

Port Waterfront Redevelopment Committee

Attention: Gabrielle McMahon
Planning SA
Levels 2 – 6
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November 7, 2007

Submission: Port Waterfront Redevelopment, Precinct 2B
Application 040/2673/07

Dear Ms McMahon

I would like to thank you for this opportunity to comment on this stage of this important development.

Overview

The designs as submitted vary greatly from the Development plan and compromise the social, historical and cultural potential of the Port and surrounding areas. It also diminishes the Port of Adelaide as a potentially world class tourism precinct. As such it may deliver short-term financial gains, particularly for the developers, but will not, in the opinion of the writer, result in a meaningful or sensible outcome, financially, socially or otherwise in the longer term.

I refer you to the National Trust SA's submission, 2002, regarding the draft PAR of the same project and quote in part

The Draft PAR is excessively concentrates on medium to high-density residential development to the detriment of existing heritage attractions, and at the expense of obvious opportunities for a wider range of activities forming a critical mass of sustainable public attractions.

I would bring your attention to the fact that this was written when the density of building, number of apartments and height of buildings was considerably less than presently intended and there was greater intention of maintenance of existing heritage and maritime structures and activities. Please contact the National Trust of SA if you would like access to this document.

Population density

The intended number of dwellings proposed for this development since initial consultation has risen from 900 to 1500 and, I believe is now at 2,500 and presumably, given the plans presently before you, increasing. I believe that this is excessive and at variance to consultation advice and the Development Plan.

Masterplan

Each precinct is being planned separately without an overall concept available for comment. As the developer is varying from the Development plan with each successive precinct it is difficult to have faith that elements such public domain and adaptive reuse of existing built form will be incorporated.

Size, height and number of buildings

The Development plan does not allow for any 12 story building within precinct 2B and for only two in precinct 2C. The application has five 12-story and two 7-story buildings over both areas. All of these, rather than being narrow 'landmark' buildings are very bulky laterally. This is manifestly excessive and will utterly dominate the skyline from the Port and surrounding areas.

Location of buildings within the site and impact on view corridors

The Development plan called for 2 landmark buildings framing a wide view corridor and incorporating a public plaza. The current plan has reduced the view corridor to, at best, a glimpse between the buildings and given that sightlines are so narrow, this, along with cutting into the bank, has effectively 'privatised' the view.

Public Space and amenity

The application has reduced the public space implied in the Development Plan and removed the publicly accessible pier. The application has a second (given the one presently under construction) marina cut into the bank. The changed plan will discourage pedestrian activity, alienate the private from the public space and has no capacity for community activity. Please note that the Development plan has no cut-ins (referred to as 'Water Rooms') to the bank.

As previously referred to, the writer is concerned about the focus on residential development and lack of other public amenity including useable open space.

Again, thank you for this opportunity to provide input into this important and potentially significant development.

Yours truly,

Fiona McConchie

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