



25 February 2020

Mr Michael Lennon
Chairman – State Planning Commission

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Dear Mr Lennon

Planning and Design Code Phase 3 Submission - The University of Adelaide

We act for The University of Adelaide ('the University'), a significant stakeholder within the proposed City Riverbank Zone (Cultural Institutions Sub Zone) of the draft Planning and Design Code.

It is important for the University that the draft Planning and Design Code aligns strongly with the University Masterplan to ensure that its vision is achieved.

The University Masterplan

The University has prepared a masterplan which outlines an aspirational vision for the development of the three of university's campuses – North Terrace (in Adelaide CBD), Waite (six kilometres south-east of the CBD) and Roseworthy (55 kilometres north of the CBD).

The North Terrace campus masterplan is aimed at creating a strong identity for the University.

A new entrance building is earmarked on the north side of the North Terrace and Pulteney Street intersection adjacent to Bonython Hall. The building is intended to accommodate ceremonial and conference facilities as well as a new arts precinct with music, creative arts and lounge spaces, accessible to the wider community. The building would provide a new contemporary gateway to the university providing a sense of address and identity. A further gateway building is earmarked along Kintore Avenue to provide a much-needed sense of address at the western edge of the campus.

On the south side of North Terrace, a further tower is earmarked to accommodate the business, law and economics schools.

The opportunity to provide student accommodation within the campus is also an objective of the masterplan.

Overall, the masterplan seeks to enhance the sense of address around the periphery of the campus, improve overall linkages through the campus and surrounding areas. The strong north-south connection between the city and river is proposed to be enhanced with higher quality and more legible pedestrian paths.

The Draft Planning and Design Code

The University is generally supportive of the policies affecting the campus however there is a need for greater alignment between the Cultural Institutions Sub Zone and the University masterplan to ensure the vision of the University can be achieved.

In this instance, it is important to refer to the desired character statement contained within the current Institutional (University/Hospital) Zone which states, in part:

“The Zone will be maintained and enhanced as the cultural and institutional heart of the City. It is South Australia's primary centre for tertiary education, research, medical and cultural institutions and also provides significant leisure and tourism opportunities. Expansion of existing activities will be accommodated by means of sensitive infill development with the construction of new buildings within present sites or on vacant land currently used for car parking, in accordance with coordinated master plans of the major institutions.”

[underline emphasis added]

Currently, the desired character envisaged for the University provides a link to the masterplan, meaning the aspirations of the University can be considered within an assessment of a proposal by the relevant authority.

We do not suggest that the Planning and Design Code should reference the masterplan within the Cultural Institutions Sub Zone however the existing policies could be improved by better recognising some of the key aspirations which include:

- Provision of student accommodation associated with the University;
- Encouragement of high quality designed, high-scale gateway buildings along North Terrace, Kintore Avenue and Victoria Drive to improve the sense of address for the University;
- Recognition of the high-scale buildings which currently exist within the campus which can be used to support either replacement buildings, refurbished buildings and/or new buildings of similar height and scale.

Recommendation

Accordingly, the Cultural Institutions Sub Zone should be amended as follows:

- Desired Outcome DO1 and Performance Outcome PO1.1 should identify student accommodation associated with the University.
- Performance Outcome 2.4 and DTS/DPF 2.4 should provide an exception for gateway buildings, replacement or new buildings of similar scale and/or new buildings towards the centre of the campus.

We would be pleased to further meet with DPTI staff in order to provide further detail in respect to this submission/request.

Yours sincerely

A handwritten signature in black ink that reads 'Chris Vounasis'.

Chris Vounasis
Managing Director