

Reconsider West Franklin Stage 3

300 short term student accommodation beds

DA 020/A040/19 or Adelaide City Council, reference S10/37/2015/C



To the Lord Mayor and Councillors of the City of Adelaide,

We, residents of West Franklin Stage 1, have a very big concern on the West Franklin Stage 3 project, especially the Overshadowing issues to nearby residents.

"Apartment buildings and in particular apartment towers once built will need to last a very long time. Typically these towers are sold to hundreds of different parties each with a very small stake. This makes demolition and rebuilding virtually impossible if requirements change. Therefore we must be extremely careful about how we design these structures so that they can adapt to future needs."

The West Franklin Stage 3 has not commenced yet and the Building Rules Consent has not been granted yet. In order to

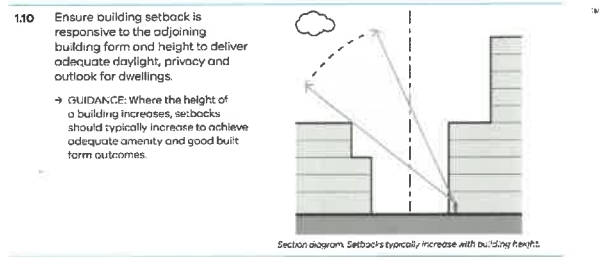
- have a more livable, sustainable & healthy living experience in Adelaide CBD,
- increase confidence and attract more long term residents and investors living and/or investing in Adelaide CBD for now and in the future,
- increase transparency about the City Development to prevent loophole for developers hiding important matters to potential buyers and/or existing residents

we like the Council urgently consider

- 1) **Revoking the rescind of LMA** as the development is not completed or even commenced yet, but may have impacts to nearby residents
- 2) **Ceasing this Stage 3 development project** especially the Overshadowing issue
- 3) **Reconsidering the building height, setback and type of use** as a whole
- 4) **Considering following " Better Apartments" policy in Victoria** (Ref #2) to improve the liveability and sustainability of apartments across Adelaide City,
- 5) **Applying the Consultations for all new Development near Residential buildings**
- 6) **Discouraging the mixture of short term residents and long term residents**

Background:

From the "Apartment Design Guidelines for Victoria ", setbacks typically increase with building height for delivering adequate daylight, privacy and outdoor for dwelling. Usually allowing min. 2 hours of sunshine into Dwelling or Private Open Space between 9am to 3pm in Winter (21 Jun) is also considered.



- Currently the height limit at the site is 43m, but the building of Stage 3 was agreed for 48m in 2015 and approved for 53m in 2019.
- The shortest total setback is around 8m.
- The entire student accommodation building is designed in a straight line without any further setback consideration in higher levels.

From the below Sun Study on 21 June, no sunshine at all in the winter for Residents facing Stage 3. If it is built, will it seem like the nearby residents are living in a "prison" - no daylight, no privacy!?

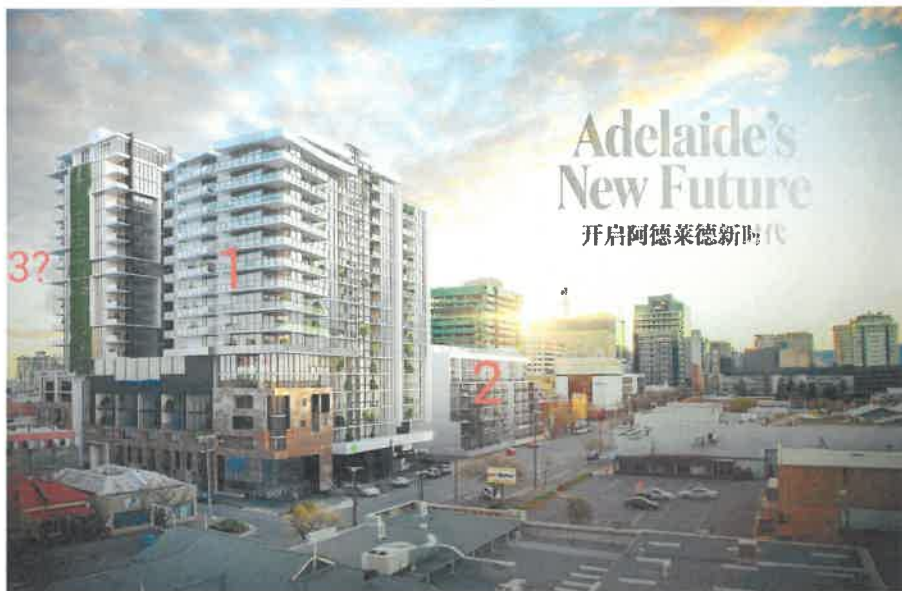


Apart from the Overshadowing issues, there may be other potential issues included but not limited to Privacy issues, Noise, Light, Wind Impact, Ventilation, Energy efficiency. Or if there is fire, will there be potentially dangerous to residents in units facing each other due to the close setback?!

Without the Consultations of the development to the Public, how would residents be aware of it and share their concerns?

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Back in 2016, many overseas, interstate and local owners, saw the below misleading photo from the advertisement link (Ref #5) or marketing materials provided by the Greaton Development (or Zhengtang), in which there was no indication about the Stage 3 and no mention about Serviced Apartments.



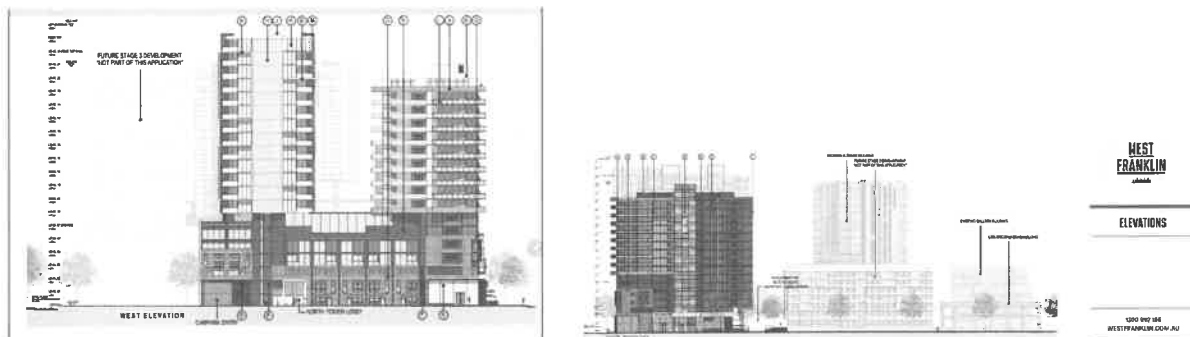
But from a recently found unofficial discussion forum (Ref 6), below photos of the approved site development (Stage 1 with 2 towers) and nearby developments (Stage 2 & Stage 3) were appearingly agreed by the Council back in 2015. The photos are inconsistent with the above marketing materials which was provided to the early stage buyers.

And it seems more than 80% of buyers, whose apartments facing Stage 3, did not receive any information or were told that the developer has approval for building a 15-story building at Stage 3 in 2015.



At later selling stage, to persuade potential Buyers considering other Apartments apart from those facing to Stage 3, below Elevation Illustrations were provided to partial potential buyers.

Without the Disclosure of the agreed Development Plans, how would buyers make the purchase decisions or the residents share their concerns? Or would they have been fallen into a deception?!



In addition, at West Franklin Stage 1, more than 40% of dwellings were approved to be converted into Serviced Apartments in May 2019, which is after the official settlement from the end of Feb 2019. Since then lots of the short term residents are mixing with the long term residents. Most of the owners, even the Management Committee, may not be aware of the approval until recently. Not sure if the Council is aware of it?

If the 300 short term Student Accommodation beds will be built next to it, would the short term students/residents in Stage 3 potentially have access to Stage 1?! Not sure if the Council is aware of it? Not sure if these mixed use developments are expected by the Council?

Understand the Adelaide City Council likes to improve the look and encouraging the mixed use development in Adelaide CBD, Would the Council

- consider following " Better Apartments" policy in Victoria (Ref 2) to improve the liveability and sustainability of apartments across Adelaide City, and
- discourage the mixture of short term residents and long term residents for building a better and happier community.

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Adelaide is one of the top ten most liveable cities in the world, surpassing Melbourne, in third place in 2021. As the West Franklin Stage 3 has not commenced yet and the Building Rules Consent has not been granted yet, would the Council revoke the rescind of the Land Management Agreement for Stage 3 and reconsider the Stage 3 development? We do not want to see the Overshadowing issue from the West Franklin Stage 3 development be a long-term regret to the future of Adelaide City.

Thank you for all of your listening.

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Reference :

1. Development application register for DA 020/A040/19
https://plan.sa.gov.au/development_application_register?&DevNo=020%2FA040%2F19
2. "Better Apartments" policies, which aims to improve the liveability of apartments and neighbourhoods in Victoria
<https://www.planning.vic.gov.au/policy-and-strategy/better-apartments>
3. Victoria's Push for Better Apartments (Part 1)
<https://www.urban.com.au/news/victorias-push-for-better-apartments-part-1>
4. Victoria's Push for Better Apartments (Part 2)
<https://www.urban.com.au/news/victorias-push-for-better-apartments-part-2>
5. Advertising link for West Franklin Stage 1
<https://mp.weixin.qq.com/s/26YRQtF7-oSC8nmRMgCC2A>
6. Unofficial discussion forum about development in Adelaide City
<https://www.sensational-adelaide.com/forum/viewtopic.php?t=5671&hilit=54+60+Elizabeth+Street%2C+Adelaide+SA+5000&start=15>
7. Variation to Development Application 020/A054/15 V3 - conversion of 120 dwelling apartments (of 295 dwelling apartments) to be used as serviced apartments. (Source: Adelaide City Council, reference S10/37/2015/C)
<https://www.planningalerts.org.au/applications/1249348>