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February 25/2020

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

We wish to register our serious objections as follows:

- 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 soon be happening to my property and neighbourhood.

- STRONG Objection to 350 zone as General Neighbourhood Zone

**We currently live in a 350 zone in the City of Prospect.** The new draft Code will reclassify this as a 300 General neighbourhood zone allowing for far greater intensity of development. City of Prospect's 92 narrow streets will struggle to cope with row developments of 200 square metres which will be allowed. Our current residential area has a unique and precious character.

Prospect Council's three major roads were recently re-zoned as Urban Transport Corridors. This zoning has led to unsightly and ill thought out high rise infill development. These new infill buildings are downright ugly. City of Prospect residents were assured that the Urban Corridor developments would save all adjacent residential streets and preserve their character in terms of dwelling style and treescapes.

It is unconscionable and arrogant that a **350 zone** has been planned so close to the two main primary schools in Prospect and three of the child care centres available for local residents. Many children and young families enjoy the amenity of peaceful uncrowded streets and footpaths for cycling, strolling, jogging and making their way to schools and childcare during school term time. We request that you reconsider zoning the Boyle Street, Gladstone Road and Olive Street precincts as a Suburban Neighbourhood zone with Technical and Numeric Variations to match existing conditions. The 350 residential area zoning is illconceived. Prospect residents have just won the right to be in the new Botanic and Adelaide High School zone and deserve the right to have a pleasant and historic, livable and characterful suburb profile maintained for ourselves, our families and our neighbourhood community.

- All Existing Residential Areas Non-residential land use: Currently shops, offices and educational establishments are non-complying in Prospect Council's residential streets. The draft code will allow such development in all residential streets and negatively impact on traffic, parking, neighbours amenity, noise and liveability. Such rezoning will completely change the character of Prospect which we want to vigorously protect. Such developments should be banned from the **residential streets** of Prospect. Sefton Park and the Islington Precincts provide sufficient areas for commercial development. Residential streets are for residents, not for commercial development.

- 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. We believe 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 those which currently exist in each zone.

#### 5. 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 of important dwellings. Retain existing protections and identification of contributory items.

#### 6. Commercial centres

The Code places large scale centres and small local shops in the same zone. Sufficient large scale commercial zones exist adjacent to Sefton Park and the Islington precincts without any need to encroach upon residential streetscapes.

7. 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.

8. Tree Canopy and Climate change concerns

The SA Government 30 Year Plan calls for increasing tree canopy cover. However, the draft Code's larger developments and easier tree removal on private and public land will lead to significant reduction in tree cover and habitat loss. The draft Code's increased infill development, reduction in minimum site areas, site coverage setbacks and increased number of street crossovers will all contribute to a heat bank effect. This is an unacceptable loss of local character and amenity in our neighbourhood.

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

We would like additional community consultation once the Code's errors have been amended and the draft updated to reflect the concerns of residents.

Yours Sincerely

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Prospect

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