



18 December 2020

Mr Michael Lennon

Chairman – State Planning Commission

From Hutt Street Traders Association Inc.

By email: [Dpti.planningreformsubmissions@sa.gov.au](mailto:Dpti.planningreformsubmissions@sa.gov.au)

Dear Mr Lennon,

## **Planning and Design Code Phase 3 Submission**

The Hutt Street Traders Association (HSTA) supports small and medium businesses in order for them to reach their potential while building business and economic prosperity for Hutt Street. The proposed Community Facilities Zone and Urban Corridor (Main Street) Zone comprise a substantial area along Hutt Street.

### **Key Issues**

We note that a key objective of the draft Planning and Design Code is to propose a 'like for like' rezoning however, the proposed Community Facilities Zone which extends from the southern end of Hutt Street and along South Terrace will result in:

- a significant loss of development potential when compared to the current zone (i.e. in terms of height and catalyst site provisions);
- a framework that does not envisage the development of important land uses within the zone such as the St Andrew's Hospital and other medical facilities which feed existing businesses and drive retail expenditure along Hutt Street;

- potentially more onerous interface development provisions, with more public notification;
- a lost opportunity to encourage medium to high scale development adjacent to the Park Lands; and most importantly, a framework that will potentially support the growth of destructive land uses such as the Hutt Street Centre which is having a detrimental impact on Hutt Street businesses, the St Andrew's Hospital, residents, workers and visitors.
- **Change of Zone**  
In our opinion, issues relating to development potential, height, interface and Park Land opportunity can be effectively addressed by simply changing a significant portion of the Community Facilities Zone to Capital City Zone (but not the City Frame Sub-Zone). Such a change will:
  - afford development with the opportunity to exceed height guidelines subject to meeting certain design criteria;
  - interface issues can become performance assessed rather than being restricted within the interface angle which results in a significant loss in development potential;
  - encourage higher scale development to take advantage of the Park Lands which provides a high-quality amenity;
  - continue the desired framing of South Terrace which is currently sought to the west.  
However, in the case of land use it is much more challenging particularly where a destructive land use such as the Hutt St. Centre straddles two zones and will undeniably continue to adversely affect existing businesses along Hutt Street, discouraging investment and visitation to the area. The Hutt Street Centre straddles the Community Facilities Zone and the Urban Corridor (Main Street) Zone. Accordingly, we strongly encourage the State Planning Commission ('SPC') to take a wholistic view when assessing envisaged land uses across both zones.

- **Recommendation**

In consideration of the above and hopefully taking into consideration the more detailed submission from Future Urban on behalf of us, with supporting attachments dated 28th February 2020, we respectfully submit that:

1. The Urban Corridor (Main Street) Zone is generally appropriate for Hutt Street and should extend further south to include the land on the eastern side of Hutt Street abutting the northern boundary of the allotments fronting South Terrace (eg to and including 268 Hutt Street);
2. The Capital City Zone (but not the City Frame Sub-Zone) should extend east along South Terrace from and including 321 South Terrace east to St John Street, consistent with that to the west of the Hutt Street intersection and in so doing providing suitable flexibility for medical consulting and other complementary development including residential in particular at the upper level of buildings which is not otherwise provided for by the proposed Community Facilities Zone.

We would be pleased to meet with you and our planning advisor, Chris Vounasis, to further discuss this submission concerning our area and Mainstreet.

Best Regards,

Colette Slight, President

Hutt Street Traders Assoc. Inc.

