

Your Say
Adelaide

The Adelaide City Council invites
engagement from the community about

88 O'Connell

Former LeCornu Site, North Adelaide

Project Summary

The former LeCornu site in North Adelaide has been vacant and undeveloped for many years. A number of development proposals have been presented during this time, however none of them have been built.

A new proposal from the Makris Group has recently been announced. As this development proposal exceeds \$10M, the Development Assessment Commission (DAC) is the relevant Planning Authority to assess the application.

DAC will undertake a Category 2 notification which provides adjoining owners an opportunity to provide comment on the development application.

In addition, Council is interested to hear community views to assist us in providing feedback directly to the State Government. Your feedback will be used by Council to inform our response.

Consultation closes 5pm, Sunday 8 February 2014.

Included in this consultation pack:

- Project Information
- Submission Form

For enquiries, please contact Amy Gelven 8203 7326 or c.planning@adelaidecitycouncil.com

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Project Information

Purpose

Council is seeking feedback from the community on the most recent proposal for the former Le Cornu site, North Adelaide. Your comments and feedback will be used to inform our response to the State Government.

Background

The former LeCornu site in North Adelaide, 88 O'Connell Street has been vacant and undeveloped for many years. A number of development proposals have been presented during this time, however none of them have been built.

A new proposal from the Makris Group has recently been announced. As this development proposal exceeds \$10M, the Development Assessment Commission (DAC) is the relevant Planning Authority to assess the application.

The Makris Group's website indicates that:

"the proposal includes a shopping and restaurant precinct, residential apartments for start-out buyers through to luxury homes, commercial offices and a boutique hotel. This is spread over eight buildings linked by a piazza and gardens to be created on a site bordered by O'Connell, Tynte, Archer and Centenary Streets.

This will be an iconic development which will provide a quality legacy for current and future generations. It will have an end value of more than \$200 million and will inject new vitality to one of the city's most valued precincts."

For more information please visit <http://www.88oconnell.com.au>

Benefits of the project

Progress on the development of the former Le Cornu site is good news for North Adelaide and the city more generally. Council however wants to ensure that the short and long term benefits of the development are appropriate. The current proposal includes:

- 131 residential apartments spread over three different;
- 3,000 square metres of premium office space;
- 3,000 square metres of retail framing a landscaped public piazza;
- An international standard boutique hotel over six levels; and
- A large below ground car park for 440 vehicles.

Project Impacts

Council is particularly interested in the impact that the current proposal may have on the street, surrounding area and North Adelaide broadly. These impacts may be positive or negative such as economic, scale, traffic and aesthetics etc.

Timeline

In late 2014, the Makris Group ran a voluntary consultation period, seeking feedback from the general community.

The Development Assessment Commission (DAC) will undertake a Category 2 notification which provides adjoining owners an opportunity to provide comment on the development application. This is likely to occur in January/February 2015.

To help inform Council's response to the State Government, Council is seeking additional comments and feedback to be received by 5pm, Sunday 8 February.

Frequently Asked Questions

Why is Council running their own consultation?

Additional comments and feedback will assist Council to better understand community concerns and aspirations for the former LeCornu site. Your comments will be used to inform Council's response to the State Government.

What role does Council have in the proposed development?

As the proposal exceeds \$10M, the Development Assessment Commission (DAC) is the relevant Planning Authority to assess the application. Council does not have a role in approving the proposed development, however Council will provide a submission to the State Government regarding technical aspects and potential impact on the North Adelaide community.

Where can I find more information about the proposal?

For more information please visit <http://www.88oconnell.com.au>

When do I have to provide my feedback?

Council is seeking additional comments and feedback to be received by 5pm, Sunday 8 February.

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How do I provide my feedback?

There are a number of ways in which you can provide feedback:

Feedback Form

Complete the Feedback Form to provide your comments regarding the proposal.

Online/ Website.

Visit yoursay.adelaidecitycouncil.com to provide your comments online. Please note you will need to be a registered user, or willing set up a user profile prior to providing your feedback on the site.

Alternatively comments can be emailed to

c.planinng@adelaidecitycouncil.com

Written Submissions

Hard copy 'Feedback Forms' can be found at our Libraries, Community Centres or our Customer Centre or by calling 8203 7326.

All written submissions should be addressed to:

Community Consultation

88 O'Connell – Former Le Cornu Site, North Adelaide

GPO Box 2252, Adelaide SA 5001

What happens to my feedback?

Feedback received will assist Council to better understand community concerns and aspirations for the former LeCornu site. Your comments will be used to inform Council's response to the State Government.

How do I know my feedback has been received?

All submissions, emails and correspondence will be acknowledged either by email or in writing so that you know your feedback has been received.

Contact Person

For more information, please contact:

Amy Gelven

Administration Officer, City Planning & Development

Phone: 8203 7326

Email: c.planning@adelaidecitycouncil.com

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