

## National News

### Property developer Theo Maras wants Adelaide CBD protected against large new shopping centres

- by: City Editor Tim Williams
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Rundle Mall chairman and East End landowner, property developer Theo Maras. Picture: Calum Robertson

Source: News Limited

**MAJOR new shopping centres should be banned within 10km of the Adelaide CBD to protect the city from competition, Rundle Mall chairman Theo Maras says.**

And the prominent developer says governments should buy and amalgamate properties for large-scale residential developments to boost the city's population.

Mr Maras has told *The City* he has no problem with the likes of Westfield centres in the outer suburbs, but nothing of that scale should ever be allowed near the CBD.

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Mr Maras said he was worried that another large centre would be allowed on Adelaide Airport land or through multistorey redevelopments of Unley Shopping Centre or on The Parade, though he did not oppose Coles' proposed expansion of Norwood Village.

“If you take away the hierarchy of the CBD over the suburbs and put everything the CBD has at Norwood or Northpark (shopping centre) or Unley, you are going to rip the heart out of the city and have an economically unviable city,” Mr Maras said.

“Retail is not a bad thing if it serves the immediate needs of the locality. But don’t allow another (Westfield) Marion.”

### **MORE: What Theo would do if ruled the city for a day**

<http://www.adelaidenow.com.au/messenger/city/theo-maras-shares-the-changes-hed-make-if-he-had-unconditional-charge-of-the-city-for-a-day/story-fni9lkxa-1226883688146>

The East End landlord said the State Government and Adelaide City Council should buy and combine city properties, then sell them to developers and collaborate with them on “masterplanned” projects similar to the East End apartment and retail precinct.

Mr Maras said that would stop uncoordinated projects being scattered on small sites across the CBD and produce high quality midrise developments with self-sustaining economies.

“Individual developers can’t buy a piece of land here and a piece of land there and wait 10 years to put them together. That is the role of the state and the city.”

Mr Maras also advocated:

**SCRAPPING** the Frome St separated bike lane project and any other proposals that cut CBD traffic lanes and caused “traffic chaos by design”;

**ABANDONING** plans for a high school on the Royal Adelaide Hospital site and retaining part of the hospital because “it would be a criminal act to destroy some of the world class infrastructure”;

**DIGGING** a multi-level carpark under the Torrens Parade Ground and axing the city carpark tax;

Lord Mayor Stephen Yarwood said there were 30 north-south traffic lanes in the CBD so it was reasonable to remove two of them to create a safe route for cyclists along Frome St.

Planning Minister John Rau said he was more than happy to discuss ideas with Mr Maras.

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