

APPENDIX 2. SUMMARY OF WRITTEN SUBMISSIONS

Aaron Burt	HAMELAGE	Member of the	St. State Hold	Read of State of Stat	Notice State	Support of the suppor	PROPERTY OF THE PROPERTY OF TH	S. S	Copy of the state	A STANCE OF THE	/	A Land of the land	ential dob	Soldie Land	THE ST	Property of Spile of	E introductive	THE STATE OF THE S	Child in the control of the control	THE THE PERSON AND TH	TO THE STATE OF THE PROPERTY O	. / 7	gito de la companya d	ine /	State of the state	the labor the	A Secondary of the seco	and the state of t	kt gonetr Noted
Adam	SUPPORT	Public Member of the	1																									New development would be a ideal	Noted
Dellaverde  Adrian Winsor	OPPOSE	Public  Resident of Medindie								1					1			1										Medindie is bound by major roads, has no parks and few safe pedestrian/cycle crossings. Rather than add to congestion, a smaller development (lower height/size) would be better. If car yards were acquired and turned into a linear	Noted. Further traffic and heritage/character investigations being undertaken which confirm the Code Amendment will not result in unreasonable traffic outcomes or impact on existing heritage/character. Traffic impacts will be a consideration
Alison Lamshed	OPPOSE	Resident of Medindie										1		1														Does not support the rezoning, in particular the change to the Neighbourhood Zone opposite residence. Proposed zone encroaches into the established residential area. Open the door for further commercial development. Number of existing amenities afforded to residents in the area. Is a developer going to be subject to stringent planning and design regulation criteria? Equity issues must be addressed. Any development of the area would negate the most recent attempts to improve the intersection. Getting in and out of the area will become more problematic. Proposed development would reduce the current level of amenity. Concerns about climate change. The current zoning is appropriate and should be maintained as a residential setting. The footprint of Scotty's Motel should not be expanded.	Noted. Further traffic investigations undertaken that confirm the Code Amendment will not result in unreasonable traffic outcomes.  Traffic impacts will be a consideration in the assessment of future redevelopment of the Affected Area.
Alistair J McFarlane	OPPOSE	Resident of Medindie							1	1 1				1	1				1	1								we and other residents residing in Medindie will be significantly negatively affected by the rezoning and proposed developed[sic] enabled by it. Specifically nominated concerns are excessive traffic congestion, noise, overshadowing, invasive of privacy, loss of heritage character, congestion effecting rubbish collection, road circulation and emergency vehicles, no setback from the main road, poor mix of design and occupancy. A move away from traffic oriented developments no private open space. Supportive of urban development, however of the opinion that the designated site is not suited to bulk density development outlined and the process for assessment has been prematurely rushed without all critical impacts assessed. Inadequate	Noted. Further traffic, heritage/character impacts, building height and land uses investigations undertaken. Investigations confirm

Allan Cotton	OPPOSE	Resident of Medindie				1	1	1						1					Strongly opposed to the Code Amendment. The curet zoning is appropriate and provides for development that is suitable for the conditions and circumstances of the site. No logical basis to proceed with a proposal that is out of keeping with the urban environment and population demographics. A six storey building will tower over Medindie. Overshadowing, parking problems, loss of property value will be felt in Medindie.	Noted. Further traffic, heritage/character impacts, building height and land uses investigations undertaken. Investigations confirm that the Code Amendment will not result in unreasonable traffic or heritage/character impacts. Traffic impacts will be a consideration in the assessment of future redevelopment of the Affected Area. The maximum building height proposed reduced to five levels and 18.5 metres.
Andrew Craig	OPPOSE	Resident of Medindie				1	1		٠	1	1	1	1						Stong objection to the Code Amendment. Information deficient regarding open space, traffic/parking and heritage matters. Information has been withheld from the report. Proposed density incompatible with nearby areas. Information provided does not address or comply with the community engagement process. No logical basis to support a proposal out of keeping with the current urban environment and surrounding suburbs.	heritage/character impacts, building height and land uses investigations undertaken. Investigations confirm that the Code Amendment will not result in unreasonable traffic or
Ashutosh Gupta	OPPOSE	Member of the Public					1			1					1				Strongly object to the Code Amendment. It's in a residential locality and is directly going to affect the privacy of residents, make it more congested by traffic, noisier and impact on heritage character.	Noted. Further traffic, heritage/character impacts, building height and land uses investigations undertaken. Investigations confirm that the Code Amendment will not result in unreasonable traffic or heritage/character impacts. Traffic impacts will be a consideration in the assessment of future redevelopment of the Affected Area. The maximum building height proposed reduced to five levels and 18.5 metres.
Ben Lewis	SUPPORT	Member of the Public	1																Can't see any issues with amendment as long as parking, safety and access regulations are met.	Noted
Ben Mellows	NEUTRAL	Member of the Public																	No comment included in submission	Noted
Betty Tran Nguyen (x5)	OPPOSE	Resident of Medindie					1								1				Against the new development. We are located on Victoria Avenue and will lose privacy of our back yard. Having a 7 storey high building on the corner will eliminate the purpose of the historical feature. Understand the importance of having a commercial building but we brought in the area thinking of the heritage value, if the building were to occur this will beat the purpose of our purchase which we believe to be very unfair. Allowing the development will lose its value. We hope this will not be allowed.	Noted. Further traffic, heritage/character impacts, building height and land uses investigations undertaken. Investigations confirm that the Code Amendment will not result in unreasonable traffic or heritage/character impacts. Traffic impacts will be a consideration in the assessment of future redevelopment of the Affected Area. The maximum building height proposed reduced to five levels and 18.5 metres.

(two	Richie nissions)	OPPOSE	Resident of Medindie				1					1					Opposed to a new building height beyond what currently exists at Scotty's (3 stories). Fully supportive of new dwellings being built within the existing heights. As a resident I will not agree to any proposed changes to height. Concerned will have to go through process along the whole of Main North Road.	undertaken. Investigations confirm that the Code Amendment will not result in unreasonable traffic or heritage/character impacts. Traffic impacts will be a consideration in the
Bron	wyn Cotton	OPPOSE	Resident of Medindie				1			1			1	1			Strong objection to the Code Amendment. The proposal is completely inappropriate for Medindie, a beautiful, historical suburb of roughly 400 houses with low residential density. A 6 storey high development will cause overshadowing of adjacent residential properties. A 6 storey development would be devastating. A tower would loom over Medindie, having oversight of residents homes. Street parking is already problematic and would be worsened. The value of property would go down. Could lead to other blocks on Main North Road being rezoned. High rise buildings on Scotty's Corner and Main North Road would destroy the suburb.	Noted. Further traffic, heritage/character impacts, building height and land uses investigations undertaken. Investigations confirm that the Code Amendment will not result in unreasonable traffic or heritage/character impacts. Traffic impacts will be a consideration in the assessment of future redevelopment of the Affected Area. The maximum building height proposed reduced to five levels and 18.5 metres.
Chris	Dindler	SUPPORT	Member of the Public	1													Support the rezoning. Consistent with surrounding areas on Main North Road as it is a critical and landmark entry point to Adelaide from the north	Noted
Chris Redr	tine	OPPOSE	Member of the Public				1	1					1				Strongly opposed to rezoning of the land. Medindie is a suburb of low density housing, with homes that have heritage character. A five-storey development is not suitable. It would impact on the suburb's heritage character and would overshadow existing residences.	Noted. Further traffic, heritage/character impacts, building height and land uses investigations undertaken. Investigations confirm that the Code Amendment will not result in unreasonable traffic or heritage/character impacts. Traffic impacts will be a consideration in the assessment of future redevelopment of the Affected Area. The maximum building height proposed reduced to five levels and 18.5 metres.

City Pros		OPPOSE	Local Government			1	111		1				1			1	1	Concerning that the Code Amendment intends to remove the Historic Area Overlay from two properties in the Historic Area Overlay from two properties in the Historic Area Overlay without assessment of the significance of the properties. Expect that a heritage assessment would be a minimum level of information provided to support the Code Amendment. In the absence of this information the Code Amendment should not be supported. Unusual that the selected building height does not align with the height to the properties in the immediate locality of the intersection. A balanced built form outcome would be superior. The design policies that apply in the Urban Corridor (Business) Zone seeks a minimum 50% active site frontage. Within City of Prospect the Business (Retail) Subzone applies over the Urban Corridor (Business) Zone in order that sufficient commercial floor space (2000 square metres) to achieve active frontage. It does not appear that it will be possible to achieve the relevant active frontage requirements with the commercial floor limit in the Zone. This policy tension should be addressed. Introducing non-residential land uses in the Nottage Terrace streetscape is questionable. Extent of documents difficult for average member of the public to understand.	height and land uses investigations undertaken. Investigations confirm that the Code Amendment will not result in unreasonable traffic or heritage/character impacts. Traffic impacts will be a consideration in the assessment of future redevelopment of the Affected Area. The maximum building height proposed reduced to five levels and 18.5 metres. Application of the Urban Corridor Business Retail Subzone to increase flexibility for future land uses. Consideration has also been given to information presented as part of a Code Amendment and how this can be made more accessible/easier to understand.
Pros	d Kilner, pect Local ory Group	NEUTRAL	Prospect Local History Group			1	1	ı	1									Major areas of concern are increase in height limit, removal of the Historic Area Overlay, transition to the historic area and impact on development in the City of Prospect. The height is at odds with the generally low rise character of Main North Road and adjacent housing. City of Prospect allows a maximum five storeys on Main North Road. Consistency should be applied. More detail regarding the Historic Area Overlay required. The rezoning will set a precedent for increase height, density and usage. More elaboration and reassurance required before we could support proposal.	neight and land uses investigations undertaken. Investigations confirm
Deb	oie Adams	OPPOSE	Member of the Public							1	1							Vehicles cutting through Medindie would increase. Victoria venue would become clogged with peoples second car. No loca shops to support a high density development in Medindie. Extra pressure placed on services.	seven schools, open spaces and

	Noted. Further traffic, neritage/character, facilities and services in the area and land use
opposed to the rezoning. The community engagement process was inadequate. Code Amendment failed to properly address the impacts of overshadowing, he	neritage/character, facilities and
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address the impacts of overshadowing, he	neritage/character, facilities and
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	nvestigations undertaken.
	nvestigations confirm that the Code
	Amendment will not result in
Strategic vision. Inconsistencies in regard un	
Debra OPPOSE Resident of OPPOSE RESIDENCE R	
Panatsos I I Medindie I I I I I I I I I I I I I I I I I I I	Area well serviced with seven
	chools, open spaces and other
detriment of the Code Amendment to the se	ervices and facilities located within
adjoining Tennyson Street, Nottage 1.	.5 radius of the Affected Area.
	Jrban Corridor Business Subzone to
neighbouring suburbs will cause be	e applied to the Affected Area to
irreversible impacts which cannot be inc	ncrease flexibility of land uses.
justified. Any development that will be	
above the three storeys is at odds with	
the character and nature of the suburb.	
Support the Code Amendment. Make the	
following comments. Future access	!
points should be consistent with	!
Ausroads Guidelines/Australian	!
Standards. Future access should be left	!
	Noted. Location of future access
Infractructure Infractructure Consideration should be given to pro-	points/traffic movements would be
and Transport Support and Transport consolidating allotments and minimising de	etermined in consultation with DIT
	as a mandatory referral agency.
Assessment should be undertaken as	
part of a development application	
including access locations, traffic	
generation, deliveries, size of vehicles,	
Carparking .etc.	
Ed Wright SUPPORT Member of the Great for the area and the community. No	loted
Public   Pub	

Elizabeth Crisp, Prospect Resident Association	DPPOSE	Prospect Resident Association			1	1		1			1	1	1				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	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
Emma Herriman, HWL Ebsworth Lawyers	DPPOSE	Representative of Residents of Medindie			1	1	1	1	1			1	1	1			align with strategic planning vision for State. Seeks to provide substantial benefit to the Designated Entity and little 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	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.

Environment Protection Authority	SUPPORT	Environment Protection Authority			1												Key interest of the EPA is to ensure that all environmental issues within the scope of the Environment Protection Act 1993 are identified and considered. Application of the Noise and Air Emissions Overlay is supported in order to ensure that new sensitive developments are sited and constructed to appropriately mitigate road traffic noise. Note that the site has been subject to preliminary site investigations. The PDI Act and Planning and Design Code contain processes for site contamination assessment when land changes to more sensitive use. Any future development will be subject to the site contamination assessment scheme provisions. The EPA does not oppose the rezoning on site contamination grounds. The EPA considers the amendment demonstrates that rezoning is appropriate.	Noted
Fotini Giamarelos	OPPOSE	Member of the Public						1		1			1	1			The proposal greatly concerns me and many residents of Victoria Avenue, Medindie. Traffic and parking will become a serious issue and change the nature of the surrounding environment. High density living is not synonymous with Medindie. Scale of project will create overlooking and change the streetscape. Will devalue nearby properties. Do not support the development.	
Fred Coles	OPPOSE	Resident of Medindie					1										Object to the proposal. Has lived in Adelaide since 1960 and has seen Main North Road get busier and busier. Anyone wanting to build a five or six storey building in this location has to rethink. It must be the worst place in Adelaide to build a block of flats.	Noted
Frida Cheok	SUPPORT	Member of the Public		1													I support the rezone and redevelopment of Scotty's Corner. It has been an ugly eyesore in our suburb.	Noted
Greg Hobson	SUPPORT			1													The proposed development of Scottys Motel will breathe life into an area that has become a moribund intersection dominated by empty and rundown properties. It is high time this neglected section of Adelaide, right on the cities doorstep receive some attention and the chance of gaining some architectural substance. Please do not allow the bleating of some over-privileged NIMBY'S stand in the way of what is right of Adelaide.	Noted
Henry Botha	SUPPORT	Member of the Public	1	1													Adelaide.  Scotty Corner represents a major thoroughfare into the City of Adelaide. This proposal represents an opportunity to upgrade the Scotty Corner precinct to hopefully match the vibrant cities of Perth and Brisbane. Adelaide cannot continue to lag behind our other capital counterparts. I trust this proposal will be accepted so the residents of Adelaide can start to see an improvement surrounding the corridors into the City of Adelaide.	Noted

Henry Trelor	SUPPORT	Member of the Public	1	1															Support growth through our city fringe. Higher density living / development is good for out suburbs.	Noted
Holly Aquin	OPPOSE	Resident of Medindie					1	1					1	1	1	1			amenities of property. Road access to Nottage terrace would be more difficult. Natural light to surrounding properties would be blocked. Medindie is a historic suburb with distinctive character. The proposed high-density apartment will maximise economic gain of the developer at the cost of decreasing the value of	heritage/character impacts, building height and land uses investigations undertaken. Investigations confirm that the Code Amendment will not result in unreasonable traffic or heritage/character impacts. Traffic impacts will be a consideration in the assessment of future redevelopment of the Affected Area. The maximum building height proposed reduced to five levels and 18.5 metres.
Jaideep Patel	SUPPORT	Member of the Public	1	1															In favour of the Scotty's Corner amendment. The corner needs redevelopment and new infrastructure development for this area.	Noted
James Bills	SUPPORT	Member of the Public			1														If this site does not warrant re-zoning, what will?	Noted
James Franklin	SUPPORT	Member of the Public	1	1															As a resident of Walkerville strongly support the rezoning. The rezoning will strongly activate what is surely one of the busiest intersections in SA and a significant 'front door' to interstate travellers entering the CBD area. The site is perfect for apartments, office and small retail/bar.	Noted
Jamie Gatt	OPPOSE	Member of the Public					1		1										Would like to see the Scotty's Corner redeveloped as it is a current eyesore and have very suspect tenants.  However, strongly oppose the rezoning to allow 6 to 7 storeys. This will set a precedent for any property owner along Nottage Terrace. Windows on the north will have direct line of sight to front yards and windows of properties on Nottage Terrace.	result in unreasonable traffic or heritage/character impacts. Traffic impacts will be a consideration in the
Jane Rosser	OPPOSE	Member of the Public					1			1	1								Seven stories is excessive. It's already an incredibly busy intersection. Recent improvements to intersection negated by traffic leaving the development. This would set a significant precedent. No thought of local infrastructure.	Noted. Further traffic, heritage/character, building height and facilities and services 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.

Janice Fletcher	OPPOSE	Resident of Medindie					1		1	1		1	1	1				Amendment. Proposal goes against core development control principle to protect and maintain the local area. No logical basis to support a proposal so out of keeping with the current urban environment and population demographics. No benefit to local residents has been articulated in support of a re-zoning proposal. Error in size of Affected Area raises concerns about the veracity of the entire document. Medindie has very low residential density. Incongruous to place a narrow, high density development in this locale. Heritage concerns regarding the two houses on Nottage Terrace. Loss of light and sunshine impacting properties to the east and south. A majority of dwellings in Medindie are separate houses. No anticipated benefit to residents from altering this profile, as it was what attracted them to the area in the first place. Further pressure on already deficient open space, parking and traffic. Adverse impact on safety for resident children as a result of increased traffic. Code Amendment will form precedent for future development applications for the western boundary of Medindie. Believe the community engagement has failed to meet the requirements of the Community Engagement Charter. The Code	Noted. Further traffic, heritage/character, building height and facilities and services 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.
Jenny Coles	OPPOSE	Member of the Public						1										No rezoning can take place without the whole of the precinct between Nottage and Robe being considered. Piecemeal rezoning undirected and random. Car yards and Scotty's do need redevelopment, but needs to be appropriate for the suburb. What amenities and benefits do these developments bring to the Medindie community. Consideration to ensure that major transport route is developed correctly. Walkerville Council should take a role in directing a community-wide assessment of this strip. See no option but to oppose proposal.	Noted. Further investigations in relation to traffic, facilities and services, increased densities and precedent being undertaken.
Jeremy Cladwell	SUPPORT	Member of the Public	1	ı														Be great to have a welcoming building on this significant site that is a gateway to Adelaide	
Jill Wiadrowski	OPPOSE	Resident of Medindie							1				1	1				Have owners of land thought about how they are affecting the people in the area. Does anyone know how many people will live on the property? The person who wrote the report on the number of cars in Nottage Terrace and Main North Road had done the report in 2019 and would now have known about this large development so the report would be wrong. It's not feasible that this is going to work. Noise issues with people who buy the apartments. Overshadowing and lose of privacy. Feeling very anxious as to the consequences of the owner's actions. Disagree with the Code Amendment and the height of the building.	heritage/character investigations undertaken. Investigations confirm that the Code Amendment will not result in unreasonable traffic or heritage/character impacts. Traffic impacts will be a consideration in the assessment of future redevelopment of the Affected Area. The maximum building height proposed reduced to

Jim & Tonia Matsoukas	OPPOSE	Resident of Medindie				1	1 1	1.	1	1		1	1	1	1	1	1	1			Strongly opposed to the Code Amendment. The current zoning is for three storeys this should not be amended. Opposed to two adjoining residences being rezoned, they should remain residential. Other reasons to oppose the code amendment include traffic congestion, parking issues, noise, safety, limited open spaces and no amenities to support high density living. Will significantly detract from the character of the suburb and affect the overall character of Medindie. Real concerns that it will set a precedent along Nottage Terrace, Robe Terrace and Northcote Terrace. Impacts on wildlife corridor. Adverse impact on immediate neighbours by overshadowing, loss of light, privacy and quality of life. Disappointed that letters were not sent to all residents of Medindie.	Noted. Further traffic and heritage/character investigations undertaken. Investigations confirm that the Code Amendment will not result in unreasonable traffic or heritage/character impacts. Traffic impacts will be a consideration in the assessment of future redevelopment of the Affected Area. The maximum building height proposed reduced to five levels and 18.5 metres. Impacts of future redevelopment on the interface (overshadowing and overlooking) managed and mitigated by existing policy in the Code.
Jochi Maker	SUPPORT	Member of the Public	1	1																	Finally some proactive action on redeveloping and rejuvenating what is a tired site. It makes no sense for a nice site to be zoned the wat it is compared to immediately across the road.	Noted
John & Catherine Ellice- Flint	OPPOSE	Resident of Medindie					1					1	1			1					Road and Robe Terrace. Overshadowing. Traffic congestion and diversion through local streets. Population pressure on a suburb with no amenities. Impact on heritage character of Medindie. Lack of vision in town planning and traffic	Noted. Further traffic and heritage/character investigations undertaken. Investigations confirm that the Code Amendment will not result in unreasonable traffic or heritage/character impacts. Traffic impacts will be a consideration in the assessment of future redevelopment of the Affected Area. Depending on nature of future development private/communal open space may be required as part of future development proposal. There are a number of public open/green spaces within 1.5 kilometre radius of the Affected Area.
John Bricher	OPPOSE	Member of the Public					1	1		1	1					1		1			Opposed to the rezoning of Scotty's Motel and even more so to the two adjacent residential properties on Nottage Terrace. The rezoning will do nothing to improve the ambience of the area. The site directly backs onto residential properties and will wreck havoc on the current owners. The nearest building over two storeys in height is the ABC building which is over 1.2 kilometres away. Home is within 60 metres of the site so have a strong vested interest in what happens in the future.	undertaken. Investigations confirm that the Code Amendment will not result in unreasonable traffic or heritage/character impacts. Traffic impacts will be a consideration in the assessment of future redevelopment of the Affected Area. The maximum building height proposed reduced to
John Lewis	SUPPORT	Member of the Public	1	1																	The site is ready for rezoning. It would revitalise this corner area and provide medium density residential with good access to public transport into the CBD. It has good access to the Parklands that provide an amenity for occupants. The benefits of rezoning and redevelopment outweigh the concerns expressed by local residents.	Noted

John Montagu	OPPOSE	Resident of Medindie					1		1	1		1	1	1	1	1			The proposed six level development will cause overshadowing. The value of properties and quality of life enjoyed by local residents will be adversely impacted. Traffic congestion at the intersection will increase and negate the benefit of the current State and Federally funded road works. Additional congestion will be created. Complex would infringe on privacy. The proposal to re-zone and include the two residential houses is inappropriate. Does. not meet section 14(c)(i) of the Planning, Development and Infrastructure Act 2016. Minimal local parking. Full hydrological survey needed as excavation would have to deal with a high water table at various times of the year. The consultation is not in the spirit of the community engagement charter. The proposed rezoning is inappropriate to the location and the proposed complex is unsuitable.	Noted. Further traffic, building height and heritage/character investigations undertaken. Investigations confirm that the Code Amendment will not result in unreasonable traffic or heritage/character impacts. Traffic impacts will be a consideration in the assessment of future redevelopment of the Affected Area. The maximum building height proposed reduced to five levels and 18.5 metres.
Karen Tellent	OPPOSE	Member of the																	Copy of the letter of submission sent to The Honourable Vicki Chapman MP and The Honourable Rachel Sanderson MP	Noted
Kathleen & Ni Karagiannis	<sup>k</sup> OPPOSE	Resident of Medindie					1			1		1	1	1					Concerned about the engagement process and the content of the letters sent to adjacent property owners/occupiers. The whole suburb of Medindie should be consulted about the Code Amendment. The six week consultation period is unreasonably short and fails to take into account the impact of Covid-9 pandemic restrictions. The town hall meeting by the Designated Entity is scheduled for the end of the consultation process. The process will be repeated every time for each property along Main North Road, Robe Terrace, Northcote Terrace and Nottage Terrace corridors. The materiality and significance of the rezoning stiffes larger and more sophisticated review and engagement. A heritage precinct like Medindie is highly prized the world over - allowing the rezoning will rob that amenity of the whole community. Not against development per se, expect thorough community to suppropriate development commensurate with the local fabric and culture of the area.	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.

Lisa	Elshaw	OPPOSE	Resident of Medindie					1			1	1	1	1	1			Concerned about the proposed Code Amendment and strongly object. This proposal goes against the core development control principle to protect and maintain the local area. Medindie already has restricted community amenities and limited green space. Issues with parking are an ongoing concern. Multi storey development will impact residents loss of sunlight and sunshine. The Code Amendment was silent on this matter. No logical basis to support a proposal so out of keeping with the urban environment and population demographics of Medindie and surrounding suburbs. The community consultation has failed to meet the requirements of the Community Engagement Charter. Feel it necessary to request that the proposed Code Amendment be rejected.	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
Luc <sub>y</sub> Clea	/ & Peter	OPPOSE	Resident of Medindie															Strongly oppose the Proposal. Many reasons to object to the proposal, however focus on height, population increase and contagion (spread to neighbouring properties on Main North Road). Support the submissions from Paul Reader and Emma Herriman.	Noted. Further traffic, heritage/character impacts, building height investigations undertaken.
Lab	r Hood, or Candidate Adelaide	OPPOSE	Labor Candidate for Adelaide on behalf of local residents				1			1	1	1	1	1				Have been contacted by numerous concerned locals. Clear that the community opposes higher density at this site and the inclusion of the two residential properties. Residents on Tennyson Street and Victoria Avenue say higher density would create major shadowing and privacy concerns. Rezoning at higher density would change the character of the suburb and set a new height benchmark. If approved residents say the rezoning will set a precedent to allow future rezoning and higher density creep in Medindie. Residents have also raised concerns about higher density saying it would be irresponsible given the lack of community infrastructure and open green space. Residents are angry, disappointed and anxious given the lack of time to digest the draft Code Amendment report. Also disappointed by the small number of people allowed to attend the public meeting.	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.
	and Ian wood	OPPOSE	Resident of Medindie			1	1			1		1	1					Oppose the proposal which would allow large scale high density residential development. This type of development is completely inappropriate for this location for multiple reasons. Would decrease property values and amenity of the suburb of Medindie. The impact on nearby residents would be devastating. Would impact residents beyond the immediate vicinity by increasing traffic and noise. Community feedback has not been sought widely enough.	Noted. Further traffic, heritage/character and building height 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.

//alcolm Cochran	NEUTRAL	Member of the Public			1	1												Develop the site for high det Only give vehicle access/eg north-west. Roads to the sc incompatible with any increa If State Government permit development it must face its responsibilities.	ress to the outh are se in traffic. s a big	Noted
fandy & Phil oveder	OPPOSE	Resident of Medindie					1			1			1	1				of the development. Further on Main North Road meanin	d traffic the view, o see high- Not clear stected from cern. shout the lool developmer g the street se urban infil	Noted. Further traffic, heritage/character and building height investigations undertaken. Maximum building height reduced to 5 levels and 18.5 metres. Investigations confirm that the Code Amendment will not k result in unreasonable traffic or theritage/character impacts and that impacts from future development can be appropriately managed and mitigated.
Manuv Suri & Buzanna Mihailidis	OPPOSE	Resident of Medindie					1			1				1				damage the quality and fabr Medindie. A seven storey st be a constant eyesore and adverse and deleterious spill into the immediate neighbou will be inadequate parking ar	ood mix for the integrity cod. The eived and wil ic of ructure will will have over effects rhood. There id cars will iel empatheti ad Victoria	Noted. Further traffic, heritage/character and building height li 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 e heritage/character impacts and that impacts from future development can be appropriately managed and mitigated.
arg Hill	SUPPORT	Member of the Public		1															nt and is an y new plan general effec	Noted. Any future proposed development would have to have regard to interface impacts and t provide private open space in association with residential development.
ng Rowlings	OPPOSE	Member of the Public					1	1		1	1							Completely disagree with the rezoned to allow development for high density apartments. directly affect properties adj. The rezoned area will not suincrease need for parking an etc. The fact that two propulse acquired to achieve this in	This will accent to it. stain the ad amenities erties must	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
chael & Inna Adams	OPPOSE	Resident of Medindie																Vehement opposition to the Scotty's Corner. Not possib understand there being any the residents of Walkerville.	le for us to	Noted
chael Croser	SUPPORT	Member of the Public		1														This site is an eyesore and redevelopment would be gre prominent entrance to the c Adelaide.		Noted
ichael Harvey	NEUTRAL	Member of the Public																No comment included in sub	mission.	Noted

Muhammad Tajdar	OPPOSE	Member of the Public				1	1	1	1				1	1				The proposed six level development will cause overshadowing to neighbouring properties. The value of local properties and quality of life will be adversely impacted by the rezoning. Traffic congestion at the intersection will increase. Additional congestion will be created and substantially increase traffic on roads within the suburb. The complex would infringe on the privacy of residents. The proposal includes two residential houses, this is inappropriate. The construction of a multi-level building complex would be incongruous with the local area and does not meet section 14(c)(i) of the Planning, Development and Infrastructure Act 2016.	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.
Naomi Fahey Quick (two submissions)	OPPOSE	Resident of Medindie				1			1		1			1	1			Opposed to a 6/7 storey redevelopment of Scotty's Corner. Love living in Medindie. The proposed development would look into our yard. Concerned about privacy. This would affect the ambience of our backyard. It would also affect the value of our home. Worried about extra traffic and parking on streets. Not opposed to redevelopment but object to zoning change to enable a 6/7 storey building. Support keeping the zoning as it.	Amendment will not result in unreasonable traffic impacts and that impacts from future development can be appropriately managed and
Nick Karagiannis	OPPOSE	Resident of Medindie					1					1						This is a suburb wide and broader issue. Knocking over established homes to erect 7 stories for high density living is not commensurate with the values shared by residents. The custodians of the area should be maintaining the historical character of the suburb. Concerned with the community consultation. Misleading and deceptive to not clearly state in the consultation letters that feedback from the engagement process could lead to the rejection of the Code Amendment. Many residents thought the decision had been made. The whole suburb of Medindie should have been subject to direct community engagement. The consultation period, process and timing is flawed and has undermined our ability to engage experts in respect of the issues. The Code Amendment process requires the Designated Entity to prepare an Engagement Report, we trust the Designated Entity will be honest and thorough with the self-assessment. We are strongly opposed to the Code Amendment.	heritage/character and building height 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
Patricia Baggio & Raimond Sils	IOPPOSE	Resident of Medindie				1							1	1				We wish to oppose the redevelopment of Scotty's Corner. We wish not to reside alongside multi rise buildings which overlook our north facing garden. High density living is dangerous and ugly.	Noted. Further traffic, heritage/character and building height 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.

Patricia Petronio & Robert Youngson	OPPOSE	Resident of Medindie				1	1	1	1			1	1			Oppose the proposed rezoning of Scotty's Motel and two residential properties on Nottage Terrace. While a small incursion into Medindie the potential for further destruction of the residential rating of Medindie will be foreshadowed. While the low level strip development currently along Main North Road is to be expected a seven storey development would have a large impact on the residents of Nottage Terrace, Victoria Avenue, Tennyson Street, Dutton Terrace, Elm Street and Darling Street. Medindie as a premier suburb of Adelaide needs to be retained and not threatened by the possibility of rezoning on Main North Road to include a seven storey development.	Noted. Further traffic, heritage/character and building height 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.
Paul Duggan	OPPOSE	Member of the Public					1	1	1							I live in St Peters and know the area well as a frequent local visitor. The intersection is a major point of congestion during "rush hour". I would not live there on health grounds due to exposure from pollutants. There is little on street parking an additional 400 people is going to push the problem of on street parking to an intolerable level for nearby residents and beyond. For those that use Scotty's corner as a main commuting thoroughfare the additional traffic congestion will add expense and reduce productivity. To erect amongst low rise dwellings an almost 32 metre high building displays bad faith to local residents and the broader community. Please reject the proposal.	Noted. Further traffic and building height 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 impacts and that impacts from future development can be appropriately managed and mitigated.

Paul Reader	OPPOSE	Resident of Medindie						1			1	1	1	1	1		1	1	1			Strongly opposed. Flawed process - consultation deficient. Density - it would be highly incongruous to place a narrow, high density development in location. Image - multi-storey development will detract from character of the suburb and gateway to CBD. Heritage character- suburb should be maintained "as is". Community space - not have enough vacant land to accommodate the necessary services (green space and eateries). Contagion - if rezoning approved remaining commercial sites on Main North Road will be rezoned. Will set a precedent for other residential allotments. Medindie should be recognised as a historic conservation area with complimentary development. Hydrological impact - high water table. Urban wildlife - Medindie acts as buffer zone to urban wildlife corridor of the Parklands. High rise living on the outskirts of Medindie will impact health of the corridor. Traffic plan - undermines the recent upgrades to the intersections. Parking - on-street parking is already restricted. Privacy - in ones own home and backyard pivotal to health and wellbeing. Overshadowing - seven storey will cast shadow across neighbourhood. Property values. Safety - development will be traffic generating and cause more accidents/less safety. Opportunity - land could be acquired to create a public transport corridor down Main North Road. Should be rejected and a more holistic approach taken.	Noted. Further traffic, heritage/character, building height, facilities and services in the area 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.
Sophia Provatidis	OPPOSE	Member of the Public				1	,	1	1		1	1		1	1	1			1			The proposed rezoning is inappropriate to the location and the proposed complex unsuitable given the lack of local amenities, infrastructure and adverse impact on hundreds of local residents. We reject any change to the Code. Current regulations are sufficient.	Noted. Further facilities and services in the area investigations undertaken. Affected Area well serviced with seven schools, open spaces and other services and facilities located within 1.5 radius of the Affected Area.
Peter & Jill Wiadrowski two uubmissions)	OPPOSE	Resident of Medindie				1					1				1	1							facilities and services in the area 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

Reece Boroughs Rhyce Scott	SUPPORT	Member of the Public  Member of the Public	1	1			1										In favour of the rezoning. The proposal will enable future development assisting in job creation and will enhance the community.  All for it. Will create jobs and move Adelaide into the future. We should be supporting development.  Outrageous that there has been no direct notification to all residents of Medindie. Serious problems created for all residents, particularly increased traffic. Unnecessary and unacceptable to rezone existing residential land in Medindie to allow commercial development. While it is time for Scotty's Motel to be redeveloped the existing site is adequate to permit heritage/character investigations
Ralph Bryant	SUPPORT	Member of the Public		1			1										heinht limits in adicining zones I agree with the proposal to amend the zoning of the site. I have been a resident of the Prospect and surrounding areas for many years. The area has always looked tired and needs fresh life. I believe we should have new development not just on this corner, but the rest of Main North Road.
Philip Brunning	OPPOSE	Resident of Medindie					1	1 1	1						1		of the opinion that the proposed rezoning should not proceed in its current form and that a broader more comprehensive strategic approach should be taken. The scope of the rezoning is artificially limited and should be expanded to include all of the land within the Suburban Business Zone. The rezoning fails to explore the potential and benefits that may be derides from a more strategic approach. Encourage engagement with other land owners on Main North Road to explore potential for rezoning to be expanded. Apparent that the locality is in a state of transition. Spot rezoning's of the nature proposed are potentially problematic and made have unintended consequences that are not in the broader public interest. Accept that the site presents an appropriate candidate for more intensive forms of development not convinced with respect to low scale residential properties to the east. Rezoning represents an erosion of the Established Neighbourhood Zone and threatens to compromise the integrity of the long standing residential area. Encourage closer scrutiny of the analysis and proposed policy response in relation to the interface with existing low scale residential development. Proposed height of six levels may be excessive, particularly in the context of the current

Ross Moffatt	OPPOSE	Resident of Medindie					1		1	1		1	1	1		1			Against the proposed Code Amendment. Disappointed that the current government seemingly signed off on the Code Amendment to go public without considering the stress or anxiety it ill cause. Upset with precedence this will set. Heritage of Medindie will be lost. Parking will become a nightmare. Future development will cause overshadowing. Value of properties and quality of life of residentials will be adversely impacted. Traffic congestion at the intersection will increase. Additional congestion will be created and increase local traffic on roads. Future development would infringe on the privacy of residents. Lack of local amenities. Minimal local parking. A hydrological survey needed to deal with the high water table. The public consultation was not in the spirit of the Community Engagement Charter.	Noted. Further traffic, heritage/character and building height 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.
SA Water (late submission)	NEUTRAL	Utility Provider																1	SA Water provides water and sewerage services to the area. Water and sewerage network augmentation may be required should the proposed rezoning generate an increase in demand. Extent of augmentation dependent on final scope of works. Development would need to have regard to SA Water requirements in relation to planning, source water, infrastructure and trade waste discharge agreements.	
Scott Quick (late submission)	OPPOSE	Resident of Medindie					1	1	1				1	1	1				invasion of privacy, but block of sun and the cloud view. Medindie is very quiet. Concerned about ambience of the suburb once redevelopment occurs. Concerned about traffic that will be increased. Impacts on safety from increased traffic. Concerned about effect of lowered housing prices in Medindie. Worries about maintaining the heritage value of Medindie. The project will stand out as unsightly and as ugly as the ABC	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
Stuart Angas	SUPPORT	Member of the Public	1	1															As a North Adelaide property owner I am in favour of the code amendment. We need to encourage good development that keeps the area moving forward. Population growth and increased traffic is going to occur regardless. Zoning changes need to occur to allow property to be developed in line with changing requirements.	Noted

Stuart Elshav	v OPPOSE	Resident of Medindie			1		1	1			1					quiet streets and little in the way of traffic. To add a seven storey development will destroy what makes the area. Reference made to lower scale infill development in Lockleys. Need to consider the real work implications of these decisions. The whole of residential investigation building height 18.5 metre that the Coresult in unconsider the real work implications of these decisions. The whole of residential	aracter and building height ns undertaken. Maximum ight reduced to 5 levels and s. Investigations confirm de Amendment will not reasonable traffic or aracter impacts and that
Sue & John Clark	OPPOSE	Resident of Medindie					1	1	1		1		1			density residential and business development solves problems (traffic). It is likely to exacerbate them. Access to the Affected Area is fraught. Public transport is overcrowded. Local parks are non-existent. Boundary interface issues are inadequately resolved. Road traffic noise has not been considered for adjacent neighbourhood. Overshadowing and privacy issues. Street parking and street use for businesses already an issue, proposal will bring more problems. Current zoning provides viable business within the scale of the location and the interface issues are accepted. Spot rezoning will put increased pressure on may arise i	aracter and building height ns undertaken. Maximum ght reduced to 5 levels and s. Investigations confirm de Amendment will not
T.D and M.S Noblet (two submissions made, one of which was a late sumbissions)	OPPOSE	Resident of Medindie			1	1		1		1						increased traffic flow and noise right near fence line. Impact on accesss to building height property. Medindie is predominantly lined with heritage houses. The historic overlay must be maintained so as not to lower values of properties near this propsoal.	aracter and building height as undertaken. Maximum with reduced to 5 levels and as. Investigations confirm de Amendment will not reasonable traffic or aracter impacts and that m future development can
Telstra	NEUTRAL	Utility Provider														Tesltra do not consider they need to be involved at this time.	

The Honoural Rachel Sanderson Member for Adelaide	e NEUTRAL	Member for Adelaide on behalf of constituants				1	1	1	1	1	1						Concerns with height limits of Urban Corridor (Business) Zone. Concerns about traffic impact. Concerns about the balance of tall buildings within the Character of Medindie, heritage and loss of greenery concerns. Concerns about the lack of facilities and infrastructure to support higher density residential housing. Concerns about precedent.	result in unreasonable traffic or heritage/character impacts and that impacts from future development can be appropriately managed and
Thomas Coo	er SUPPORT	Member of the Public	1														Very supportive of development in the area. We need to see progress to create jobs.	Noted
Tiffany Youn	OPPOSE	Resident of Medindie						1	1			1	1				Already have impossible traffic and difficult to get into suburb at peak hour. Overlooking. Overshdaowing of nearby properties. We are not against the change as such, but it needs to fit with the existing homes and residents. Will make it dofficult for anyone seeking to destroy the lifestyle and community we have worked so hard to build here.	Noted. Further traffic, heritage/character and building height 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.
Tony & Sia Ricci	OPPOSE	Resident of Medindie							1	1	1						rezoning will benefit the current residents	transport options (walking and

Town of Walkerville	OPPOSE	Local Government																										suitable alternative. The rezoning package does not demonstrate how the change aligns with the Council Community Plan (pillar 3 and 5) or Urban Masterplan. The density used to calculate traffic volumes indicates high density, not supported by the Zone. The rezoning has potential to set a precedent for remaining sections of Main North Road. The Council requests further justification for the zone choice. Rezoning package does not provide sufficient invastigations or justification for the inclusion of 3 and 5 Nottage Terrace and removal of the Historic Area Overlay. Removal of the Historic Area Overlay from the residential properties could become a catalyst for future incursions. A building of height could be achieved through the significant development site criteria. PO 4.1 will not provide adequate protection from overshadowing. Oppose 6 storey TNV. Concept plan warranted. Test for assessing overlooking is contained in PO 16.1. This test does not provide confidence to adjoining property owners. Traffic impacts. Further studies required once road upgrades are complete. Further investigations of the water table required. Further information should be provided and further	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
Vanessa Glennon	OPPOSE	Resident of Medindie										1						1										of those residing in the local area. Not opposed to development, but any development should be in keeping with the existing urban environment. The current proposal would negatively impact the future profile of the area. The Code Amendment must be rejected. The site can be redeveloped without the rezoning.	Noted
Total 88 PERCENTAGE																													
OF RESPONSES			8%	1%	17%	2%	1%	1%	2%	34%	34%	25%	1%	1%	42%	24%	9%	11%	20%	31%	26%	11%	7%	1%	1%	1%	1%		
NUMBER OF REFERENCES			7	1	15	2	1	1	2	30	30	22	1	1	37	21	8	10	18	28	23	10	6	1	1	1	1		



NEUTRAL	7
OPPOSE	57
SUPPORT	24
TOTAL	88