

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.

Key changes building height and design guidance

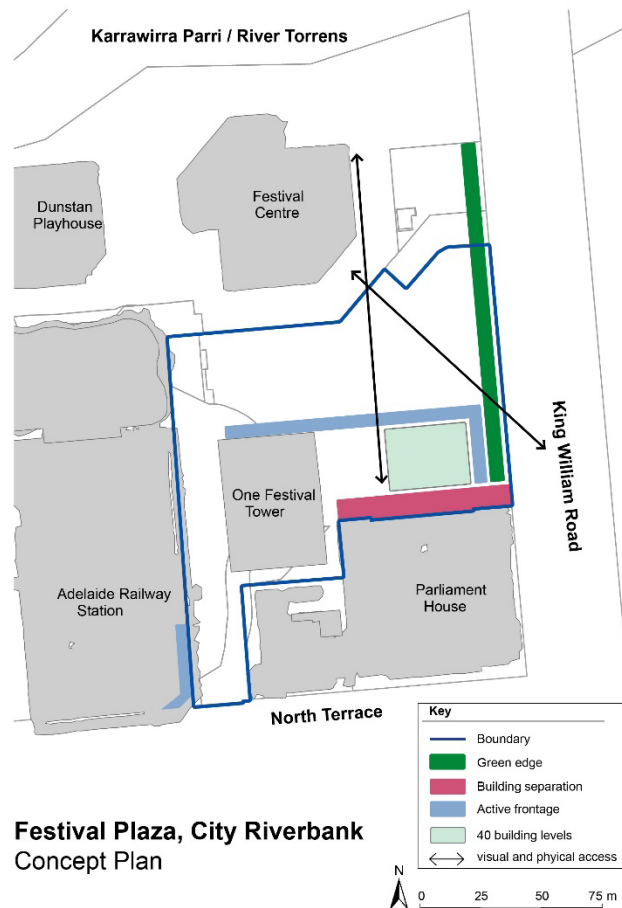
A concept plan for Festival Plaza is included in the draft Code Amendment, which identifies an appropriate location for buildings taller than 20 levels, or 71 metres, and provides a framework that could allow up to 40 levels, subject to appropriate building design.

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.

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.



Find out more

For further details about the draft Festival Plaza Code Amendment:

- visit the YourSAy website: 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](#).
- 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: yoursay.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.