



OFFICE OF THE LORD MAYOR

Minister John Rau MP
Deputy Premier
Minister for Planning
GPO Box 464
Adelaide SA 5001

Dear Deputy Premier

**NORTH ADELAIDE LARGE INSTITUTIONS AND COLLEGES DEVELOPMENT PLAN
AMENDMENT AND HERITAGE PLACES (INSTITUTIONS AND COLLEGES)
DEVELOPMENT PLAN AMENDMENT**

Thank you for your letter dated 29 January 2017 and for the opportunity to provide a response to your proposed alterations to the North Adelaide Large Institutions and Colleges DPA before making a decision on the DPA.

Council has considered your requests and the following is provided in response.

I wish to reiterate Council's commitment to ensure that the sites can continue to support the important health and education sectors. In addition, Council's commitment to retain the acknowledged heritage values of North Adelaide.

Council at its meeting on 28 February 2017 resolved the following on the DPAs:

Heritage Places (Institutions and Colleges) Development Plan Amendment (DPA)

Over the course of the consultation process, Council will undertake further investigations and seek stakeholder input to respond to:

- The advice provided by the Local Heritage Advisory Committee; and
- The request regarding the Kathleen Lumley Cottages on Finniss Street.

Council administration will be forwarding the formal documentation for your authorisation to commence statutory consultation.

North Adelaide Large Institutions and Colleges DPA

Council reiterates its position in relation to ensuring that there is adequate policy for a clear planning policy framework that allows the colleges and institutions suitable regeneration opportunities within their current boundaries.

In response to your proposed amendments, Council accepts your proposed changes to building heights for St Mark's College (decrease the north-eastern corner of the site from 4 to 3 storeys and make this area non-complying), Kathleen Lumley College (increase 3 to 4 storeys) and Women's and Children's Hospital (increase north of Kermode Street from 8 to 14 storeys).

In addition, Council seeks the following outcomes be included in the DPA, that:

- all the institutions are contained within their current boundaries
- new buildings that exceed the stated maximum building height for each site remain a non-complying type of development
- student accommodation sites can have some education uses on the site under their current student accommodation land use rights. However, Council seeks to retain the non-complying controls for education establishment uses where it would become development. This is to retain the integrity of the residential nature of the Zone
- retention of the non-complying controls for shops are retained at Calvary Hospital that have frontage to Strangways Terrace

Council administration will be forwarding the formal documentation consistent with the above position for your authorisation.

I trust these amendments will be sufficient to deliver regeneration opportunities for the subject sites.

I look forward to your response.

Yours sincerely



Martin Haese
LORD MAYOR

1 March 2017