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Prospect Housing
Diversity and Desirable
Neighbourhoods
Engagement Summary Report



Prospect Housing Diversity and Desirable Neighbourhoods Engagement Summary

3 April 2019

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1.0 Introduction

The City of Prospect is currently undertaking the Housing Diversity and Neighbourhoods Study which seeks to identify policy directions for housing within its residential zones.

To inform this study, the City of Prospect is engaging the community to explore:

- What is character?
- What aspects contribute to the character of a street or neighbourhood?
- How can the public realm areas of our streets and neighbourhoods contribute to their character?
- What types of housing would the community like to have available in the City of Prospect?
- Are there any gaps in the types of housing provided in the Council area?

As part of a range of engagement activities being undertaken by Council, consultants URPS have been engaged to undertake a series of community forums over two stages as follows:

- Round one-two forums to gather input to understand community perceptions regarding residential character and housing choice
- Round two-two forums to gather feedback on draft findings.

This report summarises the engagement for the round one engagement.



Community Forum, 27 February 2019



2.0 The community forums

Two community forums were held to gather input from the community regarding residential character, an housing choice.

The forums were independently facilitated by Nicole Halsey from URPS.

The forums were held at the North Adelaide Football Clubrooms on Menzies Crescent in Prospect and were held in the daytime and evening to best enable attendance.

A total of 41 participants attended the forums.

Table 1 summarises the dates and times and attendance at each forum.

Table 1 – Summary of community forums

Date	Time	Number of attendees
Wednesday 27 February 2019	3pm to 6pm	20
Wednesday 6 March 2019	6pm to 9pm	21
Total		41

The community forums were promoted via:

- Signage established at various locations around the City of Prospect
- Direct invite via email using Council's databases of stakeholder group participants, community survey panel (283 participants), Elected Members, Executive Leadership Team and relevant State and Federal members of parliament
- Council's website.

Participants registered their attendance online via Eventbrite.

2.1 What did we do at the community forums?

Both of the community forums followed the same format and lines of enquiry to ensure that equal opportunity was provided for input.

Each forum included two presentations from Council staff and a series of three engagement activities as described below.

You and your housing – now and in the future

Upon entering the venue each participant was asked to respond to a series of questions on large wall posters. Participants were asked to respond by placing a sticky dot against the answer that best reflected them. The posters sought information about the following:

- The suburb they live in
- Do they rent, have a mortgage or own their home
- Their age



- Who they live with
- The number of bedrooms in their home and how adequately this size meets their needs
- Whether in five years they would up or down size or stay where they are
- What housing they think is needed in the City of Prospect.

What do you think contributes to character?

In interactive small group discussions, participants were asked to discuss and identify key aspects that contribute to the character of a street or neighbourhood. A poster was provided on each table that had images of local streets and houses from the City of Prospect to help prompt discussion. Participants were able to write their ideas directly on to the poster or on to post-it notes. Consensus amongst the table was not required- priorities could vary and all views were documented.

Following the activity, a whole group debrief was facilitated to identify key themes in feedback. Each table was asked to report back on the top three aspects that contribute to character. Key aspects were documented on a whiteboard.





3.0 What did we hear?

Appendix A contains a verbatim record of all comments recorded by participants at each of the two community forums.

These verbatim records have been reviewed and synthesised to identify key themes from community feedback. These are outlined below in relation to each of the forum activities as well as providing insight into the overall tone and feel of the forums.

3.1 ‘Tone and feel’ of the community forums

At both forums discussion was robust and constructive. Participants appreciated the opportunity to express their views about character, including the elements of character they want to see maintained in their streets and neighbourhoods as well as what type of development they do and don’t want to occur in the Council area. From the information collected via the activity described at 3.2, it is evident that the people who participated at the forums represented a particular demographic of residents who shared common circumstances relating to stage of life and current housing types and relatively homogenous views on their own housing needs into the future.



Community Forum 6 March 2019



3.2 You and your housing – now and in the future

Most participants who attended the forums live in the suburb of Prospect and were aged between 55 and 74 years old.

Most participants live in homes that they own outright, with their partner (including those with children who had moved out). Their homes predominantly have 3 or 4 bedrooms and almost all participants felt that the size of their current home was 'perfect for them' and had no plans to move (upsized or downsized) in the next 5 years.

When asked to consider the types of housing needed in the City of Prospect in the future, most suggested detached housing. Independent retirement living and ancillary housing (eg granny flats) were also identified, particularly to participants who attended the first forum on 27 February.

Figures 1 to 8 in Appendix A provide a detailed breakdown of participants' responses to individual questions.

3.3 What is character?

Participants identified the following key aspects as contributing to the character of streets and neighbourhoods.

Trees, landscaping and open space

Participants at both forums identified the important contribution trees and landscaping make in establishing the character of an area. They spoke about the role of both street trees and trees in private and public open space and the benefits they provide in terms of shade, cooling, habitat and amenity. They commented on the value of large mature trees with established canopy and how they complement the style of housing in the area. The value of public open space and verge gardens as providing opportunities for interaction and community meeting spaces was also identified. Comments included:

Green space for recreation and reduced heat eg 12.5% of site area¹

Streetscaping – tree canopy – green along narrow streets – self watering

Greenery, landscaping, front gardens

High density housing is inevitable – public open space is important

Stop removing trees for driveways

¹ Text in italics represents verbatim comment recorded at the forums



Site coverage and setbacks

Participants at both forums identified that setbacks and site coverage play a key role in defining the character of an area. Increased setbacks and less site coverage enable space for off street car parking, front lawns, gardens and landscaping.

Many participants also identified the importance of privacy and not wanting neighbours too close. Some participants who already live in homes at a higher density (eg attached or in a group dwelling) reflected that they appreciate the closeness to their neighbours and the feeling of support and connection the closeness creates. Comments included:

Detached quality houses – set back to accommodate off street car parking

Driveways and space between homes

Setback from street

Scale and setback-housing in keeping with the other houses around it, constancy and symmetry

Density and building height

One of the most consistent messages from participants at the forums was the value they placed on the traditional detached housing stock of the area and that detached housing at low density, was a key determinant of the area's character. They expressed concerns about the quality of the design of apartment buildings and subdivisions of land from one allotment into two or three, and did not consider that these higher density developments "fit" with existing neighbourhoods in the Council area. In particular, participants identified that these types of development were not sympathetic to and consistent with the existing housing and character. When asked to elaborate, key built form aspects that were considered to be unsympathetic or out of character included roof pitch (higher and of a different form such as flat rooves), site coverage (higher due to boundary to boundary construction and division of one allotment into two or three) and setbacks (reduced). Comments included:

Retention of large blocks

Minimal sub-division of blocks

High rise apartments will/are degrading area and feel

Not too many double storeys in streets

[don't like] Domination of double garages-50% of façade

[no more than] Site coverage of 60%



Quality design

Across both forums participants spoke of the importance of “good quality” design and architecture which is sympathetic and fits with the look and quality of the surrounding area. This design quality focused on the complete design of homes including their facades, landscaping and front fencing, and the consideration of aspects such as aesthetics, sympathy with the existing neighbourhood character, sustainability, private open space, privacy, use of durable materials and the interface with neighbouring properties. Some people considered there was a lack of quality both in the design and construction of newer homes, particularly where an existing dwelling has been demolished and replaced with two or three others. Many of the apartments developing in the urban corridor zones such as along Churchill Road were also identified as being of poor design quality. Comments included:

Quality design and materials of homes – heritage well made

Not bland or ‘cookie cutter’

Brick/wood buildings versus tilt up concrete

Front of building should be in character

Not Bronx like dwellings

Not lots of boxes

Not being able to see air cons/into other yards

Quality facades

Scale of building – size and levels, balconies that overlook backyards, number on a block

Quality/sustainability of build/architecture

Additions shouldn’t look “tacked on”

Streets and footpaths

Streets and footpaths were also considered important contributors to the character of the area. Tree lined and landscaped streets and wide streets and wide footpaths contribute to character. The combination of wide streets with larger setbacks and low density means that parking can be provided both on and off street, reducing congestion and visual impact of vehicles in streets and neighbourhoods. Comments included:

Accessibility – footpaths width and condition to enable access by people with a disability, aged, pushers etc.

Street trees – cooling, ‘right’ species that didn’t create hazards

People friendly streets



Sustainability

Participants reflected upon the importance of quality materials and construction to ensure durable and lasting homes. They also spoke about the importance of environmental sustainability being considered in the design of homes (eg eaves, landscaping for cooling) and the inclusion of features such as solar panels. The risk of apartments overshadowing panels on adjacent homes was also raised. Comments included:

6 star for new homes – rainwater tanks (underground), solar, grey water recycling, insulation, double glazing, wall gardens, green pest control

Sustainable architecture

Consistent roof heights so as not to shadow solar panels

Community spaces and connection

The provision of public spaces where people can informally meet and connect was considered an important contributor to character. Participants expressed the value of public open space and verge gardens as community meeting spaces. Some also suggested the “village” benefits that can come from high density developments with shared open spaces and opportunities for activation and even commercial activities. Comments included:

People friendly streets

Village concept (high density, village on end)

Knowing your neighbour

Children playing in yards/streets – family friendly

Sympathy and consistency with existing character

Ensuring that any new development is sympathetic and consistent with the existing character and scale of the area was a very strong theme of the character discussion at both forums.

Participants value the detached homes of the area because they have adequate open space, landscaping and mature trees, which are considered “hard to replace”, they have a homely feeling and space for off street parking and bin storage. Older homes of heritage or historic styles were valued for their aesthetics and how they ‘tell a story’ of our history and where we have come from.

Participants strongly expressed that development should be sympathetic and consistent in design quality, aesthetics and scale to positively contribute to the character of the area. One participant identified that whether a house fits in with the existing character of a street can be determined by the “degree of variance” it has from neighbouring houses.

For many, the character of the area was defined mostly by the age and built form of housing which is predominantly early to mid 20th century. Comments included:

Maintaining existing stock that has similar style, age, consistency with style, tells a story



Front of buildings should be in character

Detached house on its own block

Build same height, same style, clustered build (style)

Character – similar style, age in a group tell a story. Consistency with style

Consistency with surround

Fit into existing streetscape

3.4 Providing the housing our community wants and needs for the future

The following key aspects were identified by participants across both forums as important when choosing a home.

Sense of History

Participants expressed that they look for a house with a sense of history, a 'story' and a link to the past.

What do you look for? Sense of history

Why? Culturally important – sense of place

What do you look for? Older house

Why? Character, appearance, garden

Quiet and privacy

Being located in a house where there is privacy and not too much street noise or noise from neighbours was considered important when choosing a home.

What do you look for? Quiet environment

Why? Enjoy peace and quiet

What do you look for? Privacy

Why? 'Security'

What do you look for? Privacy

Why? Don't want to hear neighbour's arguments or loud tv

Sustainability

Participants identified that they look for homes that are comfortable but energy efficient with low energy costs

What do you look for? Energy efficient solar panels

Why? Cost of electricity/gas. Less use of inefficient technologies



What do you look for? *Sustainability*

Why? *Costs, climate change/control, energy, comfort*

Location and proximity to facilities

The location of a house and being able to easily get 'out and about', be near loved ones, and easily access other facilities such as shops, schools, transport and community activities is important.

What do you look for? *Location*

Why? *Close to the city*

What do you look for? *Services that we need*

Why? *Not far to travel*

What do you look for? *Local amenities, eg parks, shops, schools, aged care, availability and support*

Why? *Because my needs will change over time of occupancy*

Affordability

Participants expressed that the affordability of a home was important, and that people should be able to access housing no matter their circumstances. Some suggested that it is too expensive to move (as they currently own their home outright) and it was therefore more affordable to shut off rooms and use/maintain less of their house.

What do you look for? *Affordable*

Why? *No mortgage, reasonable Council rates*

What do you look for? *Affordability*

Why? *Single person, special needs, family needs*

Community feel

When buying a home, participants suggested that they want to live where there is a community feel and an opportunity to connect with others.

What do you look for? *Pleasant neighbourhood environment*

Why? *Security/ safety/ friendly*

What do you look for? *Neighbourhood*

Why? *Belonging*



Adequate living space, bedrooms and flexibility of space

Participants at both forums suggested they look for homes that have adequate bedrooms and living spaces that meet their needs (eg for family visits including grandchildren) and having flexible spaces that can be adapted needs change over time.

What do you look for? *Spacious*

Why? *We love space*

What do you look for? *Flexibility of room use/what constitutes a bedroom*

Why? *Changing needs over time*

What do you look for? *Adequate living space*

Why? *To entertain friends and family, play area for children*

What do you look for? *Number of rooms*

Why? *Home office, aged, family needs*

Accessibility

Accessibility and the ease to move around a home was considered important by participants at both forums. Approaches such as universal design and elevators in multistorey dwellings were identified.

What do you look for? *Access and stairs (ie no stairs)*

Why? *Old age, family*

What do you look for? *Ease of access to dwelling*

Why? *Sympathetic to aged/disabled residents*

Open space and greenery (private and public)

Participants at both forums identified that sufficient private green space (garden, play areas) and outdoor space (eg balcony, roof top deck, common spaces) was important when choosing a home. Such areas provided space for play and relaxation and were considered important for health and wellbeing.

What do you look for? *Tree lined street*

Why? *Shade, pleasant to look at*

What do you look for? *Trees, gardens, greener*

Why? *I need to breathe. I enjoy the aesthetics*

Onsite car parking

Being able to safely park a car onsite (covered or uncovered) was considered important when choosing a home. Parking cars on the street was seen as increasing the risk of vehicle theft or break ins or a risk to personal safety and increasing noise and cluttering the streets.

What do you look for? *Bigger land size*

Why? *House the cars*



What do you look for? *Parking (off street)*
Why? *Ease of access and security*

What do you look for? *Parking availability on site*
Why? *De-clutter streets, safety, noise*

Quality design and materials

Participants identified the importance of the quality of a home's design and construction when choosing somewhere to live. Many felt that developers were more focused on building cheaply and fast rather than delivering quality, well designed and lasting homes. They suggested that minimum standards (eg Building Code) should be raised. One suggestion to help 'raise the bar' on house design was for Council to employ an architect to provide advice to developers to support better design outcomes and encourage heritage home retention instead of demolition.

What do you look for? *Aesthetics*
Why? *'External and internal design*

What do you look for? *Modern amenities – ensuite, air-conditioning, walk in pantry, dishwasher etc*
Why? *Easier lifestyle allows more time to visit nearby cafes, theatres, wine bars etc*

Single story detached homes, no high rise

A strong preference for single-story detached homes, and an aversion to high rise living was expressed by the majority of participants across both forums. High rise, apartment style buildings were considered to have less privacy, create noise and parking issues and have a negative impact on land values.

What do you look for? *Separate home (detached)*
Why? *Independence, more services*

What do you look for? *Detached*
Why? *Sense of privacy*

What do you look for? *No high rise. Very important!!*
Why? *Land/house values, privacy, space, parking, noise*

3.4.1 Bringing the forum activities together

To bring the various discussions together across the forums, participants were asked to reflect on:

- What they considered contributed to character
- The aspects they consider when choosing a home.

Participants were then asked to consider if all of these things could be addressed would they be willing to, or desire to, transition to another housing type other than a detached dwelling. Participants were encouraged to consider how their life circumstances might change which may mean they will need or desire another form of housing which may not be available currently in the City of Prospect.



This line of questioning was particularly deployed given that the majority of participants identified that they were happy living in their current home (which were nearly all detached, owned dwellings of three to four bedrooms) and did not anticipate moving within the next five years.

At both forums the majority of participants still maintained that they would not be looking to move to an alternative form of housing and did not consider there was a strong demand for more diverse housing types in the Council area, especially if it came at the expense of the existing character of residential areas.

At both forums participants were asked would their response have been different if the poster had identified a timeline of 10 or 15 years' time, and again the majority of people identified that they would not be looking to move or change housing types.

At the forum on the 27 February, some participants strongly conveyed the view that they did not consider it appropriate for Council to be looking to provide alternative housing types in existing residential areas given the City of Prospect has met its density targets. Further, these participants considered that Council should be looking to provide housing diversity in the urban corridor zones, by for example, three plus bedroom apartments. At this forum, a number of Thorngate residents identified the desire to see their suburb heritage protected, and expressed surprise that it was not identified as a heritage conservation area via Council's Heritage review process undertaken in recent years.

The majority of participants also identified that any development that was higher density including infill development should be focused in areas that have less character/amenity so that character areas could be preserved. This was particularly the case at the first forum on 27 February where there was a strong sense of 'not in my backyard'. In the second forum there was more of an openness to, and acceptance of the demand for, alternative forms of development such as granny flats, 'Fonzie flats and additions to existing houses, and even small groups of single storey flats, but again, only if at low density and designed so that they were consistent with and sympathetic to the existing character of the an area. From their perspective, this meant low density, consistent setbacks and roof pitch, trees and landscaping.



Appendix A

Verbatim summaries of the community forums

Community Forum 1

I live in...

Broadview	
Collinswood	1
Fitzroy	
Medindie Gardens	1
Nailsworth	2
Ovingham	
Prospect	12
Sefton Park	
Thorngate	
Outside of the City of Prospect	1

The house I live in is....

Owned	15
Has a mortgage	1
Rented	2
Other	

I am aged...

Under 15	
15-19	
20-34	
35-44	1
45-54	4
55-64	9
65-74	4
75-84	
85 plus	

My household is...

Me, my partner and children	2
Me and children	
Me and my partner	4
Me and my partner (our children have moved out)	8
Just me	4
Shared with others not related to me	
Other	

The house I live in has...		..and right now that is...		
		Perfect for my needs	Too big	Too small
1 bedroom				
2 bedrooms	2			
3 bedrooms	12	15		1
4 bedrooms	1	1		
More than 4 bedrooms				

In the next 5 years I would like to....

Downsize to something smaller	
Upsize to something bigger	
Stay where I am	18

Thinking about yourself, family and friends what type of housing is needed in the City of Prospect?

Independent retirement living	4
Apartment building (eg multi-storey)	1
Townhouses	4
Detached houses	14
Supported/assisted living (eg aged care facility)	2
Flat or units in a small group	1
Ancillary housing (eg granny flat, laneway housing, second dwelling on same allotment)	4
Other (record ideas on a post it note)	Social housing

What things are important to you when deciding on the type of housing you want to live in?

What?	Why?
Adequate living space	To entertain friends and family, play area for children
Style, character	Sense of aesthetic preference
Parking (off street)	Ease of access and security
Proximity to services and facilities	Convenient to community services, transport, shops
Space for pets	Mental health
NBN technology	Future needs
Privacy	Don't want to hear neighbour's arguments or loud tv
Ease of access to dwelling	Sympathetic to aged/disabled residents
Well-constructed	Lower ongoing maintenance
Sunlight and ventilation	Health, ambiance
Height	Consistency between builds
Space between dwelling	Privacy garden spaces
Access to good public schooling	Affordable education
Multi-functional	Various stages in life
Sole family occupancy	Independence/privacy
Detached dwelling	Private gardens
Access and stairs	Old age, family
Near shops/transport/schools	Ageing community, special needs

What?	Why?
A house that supplies comfort, privacy, noise proof	
Sustainability	Costs, climate change/control, energy, comfort
Privacy	Safety, mental health, personal rights
Affordability	Single person, special needs, family needs
Garden	Make it sustainable, alternative, health
Number of rooms	Home office, aged, family needs
Room size	Storage, family needs
Functionality, parking onsite	Secure, traffic, personal safety, public safety
It has what I/family needs, eg rooms, outdoor space, privacy etc	For comfort of individuals and family unit
Land for a garden, children, fresh air etc	Mental health and wellbeing is better if there's space for earthly interaction
Solid construction – brick, stone etc and easy access to quality, reliable utilities	Sustainability. Earthier products not all man made. Expanding services.
Local amenities, eg parks, shops, schools, aged care, availability and support	Because my needs will change over time of occupancy
Energy efficient solar panels	Cost of electricity/gas. Less use of inefficient technologies
No high rise. Very important!!	Land/house values, privacy, space, parking, noise, land values
What is around me	Would like similar size, height, construction
Neighbourhood	Belonging
NBN and how well it works/speeds	Faster access to internet services
Modern amenities – ensuite, air-conditioning, walk in pantry, dishwasher etc	Easier lifestyle allows more time to visit nearby cafes, theatres, win bars etc.
Parking availability on site	De-clutter streets, safety, noise
Trees, greenery, parks	Health and fitness
Trees – large	Shade, micro-environment, habitat
Proximity to transport	Reduce car usage
Verge	Sense of space
Sense of history	Culturally important – sense of place
Quiet neighbourhood	Not too much street noise (parking of cars)
Convenience, shops etc	Walk
Older house	Character, appearance, garden
Parks	Contribute to community
Privacy	Sense of security/private space
Garden	Dogs

* At the end of the day will they say they consulted but do what they want anyway?

List comments from photographs (not dot points)

Open space protected/valued

Roof gardens on apartments

Architecture

Design

High density housing is inevitable – public open space is important

Character

Quality housing

Trees – old! Lots!

Wide street

Single dwelling

Minimal sub-division of blocks

Traditional housing – State Bank bungalows

Homely feeling

Family area

Architecture

Laneways create connection

(previously) easy parking

Property = privacy

Stone and brick housing

Parks and spaces

Original shop fronts

Prospect Road had character – apartments/higher dwellings are changing it

New dwellings are sensitive to surrounds (sometimes)

Not too many double storeys in streets

Children

Friendly people

Fences

Scale of building – size and levels, balconies that overlook backyards, number on a block

Backyards that are private

Calm – colours of housing

High rise apartments will/are degrading area and fell

Family friendly

Not Bronx like dwellings

Quality houses

Not lots of boxes

Playgrounds

Plant trees

Create more open space

Quality facades

Not being able to see air cons/into other yards

Traffic and parking doesn't add character

2/3 bedroom apartments – 1 parking space – strain on street parking – impact on residents

Rental properties, eg apartments – renters do not have sense of pride hence maintenance not important

Knowing your neighbour

Safe for children to play and ride

Children playing in yards/streets – family friendly

Bluestone/sandstone

Verandas/eaves – sustainable/fits with environment (suitability for Australian climate)

Privacy of surrounding houses

Playgrounds/family friendly

Treelined street

Consistency with surround

Build same height, same style, clustered build (style)

Overcrowding – infrastructure, eg roads not coping/parking

Consistent roof heights so as not to shadow solar panels.

Adequate off-street parking

Quality/sustainability of build/architecture

Fit in to existing streetscape

Sustainable architecture

Green space – parks

Street trees

Keeping existing character streets untouched – houses/vegetation

Access – street width, parking, pathways

Close to amenities (car parking/shops)

Co-operatives? "character/smaller house". Near shops, buses. Car parking under Green area

Is there a law about growing a tree where neighbours have solar panels?

Setback from street

Retain some areas as are and identify those streets/suburbs where opportunity for change.

Opportunities to grow 'green' in different ways on smaller blocks, eg green walls

Wide streets

Similar housing heights – consistency, not more than 2 storeys in residential zones, diverse community

Trees, road width, on-street parking

Accessibility – footpaths width and condition to enable access by people with a disability, aged, pushers etc.

Street trees – cooling, 'right' species that didn't create hazards

Smaller blocks and increased site coverage mean no space for trees – to detriment of character as no trees with canopy

Like detached housing on large blocks

Value in rear access

Green space and impact on environment

Cared for and maintained

People buy and live in Prospect because of character

Character – similar style, age in a group tell a story. Consistency with style

Trees – impact on environment

Maintaining existing stock that has similar style, age, consistency with style, tells a story

Site coverage of built form – 60%

Street carparks

"Degree of variance" from the neighbouring houses etc.

Site coverage – environment, shrubs, trees

Old trees – street, private land

Main roads

Loss of older character homes

Community Forum 2

I live in...

Broadview	
Collinswood	1
Fitzroy	
Medindie Gardens	1
Nailsworth	2
Ovingham	
Prospect	12
Sefton Park	
Thorngate	
Outside of the City of Prospect	1

The house I live in is....

Owned	15
Has a mortgage	1
Rented	2
Other	

I am aged...

Under 15	
15-19	
20-34	
35-44	1
45-54	4
55-64	9
65-74	4
75-84	
85 plus	

My household is...

Me, my partner and children	2
Me and children	
Me and my partner	4
Me and my partner (our children have moved out)	8
Just me	4
Shared with others not related to me	
Other	

The house I live in has...		..and right now that is...		
		Perfect for my needs	Too big	Too small
1 bedroom				
2 bedrooms	2			
3 bedrooms	12	15		1
4 bedrooms	1	1		
More than 4 bedrooms				

In the next 5 years I would like to....

Downsize to something smaller	
Upsize to something bigger	
Stay where I am	18

Thinking about yourself, family and friends what type of housing is needed in the City of Prospect?

Independent retirement living	4
Apartment building (eg multi-storey)	1
Townhouses	4
Detached houses	14
Supported/assisted living (eg aged care facility)	2
Flat or units in a small group	1
Ancillary housing (eg granny flat, laneway housing, second dwelling on same allotment)	4
Other (record ideas on a post it note)	Social housing

What things are important to you when deciding on the type of housing you want to live in?

What?	Why?
Adequate living space	To entertain friends and family, play area for children
Style, character	Sense of aesthetic preference
Parking (off street)	Ease of access and security
Proximity to services and facilities	Convenient to community services, transport, shops
Space for pets	Mental health
NBN technology	Future needs
Privacy	Don't want to hear neighbour's arguments or loud tv
Ease of access to dwelling	Sympathetic to aged/disabled residents
Well-constructed	Lower ongoing maintenance
Sunlight and ventilation	Health, ambiance
Height	Consistency between builds
Space between dwelling	Privacy garden spaces
Access to good public schooling	Affordable education
Multi-functional	Various stages in life
Sole family occupancy	Independence/privacy
Detached dwelling	Private gardens
Access and stairs	Old age, family
Near shops/transport/schools	Ageing community, special needs

What?	Why?
A house that supplies comfort, privacy, noise proof	
Sustainability	Costs, climate change/control, energy, comfort
Privacy	Safety, mental health, personal rights
Affordability	Single person, special needs, family needs
Garden	Make it sustainable, alternative, health
Number of rooms	Home office, aged, family needs
Room size	Storage, family needs
Functionality, parking onsite	Secure, traffic, personal safety, public safety
It has what I/family needs, eg rooms, outdoor space, privacy etc	For comfort of individuals and family unit
Land for a garden, children, fresh air etc	Mental health and wellbeing is better if there's space for earthly interaction
Solid construction – brick, stone etc and easy access to quality, reliable utilities	Sustainability. Earthier products not all man made. Expanding services.
Local amenities, eg parks, shops, schools, aged care, availability and support	Because my needs will change over time of occupancy
Energy efficient solar panels	Cost of electricity/gas. Less use of inefficient technologies
No high rise. Very important!!	Land/house values, privacy, space, parking, noise, land values
What is around me	Would like similar size, height, construction
Neighbourhood	Belonging
NBN and how well it works/speeds	Faster access to internet services
Modern amenities – ensuite, air-conditioning, walk in pantry, dishwasher etc	Easier lifestyle allows more time to visit nearby cafes, theatres, win bars etc.
Parking availability on site	De-clutter streets, safety, noise
Trees, greenery, parks	Health and fitness
Trees – large	Shade, micro-environment, habitat
Proximity to transport	Reduce car usage
Verge	Sense of space
Sense of history	Culturally important – sense of place
Quiet neighbourhood	Not too much street noise (parking of cars)
Convenience, shops etc	Walk
Older house	Character, appearance, garden
Parks	Contribute to community
Privacy	Sense of security/private space
Garden	Dogs

* At the end of the day will they say they consulted but do what they want anyway?

List comments from photographs (not dot points)

Open space protected/valued

Roof gardens on apartments

Architecture

Design

High density housing is inevitable – public open space is important

Character

Quality housing

Trees – old! Lots!

Wide street

Single dwelling

Minimal sub-division of blocks

Traditional housing – State Bank bungalows

Homely feeling

Family area

Architecture

Laneways create connection

(previously) easy parking

Property = privacy

Stone and brick housing

Parks and spaces

Original shop fronts

Prospect Road had character – apartments/higher dwellings are changing it

New dwellings are sensitive to surrounds (sometimes)

Not too many double storeys in streets

Children

Friendly people

Fences

Scale of building – size and levels, balconies that overlook backyards, number on a block

Backyards that are private

Calm – colours of housing

High rise apartments will/are degrading area and fell

Family friendly

Not Bronx like dwellings

Quality houses

Not lots of boxes

Playgrounds

Plant trees

Create more open space

Quality facades

Not being able to see air cons/into other yards

Traffic and parking doesn't add character

2/3 bedroom apartments – 1 parking space – strain on street parking – impact on residents

Rental properties, eg apartments – renters do not have sense of pride hence maintenance not important

Knowing your neighbour

Safe for children to play and ride

Children playing in yards/streets – family friendly

Bluestone/sandstone

Verandas/eaves – sustainable/fits with environment (suitability for Australian climate)

Privacy of surrounding houses

Playgrounds/family friendly

Treelined street

Consistency with surround

Build same height, same style, clustered build (style)

Overcrowding – infrastructure, eg roads not coping/parking

Consistent roof heights so as not to shadow solar panels.

Adequate off-street parking

Quality/sustainability of build/architecture

Fit in to existing streetscape

Sustainable architecture

Green space – parks

Street trees

Keeping existing character streets untouched – houses/vegetation

Access – street width, parking, pathways

Close to amenities (car parking/shops)

Co-operatives? "character/smaller house". Near shops, buses. Car parking under Green area

Is there a law about growing a tree where neighbours have solar panels?

Setback from street

Retain some areas as are and identify those streets/suburbs where opportunity for change.

Opportunities to grow 'green' in different ways on smaller blocks, eg green walls

Wide streets

Similar housing heights – consistency, not more than 2 storeys in residential zones, diverse community

Trees, road width, on-street parking

Accessibility – footpaths width and condition to enable access by people with a disability, aged, pushers etc.

Street trees – cooling, 'right' species that didn't create hazards

Smaller blocks and increased site coverage mean no space for trees – to detriment of character as no trees with canopy

Like detached housing on large blocks

Value in rear access

Green space and impact on environment

Cared for and maintained

People buy and live in Prospect because of character

Character – similar style, age in a group tell a story. Consistency with style

Trees – impact on environment

Maintaining existing stock that has similar style, age, consistency with style, tells a story

Site coverage of built form – 60%

Street carparks

"Degree of variance" from the neighbouring houses etc.

Site coverage – environment, shrubs, trees

Old trees – street, private land

Main roads

Loss of older character homes



Appendix B

You and your housing, now and in the future-collation of data



Figure 1 Suburb of residence of forum participants

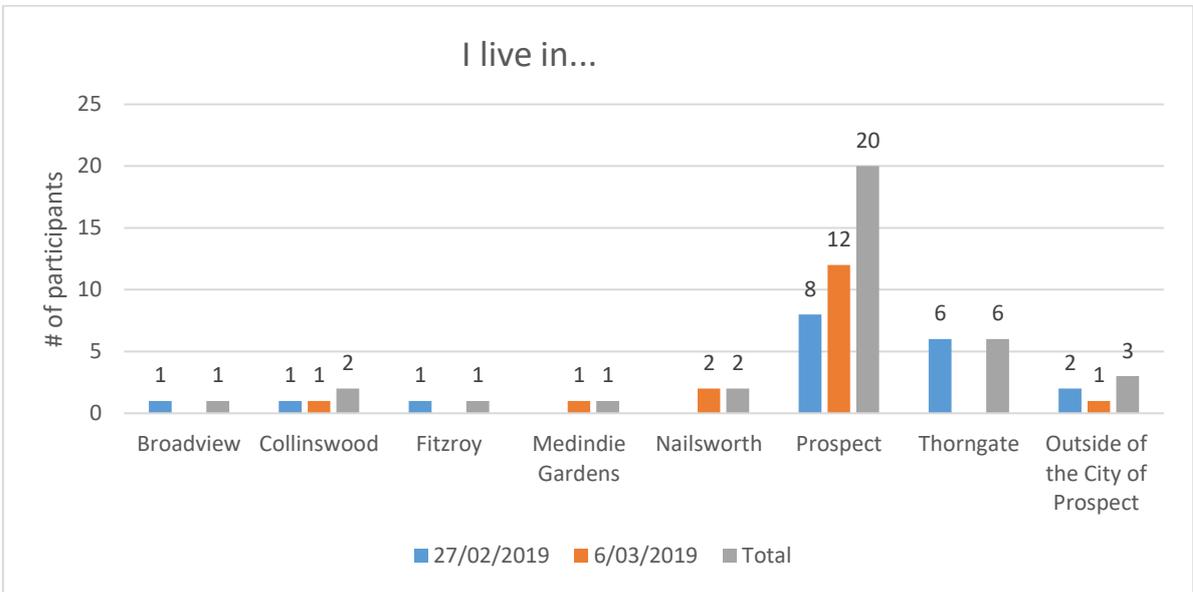


Figure 2 Age of forum participants

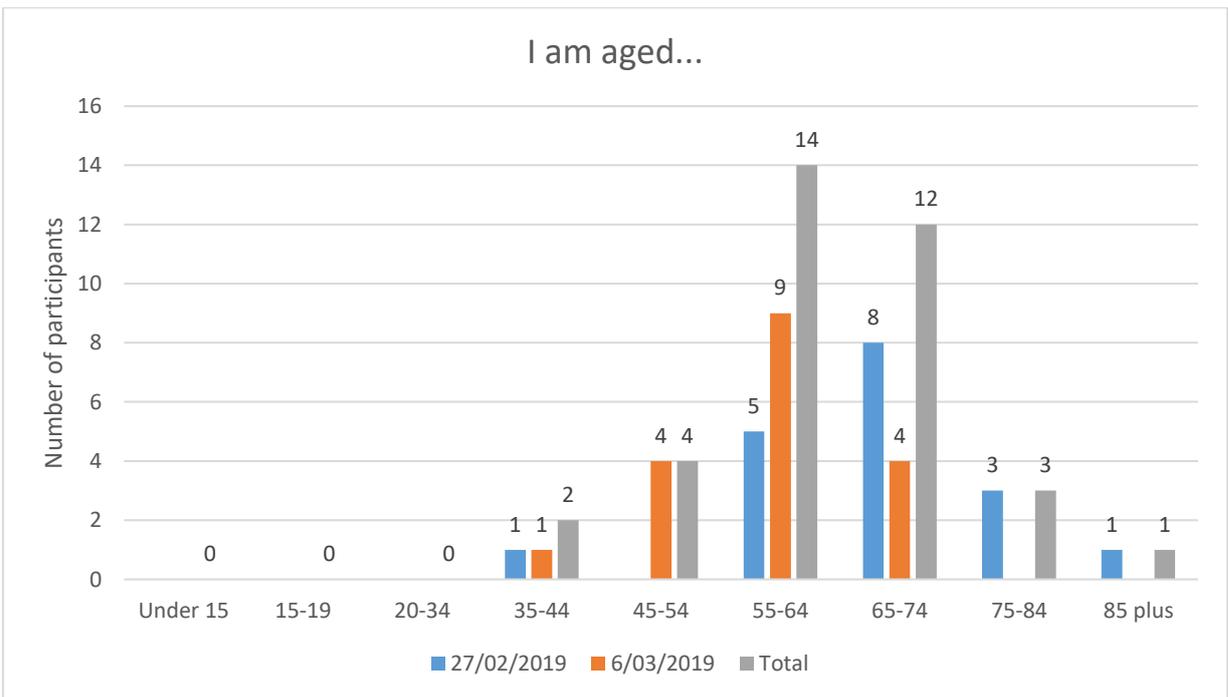


Figure 3 Home ownership status of forum participants

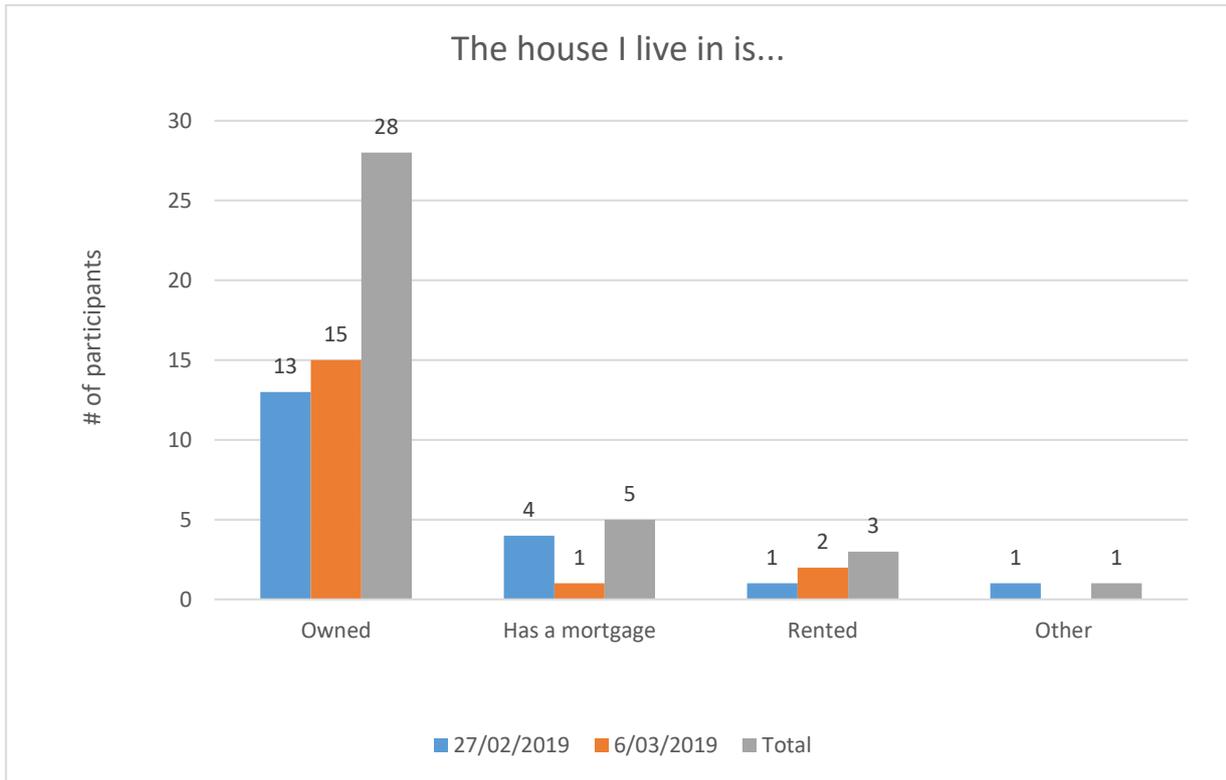


Figure 4 Household composition of forum participants

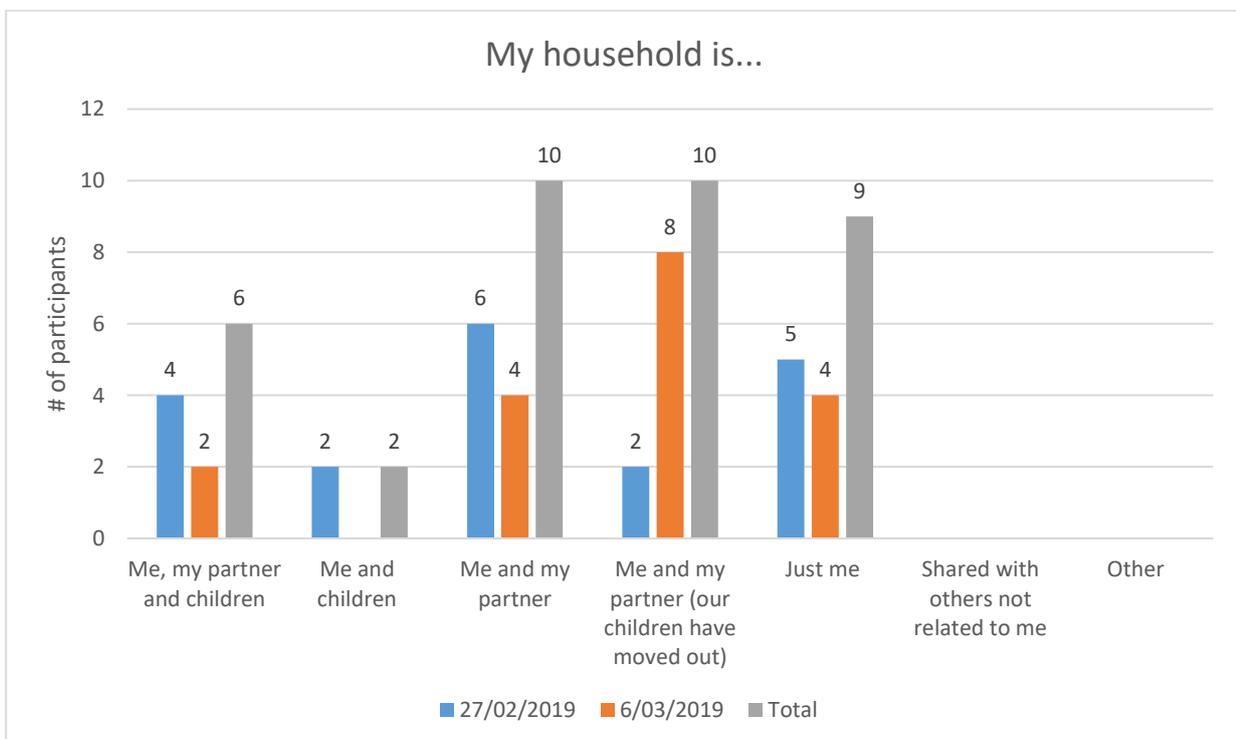




Figure 5 Number of bedrooms in the homes of forum participants

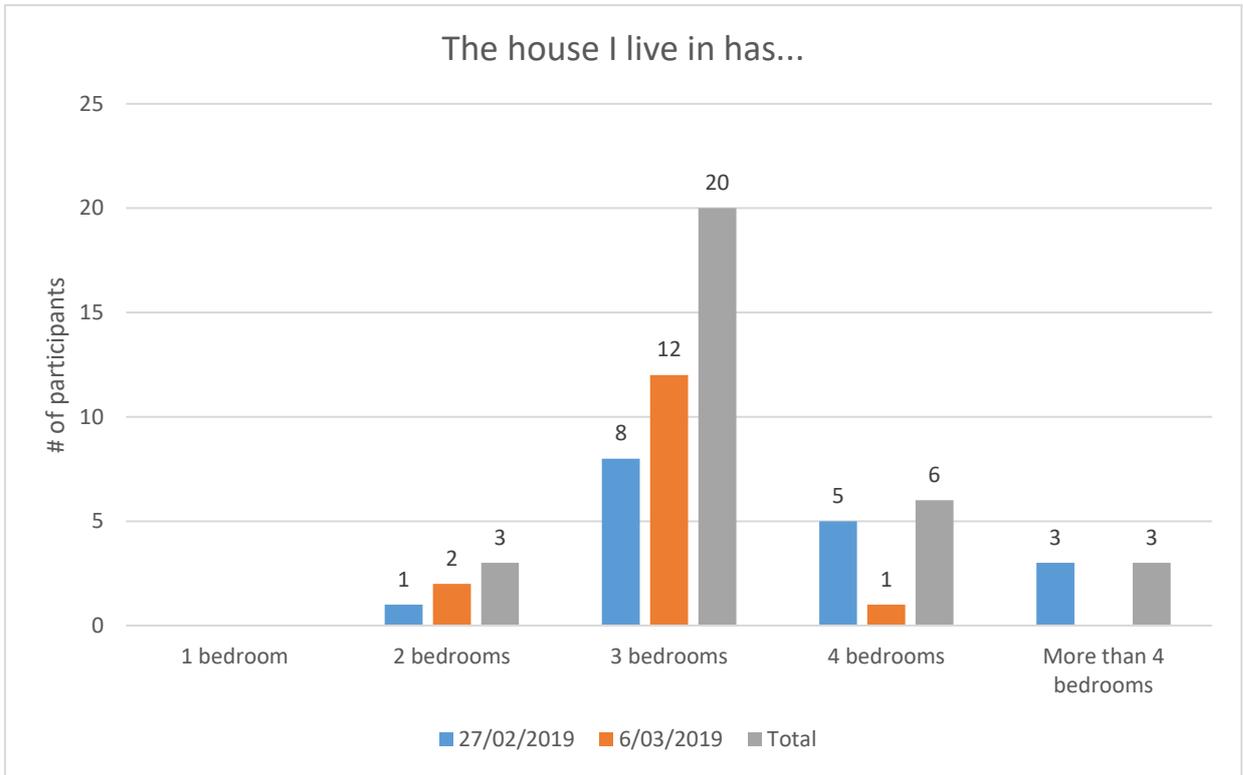


Figure 6 Forum participant's satisfaction with the size of their homes

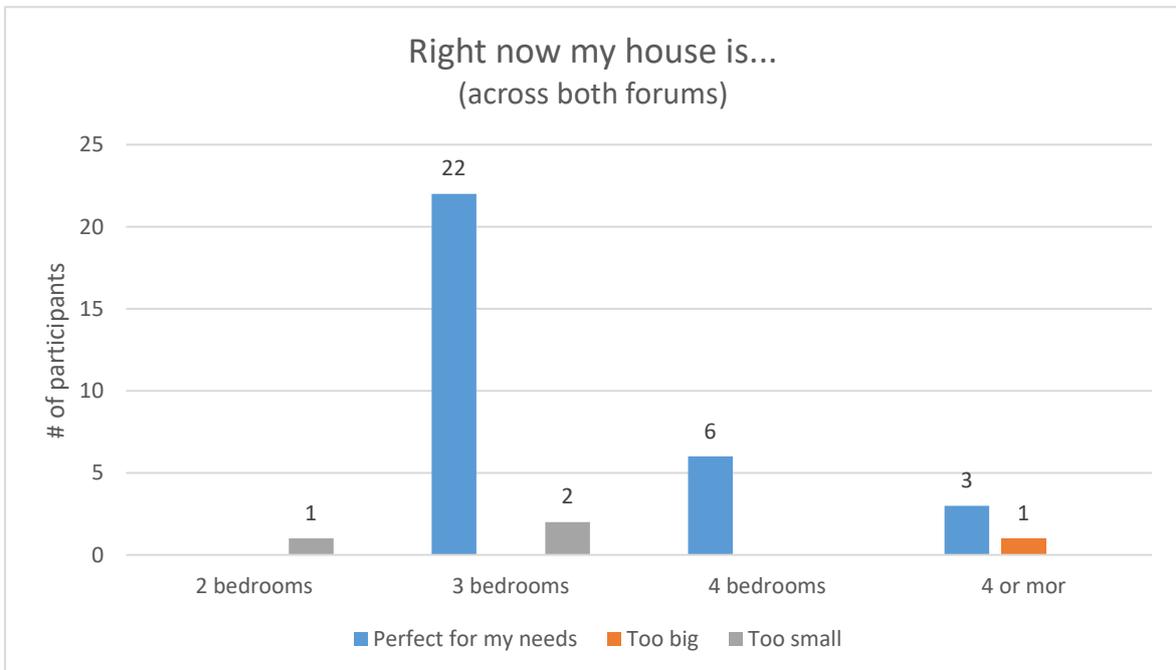




Figure 7 Forum participant’s desire to upsize or downsize their homes in the next five years

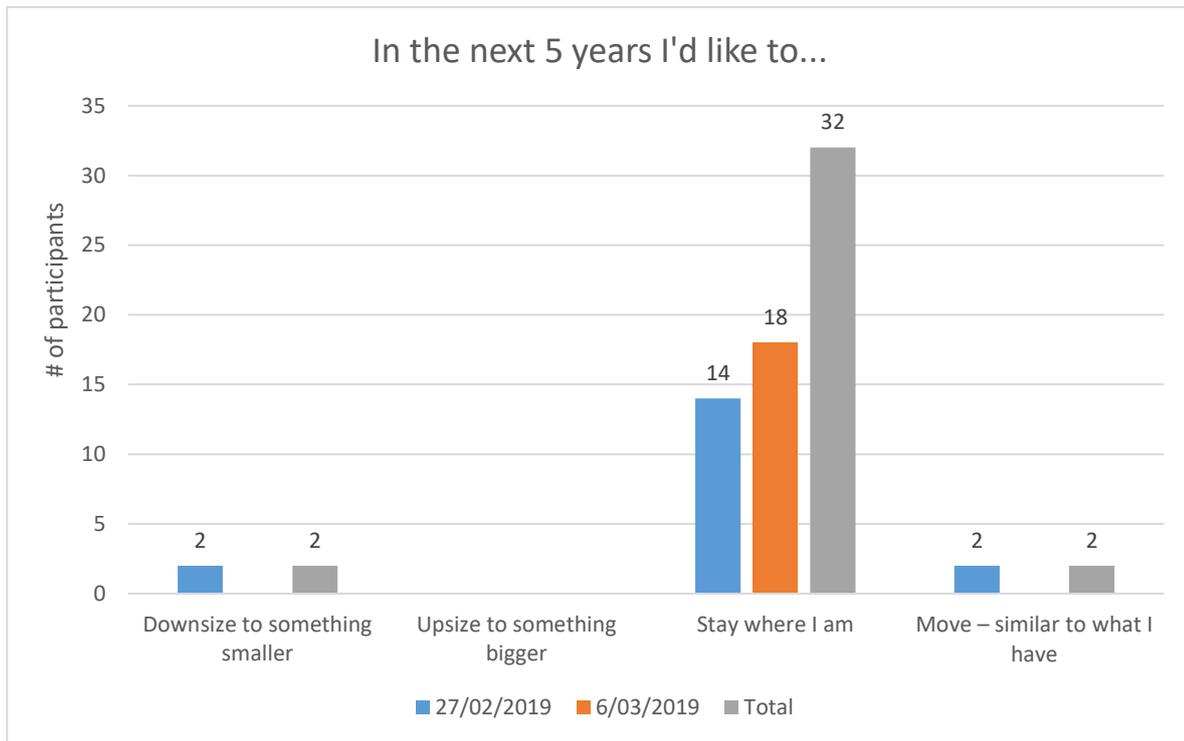


Figure 8 Types of housing forum participant's think is needed in the City of Prospect

