

# 88 O'Connell Development – Changes of Use

08/03/2022

Council

**Council Member**  
Councillor Martin

Public

**Contact Officer:**  
Tom McCready, Director City Services

## QUESTION ON NOTICE

### Councillor Martin will ask the following Question on Notice:

'Having regard to the Government Architect's response and comments on the second application (prompted by the legal challenge to the development) for the development at 88 O'Connell Street, dated 16 November, 2021:

- a. Could the Administration advise, specifically, what conversations, if any, have occurred with C and G, contracted by the City of Adelaide to deliver the project, in respect of the following changes to the functions or the concept plans previously approved by Council for the development:

#### **Ground floor**

1. “ .....(Medical) consulting rooms (...in lieu of retail...)...are now proposed in the south west corner, fronting O'Connell and Archer Street ..” which could lead to “ .....potentially compromised public realm activation on the main street frontages .... includes obscured glazing (an anticipated requirement for privacy) and limited operating hours ...”
2. “ ... retail changed to shops/restaurants ...”
3. “ ....studio (wellness) description changed to indoor recreation facility ...”

#### **Level One**

1. “ ... commercial and medical consulting room uses changed to offices ...”

#### **Level 2**

1. “ ... commercial uses changed to offices ...”
  2. “ ... club changed to restaurant ...”
  3. “ ... day spa changed to public day spa (personal or domestic services establishment)
  4. “... removal of private dog park ....”
- b. Could the Administration advise whether such changes are at variance with either the original Guiding Principles endorsed by Council, following public consultations, or the commercial terms of the contract between City of Adelaide and C and G?’

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.