

**Council submission to State Commission Assessment Panel re:
472-474 Regency Road, Prospect SA 5082**

Tuesday 9 January 2024

I write on behalf of the Elected Member body of Council following consideration of this development at a Special Council Meeting held on 8th January 2024.

Thank you for the opportunity to provide a submission in relation to this development.

Council is supportive of affordable housing developments in principle, noting that access to affordable housing is a key advocacy priority for the city. While the intent of this development is thus welcomed, Council is strongly opposed to the development as presently proposed due to several concerns:

1. Impacts to the local community and street network arising from a significant shortfall in car parking being provided on the site of the development: noting the fact that the site is not within the Affordable Housing Overlay, the narrow width of the street, the proximity of the site to nearby parking restrictions and existing parking demand challenges within the local street network (including parking demands associated with nearby Prospect North Primary School);
2. Proposed access arrangements: including inconvenient and potentially unsafe vehicular access to the site, poor paths of travel to the stair and lift well (including from the accessible parking space to the lift well), and limited evident consideration of waiting or loading areas for those residents being picked up or dropped off;
3. Waste management arrangements: including expected conflicts between trucks undertaking kerbside collections and traffic flows within the street giving rise to significant impacts to residents of this site and other properties within Struan Road; and
4. Impact on community safety: the ultimate concern in relation to each of the above matters is the ongoing management and community safety issues that would arise to the local community, including impacts to existing residents as well as new residents within the proposed building.

Council asks that Mayor Matt Larwood be given an opportunity to be heard in relation to these concerns at the relevant SCAP meeting (once scheduled).