

From: [Deb & Barry](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Submission to Public Consultation - Phase 3 City of Prospect
Date: Thursday, 27 February 2020 6:19:07 PM

Department of Planning, Transport and Infrastructure
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**SUBMISSION TO PUBLIC CONSULTATION (Ending 28 FEB. 2020) ON PLANNING AND DESIGN CODE - PHASE 3
CITY OF PROSPECT**

From the information I have received I have listed below the most salient points for me.

I have been a resident of Prospect for almost 40 years and have seen many changes, most of them for the better. Prospect Road is a more attractive and dynamic streetscape than it has ever been and the new cinema complex and Town Hall welcome additions. The upgrades to Churchill Rd have increased traffic but it is at least much more aesthetic than it used to be. Some of the multi-storey buildings are of dubious taste but for the most part provide necessary living space and I believed were the trade-off for not imposing this sort of development in residential streets. I am extremely dismayed, disillusioned and disappointed that proposed changes to zoning make a lie of this.

Our narrow streets are already impacted by increased traffic and overflow parking from the Churchill Road high-density living. I live next to rental housing and see the impact of 4 adults, each with a car, creating congestion in narrow streets. The streets are increasingly dangerous for the growing numbers of families with children moving into the area who improve and increase the size of their homes while maintaining the character and integrity of the original houses. It is an affordable, desirable family suburb. Leave it that way please.

I wish to register my objections as follows:

Objection to 350 zone as General Neighbourhood Zone

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 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.

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.

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 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.

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.

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 would like further community consultation once the draft has been updated.

Yours Sincerely

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