

John Freeman



Prospect 5082

I am a home owner and resident of over thirty years of Zone 350 in the City of Prospect. I write to provide submissions outlining my concerns regarding the draft Planning and Design Code proposing to transfer Zone 350 to a General Neighbourhood Zone.

My concerns in particular are:

1: PUBLIC NOTIFICATION: Notification of developments that increase development intensity, or vary the property usage from residential to non-residential, should be required so that informed discussion can occur between the developer and the residents.

2: LOSS OF AMENITY: Close proximity of solid housing will increase noise levels, (e.g. noise of barking dogs) and cause a loss of privacy, as well as a loss of the character and amenity of an old historic suburb such as Prospect. Residents have bought into Prospect, in good faith, expecting this character to remain.

3: PROBLEMS OF CONGESTED STREET PARKING: Many Prospect streets are used as thoroughfares by motorists to avoid main roads and intersections, e.g. Struan and Warren Avenues, and Vaughan and Moore Streets, are used by motorists to avoid the Main North / Regency Road intersection.

More traffic on these smaller roads with increased numbers of cars parked on narrow streets will result in more accidents, both vehicular and pedestrian, as adults and (especially) children will be more difficult to see as they cross roads to go to playground areas, schools etc.

4: LOSS OF HABITAT FOR URBAN WILDLIFE: Heavily reduced garden sizes, with a resultant reduction in the number of larger trees, shrubs and variety of plantings, will decrease both the number and variety of birds, insects, lizards, bats and other urban wildlife through loss of food sources and habitat.

5: HEAT BANK EFFECT: The reduction in the number of trees, foliage and plantings, with resultant vastly increased hard surface areas, will contribute to increased environmental temperatures, exacerbating summer temperatures already made higher by climate change, regarding record high temperatures, both minimum and maximum, prolonged heat wave conditions with record numbers of days above 40 degrees Celsius etc.

The increased use of air-conditioners will further contribute to increased external urban temperatures.

6: WINTER SHADING ON NEIGHBOURING PROPERTIES: Multistorey buildings built close to the northern side of existing properties will heavily shade existing gardens for most of the day during the winter months causing problems for established gardens.

Such buildings would also be capable of shading solar panels on existing properties.

7: REZONE: The majority of the houses in my area (Zone 350), by far, comprise Bungalow and Tudor homes, giving the neighbourhood a distinct character. People chose to live and invest in this area because of the qualities they observed, and sought to maintain. This remains possible here and elsewhere.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

28/2/20