

APPENDIX 2. SUMMARY OF WRITTEN SUBMISSIONS

NAME	OPPOSE OR SUPPORT	STAKEHOLDER TYPE														Summary of Submission	Response	
			Do not support high density living / the proposed density	Make the area into a green space/nature reserve	Support this land being developed for residential purposes	Not enough infrastructure to support this	Housing market needs a boost	Build affordable housing	Include a park with amenities	No houses should be built on this site	Should be changed to a dog park habitat/amenity in the new development	Allow for replacement trees for habitat/amenity in the new development	Further site history investigations should be undertaken	Concerns that the interface with industrial is not suitably addressed	The rezoning will not have a negative effect on the overall supply			
Cameron Veal	NEUTRAL	PUBLIC		1					1				1				Would like to see a local park, amenities and trees with the future development to allow O'Sullivan Beach to grow with the development	Policy is contained within the Planning and Design Code to ensure that public open space is provided for or payment of a contribution is made, ensuring that new development contributes to local open space.
Hayley Milbank	NEUTRAL	PUBLIC		1	1												Would like to see the land made into a green recreation space or used for an environmentally friendly residential development (such as a tiny house village)	The vision for an eco-friendly village is acknowledged and the form of the future development will be guided by market preferences at the time. The land is currently within the Strategic Employment Zone and could be developed for a range of commercial land uses. The proposed Code Amendment seeks to rezone the land to the General Neighbourhood Zone and as a result, policies will apply to the future development of the land relating to the provision of public open space and the planting of trees. The proposed Code Amendment will increase the likelihood that trees and a public area will be accommodated on part of the land.
Krystal Clarke	NEUTRAL	PUBLIC						1									Supports the use of the area for residential purposes and in particular, would like to see the area made available for affordable housing	The comments in relation to affordable housing are acknowledged. The Affordable Housing Overlay is proposed as part of the Code Amendment to ensure affordable outcomes are considered as part of the future development of the land.
Patrick Jolly	NEUTRAL	PUBLIC											1				Would like trees and habitats to continue to be made available for bird life.	There are policies within the Planning and Design Code to guide the design of the future development, including policies relating to street tree planting and the provision of public open space. The future development of the land will be assessed against these policies.

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Samantha LordRiley	NEUTRAL	PUBLIC		1				1								Would like land to be made available for housing trust or left vacant with trees planted.	The land is currently underutilised and development of the land will follow the Code Amendment. The land is currently within the Strategic Employment Zone and could be developed for a range of commercial land uses. The proposed Code Amendment seeks to rezone the land to the General Neighbourhood Zone and as a result, policies will apply to the future development of the land relating to the provision of public open space and the planting of trees. The proposed Code Amendment will increase the likelihood that trees and a public area will be accommodated on part of the land.
Sean LePera	NEUTRAL	PUBLIC		1												Would like rubber trees planted to offset carbon.	There are policies within the Planning and Design Code to guide the design of the future development, including policies relating to street tree planting and the provision of public open space. The future development of the land will be assessed against these policies.
EPA	NEUTRAL	STATE AGENCY											1	1		EPA's feedback relates to site contamination and management of the interface with the adjacent industrial land uses in relation to noise	Consultation with the EPA has continued beyond the initial consultation period and additional information has been prepared in response to the EPA's comments. Following this consultation, EPA are now supportive of the proposed Code Amendment and a copy of their updated response is also attached
DeYoungs Pty Ltd	OPPOSE	ADJACENT LAND OWNER													1	Opposed to the Code Amendment due to potential interface impacts between sensitive residential type uses (General Neighbourhood Zone) and the commercial interests within the Strategic Employment Zone. Has provided a series of recommendations in order to address their concerns. A more detailed summary of their feedback is provided in section 4.2 of the Engagement Report.	The concerns in relation to the interface are acknowledged. The response to these concerns is provided in more detail within section 4.2 of the Engagement Report.
Louise McCauley	OPPOSE	COMMUNITY		1												Would prefer a nature park area	The land is currently within the Strategic Employment Zone and could be developed for a range of commercial land uses. The proposed Code Amendment seeks to rezone the land to the General Neighbourhood Zone and as a result, policies will apply to the future development of the land relating to the provision of public open space and the planting of trees. The proposed Code Amendment will increase the likelihood that trees and a public area will be accommodated on part of the land.

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Sophie McInnes	OPPOSE	COMMUNITY						1		1						Would like the area turned into a dog park with walking trails	The land is currently within the Strategic Employment Zone and could be developed for a range of commercial land uses. The proposed Code Amendment seeks to rezone the land to the General Neighbourhood Zone and as a result, policies will apply to the future development of the land relating to the provision of public open space and the planting of trees. The proposed Code Amendment will increase the likelihood that trees and a public area will be accommodated on part of the land. No dog park is proposed on the land.
Stephen Hayes	OPPOSE	COMMUNITY								1						Land should be turned into a dog park and is concerned with the noise and night time activities of existing uses.	The land is currently within the Strategic Employment Zone and could be developed for a range of commercial land uses. The proposed Code Amendment seeks to rezone the land to the General Neighbourhood Zone and as a result, policies will apply to the future development of the land relating to the provision of public open space and the planting of trees. The proposed Code Amendment will increase the likelihood that trees and a public area will be accommodated on part of the land. No dog park is proposed on the land.
Benjamin Napier	OPPOSE	PUBLIC	1	1												Does not want the land rezoned to allow for 'gutter to gutter high density'. Is concerned about the impact of overcrowding and would prefer a new town to be established 'out further'.	High density development is not anticipated by the proposed Code Amendment. The proposed General Neighbourhood Zone has a minimum allotment size of 300 square metres for most dwellings. As a result, the density will be less than 35 dwellings per hectare, which is defined as low net residential density within the Planning and Design Code. In relation to planning a new town, the State Planning Policies, coupled with the 'urban growth boundary' (enforced by the Environment and Food Production Area and Character Presentation District), seek to consolidate new residential development within existing residential areas, before extending infrastructure networks to new areas. As a result, this underutilised site was identified to accommodate new low density residential development.

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Desiree Bartlett	OPPOSE	PUBLIC		1													Would like to see the land made into a green recreation space.	The land is currently within the Strategic Employment Zone and could be developed for a range of commercial land uses. The proposed Code Amendment seeks to rezone the land to the General Neighbourhood Zone and as a result, policies will apply to the future development of the land relating to the provision of public open space and the planting of trees. The proposed Code Amendment will increase the likelihood that trees and a public area will be accommodated on part of the land.
Erin Ripon	OPPOSE	PUBLIC	1	1													Would like to see the land made into a green recreation space.	The land is currently within the Strategic Employment Zone and could be developed for a range of commercial land uses. The proposed Code Amendment seeks to rezone the land to the General Neighbourhood Zone and as a result, policies will apply to the future development of the land relating to the provision of public open space and the planting of trees. The proposed Code Amendment will increase the likelihood that trees and a public area will be accommodated on part of the land.
Graham Crowhurst	OPPOSE	PUBLIC				1				1							Concerned about the traffic implications resulting from increased housing in the area, in addition to the existing school traffic.	Cirqa has undertaken traffic and access investigations for this Code Amendment. Their investigations concluded that the potential traffic volumes generated by this Code Amendment will be distributed relatively evenly between Baden Terrace, Moorong Road and Gumeracha Road and that such traffic volumes are well within the capacity envisaged for these roads to cope with.
Jamie Horsnell	OPPOSE	PUBLIC		1						1							Would like the site used for conservation or a public park.	The land is currently within the Strategic Employment Zone and could be developed for a range of commercial land uses. The proposed Code Amendment seeks to rezone the land to the General Neighbourhood Zone and as a result, policies will apply to the future development of the land relating to the provision of public open space and the planting of trees. The proposed Code Amendment will increase the likelihood that trees and a public area will be accommodated on part of the land.

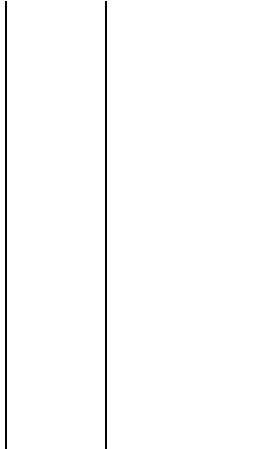
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Julie Gaghan	OPPOSE	PUBLIC	1												1	Concerns raised include crowding, size of the allotments, landscaping and with the form of affordable housing	The proposed Code Amendment applies the same General Neighbourhood Zone, including the same minimum allotment sizes and frontages, that apply to the surrounding area of O'Sullivan Beach, to ensure that the proposed development harmonises with the surrounding area. In addition, the Planning and Design Code includes policies which seek to ensure that landscaping and street tree planting are considered as part of the future development of the land.
Kayla Poulton	OPPOSE	PUBLIC		1												Would like the area made in a bike park with dirt trails and a dirt pump track	The land is currently within the Strategic Employment Zone and could be developed for a range of commercial land uses. The proposed Code Amendment seeks to rezone the land to the General Neighbourhood Zone and as a result, policies will apply to the future development of the land relating to the provision of public open space and the planting of trees. The proposed Code Amendment will increase the likelihood that trees and a public area will be accommodated on part of the land.
Kayley Gordon	OPPOSE	PUBLIC				1										Insufficient infrastructure to support this development	The land is currently within the Strategic Employment Zone and could be developed for a range of commercial uses which will have varying degrees of impact on existing infrastructure. The proposed rezoning is not anticipated to exceed the capacity of existing infrastructure. Utility providers have been consulted as part of this engagement process and have not raised any concerns.
Kylie Cook	OPPOSE	PUBLIC	1	1												Would like to see a community or recreational space here and small residential allotments would not suit the area	The land is currently within the Strategic Employment Zone and could be developed for a range of commercial land uses. The proposed Code Amendment seeks to rezone the land to the General Neighbourhood Zone and as a result, policies will apply to the future development of the land relating to the provision of public open space and the planting of trees. The proposed Code Amendment will increase the likelihood that trees and a public area will be accommodated on part of the land.

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Lisa Francis	OPPOSE	PUBLIC		1												Would like to see the area used as a green space for the community to assist with climate change adaption and residents mental health	The land is currently within the Strategic Employment Zone and could be developed for a range of commercial land uses. The proposed Code Amendment seeks to rezone the land to the General Neighbourhood Zone and as a result, policies will apply to the future development of the land relating to the provision of public open space and the planting of trees. The proposed Code Amendment will increase the likelihood that trees and a public area will be accommodated on part of the land.
Allyson Spry	SUPPORT	COMMUNITY			1								1			In support and would like to see trees included in future development	The supportive comments are appreciated. The comments in relation to habitat are also noted. An assessment of the existing trees will be undertaken to identify trees suitable for removal and new replacement street trees will be proposed in the new development to provide habitat and shade.
Carol Balmer	SUPPORT	COMMUNITY			1											In support	The supportive comments are appreciated.
Chloe Kowalczuk	SUPPORT	COMMUNITY			1											In support	The supportive comments are appreciated.
Daniella Daffren	SUPPORT	COMMUNITY			1											In support and says 'it would be great to see this become residential land'	The supportive comments are appreciated.
Council	SUPPORT	COUNCIL			1									1		In support and have emphasised Councils desire to see environmental and affordable outcomes on the site. In addition, technical advice was provided to guide the future development of the site.	The supportive comments are appreciated. In relation to the comments made by Council regarding the future development of the land, this will be guided by the relevant policies within the Planning and Design Code and sound urban design practices. The technical comments made by Council will be addressed as part of the future development application, noting that the preliminary layouts shown on the site may evolve between now and the future development application.

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Laura Meredith	SUPPORT	PUBLIC		1													Supports proposed use. Advised that new residential areas should include water sensitive urban design and landscaping to reduce urban heat impacts.	There are policies within the Planning and Design Code to guide the design of the future development, including policies relating to water sensitive urban design, street tree planting and the provision of public open space. The future development of the land will be assessed against these policies.
Lauren Watson	SUPPORT	PUBLIC			1		1										In support and feels that the rezoning is long overdue.	The supportive comments are appreciated.
Michael Gage	SUPPORT	PUBLIC			1												In support	The supportive comments are appreciated.
			4	13	8	2	1	2	2	2	2	4	1	2	1			
			14%	45%	28%	7%	3%	7%	7%	7%	7%	14%	3%	7%	3%			

**Total
29**

NEUTRAL	7
SUPPORT	8
OPPOSE	14
TOTAL	29



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