168 Prospect Road, Prospect
Engagement Report

SUMMARY OF CONSULTATION WITH THE LOCAL COMMUNITY IN
DECEMBER 2016

Prepared by
Engagement Team
January 2017
Renewal SA (RSA) on behalf of the South Australian Housing Trust has begun the Renewing Our Streets and Suburbs (ROSAS) program to renew all pre-1968 SA Housing Trust housing over the next 15 years.

In September 2015 the Development (Renewal of Social Housing) Variations Regulations were made to support the objectives of the ROSAS program. The State Co-ordinator-General (SCG) and the Development Assessment Commission (DAC) were appointed as the relevant bodies to assess the ROSAS development applications.

For Apartment Developments, a pre-lodgement process is undertaken that includes planning and design input from State agencies and Councils. Applications for dwellings and associated land division proposals will be lodged directly with the SCG, having been assessed against a set of published performance criteria.

As part of the SCG process, RSA and the Developer will jointly consult with neighbours of apartment development proposals to canvass comments.

RSA released an Expression of Interest seeking proposals from developers to purchase and redevelop the site located at 168 Prospect Road, Prospect.

To provide an opportunity for residents and property owners who might have an immediate interest in the development proposal for 168 Prospect Road, Prospect, RSA held a ‘Drop in’ session on 6 December 2016 at the Prospect Town Hall. Residents and property owners adjacent to the project site at 168 Prospect Road, (see map) were invited and advised that the purpose of the session was to view and discuss the redevelopment plans proposed for the site with staff from RSA and Studio 9 (the Architects representing the developer) and provide comments for consideration by the State Co-ordinator General as part of the planning approval process.

Engagement with local residents focussed on the 12 immediate neighbours and property owners (identified on the map) and of the 12 invited, four 4 attended (with 2 attending from the same property), 1 neighbour living nearby, from Gladstone Road also attended and the remaining participants were: 3 council staff members, 1 elected council member, and 3 local residents who, although not aware of the session, visited out of general interest.
The 12 participants attending the session were invited to view the plans on display and provide comment with post-it notes on the Ideas and Comments panel or in writing by December 13 either via email to Renewal SA or by completing a community comment form (which was provided at the Drop-In Session and could be returned then or posted to Renewal SA using a reply-paid envelope).

Participants engaged with team members, discussing aspects of the proposal. However, no post-it notes were completed at the Drop-in session. Three participants were particularly unhappy with the 4-storey plans proposed for the site, its close proximity and the line of sight into their back yard.

The following (5) community comment submissions (Appendix 1) were received by Renewal SA to accompany the lodgement to the State Co-ordinator General for consideration.

While the submissions are included in this report, the identities of the respondents (and any photographs, illustrations or text identifying or depicting their property) have been withheld from this public document in respect of personal privacy. The full details and all photographs/illustrations have been provided in confidence to the State Co-ordinator General.
Appendix 1 – submissions (5) received after the Drop-In session
Hi Renewal SA Staff Member

After some careful consideration and further discussion with my wife below is a list of comments for consideration in moving forward for the development at 168 Prospect Rd Prospect.

Essentially we are more than happy with a development on this property, it is the size, position and stature we have the concern with.

Our concerns in list order,

- Privacy
- Natural Sun
- The devaluing to our property
- Access and traffic on Williamson Lane
- Noise
- Car parking on Gladstone Rd
- Security
- Common sense items

**Privacy**

This is our biggest concern and this is a clear problem!
Vision from the balconies in the proposed development will have clear sight lines directly into our private living space and recreation area.
There are also clear sight lines into our garage and alfresco area.

This is unacceptable and there is no way you can guarantee that there will be no vision into our private property and this goes against all residential building codes.
The clear sight lines intrude and encroach into our Prospect Zoned property as we are on the zone boundary.

It is extremely unfair that we will be made to feel uncomfortable in our own private space.

We will loose our own private sanctuary that we have created and this is UNACCEPTABLE. And again you can NOT guarantee there will be no vision into our property.

**Suggested mediation:**

1. Reduction in the size of the building and number of appartments (hence less height and less balconies)
2. Direction of the balconies to face north / south
3. Exaggerations to building codes for balcony heights, additions of sight screens blocking complete vision (attached image - removed)
   1. Extra height to facing windows
   2. Extra height balustrades
   3. Balustrade to ceiling screens
   4. Frosted glass extra height
Natural Sun
Natural sun will be severely lost from sun rise till post mid day which will harm our lawn growth and health, plus athletics.
We have sun shining in our back yard from 7am in the morning, so it will effect the comfort.. plus the natural light loss will mean will have to keep our internal lights on with in our kitchen and living area.
(Please see attached images of natural light at 7am from our living room and back yard - removed)

Suggested mediation: Building the carpark semi under ground, very similar to another existing development on Prospect Rd. This could be an easy task as the property is below road height so the excavation to go lower would not be extensive. (image attached - removed)
Installation of synthetic grass in our back yard at developers expense, this will avoid the lawn dying as we have spent a considerable amount to lay the lawn and instal irrigation.

Devaluing of our property
We purchased our property and built the house of our dreams in the belief it will rise in value and be a sound investment.
With the development of the 168 Prospect Rd property it will severely effect the value and appeal our.
The loss of privacy, security, natural light, ease of parking, quietness and exclusivity to the lane, we are set to be at a HUGE disadvantage.

I will have a valuation done of the house and then a suggested valuation post new development.

Suggested mediation: Compensation for loss of value of our property.

Access and traffic on Williamson Lane
Williamson Lane is clearly not a 2 way lane, there is no way it can have two cars moving past each other side by side.
Having the lane as the main access is not good, it will severely effect all the residents that use the lane as it will create more traffic congestion.
The school drop off and pick up times already create bottle necks and traffic congestion, this will add to the problem.

The width of the lane will make it very tight for vehicles to access a driveway to access the 168 Prospect Rd Property.
Our boundary fence will be damaged when cars hit it, so this is also a big concern.

Suggested mediation: Move access driveway to Prospect Rd or have Prospect Rd and Williamson Lane both access points .. Change Williamson Lane to one way only.. This will stop congestion. Guard rail to protect our boundary fence.
Also I suggest to ask ALL residents that back onto the lane as they ALL will be effected by this.

Noise
The noise on Williamson Lane when a vehicle passes by our boundary is not ideal, it is quite loud. The development will see the access driveway and traffic aiming straight at our house and straight at our living area. So headlights and car noise is a concern.

Airconditioning: There will be 17 air-conditioning units, where will these be placed, the operation of these will be extremely noisy.

Suggested mediation: Developer to provide us with a higher, noise deadening boundary fence on the side of our property.
Airconditioning installation on roof of property or Prospect Rd side of the building. THIS IS EXTREMELY IMPORTANT FOR QUALITY AND COMFORT OF LIVING FOR OUR FAMILY.

Car parking on Gladstone Rd

Parking on Gladstone Rd is already an issue due to the existing dwellings, multiple units and then the school parking restrictions. The addition of 17 new dwellings with only one car park per dwelling will bring more vehicles to park on Gladstone Rd, this will be a concern to existing residents.

Suggested Mediation: Bigger car park, build less appartments so that they can facilitate two parks for each dwelling

Security

With the loss of privacy and the vision of residence looking directly into our back yard, personal living space in the kitchen, security is a concern.

We have some nice assets, kids toys, plus other items that maybe in the yard, if people can see they could be compelled to look.

Suggested mediation: As above on privacy. Upgraded security to have a perimeter sensor installed at developers expense.

Common Sense Items

Three bins per property, Green Waste, Blue general waste, Yellow Recycling

Where will the storage of 51 bins be, smell is a concern. Upon garbage pick up times 34 bins that need to be put out for collection, will this be on Prospect Rd? Or will these be placed on Gladstone Rd? If it is on Gladstone then they will be placed on the nature strip out the front of our place. Plus the access for pick up with cars being parked on Gladstone Rd.

There is not enough room for the garbage collection truck to pick up on Williamson Lane or access it for that matter, plus the added noise of the truck picking up 34 bins.

This is a concern that needs to be addressed.

Suggested mediation: Have a communal bin for all residents, so that there is one pick up throughout the week that can be accessed from Prospect Rd.

Hoping these concerns are taken into consideration, mediation is considered and we can all work to a happy result.

Kind Regards
(name withheld)
Dear Sir or Madam,

We have just known the plans for the redevelopment of 168 Prospect Road, Prospect. We live at (address withheld), which is near to 168 Prospect Road, Prospect. We would like to take this opportunity to express our dismay at these plans.

These plans will build 4 layer apartments, which includes 16 apartments and 13 car parks. These are two main problems with the proposed redevelopment. First, there will be a lot more noise and air pollution from residents and cars. Second, our privacy will be seriously affected. As a result, our house will be cut down at least 10% value.

On the other hand, many affordable housing are built in the locality. This is clearly not required as we already have full affordable housing here.

We sincerely hope that you will into consideration the enormous problems that this redevelopment will case for local residents and not allow it to take place. This is not suited to build 4 layer apartments here.

We suggest that redevelopment 2 layer building is reasonable here.

Yours faithfully,

(name withheld)
Email Submission - 13th December 2016

Dear Renewal SA Staff Member

I have just been made aware of the proposed development for 168 Prospect Road and would like to express my concerns, both with the process, and the development.

Firstly, I would question the process of acquiring the land for the developer. Can you please confirm that the block as a whole was advertised, as my understanding only half was advertised, which would have to be questioned for fairness.

Secondly, the look of the proposed building does not fit in with the houses/buildings around it, stands out, and does not follow the Open Space rules of the Prospect Council. I would like to be advised of the rules/legislation that allows this development to not follow these Council rules, like other citizens/residents are required to follow, when even wanting to do minor renovations. The sky scape / shadow that will be created by this proposed development is also of concern. The SA Government has recently contributed to the under grounding of the power lines to beautify the sky scape along Prospect Road, for this to now be “polluted” by this 4 story building is in contradiction to the contribution and intent of both the SA Government and private industry who contributed.

However the most important issues are, the privacy, traffic control, and parking - I do not believe that these have been considered at all. It would appear that the back balconies will be looking into neighbouring back yards, this is both inappropriate and unacceptable for privacy and safety, and must to be changed. The access to the laneway will be significantly compromised, with an additional 17 cars accessing the laneway, which is already an issue, due to it not being wide enough for 2 cars to pass. Car parking is already a significant issue in Gladstone Road, with there being regular issues of not being able to use street parking in front of my house, or close by, which is further compromised during school pick up and drop off hours. For the overflow from this development to be added to this already compromised area, carparking in Gladstone Road will become unacceptable.

I believe it is imperative that alternatives be considered regarding the height of the building, ie can the car park be put in the ground; the balconies need to be removed, with high windows, and frosted glass be installed; can the building be reduced by one level of apartments, to reduce the height and the number of units, therefore reducing the required access to the lane, and the overflow parking to Gladstone Road.

Whilst I understand that there is a requirement to increase the housing available closer to the CBD, it needs to be completed within reason, and maybe should be concentrated eg Churchill Road, or placed within the communities (Kilburn), of the expected current clientele. A smaller development would also ensure acceptable behaviour, responsibility and ownership to the community, which Prospect is proud of - large developments do not have that ownership and responsibility to the community.

As the development will affect me and my family significantly can you please advise why I was not formally written to and advised of this proposed development, allowing time to understand and develop appropriate questions to be answered within a reasonable time. I understand now that I only have until tomorrow to provide a response to this proposed development, therefore the quick email noting my concerns which I will follow up with further questions/concerns to yourself, and other departments within SA Government to further clarify and express my concerns with this proposed development. Regards (name withheld)
Comments for the State Co-ordinator General

Project: 168 Prospect Road, Prospect

Closure date: 13th December 2016

Name:
Address:

Publish details in Online report: Yes/No

I vehemently object to this project going ahead on my beloved grounds.

1) It is not within the current of the
   1870s era of Prospect

2) It will lead to constant unobtainable
   at the current of Prospect

3) Traffic on 1st Street will be an issue

4) Noise will be an issue

5) The development is too close to
   the two primary schools in Christine
   Ave 1)
Submission

To Renewal SA staff member

Thank you for emailing the revised plans for 168 Prospect Rd, Prospect.

Below are the matters which I have concerns / objections, based on living near 168 Prospect Rd.

These matters relate to line of sight into my property & personal privacy.

1) A plan showing window heights of 1500mm for the second & third floors (refer south elevation plan).
   > * Please confirm the window heights are 1700 mm high on the south elevation. ( I object 1500 mm high )

2) Windows to have privacy glass
   * Please confirm that the windows on the south elevation will contain privacy glass (even if it is the bottom section of the windows )

3) Balconies at the front and rear of 168 Prospect Rd, that are located on the the most southern side of the building (south elevation plan).
   It was stated at the council meeting that those balconies on the southern side would be obscured from having a line of sight into neighbouring properties.
   This was described as obscure glass, from floor to ceiling on that southern side.
   > my key concern with point 3 are those balconies facing prospect road, that have a direct side view into private open space.
   I understand the balconies are stepped in as the building goes from the first floor to the second.
   Although, the building has a set back off Prospect Rd of approx 4.9 metres, which provides a direct side view of my private open space along prospect rd.

   * Please confirm the balconies affected will have their side views obscured / blocked (floor to ceiling)

I appreciate that Prospect is undergoing change and neighbouring properties also come under the Urban Corridor policy.

Whilst that is the case for the future, I do enjoy my house & especially all the babysitting I do with my young grandchildren.
My privacy within my home and its private open space areas is important to me, & even more so is the privacy of my young grandchildren playing outside.

Please find attached photos of the private open space areas of my property that will be impacted by the above 3 points. (Photographs removed)

Thanks,

Regards (name withheld)