

APPENDIX 2. SUMMARY OF WRITTEN SUBMISSIONS

INTERIM REPORT

Elizabeth Crisp, Prospect Resident Association	OPPOSE	Prospect Resident Association							1	1						1				1			1																			
Emma Herriman, HWL Ebsworth Lawyers	OPPOSE	Representative of Residents of Medindie							1	1	1					1	1	1				1	1																			

Concerned about number of vehicles at the Main North Road and Nottage Terrace intersection. Due to traffic not a suitable place to build new housing and increase density. Noise, polluted and unsafe. Underutilised site does not take into consideration location and lack of suitability for increased densification. Concerns with accuracy of traffic reports. Rezoning should not be allowed without proposal plans being considered at the same time. Market demand for apartments in the location. If purpose to increase the value of property for future sale this is not a reason for the rezoning to take place. If there are no real plans to build a multi-storey building the Code Amendment should be refused. Do not support changing the zoning of the two residential properties. The heritage overlay and representative houses should remain. The height limits proposed through the Code Amendment will be exceeded (referred to examples in North Adelaide and Glenelg). Support concerns of Medindie residents regarding noise, overshadowing, loss of privacy. Little benefit to the community as not a desirable or safe place to live. What is built cannot be guaranteed of good quality. The current zoning of the two houses should remain. The Suburban Business Zone should also remain as is.

Noted. Further traffic, heritage/character, facilities and services in the area and land use investigations undertaken. Investigations confirm that the Code Amendment will not result in unreasonable traffic or heritage/character impacts. Affected Area well serviced with seven schools, open spaces and other services and facilities located within 1.5 radius of the Affected Area. Urban Corridor Business Subzone to be applied to the Affected Area to increase flexibility of land uses.

Oppose the Code Amendment. Fails to align with strategic planning vision for State. Seeks to provide substantial benefit to the Designated Entity and little benefit to the community. Direct impact to those living adjacent the Affected Area. The Code Amendment does not present alignment with Council's Community Plan or Urban Masterplan. Code Amendment should take into account the whole of Main North Road. Height unjustifiable. 10 metres higher than those established along Main North Road. DTS/DPF 5.1 permits significant development sites to benefit from a 30% increase over maximum height. Code Amendment does not include any analysis of this. Development of height would create a sense of enclosure and overshadowing. Proposed DTS/DPF 4.1 requires development of the Affected Area to be undertaken within a 30 or 45 degree plane of point, still results in overshadowing. Perceived or otherwise loss of privacy. Code Amendment should include a Concept Plan with landscape buffer along southern boundary. Code Amendment fails to include independent assessment of heritage and character impacts. Insufficient clarity around traffic and parking impacts. Further work required to provide a robust assessment of the impacts from higher density. Evidence put forward by the Designated Entity does not adequately address risk. Community should not be expected to carry traffic and parking burdens. Engagement inadequate.

Noted. Further traffic, heritage/character, building height, significant development site policy, facilities and services in the area and land use investigations undertaken. Maximum building height reduced to 5 levels and 18.5 metres. Investigations confirm that the Code Amendment will not result in unreasonable traffic or heritage/character impacts and that impacts from future development can be appropriately managed and mitigated, including where future redevelopment seeks to utilise the significant development site policy. Affected Area well serviced with seven schools, open spaces and other services and facilities located within 1.5 radius of the Affected Area. Urban Corridor Business Retail Subzone to be applied to the Affected Area to increase flexibility of land uses. Further consideration of the Council's Community Plan and Urban Masterplan and alignment of Code Amendment.

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NEUTRAL	7
OPPOSE	57
SUPPORT	24
TOTAL	88