

"Time for Decisive City Leadership over the former Le Cornu site in North Adelaide."



Le Cornu site saga must be resolved



MARK HAMILTON

FICTION can be stranger than fact, especially if it is an absurdist play like the Le Cornu site development debacle. It is a 29 year gross embarrassment to the key players and the community.

Unless the owner will voluntarily sell the land to the City of Adelaide, then Adelaide City Council must immediately seek the consent of the Local Government Minister to compulsorily acquire the land for fair market value.

Normally, I would not advocate compulsory acquisition, but after nearly 30 years the community's interests must take precedence. The owner

has had more than a fair go, given the site's importance.

Council must purchase the site given the dire need for off-street car parking in the O'Connell St precinct. Asserting that an acquisition is a matter for the State Government won't sit well with the community.

It is not a state issue. Council should carry out a staged development, building 750 underground carparks, and around 100, two and three bedroom, 120 to 180sq m, owner-occupier sized apartments, each with a dedicated car park. This should be two levels on all street frontages with a mix of three and four storeys over the site.

This could add 250 residents to support local business. There should be a "North Adelaide Village Square" in the middle, at the front, facing O'Connell St. Council would

retain the remaining 650 carparks as part of its U-Park business.

Council could mitigate risk by joint venturing the apartment development. This would set O'Connell St up for a more profitable future, able to attract more shoppers and diners. Car

ossal stuff-up. Grants of "special project status", and ministerial approvals, for ever increasing amounts of development, followed by the effective recent removal of site height limits by the Planning Minister have demonstrated a woeful application of basic

Council must purchase the site given the dire need for off-street car parking

parking at night is virtually impossible.

Without decisive city leadership, this site could remain vacant for another generation. It would be doing all involved, including the owner, a favour.

Who is responsible for this fiasco? It is hard to blame the owner as developers tend to push for whatever development rights they can get. State Governments have been the driving force behind this col-

land economics. The owner pushed this agenda, getting caught up in the urban myth that more development on a site necessarily equates with greater profits and land value.

This site has stood vacant for almost a generation. The accompanying saga remains a major hole in the heart of North Adelaide and the O'Connell St economy.

MARK HAMILTON IS A FORMER DEPUTY LORD MAYOR OF ADELAIDE

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Email me or text me if you agree, so that I can inform Council of your support.



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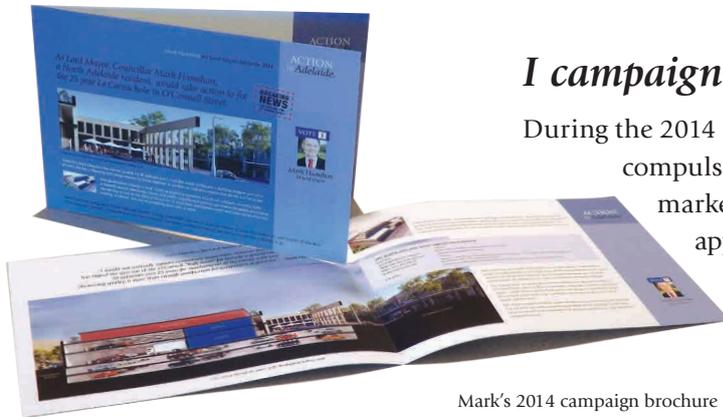
YOUR URGENT ACTION IS NOW NEEDED.

"Council must compulsorily acquire Le Cornu site for fair market value this time."

The 22nd version of the Le Cornu site development has fallen over this month, prolonging North Adelaide's 29 years of agony and embarrassment over this strategic site.



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Mark's 2014 campaign brochure

I campaigned on this issue in 2014

During the 2014 Lord Mayoral elections, I campaigned to compulsorily acquire the Le Cornu site for fair market value. At that time, the site had 21 prior approvals which had not proceeded over a period of 25 years. I had given up on a development occurring. Now the 22nd version has fallen over, nearly four years later.

Council must act this time

Adelaide City Council has fumbled the ball twice on this site: In the 1990s Council had the opportunity to form a joint venture with the then owner to develop apartments and a 650 space underground car park. It didn't.

Later, Council had the opportunity to purchase the site but failed to increase its offer for this strategic site by \$100,000. A very bad error.



The Lord Mayor is wrong

The Lord Mayor is way off track on this issue. Decisive city leadership is needed to resolve this 29 year saga and to reinvigorate this hole in the heart of North Adelaide and the O'Connell Street economy.



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