

From: [Pasquale Esposito](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: SUBMISSION TO PUBLIC CONSULTATION (Ending 28 FEB. 2020) ON PLANNING AND DESIGN CODE - PHASE 3 CITY OF PROSPECT
Date: Tuesday, 25 February 2020 10:14:30 PM

We wish to register our objections as follows:

1. Objection to 350 zone as General Neighbourhood Zone

The new draft Code transfers the current 350 zone 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. We request that you move the 350 residential area into the Suburban Neighbourhood zone with Technical and Numeric Variations to match existing conditions. The current developments on Churchill Road are already impacting on parking and traffic congestion on Victoria Street and increasing higher density development in the area will negatively impact on traffic, parking, neighbours amenity, noise and liveability in the area.

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.

2. All Existing Residential Areas Site coverage and setbacks: We understand that 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 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.

3.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.

4.Tree Canopy and Climate change concerns

We understand that the draft Code for larger developments will make it easier for tree removals on private and public land. This 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 our neighbourhood.

We are of the view that the proposed changes to the current zoning will have a negative impact on the liveability and character of the area that attracted us to make Prospect our home. In conclusion, we wish to object to the proposed zoning change.

Yours Sincerely

Name: P & NM Esposito

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