

Item

Adelaide City Council on 28/04/2015

Status: Public

Council's submission on the proposed development by the Makris Group at the Former LeCornu site at 88 O'Connell Street [F/S10/0004/2015]

Strategic Outcome:

Outcome 1 - City of Great Places

Program & Value Proposition:

City Planning and Development - The City Planning and Development Program will create a City of outstanding places that meets the aspirations of the community

Program Contact No:

Louis Palumbo, PM City Planning and Development 8203 7259

Approved:

David Chick, GM, City Planning and Design

RECOMMENDATION

That Council:

- 1. Adopt the comments contained on pages 4,5 and 6 within the Executive Summary of the "Analysis of the Proposed Redevelopment of the Former LeCornu site" by URPS (Attachment A) and provide these to the Development Assessment Commission as Council's written representation on development application number 020/A003/15 by the The Makris Group c/ Intro (Australasia) Pty Ltd at Former LeCornu site (includes all allotments bounded by O'Connell Street, Archer Street, Centenary Street and Tynte Street, North Adelaide.**
- 2. Include in the written representation that the General Manager, City Planning and Design wishes to appear before the Development Assessment Commission to explain Council's views.**

1. A development application was lodged with the Development Assessment Commission (DAC) for the proposed development at 88 O'Connell Street, North Adelaide. The site was formerly occupied by LeCornu and is commonly referred to as the 'LeCornu site'.
2. The cost of the development is over \$10 million and as such the Development Assessment Commission is the relevant authority under schedule 10 of the *Development Act 1993*. There is no referral to Council under schedule 8 of the Development Regulations, however, Administration has provided some informal comment on technical matters, in particular with respect to traffic, waste and encroachment matters.
3. The developer, the Makris Group, briefed Council on the proposal on 2 December 2014, prior to the developer undertaking their own non-statutory community consultation in December 2014. Council requested that the developer extend the timeframe in which the consultation was to occur (to extend beyond the Christmas period) however this was declined. Council then undertook its own non-statutory community consultation on the 'Your Say' website over a 17 day period. A total of 21 submissions were received. The responses received were mixed and details of these can be found in section 2.0 of Attachment A.
4. As the development exceeds 22 metres in height, it is a Category 2 form of development which requires the relevant authority to undertake statutory notification to adjoining land owners. This process provides adjoining owners and occupiers with the opportunity to submit a 'representation' to DAC highlighting their views on a proposal. Category 2 notification is for a period of 10 business days and in this case the notification period closes on 1 May 2015. Although the Corporation of the City of Adelaide is not an adjoining land owner, a notice of the application is on the DAC website and with respect to Category 2 notification the DAC website states-
 - 4.1 A Category 2 development is where notice of the application must be given to an owner and/or occupier of adjacent land to where the development is proposed. A person contacted in this way has the right to make a representation which must be taken into consideration by DAC when assessing the application. Other people not directly notified may still make representations but the Act allows the DAC the discretion as to whether they will be taken into account.
5. Thus, even though Council has expressed a desire to make a submission, the DAC has the discretion as to whether the representation will be taken into account.

6. The proposal is for a mixed use development, in a number of buildings comprised of various heights as follows-

6.1	<u>Land Use</u>	<u>Maximum Floor Space/No. of Units</u>
	Office	3,951m ² (Gross Floor Area)
	Dwellings	131 (38 x 1 bedroom, 76 x 2 Bedroom, 17 x 3 bedroom apartments)
	Hotel	140 rooms
	Shops/restaurants	3,709m ² (tenancy mix undetermined)

6.2 **Car parking**

134 spaces for shops (basement level 1)

187 spaces for dwellings (basement levels 2 and 3)

8 spaces for offices (basement level 3)

40 spaces for hotel (basement level 3)

All on-site parking will be accessed from Archer Street, exiting onto Centenary Street.

6.3 **Building Height**

The proposed development varies in height across the subject site from:

16 storeys (58.2m) in the north-west corner

9 storeys (36.2m) in the south-west corner (plus plant at roof level)

7-11 storeys (28.1-41.6m) in the south-east corner (plus plant); and

5 storeys (16.5m) in the north-east corner.

7. The Ministerial Capital City Development Plan Amendment both increased and removed height limits across many areas of the City. In the Main Street (O'Connell) Zone, 'Catalyst sites' were introduced whereby sites that exceeded 1500m² are provided with additional development scope and are not restricted to the Zone height limit. In this instance the Zone has a maximum height limit of 22 metres (south of Tynte Street), however as the subject site is a catalyst site, additional height may be appropriate whereby the development responds to the context of the site.
8. Administration engaged URPS to review the application documents and undertake an independent analysis of the proposal as well as engage with relevant Council staff to seek comment with regards to technical matters such as traffic and waste. URPS have a detailed knowledge of the site as they were previously engaged by Council to formulate comment on the previous application that was assessed by DAC which was a 'major project'.
9. URPS have prepared an "Analysis of the Proposed Redevelopment of the Former LeCornu site" (Attachment A). This document provides an overview of the comments received from Council's non-statutory community consultation and considers the proposal against the

Adelaide (City) Development Plan. Conclusions from the assessment are provided under the headings of-

- 9.1 Built Form and Heritage
 - 9.2 Traffic and Parking
 - 9.3 Overshadowing, Privacy and Wind Impact
 - 9.4 Crime Prevention and Safety
 - 9.5 Landscaping
10. This document was primarily based on plans (dated November 2014) and associated documentation initially lodged with the Development Assessment Commission. Amended/updated documentation was later provided by the applicant on 10 April 2015. Comments within the document relating to this additional information are provided in blue for ease of reference.
 11. It is recommended that the findings as detailed in the Executive Summary on pages 4-6 be used as the written representation submitted to the Development Assessment Commission.
 12. Encroachments are in the form of canopies over portion of the footpaths on all street frontages surrounding the site. The proposed canopies meet Council's Encroachment Policy.

IMPLICATIONS

Implication	Applicable	Comment
Policy	NO	
Business Plan Objectives / Outcomes or Services	NO	
Consultation	NO	
Resource	NO	
Risk / Legal / Legislative	NO	

Budget / Financial Implications

14/15 Budget Allocation	14/15 Budget Reconsideration	Proposed 15/16 Budget Allocation	Ongoing Costs (e.g. maintenance)	Life of Project / Life Expectancy of Asset
NO	NO	NO	NO	NO

ATTACHMENTS

Attachment A – “Analysis of the Proposed Redevelopment of the Former LeCornu site” by URPS

Attachment B – Plans

Attachment C – Response letter, shadow plans, apartment layouts and materials information

Attachment D – Planning report

Attachment E – Landscaping plans

Attachment F – Technical reports

Attachment G – Further technical information

Draft Council/Committee Report