas of support raised during consultation included:

- the building height and design guidance provides an opportunity to build a high-quality, iconic building that makes a bold statement, strengthens the CBD skyline and improves business growth
- Adelaide needs more taller buildings to use space more efficiently
- a building of about 40 levels in Festival Plaza could provide opportunities to benefit the community such as a public viewing deck or museum
- a building of 38-40 levels is needed to minimise the bulk of a lower height building
- acknowledgement of the amount of work and due diligence undertaken to ensure the best outcomes for Adelaide through the proposed code amendment.

One submission also highlighted a preference for a taller building on the site identified in the concept plan, preferring a high-quality design, 50-storey building on the site.

Feedback demonstrated that the majority of responses do not support the code amendment, particularly the building height guidance and location identified in the concept plan as suitable for a building of up to 40 building levels, next to the heritage listed Parliament House.



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While feedback was mixed on the design guidance and amending wording to avoid misinterpretation that could allow buildings over 20 levels to be built next to the River Torrens, these amendments were generally supported.

Engagement activities

Information was provided and feedback gathered from the community and stakeholders via:

- online information sessions on 26 September and 15 October, open to everyone and attended by 13 people
- YourSAy consultation website and survey, with 46 survey responses submitted mostly by community members
- PlanSA website and online submission form/email address, with 40 responses submitted mostly by community, industry, state agencies and advocacy groups.

These engagement activities were proactively promoted through social media, Planning Ahead and YourSAy e-newsletters, Eventbrite website and emails. Letters were sent directly to state and Federal MPs, industry bodies, local government, state agencies, heritage representative bodies, community advocacy groups, Traditional Owners, businesses and affected landowners, providing information, inviting feedback and encouraging stakeholders to share information across their networks. The consultation was also promoted on ABC Radio Adelaide.

Next steps

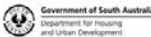
All feedback is now being collated and considered in greater detail in updating the draft Festival Plaza Code Amendment, including the concept plan for the site.

An engagement report is being prepared, which includes a summary of written submissions and feedback received, how these were considered and proposed updates to the draft code amendment that was released for consultation. Once completed this report will be provided to the Minister for Planning to enable a final decision on the code amendment.

The engagement report, including all submissions, along with the outcome of the code amendment and any further updates, will be published on the YourSAy and PlanSA websites.

More information

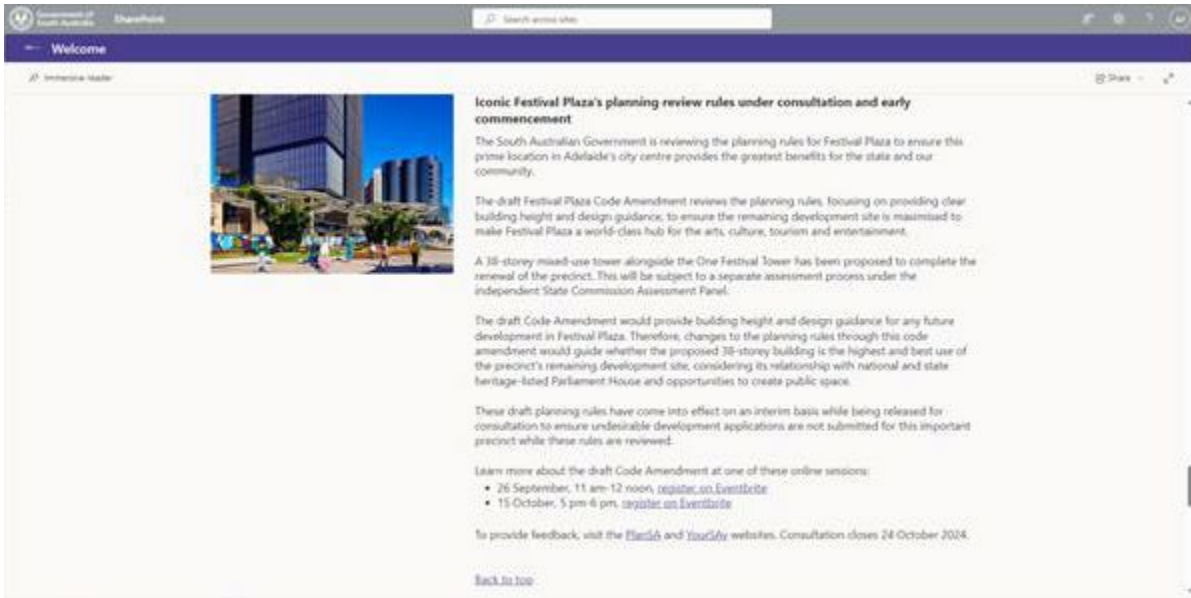
Contact: PlanSA
 Phone: 1800 752 664
 Email: PlanSA@psa.gov.au
 Visit YourSAy: yoursay.sa.gov.au/festival-plaza
 Visit PlanSA: plan.sa.gov.au/en/cafestival-plaza



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DHUD staff newsletter



The screenshot shows a web page with a dark blue header containing the South Australian Government logo and the text 'Welcome'. Below the header, there is a navigation bar with 'Infrastructure' and a search box. The main content area features a large image of a modern building complex (Festival Plaza) on the left. To the right of the image is the article text. The article title is 'Iconic Festival Plaza's planning review rules under consultation and early commencement'. The text discusses the South Australian Government's review of planning rules for Festival Plaza, the draft Festival Plaza Code Amendment, and a proposed 38-storey mixed-use tower. It also mentions online sessions for the draft Code Amendment and provides a link for feedback.

Iconic Festival Plaza's planning review rules under consultation and early commencement

The South Australian Government 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 Festival Plaza Code Amendment reviews the planning rules, focusing 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 38-storey mixed-use tower alongside the One Festival Tower has been proposed to complete the renewal of the precinct. This will be subject to a separate assessment process under the independent State Commission Assessment Panel.

The draft Code Amendment 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.

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

Learn more about the draft Code Amendment at one of these online sessions:

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

To provide feedback, visit the [PlanSA](#) and [YourSAy](#) websites. Consultation closes 24 October 2024.

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Attachment 2 – YourSAy website metrics

Attachment 3 – Evaluation results

Results of community evaluation survey

Results and evaluation of Designated Entity's engagement

The engagement was evaluated by the Planning and Land Use Services Engagement team on behalf of the Designated Entity.

	Evaluation statement	Response options (<i>Select answer</i>)
1	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme (Principle 1)	<ul style="list-style-type: none"> <input type="checkbox"/> Engaged when there was opportunity for input into scoping. <input type="checkbox"/> Engaged when there was opportunity for input into first draft. <input checked="" type="checkbox"/> Engaged when there was opportunity for minor edits to final draft. <input type="checkbox"/> Engaged when there was no real opportunity for input to be considered. <p>Comment:</p> <p>Preliminary engagement was undertaken with Renewal SA, as the key government agency with an interest in land in the Riverbank Precinct and landowner of Festival Plaza, to determine the final scope of the amendment.</p> <p>However, because the draft Code Amendment went onto early commencement to ensure undesirable development applications were not submitted for this important precinct while the rules were reviewed, the draft needed to be well progressed before public engagement could begin.</p> <p>Public consultation has resulted in a number of changes to the Code Amendment, demonstrating public engagement occurred when there was opportunity to influence aspects of the Code Amendment.</p>
2	Engagement contributed to the substance of the Code Amendment (Principle 1)	<ul style="list-style-type: none"> <input type="checkbox"/> In a significant way. <input type="checkbox"/> In a moderate way. <input checked="" type="checkbox"/> In a minor way. <input type="checkbox"/> Not at all. <p>Comment:</p> <p>As a result of stakeholder and community feedback, some changes have been made in finalising the code amendment, as outlined in the engagement report.</p>
3	The engagement reached those identified as the community of interest (Principle 2)	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Representatives from most community groups participated in the engagement. <input type="checkbox"/> Representatives from some community groups participated in the engagement. <input type="checkbox"/> There was little representation of the community groups in engagement. <p>Comment:</p>

		<p>The majority of feedback received was from community, including a number of community organisations. Feedback was also received from most targeted key stakeholder groups, including industry representative bodies, local government and state agencies.</p> <p>While letters were sent directly to a number of heritage bodies, no submissions were received from this stakeholder group. However, the Department for Environment and Water, which includes Heritage SA, provided a submission.</p> <p>The peak in submission numbers following media coverage near the end of the consultation demonstrates that a broader audience could have been reached and greater engagement could have been achieved through proactive media promotion early in the consultation.</p>
<p>4</p>	<p>Engagement included the provision of feedback to community about outcomes of their participation</p>	<ul style="list-style-type: none"> ✓ Formally (report or public forum). <input type="checkbox"/> Informally (closing summaries). <input type="checkbox"/> No feedback provided. <p>Comment:</p> <p>A ‘what we heard’ summary was emailed directly to everyone that participated in the engagement by either submitting feedback or attending an online information session, along with the engagement evaluation survey, shortly after consultation closed. The summary was also published on the PlanSA and YourSAy websites.</p> <p>When the Code Amendment is finalised the full engagement report will be sent directly to key stakeholders and engagement participants and published on the YourSAy and PlanSA websites. Information will also be shared with the broader community in-line with the closing-the-loop communications in the engagement plan.</p>
<p>5</p>	<p>Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement (Principle 5)</p>	<p>Comment:</p> <p>Engagement was reviewed throughout and, in response to a limited number of submissions being received, a paid social media post was used to promote the consultation more broadly and encourage more feedback.</p> <p>Following feedback from an engagement participant on the automated response to emailed submissions, improvements to the wording are being made to avoid concern regarding timely submissions being recorded as a ‘late submission’.</p>

		<p>It is noted that there was a significant increase in submissions received following media coverage of the consultation and proactive media promotion is recommended for future engagements.</p> <p>A review of traffic sources to the YourSAy website also indicated one of the most frequent ways for people to reach the website was from www.senstational-adelaide.com. This is not a channel that has been considered for promoting engagement in the past and will be considered for future engagements.</p>
	Identify key strength of the Charter and Guide	<p>Comment:</p> <p>It ensures interested and affected stakeholders and community are given the opportunity to influence planning decisions regarding Code Amendments. It also ensures engagement is evaluated to support improvements in future engagement processes.</p>
	Identify key challenge of the charter and Guide	<p>Comment:</p> <p>Evaluation of the engagement process is carried out prior to completion of the engagement report and final Code Amendment, meaning evaluation of how much influence people have over the final outcome is made before the final outcome is decided.</p>

Attachment 4 – Copy of submissions received

1. Public submissions (including YourSAy survey responses)
2. Council and non-government organisation submissions
3. State agency submissions