EIGHTY EIGHT O'CONNELL

Consultation closes **5:00pm, Friday 20 July 2018**

PROJECT INFORMATION

88 O'Connell Street, North Adelaide was recently purchased by the City of Adelaide. The site presents an opportunity to facilitate a strategic development in a timely way that takes into account the needs of the community and contributes to the O'Connell Street precinct.

Draft Guiding Principles have been developed following initial engagement with the community. A report summarising the feedback received is available online on Your Say Adelaide: https://yoursay.cityofadelaide.com.au/88-OConnell.

The purpose of this second phase of engagement is to consult on the draft Guiding Principles which have been included as an attachment in this pack.

Background

The site at 88 O'Connell Street has remained vacant for almost 29 years since the closure of the Le Cornu furniture store in 1989.

A number of applications have been made and approved over the years to redevelop the site. The most recent one in 2015 by the Makris Group, sought to construct a shopping and residential apartment complex. None of the plans or proposals over this time have come to fruition.

The City of Adelaide made the decision to purchase the site in late 2017 with the aim to ensure a timely, suitable development that delivers public value. This represents a significant step towards the activation and redevelopment of Eighty Eight O'Connell, enabling it to make its contribution to the future of North Adelaide.

Eighty Eight O'Connell

Timeline

In **late June**, Council endorsed the release of a set of draft Guiding Principles for consultation.

In **mid-August**, administration plans to present Council with a report seeking endorsement of the Guiding Principles following this community engagement.

Frequently Asked Questions

What are guiding principles?

Guiding principles are high level criteria that define our requirements for the site. We will assess any proposals for use of the site against these principles to ensure we are consistent with our objectives.

Who has been consulted to date?

General community, North Adelaide residents and property owners and North Adelaide traders and businesses. A report summarising previous community engagement and feedback received is available online on Your Say Adelaide: https://yoursay.cityofadelaide.com.au/88-OConnell-2018.

How do I provide my feedback?

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

Feedback Form (attached to this information pack)

Online
yoursay.cityofadelaide.com.au

Email your comments to yoursay@cityofadelaide.com.au.

Written Submissions
All written submissions must be received by 5.00pm on Friday 20 July and should be addressed to:

Community Consultation
Eighty Eight O'Connell Street
GPO Box 2252, Adelaide SA 5001

What happens next?

We will acknowledge your feedback either by email or in writing.

A report summarising the community feedback will be collated with recommendations. Consideration will be given to any potential amendments to the principles and any proposed changes will be presented to Council for endorsement.

The report will be publicly available on the Your Say Adelaide website.

For enquires please contact:

Kelly Wescombe

Project Manager

T: 08 8203 7330

E: k.wescombe@cityofadelaide.com.au; or visit yoursay.cityofadelaide.com.au

Eighty Eight O'Connell

FEEDBACK FORM

Feedback closes **5:00pm, Friday 20 July 2018**.

This form can also be completed online at yoursay.cityofadelaide.com.au.

Please consider and respond to the fourteen (14) draft Guiding Principles, which have been developed based on feedback from the Community Sessions.

You have the option of responding to each principle, or if you support all the principles you can provide a response by answering the last question only.

Q1. Strategy - *Development must be smart, green, liveable and creative, exemplifying and helping to achieve the City of Adelaide 2016-2020 Strategic Plan.*

☐ I support this principle ☐ Neutral ☐ I don't support this principle

Reason for your response:

Q2. Attractor - *Create a destination and attract people to support the vitality of the O'Connell Street precinct. Provide sufficient intensity of activity and various reasons for people to visit, stay and spend time during the day and night.*

☐ I support this principle ☐ Neutral ☐ I don't support this principle

Reason for your response:

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Q3. Community Needs - *Provide a mix of complementary uses to meet the needs of an evolving residential and business community. Innovative approaches to providing community services and facilities, as well as emerging technologies are encouraged.*

☐ I support this principle ☐ Neutral ☐ I don't support this principle

Reason for your response:

Q4. Place - *Create a great place for people, defined by exceptional architecture, urban design, landscape, public art, and engaging place-making.*

☐ I support this principle ☐ Neutral ☐ I don't support this principle

Reason for your response:

Q5. Amenity - *Provide excellent amenity for new residents and maintain and improve the amenity of neighbouring properties. Potential impacts such as traffic, noise, overshadowing, must be addressed through site configuration and appropriate built form.*

☐ I support this principle ☐ Neutral ☐ I don't support this principle

Reason for your response:

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Q6. Built form + context - *Respond sensitively to the urban context, respecting and matching the scale and qualities of adjacent heritage places and the predominantly 2-storey O'Connell Street streetscape. A mid-rise development with a variety of buildings of up to nominally 8 storeys is preferred, with any high rise elements set back at least 12 metres from the street frontages.*

☐ I support this principle ☐ Neutral ☐ I don't support this principle

Reason for your response:

Q7. Activation - *Create activity and interest in the public realm, with high-quality street frontages and active ground level uses. Multiple small-format retail tenancies and other public uses should enliven primary street frontages and new public spaces, while predominantly residential frontages should address Centenary Street.*

☐ I support this principle ☐ Neutral ☐ I don't support this principle

Reason for your response:

Q8. Housing diversity - *Provide a significant amount of well-designed housing for a diverse range of people. Innovative housing models and a variety of housing types and tenures are encouraged.*

☐ I support this principle ☐ Neutral ☐ I don't support this principle

Reason for your response:

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Q9. Identity - *Create an interesting and distinctive place with multiple owners, partners and / or operators providing a variety of high-quality, cultural, artisanal, and boutique offerings*.

☐ I support this principle ☐ Neutral ☐ I don't support this principle

Reason for your response:

Q10. Public realm - *Enhance the O'Connell Street public realm and provide additional generous high-quality open space for the enjoyment of the community. The public realm should be integrated and provide safe and attractive pedestrian connections.*

☐ I support this principle ☐ Neutral ☐ I don't support this principle

Reason for your response:

Q11. Parking - *Incorporate predominantly underground car-parking to support local business, residents and events, in a way that does not dominate the site or detract from street frontages.*

☐ I support this principle ☐ Neutral ☐ I don't support this principle

Reason for your response:

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Q12. Sustainable mobility - *Promote sustainable mobility through integration with public transport, and incorporation of measures such as car-share and cycling facilities.*

☐ I support this principle ☐ Neutral ☐ I don't support this principle

Reason for your response:

Q13. Sustainability - *Exemplify environmental sustainability, including high-performing buildings, smart technology, and incorporation of extensive planting and green infrastructure.*

☐ I support this principle ☐ Neutral ☐ I don't support this principle

Reason for your response:

Q14. Delivery - *Provide a well-planned and timely outcome with early delivery of public amenity.*

☐ I support this principle ☐ Neutral ☐ I don't support this principle

Reason for your response:

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Q15. Do you support all fourteen (14) Draft Guiding Principles?

☐ Yes

Comments

Please provide any further feedback regarding **Eighty Eight O'Connell Street**.

Comments

Eighty Eight O'Connell

Your Say Adelaide

Providing contact details in a feedback form is optional. However, we ask for this information because we want to know a little more about who you are and how you use the City to ensure we get a higher quality of data to go along with your feedback. The data will help us analyse feedback from specific groups (e.g. age, gender, City users), which in-turn will provide a richer and more valuable response to help Council make decisions.

First Name:		**Last Name:**	
Email Address:			
Address:			
Business/Organisation Name (if applicable)**:**			
Gender:	☐ Male ☐ Female ☐ Other Identity	**Year of Birth:**	
Are you a City of Adelaide Ratepayer?		☐ Yes ☐ No	
Please tell us how you participate in city life (tick all that apply):			
☐ Work	☐ Live	☐ Shop	☐ Play *(e.g. leisure, recreation, entertainment, dining)*
☐ Study	☐ Tourist	☐ Own a Business	
Please indicate your main areas of interest (tick all that apply):			
☐ Council Services & Programs	☐ Open Space & Recreation	☐ City Design, Planning & Development	☐ New & Future Projects
☐ Social & Community Issues	☐ Policy, Budget and Management Plans	☐ Environmental Issues	☐ Arts & Events in the City
Please indicate the locations that are of interest to you (tick all that apply):			
☐ North Ward	☐ Central Ward	☐ South Ward	

Your Say Adelaide is Council's online consultation website. It is your chance to be kept up-to-date and provide feedback on areas of the City that interest you. Would you like to be signed up to Your Say Adelaide online and be emailed when there is an opportunity to have your say on areas that are of interest to you?

☐ Yes ☐ No

Please Note: *If you've ticked Yes, you will receive an email to your nominated e-mail address above to confirm your new account.*