

DIT:Planning Reform Submissions

From: David Barone [REDACTED] >
Sent: Friday, 18 December 2020 11:28 AM
To: DIT:Planning Reform Submissions
Cc: James Fudge; Andrew Tunnock; Julie Jansen
Subject: Phase 3 Draft P&D Code - Submission for Vicinity Shopping Centres
Attachments: Vicinity Code Submission.pdf

Importance: High

Categories: Kate, Leah

Please find attached a submission on behalf of Vicinity Shopping Centres.

Vicinity remains extremely concerned about the policy transition affecting two of its centres, and is eager to meet with PLUS staff to resolve these concerns.

I look forward to receiving acknowledgement and further discussing meeting opportunities early in the new year.

Regards

David Barone
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The banner features a photograph of a modern building with a glass facade and a sign that reads 'UNITING COMMUNITIES'. The text is overlaid on the right side of the image, and a red button with the text 'LEARN MORE' is positioned at the bottom left.

Our office will be closed from 12 noon Wednesday 23rd December 2020 and will reopen Monday 11th January 2021. We wish all our clients and fellow collaborators a Merry Christmas and Happy New Year.



17th December 2020

Mr Michael Lennon
Chair
State Planning Commission
GPO Box 1815,
Adelaide SA 5001

By email: DIT.planningreformsubmission@sa.gov.au

Dear Mr Lennon

Phase 3 Draft Planning + Design Code Re-release Submission

Vicinity Centres is the owner of a number of important centres within metropolitan Adelaide, including:

- Elizabeth City Centre, Elizabeth;
- Colonnades Shopping Centre, Noarlunga Centre;
- Castle Plaza Shopping Centre (and the adjacent former Hills Industries vacant site), Edwardstown;
and
- Kurralta Park Shopping Centre.

Feedback on how the transition of zoning of these centres to the Planning and Design Code was previously made in our submission during the first round of consultation (dated 27 February 2020).

This letter is in response to the second release of the draft Planning and Design Code proposed by the State Government, and specifically its implications for the Castle Plaza Centre and adjacent vacant land at Edwardstown and the Kurralta Park Shopping Centre. This letter outlines the ongoing concerns held by Vicinity Centres about the proposed Code zones and identifies alternative Code zones to be applied in the final Code zoning.

Elizabeth City Centre and Colonnades Shopping Centre

Vicinity Centres notes the transition of both the Colonnades Shopping Centre (at Noarlunga Centre) and the Elizabeth City Centre which are both currently within the Regional Centre Zone of their respective Development Plans, into the Urban Activity Centre Zone under the proposed Code. Vicinity Centres is comfortable that this appears to be a consistent transition of policy that would allow for the ongoing use and development of these important metropolitan centres in Adelaide.

Downgrading of Castle Plaza and Kurralta Park Shopping Centres

In our previous submission (dated 27 February 2020) we provided comment in relation to the overall intent of retail policy in transitioning the current Development Plan zones to the Planning and Design Code. We are disappointed that our previous comments regarding the importance of the centre hierarchy have not been addressed. As we have previously stated, the State Planning Policy 9 (SPP 9) speaks of the importance of activity centres. Furthermore, the 5 Principles of Retail Planning in the SPP seek to “*protect higher order*

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Vicinity Centres Trust ARSN 104 931 928

centres that support a productive settlement pattern, while allowing for smaller scale activity centres to emerge and diversify”.

We note and acknowledge that alterations have been made to the retail policy in the November Draft of the Code, including the re-introduction of local activity centres and additional policy in relation to ‘out of centres’ retailing. Whilst these altered policies are supported, we are disappointed and concerned that the transition of planning policy has grouped Neighbourhood Centres and District Centres into one zone, namely the Suburban Activity Centre Zone.

The transition to one Suburban Activity Centre Zone effectively upzones a number of Neighbourhood Centres and downzones District Centre Zones. This is of particular concern for both our Kurralta Park and Castle Plaza sites, which are either currently within the District Centre Zone or perform a District Centre role (Castle Plaza is in a Mixed Use Zone but perform a District level function as an activity centre). As proposed by the transition these two centres will be within the Suburban Activity Centre Zone and have at least two former Neighbourhood Centres within 1 kilometre with the same zoning. In our view this does not address the intent of the retail policy of the State Planning Policy as it does not maintain the importance of the higher order centres.

In accordance with our previous submission, we seek review of the transition of the zoning of Kurralta Park and Castle Plaza to a higher order centre and the Urban Activity Centre Zone is considered an appropriate zone to apply in these instances, given their locations along corridors.

Serious Concerns relating to Castle Plaza and adjacent vacant land

Vicinity Centres remains extremely concerned about the transition of zone policy as it applies to the Castle Plaza Centre and adjacent vacant land at Edwardstown. Our previous submission identified the following issues of concern:

- The fragmentation of the zoning for the Castle Plaza development which is not considered to support good planning and the achievement of a comprehensive, masterplanned development, nor a coherent outcome for development across the site.
- Recommendation of adoption of the Urban Activity Zone as a more appropriate zone for the entire Castle Plaza development site (also best matches existing Mixed Use Zone) due to:
 - outcomes that seek a cohesive and legible environment supporting a broad spectrum of regional level business, shopping entertainment and recreational facilities over extended hours;
 - business, shopping and entertaining areas integrated with public transport facilities and active transport networks; and
 - residential development that achieves medium-high densities with a minimum net density of 35 dwellings / hectare and the building forms (medium rise) that support this.

A review of the second release of the draft Code as it applies to Castle Plaza and the adjacent former Hills Industries land identified the existing Mixed Use Zone is now being divided into two zones (identified below) being:

- Suburban Activity Centre Zone (established development areas)
- Business Neighbourhood Zone (currently vacant land)

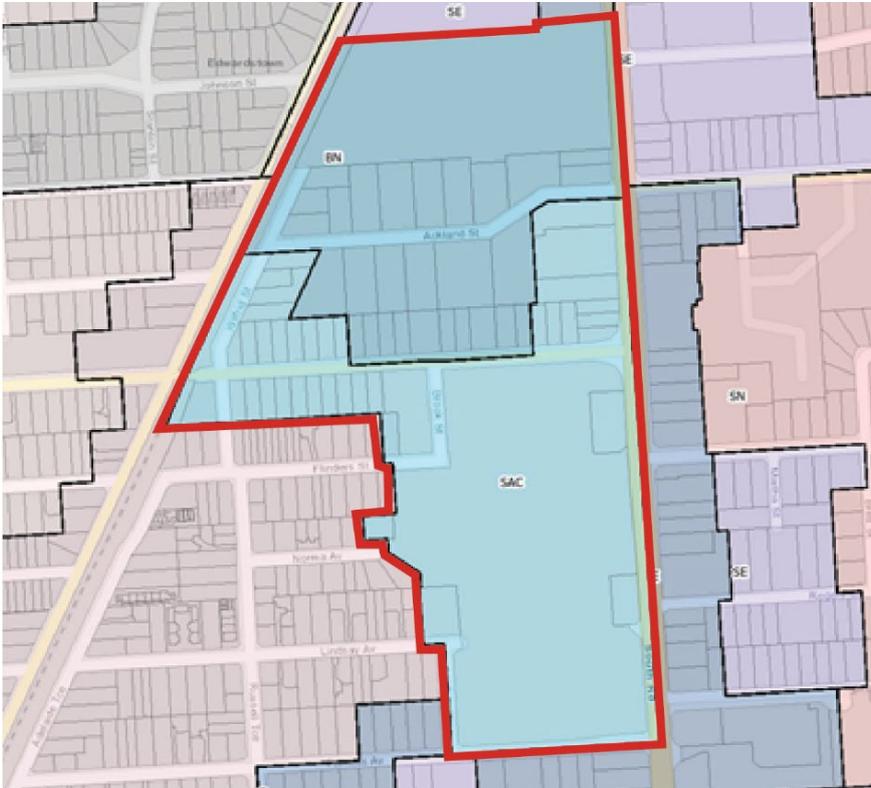


Figure 1: Zone distribution and coverage across the Castle Plaza and former Hills Industries land, Edwardstown

Upon reviewing the second release of the draft Planning and Design Code, it is apparent that the concerns and recommendations of Vicinity’s first Submission have not been addressed, which is extremely disappointing and concerning to Vicinity Centres, particularly as there has been no communication as to why our concerns appear to have been ignored.

The implications of an incorrect zone transition or the application of a lower order centre will significantly limit future development opportunities, development viability and ultimately the strategic objectives and aims of Vicinity Centres and the City of Marion for the redevelopment and renewal of this important location along a strategic corridor in metropolitan Adelaide.

This is, and remains, totally unacceptable to Vicinity Centres.

The City of Marion has also been reviewing the Zone as it applies to Castle Plaza and it is noted that at its meeting on 8th December 2020, it identified and resolved that the zoning as proposed in the second draft of the Planning and Design Code as it applies to Castle Plaza remain inappropriate. We understand that this position was also expressed to the Commission in the first round of consultation and during further discussions held throughout 2020.

Alternative Zone Solutions for Castle Plaza

Vicinity Centres is eager to find a more suitable solution and has engaged with the City of Marion to identify the following alternative zones to be applied to the sites. The following suggested zones are considered to be better fits to the existing Mixed Use Zone and should be pursued by the Commission in finalising the Planning and Design Code:

- **Urban Activity Centre Zone** – for the existing Castle Plaza Centre
This zone reflects the role and function better than the Suburban Activity Centre Zone, which downgrades the centre to a neighbourhood level centre (it was a District / Sub-Regional Centre before the Mixed Use Zone was applied, and this role is also expressed within the Mixed Use Zone).

- **Urban Neighbourhood Zone** – for the remainder of the areas
This zone better reflects a mixed use environment that supports standalone residential development, yet provides suitable opportunities for retail and commercial development at a scale that aligns with that envisaged within the Mixed Use Zone. Importantly it supports the density and heights envisaged for this location and provides the opportunity for the inclusion of the Concept Plan, which contains important structural elements to guide the development of this location, such as the link road, open space, key pedestrian connections and locations where residential development is not desired. This is the preferred zone for the remaining areas.

- **Urban Corridor (Living) Zone** – for the remainder of the areas
This zone also better reflects mixed use nature desired for area, and also contains similar retail limitations that currently exist within the Mixed Use Zone for areas outside of the established centre. The Zone provides for up to 8 storeys, reflective of the density and built form envisaged in this location, maintains similar policy requiring a minimum 2 levels for building forms, and also allows for the introduction of the Concept Plan. This is an appropriate alternative to the Urban Neighbourhood Zone.

Importantly, all of the above suggested zones can be applied with no change (other than relevant Technical and Numerical Variations as applicable) and there is no specific need to create a new zone or Sub-zone for this location.

Willingness to work with the State Planning Commission

Vicinity Centres is eager to continue to work with the Councils and the State Planning Commission to resolve the right policy setting for the Castle Plaza and adjacent former Hills Industries land at Edwardstown and Kurralta Park. We are pleased the City of Marion have been open to discussing these matters thus far.

As it currently stands, the level of engagement on behalf of the State Government has been disappointing in negotiating the final Code zoning for this location to ensure that existing development opportunities are maintained.

It is urgently requested that Vicinity Centres be invited to attend a meeting, together with the relevant Councils that discusses the zoning for the both the Castle Plaza and Kurralta Park centres. It is considered that this would be the most efficient manner in which to resolve the zoning transition for these locations.

Vicinity Centres looks forward to the Commission's favourable consideration of the matters raised within this letter, and would be pleased to discuss matters further with Attorney General's Department staff. Please contact me on [REDACTED].

Yours faithfully

A handwritten signature in black ink, appearing to read 'James Fudge', written over a horizontal line.

James Fudge
Project Director