

## **Speech to SCAP for 22 January 2025**

I reside at 4 Gilbert Street Gilberton approximately 250m from the site.

It is my request of SCAP that it reject this development, unless further amendments are made in response to community concerns.

There are a number of issues with the design of the proposed development, generally related to its scale and high density which results in unacceptable impacts on the local area compared to a medium density development.

Based on my understanding of the performance outcomes sought for this zone, I question whether the developer has done enough to earn the benefit of uplift that seems to have been assumed from the outset.

In terms of benefit to the community, one might assume that any development at the site would have appropriate amenity and should sit comfortably in its surroundings without imposing a detrimental visual impact on the neighbourhood. This development does not sit comfortably in its surroundings, its scale and height are visually intrusive and the design does not draw enough on the heritage of the local area. SCAP noted in their refusal of the previous 10 storey development assessed in March 2024 that the proposal did not positively contribute to the character of the local area and was not a high quality design. I would argue that the scale and density of the new 10 storey development has not changed sufficiently to conclude that this matter has been adequately addressed.

It is clear from the community opposition to this development that the scale is still considered to be massive and visually intrusive mainly due to its density and height being far above what was envisaged for the Urban Corridor Living zone generally and this location more specifically.

The central positioning of the taller building elements result in as much or more impact on Walkerville Terrace residents in the heritage area and on adjacent properties in Buckingham Close as it does on Northcote Terrace (a State controlled road) and properties on the other side of Northcote Terrace in Medindie.

Other effects on the local community that have not been adequately acknowledged include traffic, loss of trees and inadequate open space for recreation. Firstly, there are traffic issues that will extend to my street – Gilbert Street. Heading west along Walkerville Terrace toward the city, Gilbert Street is the last street on the left before the Park Terrace/Robe Terrace, Northcote Terrace intersection. Rat running already occurs to avoid the Walkerville Terrace, Robe Terrace intersection and this will be exacerbated by the development with traffic from the development exiting onto Walkerville Terrace and turning right into Gilbert Street then right into Matilda Street to also avoid the intersection. Gilbert Street also forms part of the Levels to City Bikeway. Additional rat running vehicles will lead to a less safe bike network. This will also be exacerbated by additional cars parked on Walkerville Terrace and in Gilbert Street.

Second, all new development should provide adequate and high quality green open spaces that encourages recreation for all ages and provide trees of sufficient scale to provide shade. The terraced dwellings are the only dwellings that have private green open space allocated. Hence all other apartment dwellers will need to use public open space for recreation or the inadequate green open space that is on Level 2. The parklands in the vicinity are not nicely manicured gardens along paths with seats etc. It is difficult to see how any aspect of the design being proposed might ameliorate or deal with this factor for residents of apartments.

It is my request of SCAP that it reject this development in its current form and properly address community concerns and the matters that led SCAP in March 2024 to refuse the first design. I want to see development at the site, but it needs to be appropriate in scale and reflect a high quality design that creates liveable residences for all types of families including those with children. The site needs to be respected as the entrance to a heritage area and an important landmark for the Town of Walkerville – one that we can be proud of in the years to come.

Thank you for the opportunity to speak to my submission.