

The Hon John Rau MP



#11104672

29 January 2017

Lord Mayor Martin Haese
City of Adelaide
GPO Box 2252
ADELAIDE SA 5001

Attention: Rick Hutchins

**Government
of South Australia**

Deputy Premier
Attorney-General
Minister for Justice Reform
Minister for Planning
Minister for Industrial Relations
Minister for Child Protection
Reform
Minister for the Public Sector
Minister for Consumer and
Business Services
Minister for the City of
Adelaide

45 Pirie Street
ADELAIDE SA 5000

GPO Box 464
Adelaide SA 5001
Tel 08 8207 1723
Fax 08 8207 1736

Dear Lord Mayor  Haese

Request to consider the City of Adelaide – North Adelaide Large Institutions and Colleges Development Plan Amendment and North Adelaide Heritage Places (Institutions and Colleges) Development Plan Amendment

I refer to your letter of 27 September 2016, regarding the amendments I have proposed to the City of Adelaide – North Adelaide Large Institutions and Colleges Development Plan Amendment (DPA).

I have considered Council's request that I not approve this DPA until the Heritage Places (Institutions and Colleges) DPA is concurrently approved for public consultation and interim operation. Accordingly, I requested the independent Local Heritage Advisory Committee (the Committee) to review the Heritage Places (Institutions and Colleges) DPA to determine its suitability for interim operation.

I have also recently met with you to discuss the merits of each of the large institution and college sites and find a suitable policy framework to reflect the existing and future development opportunities.

As a result of our discussions, I have considered Council's request and agree to the following amendments to the North Adelaide Large Institutions and Colleges DPA:

- Retention of non-complying controls relating to building heights for the following sites:
 - Aquinas College
 - Calvary Hospital
 - Kathleen Lumley College
 - St Dominic's Priory
 - St Ann's College.
- Retention of merit based policies relating to plot ratio.

I do however propose to further amend the North Adelaide Large Institutions and Colleges DPA, pursuant to section 25(15)(d) of the *Development Act 1993* in accordance with the following before approval:

- Increase the maximum building height of the Women's and Children's Hospital site from 8 storeys to 14 storeys.
- Increase the maximum building height of the Kathleen Lumley site from 3 storeys to 4 storeys.
- Reduce the maximum building height of the north eastern corner of the St Mark's College site (the rectangular portion of land adjoining Kermode St and closest to King William Road) from 4 storeys to 3 storeys. It is also proposed that this portion of the site to incorporate non-complying controls for building heights greater than 3 storeys.

Save and except the particular amendments referred to above, I am also committed to otherwise altering the DPA with all other policy amendments proposed in my letter dated 31 August 2016.

Overall, I am of the view that the proposed amendments, balances the needs of existing residents, and the broader strategic goals of improving educational and health services in North Adelaide.

In regards to the Heritage Places (Institutions and Colleges) DPA, the Committee has recently advised me that further justification for the listing of the proposed Local Heritage Places is required. I do however agree, based on our recent discussion that this DPA can still progress to interim operation and that the matters identified by the Committee can be addressed by Council through the consultation process and resolved prior to my consideration for approval.

I do however request that the extent of listing proposed for the Kathleen Lumley dwellings (Finniss Street) only relate to the front 6 metres of the dwellings and associated verandahs.

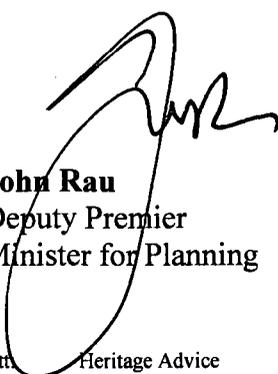
I anticipate that the Committee will review the DPA when lodged for approval and advise me of the merits of each proposed listing. To assist Council, I have attached the Committee's explanation of the further information required (**Attachment A**).

Please note that in order for the DPA to come into Interim Operation a 'Declaration of Interim Operation Notice' is published in the Government Gazette. Please contact the Department of Planning, Transport and Infrastructure to coordinate the date of Interim Operation and public notices. Please note that public consultation must commence on or before the date that the Interim Operation is declared and that this is to occur at the same time as the consolidation of the North Adelaide Large Institutions and Colleges DPA.

I invite Council to respond to my proposed alterations to the North Adelaide Large Institutions and Colleges DPA in writing by **Tuesday 28 February 2017**. Once I have considered Council's response I will make a decision whether to approve the North Adelaide Large Institutions and Colleges DPA in the altered form as described above.

Please contact Andrew Humby on 7109 7031 should you require further clarification or assistance in relation to the abovementioned matters.

Yours sincerely



John Rau
Deputy Premier
Minister for Planning

Att. Heritage Advice

ATTACHMENT A – HERITAGE ADVICE

Table 1 – Specific Property Advice

No.	Property	Local Heritage Advisory Committee Consideration
1.	St Marks College – Stables	<i>Tentatively support.</i> Review criteria to ensure consistency with the Statement of Heritage Value as there are currently some discrepancies. For example, is the place of importance due to its links with J.W Downer as an individual? Criteria suggest the link is only with Downer House.
2.	Calvary Hospital – Mortuary	<i>May be worthy of listing.</i> Further substantiation is required; why is its role as a service building important? Clarification is needed in terms of understanding the role and importance of the building to the site, it's not enough to just state that it's another chapter of the site. Is its original use of importance, ie. as a mortuary, not just a service building? What is its relationship to other listed buildings on the site (State and Local heritage) and how is this important to the local area.
3.	Lutheran Church – Löhe Library	<i>May be worthy of listing.</i> Later additions have substantially altered the original building and there are limited interpretable remnants of the original gym. The proposed listing places importance on the original use and form, and no value has been placed on later additions/uses. Are the later uses of importance? Why is its original use as a gym important, to both the school and the local area? Further justification of listing is required.
4. – 9.	Katherine Lumley College: Cottages – 41, 47, 51, 55, 59 & 65 Finnis Street	<p><i>Some reservations for listing; unlikely to support without further substantial justification.</i> The proposed listings are based on the 2004 survey and it is considered that this does not reflect the current heritage values in the context of area. Matters of concern to LHAC which collectively bring into question the potential merits of listing included:</p> <ul style="list-style-type: none"> • The change in context associated with the reduced number of these cottages in the immediate locality (noting the data sheets claim the buildings are “an important element of the distinctive historic residential character of North Adelaide” • The impact of the college buildings on the setting and context of the cottages (i.e. the impact of this on their residential context); • The diminished integrity of several of the places (and the impacts this has on their noted “heritage values”)