

From: [Lydia Rubessa](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Prospect Zone 350
Date: Tuesday, 25 February 2020 3:55:56 PM
Attachments: [planning_changes_submission_letter350_zone_residents_feb_2020 \(2\).pdf](#)

Dear Sir/ Madam

Please find attached a copy of the submission letter for Zone 350 in Prospect.

I am a concerned Prospect resident and I live in a beautifl tree lined street which I hope remains that way.

Please read the attached letter, thank you

Kind Regards
Lydia Rubessa

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

I/we wish to register my/our 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
I/We 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 focuses on preserving character. It does not envisage a greater range and intensity development than the 300 block size. With Prospect Council's three major roads as Urban Transport Corridors with high rise infill development, we understood we would not be required to have matching infill in our residential streets. I/we 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 Non-residential land use: Currently shops, offices and educational establishments are non-complying in Prospect Council's residential streets. The draft code will allow this development in all residential streets and negatively impact on traffic, parking, neighbours amenity, noise and liveability. It will completely change our suburbs' character which we want to protect. This is not acceptable and these developments should be restricted developments in residential streets i.e. not allowed.
4. 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.
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. 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, 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. A hierarchy of centres should be kept with additional zones needed to cater for lower intensity local shops in older established areas.
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 heat bank effect. This is an unacceptable loss of local character and amenity in my/our neighbourhood.
9. Further consultation is required and date for the current consultation extended
I/we would like further community consultation once the Code's errors have been corrected and the draft updated.
- 10 It is disgusting what you are proposing to do with Prospect and other Areas that have beautiful homes with character, to demolish them and construct ugly buildings you should be ashamed. Why don't you put those buildings next door to where you live so you can be the first to set the example.

Adelaide with the lowest population, empty buildings that never get occupied, where are your brains.
Beautiful tree lined streets will soon become dry concreted over populated areas with no privacy, noise and increase in traffic.

All we can boast about in Adelaide, is our beautiful suburbs, which you are now planning to destroy there is nothing else here, our jobs are all gone interstate or overseas. Please do the people of Adelaide justice, and don't ruin our beautiful suburbs, remember your pay packet comes from our taxes, we are all entitled to privacy, peace and quiet, low traffic in the inner suburbs and no compact living.

Yours Sincerely

Name: Lydia Rubessa

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