

## **Attention Design Review Panel**

### *Proposed Life Care Development at 157 Beulah Road Norwood*

## **Norwood Community Working Group Meeting**

### Summary of meeting and key concerns raised:

On 6 September 2017 Communicate facilitated the first community working group meeting for residents of Norwood to commence the engagement process as part of the Beulah Road development. 13 local neighbours attended the meeting.

The engagement process the community agreed to was:

- ongoing meetings running parallel to the State Government Special Provisions Major Planning Project process;
- collation of community comments to feed into Design Review Panel meetings; and
- a community endorsed report to be submitted to the Minister as part of the Development Report.

Key issues raised by community:

- Height (overshadowing, privacy, views, massing, visual pollution affecting the urban skyline)
- Traffic (congestion, road safety for children, conflict with cycling boulevard on Beulah Road)
- Parking (concerns about on-street parking, and while on-site parking is desired, car parking should not be accommodated in an underground carpark)
- Environment (stormwater from excavation of underground carpark and underground watercourses, noise from plant e.g. air conditioner)
- Heritage and character – want development that fits in
- Ambiance – concern development will impact 'Norwood life style' and the reason why residents moved there, making the streets significantly busier
- Supportive of development of site but in strict accordance with the local development plan guidelines (not supportive of height and feeling that high rise does not belong in a neighbourhood)
- Property values – concern that development will make houses unsalable and significantly impact property values
- Quality of life – overall concern that a building of the height and density that is proposed will impact quality of life bringing traffic congestion, noise, increased population and a feeling of bulk affecting the streetscape