



YOUR HARBOUR... YOUR DREAM

29 November 2007

PAREPG
PO Box 3122
PORT ADELAIDE SA 5015

BY EMAIL
BY MAIL

Dear Members of the Port Adelaide Resident's Environment Protection Group

NEWPORT QUAYS DEVELOPMENT

We are in receipt of a flyer which we understand the Port Adelaide Resident's Environment Protection Group ("PAREPG") intend to mass distribute in and around the Port Adelaide Enfield municipality in relation to the Newport Quays Development.

We respect your right to publicly comment on the Development, but are concerned that the flyer contains some inaccuracies which misrepresent and may mislead the public as to various aspects of the Development.

We set out below our specific concerns:

- 1. The flyer states that that the Development Application "...varies considerably from the Council's Development Plan..." and later states "non-compliance with the Council's Development Plan":**

In our view, the Development Application for Stage 2B (otherwise known as Stage 3) of the Newport Quays development does not vary considerably from the Development Plan.

The proposed development will be assessed by an independent statutory body, being the Port Waterfront Redevelopment Committee. As such, the statement that the 'development proposal varies considerably from the Development Plan' should be qualified as the opinion of the PAREPG.

- 2. The flyer states that the Development Application "...is at odds with the Government's own objectives for the Redevelopment..."**

The current development proposal has been endorsed by Land Management Corporation (LMC) to go for assessment to the Port Waterfront Redevelopment Committee, the State's independent statutory body to determine application outcomes in relation to the Port Adelaide Waterfront Redevelopment.

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JOINT VENTURE PARTNERS OF THE NEWPORT QUAYS PORT ADELAIDE HARBOURFRONT REDEVELOPMENT PROJECT.

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3. **The flyer states that there may be “apartments facing the eastern or western sun, with no cross ventilation, consuming huge amounts of electricity for airconditioning”:**

In any development, it is inevitable that some dwellings will face east and west. The proposed development does have dwellings which face east and west; however, it also has many dwellings which face north and south.

Section J of the Building Code of Australia (BCA) was introduced to ensure that energy consumption for heating and cooling is reduced through passive design elements. Whilst orientation is one method of complying with Section J, there are a number of other design methods, such as shading and glazing selection, which can be incorporated when orientation is not north/south. This development will comply with Section J requirements.

4. **The flyer contends that the Development does not comply “...with the 3 to 7 storey building height limits set out in the Council's Development Plan” and that what is intended is “five 12 storey buildings... where only two 12 storey iconic towers were intended”**

The Concept Plan shows 3, 7 and 12 storey zones within the relevant area of the Stage 2B development.

With respect to the current Development Application, which the flyer is addressing, there are three (not five) 12 storey buildings proposed.

The master plan proposed for Stage 2B meets the ‘Desired Future Character’ outlined within the Port Adelaide Enfield Development Plan for this relevant Policy Area 34B, which stipulates the following:

“Provide a medium to high density residential development”

“The buildings will be bold and contemporary in design”

“Landmark buildings of 12 storeys in height will create icon buildings visible from across the river”

5. **The flyer contends that the Development should provide for “...a wide space linking Semaphore Road and the River, a view straight across to Hart's Mill and a welcoming public plaza for community events, flowing onto a substantial public jetty”.....**

This statement relates to elements of the Concept Plan that are outside the boundaries of the proposed development for Stage 2B and will form a part of a future stage within the Newport Quays development.

6. The flyer states that the Development could mean: ".... restricted access from Semaphore Road to open spaces too small for community events, and private marinas with small public pontoons where there should be a substantial jetty."

Access from Semaphore Road will be provided via a 12 metre wide pedestrian link from the railway line to the waters edge, which is in line with the requirements under the Development Plan.

In addition, the development proposal provides for an additional, second view corridor (above and beyond what is required in the Development Plan) creating a pedestrian link between Wirra Drive and the waters edge.

The public spaces that will be delivered through the development proposal for Newport Quays Stage 2B will be above and beyond what either the Concept Plan or the Development Plan require. Some of the public spaces/infrastructure included in the design of Stage 2B are:

- A waterfront public plaza and retail (once again beyond what is required) at the intersection of the waterfront promenade and pedestrian linkage to the adjoining Glanville Railway Station, creating an active gateway between the waters edge, the Glanville Railway Station and surrounding communities and suburbs;
- This waterfront public plaza is anticipated to provide for opportunities for small scale community events, activities and socializing. This is in addition to a public plaza or community area required within a future stage of the development;
- Delivering three public jetties and viewing platforms, providing the local community, visitors and residents with the opportunity to interact with the water, admire views of the Port Adelaide River, Harts Mill and wider Port Adelaide;
- The public jetties are strategically located as prominent features of the precinct, and are designed to interact with the view corridor and public square, providing for the reactivation of the Port Adelaide River with recreational fishing or simply admiring the views;
- Provision of public marina berths.

We note that this development will provide direct public access to the waterfront and the river environs in this area for the first time in many years.

7. The flyer contends that there is “...no apparent provision for any tourism related activities”

Neither the Development Plan, nor the Concept Plan requires the need to provide tourism facilities within this stage of the development.

Tourism opportunities will be properly addressed in future stages of the development, and whilst it is too early to unveil our plans, these facilities will be a major catalyst in rejuvenating the wider Port Town Centre and bringing tourism back into The Port.

Nevertheless, we believe that the facilities provided for within the development proposal for Stage 2B will entice the local community; visitors and residents back to the waters edge and provide for an engaging and interactive experience.

We ask that you consider carefully our comments above. We believe it is most important that the residents of Port Adelaide Enfield are fully and properly informed and given balanced information about the Newport Quays Development and the benefits we believe this world class development will provide to the local community and the whole of South Australia.

Please feel free to contact me with any questions or queries that you may have in relation to the above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Sutton', with a stylized flourish at the end.

DAVID SUTTON
Development Manager
Newport Quays Consortium