

From: [Nick Rakic & Karin Ropers](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Submission re Planning Changes
Date: Friday, 28 February 2020 9:53:38 AM
Attachments: [planning_changes_submission_letter350_zone_resident_feb_2020.docx](#)

Please refer to the attached letter stating our strong opposition to the proposed changes to the 350 Zone under the Government's draft Planning and Design Code.

We are appalled at the proposed changes which have the potential to devalue our home and more importantly impact negatively on our daily lives; the peace and comfort as we know it will be lost due to increased traffic, increased on-street parking, increased population and increased noise.

We have found since Prospect Council changed its Planning and Development codes to allow high rise infill development the liveability in our neighbourhood has already been adversely effected; there is more traffic, increased parking and more noise!

We want to protect our street's existing character and its current liveability. We do NOT want high density housing!

The proposed changes to the Zones will potentially make current residents consider selling and moving and given the value of our homes will be reduced, they are unlikely to be able to afford a similar home within the City of Prospect.

We bought **a home** in a quiet location, in a small street, with few neighbours, little traffic and plenty of room for our visitors to park.

The proposed changes are unfair; it is not right that a Government can make such changes which will negatively impact so many people's daily lives. We will NOT be voting Liberal at the next election!

KM Ropers & N Rakic
[REDACTED], Nailsworth SA 5083

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

We wish to register our objections as follows:

1. The Planning and Development Code contains 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 my neighbourhood.
2. Objection to 350 zone as General Neighbourhood Zone
We currently live in a 350 zone in the City of Prospect. The new draft Code proposes to transfer this into a 300 General neighbourhood zone allowing greater intensity of development than what currently exists; the City of Prospect's 92 narrow streets will struggle to cope with row developments of 200 square metres. The current 350 zone focuses on preserving character and does not envisage a greater range and intensity development than the 300 sqm 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 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. 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 bird and possum 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.
9. Further consultation is required and date for the current consultation extended
We would like further community consultation once the Code's errors have been corrected and the draft updated.

Yours Sincerely

Name: KM Ropers & N Rakic

Address: [REDACTED], Nailsworth SA 5083