

**Council submission to State Commission Assessment Panel re:  
143 Devonport Terrace, 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: which is not expected to cater to the likely current or future needs of residents of the building;
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 conflicts between the waste storage and driveway, together with conflicts associated with the reliance on the narrow street for both vehicle parking and waste collection; 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).