

PROPOSED 4 STOREY DEVELOPMENT AT 27 PRISK STREET, KARRINYUP - DA/15/0794
PETITION No. 89

Hon Simon O'Brien MLC
Chairman
Standing Committee on Environment & Public Affairs
Parliament House
PERTH WA 6000

27th June 2015

Hon. Simon O'Brien MLC

The residents on the petition that has been tabled at Parliament would like to submit the following submission regarding the proposed development.

We recommend this building does not go ahead because of the following issues:

Streetscape: A four storey building would not fit into the landscape in an area zoned R20 which has predominantly single and double storey construction only. There are no other buildings of this size in the area.

This development does not reflect the existing and/or desired streetscape character as outlined under the local planning framework. It looks like an institution with grills on the windows. The bulk, scale and height of this building is not in keeping with the rest of the residential homes. Currently this lot adjoins several single storey dwellings which are again lower than the proponents' ground level. This then gives the impression that the building is even higher than four storeys. It adversely affects the amenity of the surrounding properties. The building height impacts on light, views, privacy and general ambience and amenity of the area.

Property Values: A four-storey development has the potential to affect the property values in the area. This area has always managed to hold its property value and has been sought after due to the quietness and location. Should this four storey building go ahead, then value of the properties directly near it will be reduced dramatically which is unjust.

Points of concern:

Privacy: The proposed living accommodation would overlook properties in close proximity. It will be looking directly into several back gardens/swimming pools as well as directly into houses. It will look over the top over properties directly into back gardens. We need to ensure that the residential privacy codes are practised and that opaque glass or screening is in place.

Landscaping: Adequate landscaping with established trees and bushes needs to be done to counteract the starkness of this building.

Build moved N/NW: Because the plans have been amended to allow a cross over to be moved 3.5 metres North/North West on Prisk Street and that to enable this, the whole build has been moved 3.5 metres North/North West, therefore this build is now only approximately 23 metres from house number 28 Gladman Way, a single storey property on a **lower ground level of nearly 2 metres**. This will impact a lot more than previously due to more overshadowing and intimidating. We would request that this amendment be overturned, and to ease the cross over issue, that the entrance of the car park should be rethought out, the possibility of an entrance to the car park from the main reception entrance would be a good solution.

All other nursing homes in the City of Stirling (apart from Moline House which was prior to regulations) are a maximum of two storeys. The Moline House block is in a dip and not on top of a hill and looks North/South – North overlooks Millington Oval – South overlooks Deanmore Primary School, and the closest house is approximately 150 metres away, not 23 metres away. Two storey maximum height in residential areas has always been the recommended decision of the Council and this should remain so, especially when they are zoned R20.

History: For the record, during consultation with local residents, it was discovered that when the land in this area went to auction for sale many years ago, the purchasers of the land asked for assurance from Chrystal Halliday and the Uniting Church that the area would not be developed more than two storeys – the Chief Executive Officer of the Chrystal Halliday promised on behalf of United Churches that there would never be a development higher than two storeys on that land. The residents who remember this when they bought their land have completed a sworn Statutory Affidavit are quite happy to be present at a JDAP meeting or Parliament to confirm this. The Statutory Declarations have already been handed to Vaughan Harding the CEO Juniper/United Churches at the meeting on the 10th June 2015. Juniper denied this promise was ever made. A promise made by a Church should not be broken under any circumstances.

Summary:

We understand that the current facility is out-dated and there is a need to upgrade and provide more accommodation for our elderly citizens, but to increase the height by double the height permitted for residential buildings in this area is unfair to the local community. A double storey building would be acceptable and would blend in with the local streetscape and would not adversely affect the amenity.

We strongly protest and object to the proposed height of this building and request that this be reconsidered to take into respect the local communities feelings.

We have a petition signed by local residents with 178 signatures objecting to this proposed development and approximately 80 people attended the meeting the residents arranged with Juniper to voice their objections.

We do understand you requested that only two pages be submitted, but we have attached the plans/drawings for your information. Please note on the last page the tiny little house at the end of Gladman Way which will be completely overpowered and intimidated by the proposed building. The ground level floor of the proposed building starts at the gutter height of the house which is 23 metres away from the proposed build and adjoins the lot. Also, the artists' impression gives a misleading impression of a four storey building (**13.5metres to eaves, plus roof height**).

We have not taken this complaint to the Parliamentary Commissioner for Administrative Investigations. We understand that this proposed development will be going to JDAP sometime in late July.

We the residents in the area sincerely request and hope that you can please help us with this submission and assist us if at all possible to protect our community and environment.

Yours sincerely

ALISON GIBBONS