



OFFICE OF THE LORD MAYOR

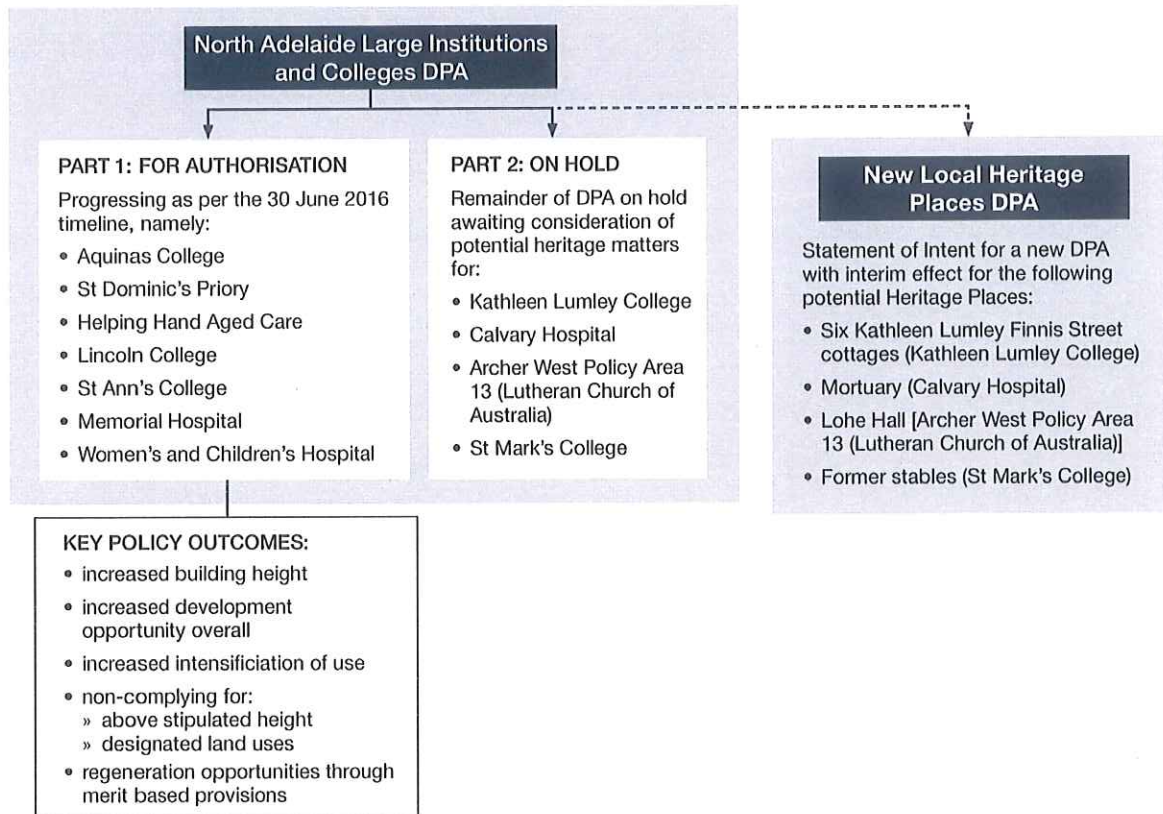
Hon John Rau MP
Minister for Planning
GPO Box 464
ADELAIDE SA 5001

Dear Minister

RE: North Adelaide Large Institutions and Colleges Development Plan Amendment (DPA)

Thank you for allowing Council additional time to consider the North Adelaide Large Institutions and Colleges Development Plan Amendment (DPA). That time has proved necessary to work through submissions and examine various policy positions, including matters in relation to potential local heritage places.

Council finalised its position on the DPA at its meeting on 28 June 2016. A copy of Council's resolution is attached for your information. The effect of Council's decision is illustrated below. I respectfully request your support of the approach as outlined.



Council's resolution enables our commitment to you to finalise (or have ready) major components of the DPA to be met, while ensuring that there is further consideration of potential local heritage places.

The DPA provides a balanced outcome to ensure that the integrity of the North Adelaide Historic (Conservation) Zone is maintained whilst supporting the needs and development aspirations of the health and education sectors in the area. With increased development capacity on all sites, the DPA provides suitable uplift and a clear future for existing land owners and the community. Key to the DPA approach is a site by site policy outcome, which is tailored to accommodate regeneration of each site while responding to the context of each site and maintaining the acknowledged historic character and amenity of North Adelaide.

Merit-based site specific policy is proposed (including plot ratio), supported with concept plans prepared taking into account advice from your department. Given the sensitive historic context, Council is of the firm opinion that retention of a height 'trigger' for non-complying development is an appropriate policy setting.

Accordingly, Council formally requests your agreement to divide the DPA into two parts, as illustrated above, with part 1 to be authorised as soon as practical. For the remainder of the sites in Part 2, Council requests these sites be held in abeyance to allow consideration of the new 'Local Heritage Places DPA'.

Given the potential risk of demolition to these potential heritage places, Council would prepare a Statement of Investigations and DPA and also seek interim operation.

Council would like to ensure that the new "Local Heritage Place DPA" can be progressed expeditiously to ensure the stakeholders have certainty for future development opportunities and they can continue to support the demands of the health and education sectors. Accordingly, Council seeks to secure your support for this pathway and agree on a timeline for finalising this DPA expeditiously.

I note your letter dated 31 May 2016 inviting Council to partner with the Department on possible heritage reforms. Council is open to discussions on the potential partnering to work towards a more effective and contemporary framework. In the interim, Council seeks to progress a new "Local Heritage Place DPA" under the existing legislative framework.

I trust that you view the Council's approach to the DPA as meeting common objectives. I consider the approach is suitable to achieve the substantive outcomes of the North Adelaide Large Institutions and Colleges DPA whilst ensuring that potential heritage value is duly recognised.

I look forward to discussing this at our next meeting. In the interim, Council administration are available to provide any detail for your office.

Yours sincerely



Martin Haese
LORD MAYOR

30 June 2016

Enclosed:
Council resolution

Recommendation 26.1 - Recommendation for Committee Item 6 for Council Consideration in Confidence – Planning & Development Program – North Adelaide Large Institutions and Colleges Development Plan Amendment – Response to submissions [2015/00354] [C]

That Council:

1. Receives the additional submissions on the North Adelaide Large Institutions and Colleges Development Plan Amendment (DPA), as contained in Attachment C of Item 4 on the Agenda for the Special meeting of the Strategy, Planning & Partnerships Committee held on 22 June 2016.
2. That Council requests the Minister for Planning to split the North Adelaide Large Colleges and Institutions DPA into two parts as follows:

Part 1 of DPA:

- 2.1 Progressing as per the 30 June 2016 timeline for sites not subject to potential heritage places, namely:
 - 2.1.1 St Dominic's Priory
 - 2.1.2 Helping Hand Aged Care
 - 2.1.3 Lincoln College
 - 2.1.4 St Ann's College
 - 2.1.5 Memorial Hospital and Women's and Children's Hospital (Church at Memorial Hospital)

Part 2 of DPA:

- 2.2 Remainder of DPA on hold awaiting consideration by the Minister of:-
 - 2.2.1 a Statement of Intent for a new DPA for the following potential new heritage places:

1. Kathleen Lumley College: Kathleen Lumley Finnis Street Cottages
 2. Calvary Hospital: Mortuary Calvary Hospital
 3. St Marks College, Chapel/Former Stable
 4. Archer West Policy Area 13 (Lohe Hall, Lutheran Church of Australia)
- 2.2.2 a request for interim effect of the above buildings before or concurrently with gazettal of part 2.1 of this resolution.
- 3 Endorses the following attachments to be finalised, as amended by paragraph 2 above, as contained in Item 4 on the Agenda for the Special meeting of the Strategy, Planning & Partnerships Committee held on 22 June 2016:
 - 3.1 Attachment D: Summary of Submissions (Public/Agency & Verbal Submissions) and draft response to each submission
 - 3.2 Attachment E: Additional Investigations paper and responses
 - 3.3 Attachment F: Development Plan Amendment Policy and Concept Plans.

Requires the retention of plot ratio on all sites as a Development Plan provision but increasing the plot ratio on a site by site basis to accommodate new development as per the adopted policy position.

4 Endorses that stakeholders who participated in the statutory consultation will be informed of Council's response to their submissions in accordance with the Communications and Consultation Plan as contained in Attachment G to Item 4 on the Agenda for the Special meeting of the Strategy, Planning & Partnerships Committee held on 22 June 2016.

5 Delegates to the CEO authority to finalise the DPA and supporting information in accordance with Council resolution to Item 4 on the Agenda for the Special meeting of the Strategy, Planning & Partnerships Committee held on 22 June 2016 and to make amendments in order to meet technical standards of the Department of Planning, Transport and Infrastructure and legal requirements.

6 Notes the Administration will identify opportunities to work with land owners of the institutions and college sites to progressively manage travel behaviour in order to improve transport and access to those sites.