



FACT SHEET

Sale of surplus land at Fort Largs former Police Academy, Taperoo

History

Fort Largs was built in 1878 for the strategic protection of Port Adelaide's coastline. In 1961, South Australian Police commenced using the site as a police academy for training until the site's aging facilities were replaced by a new police academy on the eastern part of the Fort Largs site.

Why sell the surplus land and Fort?

The Fort has important heritage, especially from its original defensive role.

Recently, the State Heritage Council has confirmed the entry of two more buildings in the State Heritage Register, the Barracks and Drill Hall.

In developing a strategy for the sale of the surplus property, Renewal SA has investigated a range of ownership options including for the ownership to remain in the hands of the state government, federal government or the City of Port Adelaide Enfield. None of these parties have the capacity to acquire, restore and maintain the Fort.

Sale of the 7.4 hectare site will partially recoup the cost of the new police academy. The site is zoned Residential and is expected to attract significant interest when released to the market. While a clear desire to retain heritage listed items in public ownership has been expressed by the community, private ownership may in fact provide the best opportunity for preserving the Fort into the future. The Fort has not been open for public access, but viable adaptive reuse is likely to make it accessible.

Expression of interest

Renewal SA is responsible for managing the sale of surplus government land. It is planned to invite expressions of interest in the sale of this surplus site. Respondents would be required to demonstrate their proposed adaptive reuse of the heritage items and how such use would integrate with the development of the balance of the land. Registrations of interest relating to the future use of the Fort only will also be invited. The Government Architect will provide advice on both the proposed reuse and the integration with the proposed development of the balance of the site.

The Fort's heritage will be protected

Any decision to sell the surplus site will not jeopardise the preservation and maintenance of the Fort, Barracks and Drill Hall as this is a priority for the state government. The Heritage Places are protected through their listing in the South Australian State Heritage Register. This prohibits demolition and promotes standards for preservation and maintenance, thereby protecting the future of the Fort.

Protection against inappropriate development is provided by the *Heritage Places Act 1993* and the referral process under the *Development Regulations 2008*. This means that any redevelopment of the site will need to follow the application process and assessment through the City of Port Adelaide Enfield, Minister for Sustainability, Environment and Conservation and possibly the Development Assessment Commission.

To comply with the State Heritage requirements, the purchaser will need to contractually agree that the heritage status and cultural significance of Fort Largs be preserved in any use or adaptive reuse in accordance with any State Heritage Act requirements.

Demolition or other unapproved development, damaging or reducing the heritage value of a Heritage Place, are serious offences. Severe penalties are provided for in both the *Development Act 1993* and the *Heritage Places Act 1993*, in addition to any contractual remedies.



Next steps

Renewal SA is committed to working with the City of Port Adelaide Enfield and the local community to ensure that the reuse of the Fort Largs complex and grounds fits well with the unique history of the place.

Renewal SA expects to commence the Expression of Interest process to find a suitable developer to plan and develop the 7.4 hectare site early in June 2015.

Where to find more information

A fact sheet detailing the process for sale of surplus government land and information about sites that are currently on the market can be found on the Renewal SA website at: www.renewalsa.sa.gov.au

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