

30 January 2023

Expert Panel  
Planning System Implementation Review  
Via email: [DTI.PlanningReview@sa.gov.au](mailto:DTI.PlanningReview@sa.gov.au)

Dear Mr Stimson and Panel Members,

### **SUBMISSION TO EXPERT PANEL FOR PLANNING SYSTEM IMPLEMENTATION REVIEW CITY OF PROSPECT**

Thank you for the opportunity to provide feedback on the implementation of the new planning system. This submission is from the elected body of Council addressing matters of priority to the Elected Members and is a separate submission from previous written feedback to the Panel from Council administration staff.

This submission provides feedback on the following five key issues:

1. The elevation of Character Areas to Historic Areas where appropriate and greater demolition protection.
2. The development and implementation of additional policies in the Planning and Design Code (P&DC) that allow for development that retains character and tree canopy cover.
3. The development and implementation of additional policies in the P&DC that facilitate the deliver of EV charging stations on public and private land.
4. That the transitional arrangements for car parking funds and contribution rates be reviewed to allow for Council to operate effectively in the current market conditions.
5. That Council supports the work of the Conservation Council and agrees that Regulated and Significant Tree protection laws require review and strengthening if the State tree canopy targets are to be achieved.

#### **1. Elevation to Historic Areas**

City of Prospect has a high percentage of its residential areas as Character Areas in the P&DC. This is reflective of consistent streetscape attributes being present in Prospect and in turn it is what provides the 'Prospect Character'. Some of these character areas have historical importance and relevance to the local area and accordingly should be elevated to Historic Areas so that their contribution to 'local story telling' can be captured and protected for current and future generations.

Character Areas are strongly valued by the local community as intact streetscapes with desirable local attributes and therefore there is a need to sufficiently protect these areas from decline and gradual erosion caused by inappropriate new development. Demolition of existing character housing is of particular concern and there needs to be greater demolition protections incorporated within the P&DC and not a reliance towards replacement dwellings that are consistent with Character Area Statements.

## **2. Infill development that retains local character and tree canopy cover**

Council supports infill development within the council area under the broad state strategic direction of urban consolidation in metropolitan areas as shown by our involvement in the proposed Future Living Code Amendment. Moreover, in alignment with this Code Amendment, infill development needs to take place in a manner that respects the local area and isn't just a process of knock down and replacement with multiple new homes. Contextual design considerations that provide greater diversity and density of dwellings whilst being capable of protecting existing character homes, streetscape attributes and existing on-site trees, is paramount.

## **3. EV charging stations**

While City of Prospect have not yet experienced public EV charging stations, it is inevitable that EV charging stations will become standard infrastructure amongst our communities. Currently this activity is exempt from Development Assessment (electrical infrastructure), unless it includes illuminated advertising.

The P&D Code does not provide any guidance or policies regarding pathways that can be applied to EV charging stations, and Council encourages EV charging stations to be identified as a particular form of infrastructure/development so that pathways can be applied through the Regulations and P&D Code.

The likely number and nature (structures and use) of EV charging stations means that there is a potential for negative local impacts without careful contextual considerations and tailored consultation as part of considered Development Assessment.

Therefore, the development and implementation of policies within the P&D Code that facilitate the delivery of EV charging stations of public and private land is strongly encouraged to ensure our streetscapes and character attributes are protected, along with the ability to incorporate specific design principles/policy especially for sensitive areas (eg Historic Areas).

## **4. Transitional arrangements for the Car Parking Fund**

The existing Car Parking Fund for City of Prospect is to be maintained under transitional arrangements without the capacity to make any changes in any respect (including to the contribution rate) without the formal commencement of an Off-Set Scheme with associated Fund as the replacement. Council seeks the continuation of the existing Car Parking Fund and the ability to adjust the contribution rate to allow the fund to achieve its purpose, particularly given the significant increase in land valuations and inflationary rises in the cost of doing things since the current contribution rate was set.

## **5. Regulated and Significant Tree Protection laws**

To assist in reaching the State strategic target for tree canopy cover in Greater Adelaide and to offset likely losses of tree cover from greater levels of infill development (acknowledging that private open space areas contain significant levels of existing tree canopy cover), tree laws dealing with the protection of trees on private land must be strengthened and widened (eg. smaller trunk circumferences).

We thank you for the opportunity to provide comment on the new planning system. The key issues as outlined herein are of primary concern to the City of Prospect and your consideration of these matters as part of an update to the planning system would be most welcomed.

For any further information or clarification of detail in relation to these matters, please contact Scott McLuskey, Manager Development Services on [REDACTED] or email [REDACTED].

Yours sincerely

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**Matt Larwood**  
Mayor