

Power failure

Prospect Rd electricity grid near breaking point

SERVICES | CHLOE KENNEDY

REDEVELOPING Prospect Rd with multi-storey retail and residential buildings will hinge on upgrading the street's ageing electricity network.

Prospect Council is in talks with ETSA about replacing the street's low voltage system with a high voltage line, which the council and property owners say is vital to cater for larger buildings.

"The power infrastructure we have is pretty much designed to meet the demands of a 1930, 1940s shop that has one light bulb," the council's business and economic development director Steve Harrison said.

"We do get blackouts and that can come from a new shop going in or a house in Flora Tce putting in a new three horsepower airconditioner.

"As soon as they turn it (the airconditioner) on, everyone's lights dim.

"(The network) is doing the job, but any further development on Prospect Rd and the power infrastructure would struggle."

In December, the council gave in principle support to raise Prospect Rd's height limit from two storeys to three or four storeys, as part of its masterplan for the street. The changes need to be backed by the State Government, a process which is likely to take at least a year.

Mr Harrison estimated the new power line would cost about \$1 million and said the council was willing to share the bill with ETSA.

Developer Steve Maras, who owns several blocks of land at the city end of Prospect Rd, said the power upgrade needed to go ahead immediately.

"If it doesn't happen then there will be problems with bigger developments going ahead," he said.

ETSA spokesman Paul Roberts did not respond to questions by presstime.

Property owners ready to build up

DEVELOPMENT | CHLOE KENNEDY

PROSPECT property owners are ready to develop land if increased height limits are approved on the popular shopping strip.

Tim Russell, who owns the Cibo and florist building on Prospect Rd, said once increased height limits were definite he would look at building more cafes behind his shopfronts.

"The property we have facing Prospect Rd is heritage listed so we can't do much about that, but behind it we would be looking at two storeys," he said.

The \$5.5 million Prospect Rd masterplan was approved by the council last December and includes alfresco dining, more parking behind buildings and a "Village Heart" between Daphne St and Gladstone Tce, with new paving and outdoor furniture.

Maras Group director Steve Maras, who has mooted building a cinema on his land at the southern end of Prospect Rd, expected other property owners to build up where possible.

"When you have such a reasonably well planned upgrade taking place it should be enough of a catalyst for existing developers to upgrade or redevelop what they have," he said.

Mr Maras said he expected to see a trend in tenants upgrading their shops in return for lower rent, where property owners were reluctant to redevelop.

Prospect Mayor David O'Loughlin said there were a few sites, including the old church next to Blackwell Funerals on Prospect Rd, which had the potential to be redeveloped.



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Documentary film festival makes Adelaide debut

DOC LOVERS, budding filmmakers and industry heavyweights will converge on town for Australia's inaugural First Factual Films Festival (F4) next week.

F4 will showcase fresh works from emerging filmmakers, alongside the first films of critically-acclaimed doco-makers.

The festival winds up with an awards presentation for Outstanding New

Documentary Talent, to be judged by a panel of international documentary professionals.

Local filmmakers Viron Papadopoulos, Chad Leader and Shalom Almond (pictured right) will be among those attending the festival.

F4 is on at the Mercury Cinema, 13 Morphett St, city, from February 23-25.



CURTAIN CALL: Check out the work of local filmmakers at this month's F4 Film Festival.

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