

Mark Pivovarovff
Development Director
Cedar Woods
220 Fullarton Road
Glenside SA 5065

6 February 2019

Dear Mark,

We are writing to thank you for meeting with us on 31/1/19 and to summarise the issues discussed at this meeting.

As stated at the meeting, the Save Shed 26 campaign is a broad and loose coalition of Port and Peninsula residents, cultural heritage and creative professionals (many of whom are also local residents), small business people and potential property investors.

We can summarise our three main areas of concern regarding Shed 26, as discussed with you last week, as follows:

1. The process that has led to Shed 26 not being included in the development plans for the Fletcher's Slip site; up until the latter part of 2018 there was no reason to believe or way to know that Shed 26 was to be demolished, given its inclusion in various precinct and development plans, in published artist impressions including fly over videos, and the feedback given about its importance over many years of consultation with the community.
2. Shed 26's important historical role and unique character; the building is one of the last remaining significant maritime artefacts on the Port Adelaide inner harbour waterfront. Shed 26's history, look and physical location visually connects Port Adelaide's inner harbour to LeFevre Peninsula, and represents an eye-catching and iconic reminder of the culture and history of the Port of Adelaide, and the contribution of generations of workers and their families to South Australia.
3. The cultural and economic benefits that adaptatively reusing Shed 26 presents – and conversely, the significant missed opportunity to our community if it is not reused; adaptively reusing buildings such as Shed 26 is global best practice. The scale and simple design of Shed 26 leaves it suitable for many possibilities. Everyone advocating for keeping Shed 26 wants to see it adapted for use within a modern world-class redevelopment of this important site. No one wants its current dilapidated condition to continue.

We acknowledge your expressed frustration with not being aware, or being made aware by the South Australian Government, that Shed 26 is important – and the difficult position this now leaves you in. We note that you commissioned plans for various residential options for keeping Shed 26 in early 2017.

While we realise that keeping Shed 26 has not been included in your current financial plans for the site, we encourage you to consider the potential long-term value of

adaptively reusing Shed 26. We thank you, again, for listening to the community and for your public announcement that you are revisiting your plans for Shed 26.

We note that you brought a number of possible options to our meeting, including a variety of retail options such as discount shops and big supermarkets. As stated at the meeting, we are open to hearing any ideas - however ultimately this is not up to us. If you are seeking community approval for new plans for Shed 26 and legitimacy for the project as a whole, we encourage you (in conjunction with State and Local governments) to consult (again) with local residents and the business community.

As stated at the meeting, the opinion of the five of us who attended is that the most ideal use of the site is a mixed use which includes cultural and recreation facilities alongside food and beverage (restaurants, breweries, markets) inspired by models such as Hobart's waterfront. However, the Save Shed 26 campaign have avoided stating a preference for one use over another thus far as our main concern, *at this stage*, is that Shed 26 is not destroyed. Destroying the building can never be reversed.

While we realise your financial concerns are important to you, your shareholders and the viability of the development project, the fact is that the State Government sold you this large piece of land for a total of \$2. Therefore, we feel it is reasonable for the community to expect some significant social and cultural outcomes from such an opportunity provided to you and your shareholders.

We note that Cedar Woods plans to include an interpretive walk at Fletcher's Slip, using materials collected by the State Government from the destruction of other important building over the past ten years including the Jenkins Street boatyards. We believe the community will value this walk as an asset to the overall development; however an authentic valuing of the heritage of the Fletcher's Slip site includes keeping Shed 26. Now that you are equipped with more information about Shed 26 we hope that you agree.

As we did at the meeting, we extend our offer to assist in any broader community consultation and thinking about the future of Shed 26. We look forward to further discussions with you and ask that you let us know what you would like the next steps of these discussions to be.

Regards,

Anthony Coupe, Cath Duncan, Tony Kearney, Lindl Lawton and Emma Webb

CC: meeting attendee, Vince Rigter, Renewal SA