

Department of Planning, Transport and Infrastructure
GPO Box 1815 /Adelaide SA 5001
February 2020

SUBMISSION TO PUBLIC CONSULTATION (Ending 28 FEB. 2020) ON PLANNING AND DESIGN CODE - PHASE 3 CITY OF PROSPECT

I Brett Clark, resident of Prospect Council, wish to register my objections as follows:

1. The Planning and Development Code contains a number of errors and omissions; is difficult to navigate online and find information easily; language used is complex; document size unreasonable and it's difficult to find what will happen to my property and neighbourhood.

2. Objection to 350 zone as General Neighbourhood Zone

My wife and I currently live in a 350 zone in the City of Prospect. The new draft Code transfers this into a 300 General neighbourhood zone allowing greater intensity of development than what currently exists. City of Prospect's 92 narrow streets will struggle to cope with row developments of 200 square metres which it also allows. The current 350 zone is supposed to preserve character but I fear this will be lost. We live near to Churchill Rd and that is now one of the busiest roads to turn on to due to the increase in high rise housing. These roads are at maximum capacity as it is. An increase in house and population numbers would exacerbate the situation. I request that you move our 350 residential area into the Suburban Neighbourhood zone with Technical and Numeric Variations to match existing conditions.

3. All Existing Residential Areas Site coverage and setbacks: Under the proposed Code, building setbacks from both side and rear boundaries will noticeably decrease, particularly at the second storey. This will severely impact amenity and privacy and is not supported. I/We ask that existing site cover, set back and floor area criteria should be maintained throughout all Prospect Council's residential areas. It is important that our current minimum allotment sizes, heights and frontages widths match what currently exists in each zone.

4. Historic Area overlay

Contributory items (currently in Historic Conservation zones) need to be retained in the new Code. This needs to be done by using policy. Removing them from the current Code altogether will result in uncertainty and confusion for owners, neighbours and prospective buyers. Removal of contributory items is likely to lead to demolition. Retain existing protections and identification of contributory items.

5. Commercial centres

The Code places large scale centres and small local shops in the same zone, allowing large scale development and more intensive land uses in all these small areas. This would create complex problems with narrow streets leading into small groups of local shops.

8. Public Notification

The Code should include notification for all development that increases development intensity, including additional dwellings on the site, two storey developments, earthworks where the new dwelling is located 600mm above ground level and change of use from residential to non-residential.

9. Further consultation is required and date for the current consultation extended

I would like further community consultation once the Code's errors have been corrected and the draft updated.

Yours Sincerely

Name: Brett Clark

Address: [REDACTED], Prospect 5082