

APPENDIX 3. COPY OF WRITTEN SUBMISSIONS

Kayla Gaskin-Harvey

From: allyson.spry
Sent: Sunday, 24 October 2021 3:13 PM
To: info
Subject: O'Sullivan Beach Code Amendment

Hello Kayla,

My husband and I have read through the plans for the code amendment at O'Sullivan Beach and are thrilled of the idea that the allotment on Gumeracha Road and Baden Terrace will be turned into residential land.

My only concern is that there will be loss of vegetation including trees that have been there for many years, while these are not indigenous to the area they still home and feed many native birds. It would be fantastic if when planning for park/recreational space and road side tree plantings within the new area that these trees were replaced with native species to help with habitat destruction.

Kind regards,

Allyson Spry

Sent on the go with Vodafone

Marissa Virgara

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 14 September 2021 3:01 PM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Benjamin

Family name: Napier

Organisation:

Email address:

Phone number:

Comments: Do not rezone to housing we have far to many people living in gutter to gutter high density developments here in the sth and it is causing so much mental health as it is unnatural and not normal to live this close to one another life has become a constant stress from traffic to nieghbour disputes from being on top of one another and the negitives go on n on we need more nature parklands reserves areas to go when life is to stressful at home to just be away from cramped living. Build a new town out further if housing is needed and take the lead in building a new relaxed development with space between houses to fight the mental illness pandemic stop only thinking \$\$ and start thinking about the community I know 4 fact around 75% of community do not want more housing development locally its just gone to far already and we need a fresh look at how to do housing !!!!! If it is rezoned to housing you obviously do not take in what your community is saying and that must change I will bring the change myself if you gov officals cannot think outside of the money box be the new age the lead the council to change the negative push we are all forced to endure be someone remembered for making living better for us all by finding better places to build out away from this over crowded south please and use that site to reverse the mistakes made in past with gutter to gutter by making it open land please!!!!!!

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sent to

proponent info@futureurban.com.au
email:

Marissa Virgara

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 22 September 2021 8:48 PM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Cameron

Family name: Veal

Organisation: Cameron Veal

Email address:

Phone number:

Comments: Please include local part with amenities. Respect native trees and push to improve and develop local amenities, parks, infrastructure to help the rest of o'sullivan's beach grow with the new development

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sent to proponent email: info@futureurban.com.au

Kayla Gaskin-Harvey

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 18 October 2021 11:14 AM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Carol

Family name: Balmer

Organisation:

Email address:

Phone number:

Comments: I think it's fair to rezone this section residential. The buildings in this section are quite derelict and the land has remained vacant for far too long (if businesses were interested in operating out of this area, they would have done so long ago). My partner and I have often commented how we would like to build in the area (we rent a few streets over). I believe the school would manage with student numbers increasing (it is quite a small school, but rooms are unused). There is already public transport past the area. It just seems feasible.

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sent to
proponent info@futureurban.com.au
email:

Kayla Gaskin-Harvey

From: Chloe Brzycki
Sent: Monday, 18 October 2021 10:52 AM
To: info
Subject: Rezoning of the land at O'Sullivan Beach

Hello

I am a home owner in O'Sullivan Beach, I also run the local community social page on Instagram and Facebook, called Sullies Social.

I have just done a post regarding this proposal.

I think the rezoning to residential would be fantastic for the local community.

I fully support this proposal, it's time to see the land, currently just going to waste, utilised and also as the report notes there is an abundance of employment zoned land in the surrounding areas like Lonsdale, which is totally underutilised.

O'Sullivan Beach is a beautiful suburb which is trying very hard to move away from the oil refinery / industrial stigma and a housing development will help this.

Thank you,
Chloe Kowalczyk



Your Ref:

Our Ref: 5585424

20 October 2021

Ms Kayla Gaskin-Harvey
Future Urban
Email: info@futureurban.com.au

Dear Ms Gaskin-Harvey

O'Sullivan Beach Residential Code Amendment

Thank you for the opportunity to provide comment on this private proponent led O'Sullivan Beach Residential Code Amendment, which was considered by [Council](#) at its meeting held on 19 October 2021.

Council acknowledges that the merit to rezone the land for residential development has been demonstrated through the consideration of council and state government strategic documents. The Code Amendment references and relies on the Onkaparinga Employment Land Study 2016, a study undertaken on behalf of the City of Onkaparinga that specifically notes 'there is potential to consider part rezoning to residential / home industry along Gumeracha Road'.

We accept that, based on the analysis of supply and demand for employment lands in the City of Onkaparinga, the rezoning would not have a negative effect on the overall employment land supply.

Council notes the Amendment has also demonstrated that the land can be appropriately developed for residential purposes without adverse impacts at the interface with lawfully existing land uses.

We agree with the application of the General Neighbourhood Zone over the land, as this is consistent with the existing zoning and planning policy framework of the surrounding residential area.

A number of technical matters have been identified by our Technical Services team that need to be addressed and resolved. These are contained in **attachment 1**.

Should the Affected Area be approved by the Minister to rezone for residential development, notwithstanding our comments as outlined above, we have several key matters that we seek further discussion on as detailed below.

Sustainable suburbs

The concept of 'sustainable suburbs' in Onkaparinga has been gaining momentum in our community, and is supported by our own and state government strategies and programs.



City of Onkaparinga
O Box 1
Noarlunga Centre
South Australia 5168
www.onkaparingacity.com

Noarlunga office
Ramsay Place
Noarlunga Centre
Telephone (08) 8384 0666
Facsimile (08) 8382 8744

Aberfoyle Park office
The Hub
Aberfoyle Park
Telephone (08) 8384 0666
Facsimile (08) 8382 8744

Willunga office
St Peters Terrace
Willunga
Telephone (08) 8384 0666
Facsimile (08) 8382 8744

Woodcroft office
175 Bains Road
Morphett Vale
Telephone (08) 8384 0666
Facsimile (08) 8382 8744

We note the state government policies and directions such as the Climate Change Action Plan 2021-25; the State Planning Policies; and the recently released 'Raising the bar on Residential Infill in the P&D Code', as well as those being implemented by Green Adelaide, that are also seeking improved sustainability outcomes in residential development.

We strongly believe there is an opportunity to demonstrate the on-ground reality of these policies in new developments by incorporating Water Sensitive Urban Design and Ecologically Sustainable Development principles in the development.

We welcome further discussion with you on such opportunities to deliver a quality new housing development based on ecologically sustainable development principles.

Affordable and social housing

As noted in the Code Amendment, the Affordable Housing Overlay will be applied which ensures delivery of 15 percent affordable housing. Whilst we understand the general delivery of housing will be near or under the affordable housing threshold set by the state government, we would argue that this threshold is not affordable for many people.

We would welcome further consideration by the future developer of options to involve the South Australian Housing Authority and/or community housing providers to deliver other housing options.

Allotment sizes

The Code Amendment is proposing the General Neighbourhood Zone, which we note is an extension of the surrounding zoning and allows allotments for detached dwellings to have a 9m frontage and 300m² site area.

We further note the draft concept plan indicates approximately 114 allotments with a range of sizes from the minimum of 300m² to over 400m² across the site.

Nonetheless, we consider there needs to be further consideration of a mix with the provision of larger allotment sizes, particularly along the interface to the Strategic Employment Zone. We believe this has a positive twofold outcome; it provides additional separation consistent with the Interface Management Overlay; and would cater for a wider housing market, noting this would likely be reflected in the price point.

Should you have any questions or require further clarification of any of the above matters, please do not hesitate to contact Jonathan Luke, Team Leader Development Policy on 8301 7212 or jonathan.luke@onkaparinga.sa.gov.au.

Yours sincerely



Scott Ashby
Chief Executive Officer

O'Sullivan Beach Residential Code Amendment

Attachment 1: City of Onkaparinga Technical Services Comments

Submission Report - Future Urban

1. Item 4.3.1 – Outcomes for the stormwater investigations are not adequate and should include detention of the allotments facing Gumeracha Road and Baden Terrace. The stormwater report findings and the second dot point for the outcomes of the stormwater assessment should be revised to omit the words “Allotments facing Gumeracha Road or Baden Terrace are capable of discharging to the existing road”.

The stormwater report findings and the 3rd dot point should be revised to “A headwall and connection to the road drainage system is available on the south-west corner of the site, existing site drainage from neighbouring allotments currently runs underground through an easement within the allotment and will be maintained”.

2. Turning provision on culs-de sac shown on preliminary layout does not meet council requirements.
3. Item 3 Proposed Development does not address the interface with the neighbouring industrial site. Retaining wall heights to be determined with appropriate screening.
4. Open space shown is largely utilised by stormwater detention. Calculations required to demonstrate that adequate useable open space will be provided.

Civil Engineering Report – MLEI, dated 30th Aug 2021

Stormwater Management Report – MLEI, dated 30th Aug 2021

1. Item 7 Summary - to include commentary on item 6 of City of Onkaparinga email dated 1st July 2021 (included in report) noting that stormwater from allotments facing Gumeracha Road and Baden Terrace to be routed into the detention basin.
2. Item 7 Summary – the last sentence “It has been demonstrated that this proposal includes stormwater harvesting and reuse, as well as stormwater quality treatment” contradicts the first sentence of item 7 “Stormwater quality is to be addressed during the planning documentation submission”.

Marissa Virgara

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 15 September 2021 7:12 PM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Daniela

Family name: Draffen

Organisation:

Email address:

Phone number:

Comments: My name is Daniela and I live down the road from this spot on Galloway Road. It's such a waste of land. It would be so great to see this become residential land to be able to build new homes on. Property is selling so quickly with the current market and I think it would be fantastic for our beautiful neighbourhood. I'm all for it 😊👍

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sent to

proponent info@futureurban.com.au

email:

22 October 2021

Kayla Gaskin-Harvey
O'Sullivan Beach Code Amendment
Future Urban Pty Ltd
Level 1, 74 Pirie Street
ADELAIDE SA 5000

via email – info@futureurban.com.au

Dear Kayla

O'SULLIVAN BEACH RESIDENTIAL CODE AMENDMENT

De Youngs Pty Ltd – Adjoining Land Owner Submission

1. Introduction

Ben Green & Associates has been requested by DeYoungs Pty. Ltd. to review the effect of the proposed *O'Sullivan Beach Residential Code Amendment* prepared by Future Urban Pty. Ltd. and provide our opinions in relation to its adjoining land holdings that are directly affected by the proposed amendment.

We understand that the Code Amendment remains on Public Consultation, commenced on 13 September 2021 and due to conclude on 24 October 2021 and accordingly submit the following submission pursuant to Section 73 (6) of the *Planning, Development and Infrastructure Act 2016* (the Act).

Our client has a number of real concerns and reservations in relation to the proposed Code Amendment that seeks to alter the current Strategic Employment Zoning of land to General Neighbourhood Zone - essentially a zone for sensitive residential uses on the boundary of long standing commercial and industrial business activities.

Our client is opposed to an amendment of the zoning over the subject land on the basis of the potential interface impacts between sensitive residential type uses (General Neighbourhood Zone) and our client's commercial interests within the Strategic Employment Zone. Therefore, we seek to ensure as far as practicably possible, that the existing and ongoing uses of our client's land holdings are preserved and protected from encroachment of sensitive uses potentially being impacted by valuable long standing industrial land as the new zone interface will entrench uses which are severely incompatible with one another with limited policy protection.

With this in mind there are a number of potential alternatives for the subject land that should be considered in the *O'Sullivan Beach Residential Code Amendment*, which we seek to bring to your attention prior to determination of the Code Amendment.

As detailed further below, our clients' primary concerns include:

1. Density of sensitive residential use is considered too high so close to industrial land uses with no meaningful buffers provided at the interface.
2. Insufficient interface buffer area between the proposed General Neighbourhood Zone from the Strategic Employment Zone -
 - a. Without appropriate consideration, separation and treatment, the proposed zoning may jeopardise the Desired Outcomes of the Strategic Employment Zone by the introduction of sensitive receivers on the subject land.
3. Insufficient boundary interface fence/barrier treatment –
 - a. boundary fencing options should be reconsidered to a type not dissimilar to aesthetically appealing/detailed concrete road barriers, and assurance should be provided that the fence/barrier is to be paid for and maintained by the developer rather than our client.
4. Buffer Implementation / Maintenance –
 - a. Clear and direct policy required to ensure future development of the site provides adequate ongoing management of the buffer
5. No correspondence or verbal discussions of this proposal with our clients in any form prior to the Code Amendment being undertaken.

2. Subject Land

2.1 Subject of the Code Amendment

Our client, through various entities, previously owned the land that is the subject of the proposed Code Amendment and retains a large proportion of the land to the east of the subject land supporting their current commercial and industrial interests. The land was sold as surplus to its requirements but at no point in time was it envisaged that the land would be used for residential purposes. It was located within an **Interface Area** and thought to be used for transitional type uses possibly in the form of Service Trade Premises or a school etc with adequate open space buffers towards the industrial interface.

The Code Amendment land is comprised of:

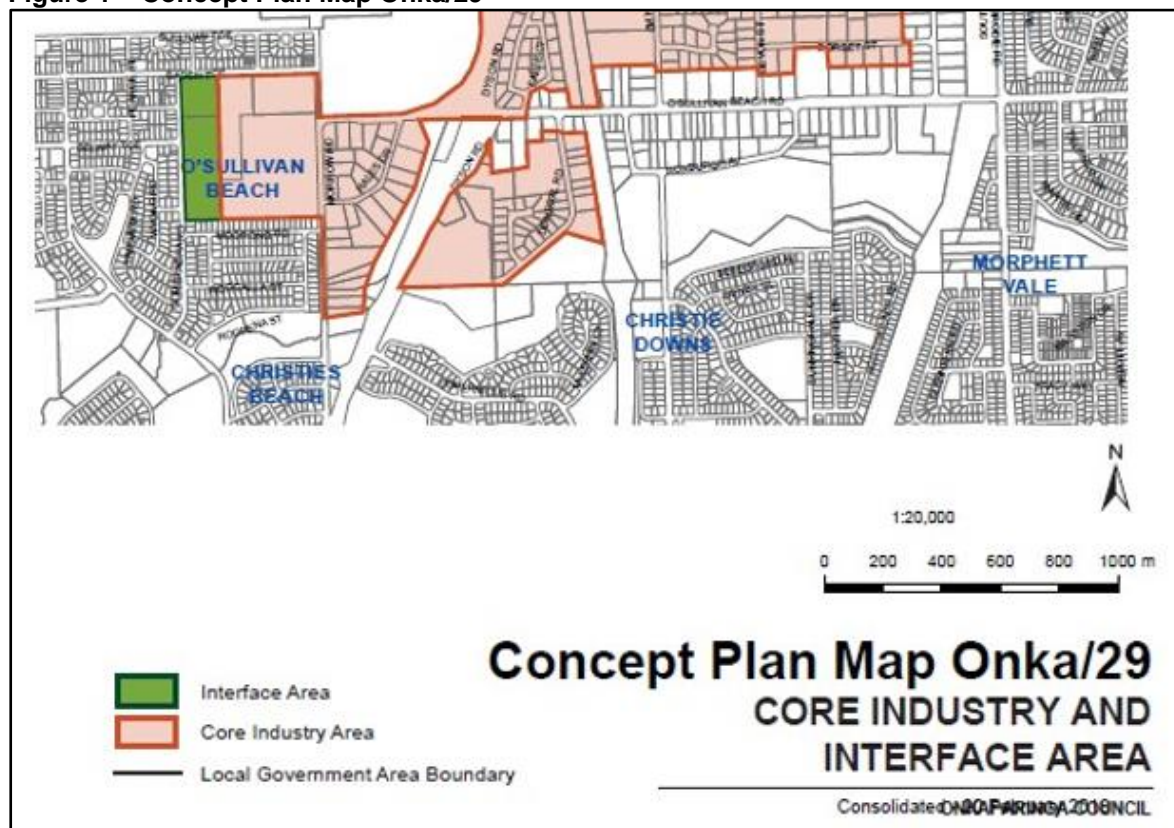
- Allotment 67 (No. 64 Baden Terrace - CT 6136/727)
- Allotment 20 (36-70 Gumeracha Road CT 6214/427)

This land was the subject of alteration in 2017 in the Employment Lands Development Plan Amendment, within the (now ceased) Onkaparinga Council Development Plan, referenced in **Concept Plan Map Onka/29**, as a part of the *General Industry Zone* defined as the **Interface Area**, shown as a green 'buffer zone' in Figure 1 below, and exhibits dissimilar planning policy controls than the remainder of the *General Industry Zone*, that is also shown as being located within the *Core Industry Zone*, with the intent to support local diverse employment activities which would effectively form a buffer between the residential uses (now *General Neighbourhood Zone*) and general industry uses (now *Strategic Employment Zone of the Planning and Design Code*).

The 'buffer zone' created by the **Interface Area**, appears to have not been transferred as part of the transition to the Planning and Design Code from the Onkaparinga Development Plan and does not exist in contemporary zoning or within any Onkaparinga Council Concept Plans in Part 12 of the Code. This is of extreme concern given the Council's and State Government's recent 2017 Employment Lands DPA decision to specifically create the **Interface Area** for the protection of long-standing industrial uses from adjoining residential uses and providing for more appropriate uses to

transition between vastly conflicting land uses, which we note is in total contrast to what is being proposed as part of this Code Amendment.

Figure 1 – Concept Plan Map Onka/29



2.2 DeYoung Pty Ltd Land Holding

The DeYoung Pty Ltd land holdings are identified as:

- Allotment 21 (No. 74 Baden Terrace - CT6197/338) and
- Allotment 22 (51/85 Morrow Road - CT 6214/428)

The DeYoung Pty Ltd land holding is considered quite significant in the O'Sullivan's Beach / Lonsdale "industrial" area as it is approximately 13.5 hectares in area and located within close proximity to Adelaide and the Lonsdale highway.

The subject land holding also currently employs over 250 people.

The land holding has and will continue to attract larger scale business operations given the size of the land holding and offers both existing built form and vacant land for expansion and growth. One of the attractions of the land is also that it only has close residents along one boundary (the southern boundary) as it retains effective public road separation to residential uses on the western and northern boundaries.

The allotment at the corner of Baden Terrace and Morrow Road does not currently form a part of DeYoung's ownership or usage.

Figure 2 delineates the subject land areas, identifying the land subject to the proposed Code Amendment “re-zoning” in green and the land holding in DeYoung’s ownership in blue.

Figure 2: Aerial image of subject land, Locality & Zoning details added



Source: SAPPA

3. Subject Locality - Current Planning and Design Code Policy

The whole of the subject land is contained within the Strategic Employment Zone identified within the Planning and Design Code. The land is bounded to the north, west and south aspects by the General Neighbourhood Zone with dedicated residential land uses.

A small Local Activity Centre Zone is situated approximately 370 metres west of Gumeracha Road, containing a small assortment of local conveniences and the O’Sullivans Beach Treatment Plant is located to the south west and located within an Infrastructure Zone.

Substantial areas of land to the north-west and east / south-east are also located within the Strategic Employment and Employment Zones, with the Port Stanvac complex situated just 130 metres north of Baden Terrace having previously been identified for residential re-zoning (*Marion Council and Onkaparinga Council Development Plans - Lonsdale Residential Development Plan Amendment 2019*).

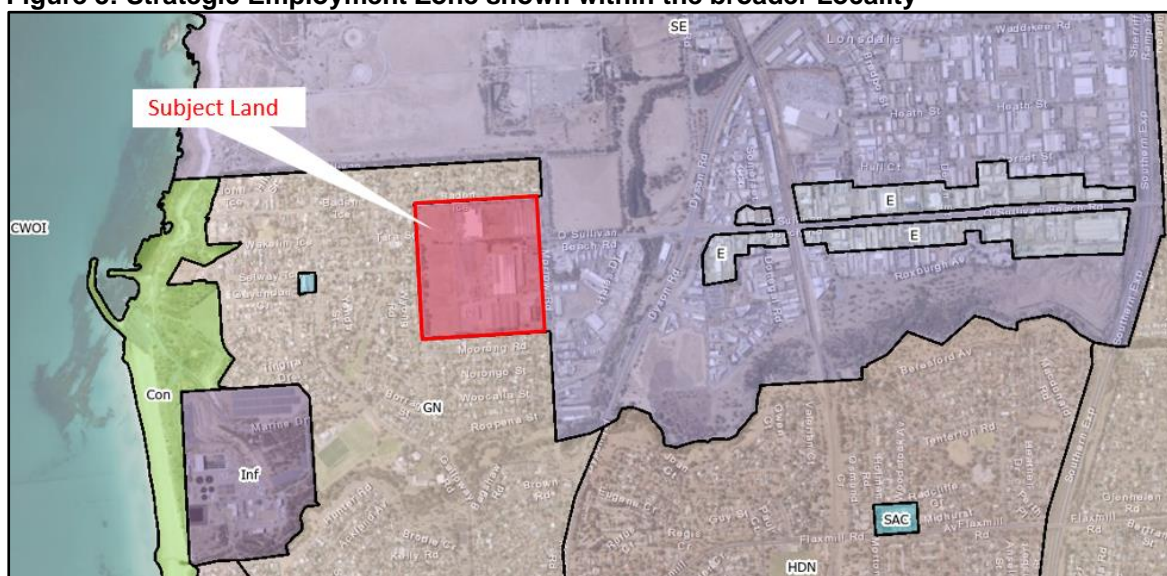
The intent and objectives of the Strategic Employment Zone is identified by its prescribed *Desired Outcomes* (DO) in the Code to support and pursue a range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state, with employment-generating uses are arranged to strategically

support the efficient movement of goods and materials on land in the vicinity of major transport infrastructure (such as ports and intermodal freight facilities and transport corridors) and to create new and enhance existing business clusters whilst managing adverse impacts on the amenity of land in adjacent zones and visible from public realm areas, to enhance entrance ways to cities, towns and settlements.

The Zone identifies a series of envisaged land uses, which include various industrial, manufacturing, office, transport distribution and warehousing type land uses, which are not inconsistent with those carried out on the subject land. Residential uses are not currently envisaged and would be classified as a Restricted form of development given the potential for land use conflict.

As confirmed there is no **Interface Area** or buffer area over the land that is subject to this Code Amendment but there is a physical separation by way of Gumeracha Road which has a 20 metre wide road reserve to the front boundary of residential uses.

Figure 3: Strategic Employment Zone shown within the broader Locality



Source: SAPP

The land is also subject to the *Hazards (Bushfire - Urban Interface)*, *Hazards (Flooding - Evidence Required)*, *Native Vegetation*, *Prescribed Wells Area* and *Regulated and Significant Tree* policy overlays which are not considered to present any impediment to development generally within the zone.

Zones

[Strategic Employment - SE](#)

Overlays

[Hazards \(Bushfire - Urban Interface\)](#)

The *Hazards (Bushfire - Urban Interface)* Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

[Hazards \(Flooding - Evidence Required\)](#)

The *Hazards (Flooding - Evidence Required)* Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

[Native Vegetation](#)

The *Native Vegetation* Overlay seeks to protect, retain and restore areas of native vegetation.

[Prescribed Wells Area](#)

The *Prescribed Wells Area* Overlay seeks to ensure sustainable water use in prescribed wells areas.

[Regulated and Significant Tree](#)

The *Regulated and Significant Tree* Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

4. Existing Land and Land Uses

The subject land contains a number of existing land uses including both industry / general industry and service trade premises. A number of the uses have had a long-standing history with the site.

It is understood that prior to the 1960s when industrial uses were established on the land that it had previously been used for grazing purposes.

The topography of the land is relatively flat with a general cross fall from north-east to south-west, with approximately 15 metres total variation in elevation and a grade in the order of 1:32 at its steepest.

Built form and established land uses are generally concentrated to the eastern three-quarters of the Strategic Employment Zone, with a comparatively narrow tract of land on the western side remaining undeveloped, now subject to the proposed Code Amendment (and formerly identified as an **Interface Area**).

Despite the current zoning this area has acted (and was recently reinforced as) a buffer providing separation between the industrial zoned land and its established activities and the adjoining residential development to the west.

The depth of this western margin is in the order of 120 metres and currently presents chain-wire security fencing, earth berms and native vegetation landscape screening upon the boundary, fronting Gumeracha Road and facing the adjacent residential developments.

Evaluation distances are assessed under the *EPA Evaluation distances for effective air quality and noise management Guidelines (2016) - Appendix 1*, and these provide appropriate evaluation / separation distances for prescribed activities.

Not to diminish the need for rigorous assessment of the off-site impacts for sensitive receivers, the activities involving the movements of heavy machinery, including DeYoung's earthmoving equipment and construction & demolition (C&D) salvage should also be given reasonable consideration on the basis of noise and air quality / dust (and may in fact warrant consideration under 'Stockpiling' activities, subject to Individual assessment under Appendix 1 of the Guidelines).

Notwithstanding the bounds of the existing land uses and required separation distances, our client is concerned as to the security of their existing land parcels capability to sustain ongoing and future commercial and industrial land uses, with the potential for residential development on the land affected by the Code Amendment so close to its boundary with little protection.

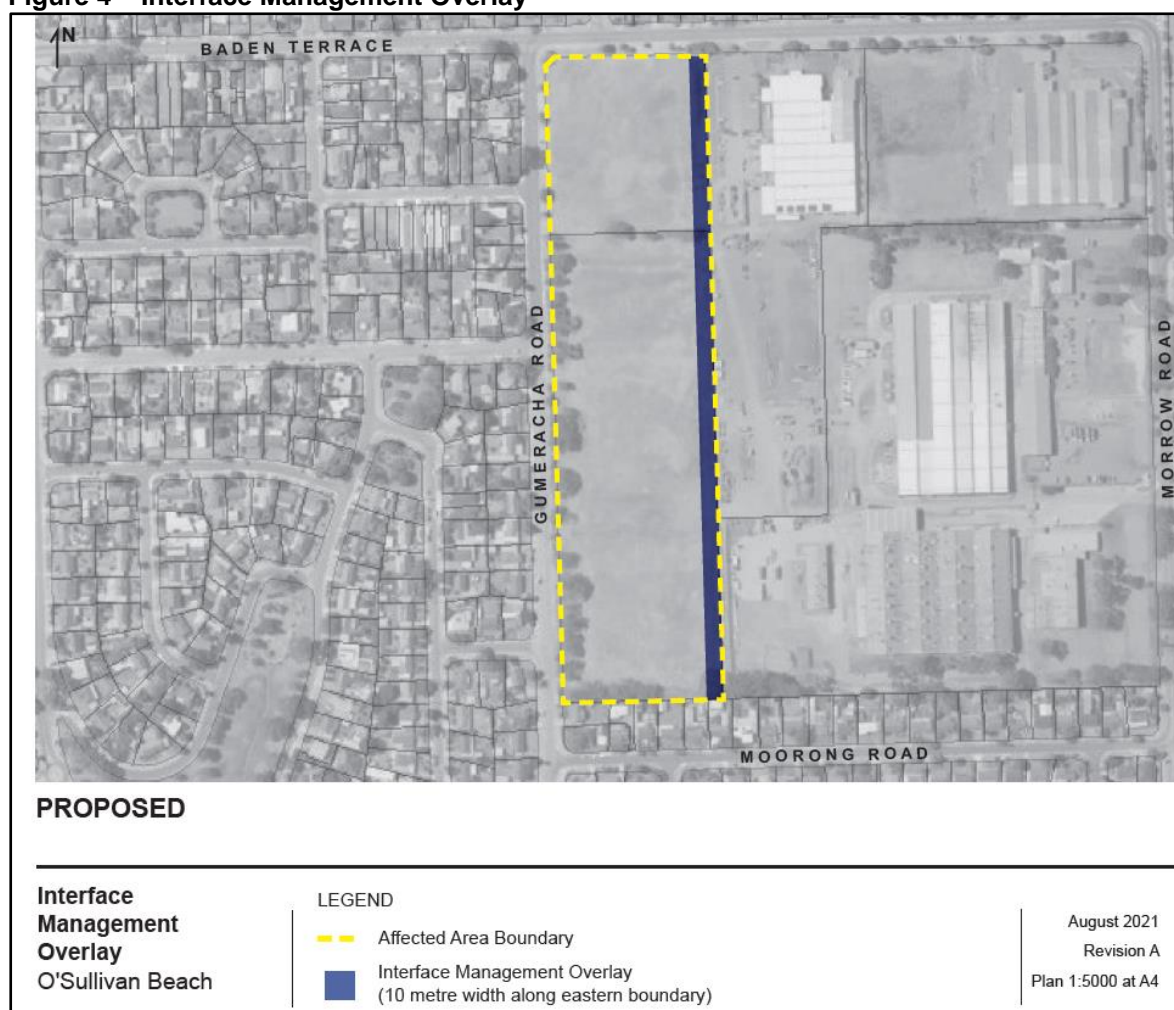
5. O'Sullivan Beach Residential Code Amendment

The O'Sullivan Beach Residential Code Amendment seeks to amend portion of the existing zoning from the *Strategic Employment Zone* to *General Neighbourhood Zone* including the application of the additional *Affordable Housing Overlay* that in itself creates opportunities for higher density development (than the standard General Neighbourhood Zone) close to industrial uses whilst also proposing a further additional and somewhat site / interface specific ***Interface Management Overlay***, with a ten metre depth buffer along the eastern property boundary as a means of attenuating interface and impact issues from the Strategic Employment Zone activities, which is simply not considered a sufficient enough means of treating the transition between general industry and sensitive residential land uses.

The proposed *General Neighbourhood Zoning* is identified in the MLEI Consulting Engineers Code Amendment Report with detailed land division designs of the proposal to establish a comprehensive development of 114 residential allotments, of between 220m² and 560m² with roads, footpaths, open

space and landscaping provisions, with allotments in the concept land division arrangement having as little as 14.5 metre width from the boundary of the DeYoung land and its uses, and includes the previously mentioned **Interface Management Overlay**, 10 metre wide depth in some instances allowing no more than 4.5 metres useable width of allotments, notwithstanding larger allotments with rear boundary orientated to the zone boundary within the concept plan, will achieve in the order of 40 metres depth.

Figure 4 – Interface Management Overlay



Source – OSB Code Amendment

The intent of the *General Neighbourhood Zone* is identified in its Desired Outcomes (DO) described as supporting *Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.* The Performance Outcomes (PO's) used for assessment pursue an emphasised residential character, punctuated with a range of commercial and business activities, such as *Community facility, Consulting room, Educational establishments, Office, Place of Worship and Shop* type uses principally intended to conveniently serve occupiers within the locality.

The relationship therefore between the existing lawful uses of land within the *Strategic Employment Zone* and the prospective uses within the proposed *General Neighbourhood Zone* are significant and must be carefully assessed and addressed to ensure that conflicts associated with dissimilar land uses do not prevail or create untenable living arrangements for proposed development of the

Neighbourhood Zone or conversely then require severe and strict limitations on longstanding commercial / industrial business operations in regard to limits imposed on hours of operation / noise / dust / traffic / waste / vibration / odour / underground site contamination etc.

It is acknowledged that open space may be allocated on the south-western extent of the land, inclusive of stormwater management / detention infrastructure as part of the land division concept that could change if the zone is amended. The design and layout of the open space and the layout of allotments on the eastern margin is of significant concern to our client and would benefit greatly from a committed approach to creating a genuine buffer, preferably including a Road Reserve along the entire eastern boundary with at least 20 plus metres with landscaped road reserve (on the eastern side) with a complimentary and aesthetically treated long-lasting concrete retaining wall and acoustic wall dedicated at the interface between zones.

The introduction of the proposed '*Interface Management Overlay Area*' on the subject land is of concern to our client for the reasons outlined, as its application appears to be an ineffective mechanism for prescribing separation distances between sensitive receivers and existing industry orientated land uses, particularly at only 10 metres wide. It is noted there is no Concept Plan provided within the Code Amendment confirming allocations of a buffer area and nor is there a Desired Character Statement, Sub-Zone or specific Zone policy that could prescribe the requirement for such buffer treatments.

6. Proposed Interface Management Overlay' Area

The O'Sullivan Beach Residential Code Amendment proposes to introduce an *Interface Management Overlay*, providing for a 10-metre-wide buffer.

A different approach was taken in the previous policy regime by imposing the *Interface Area*, intended to provide a transition between the former general industry, now Strategic Employment Zone activities and adjoining residential areas. By encouraging a greater mix of low intensity non-residential land uses, supported with policies to ensure good building design, noise and impact mitigation and landscaping. The current proposal within the O'Sullivan Beach Residential Code Amendment does not establish such explicit bordering between land uses.

The actual effect of the *Interface Management Overlay* area is identified in the below image.

The effect of the overlay area 'buffer' is considered insubstantial considering the Environment Protection Authority separation guidelines in respect of air and noise attenuation of heavy industrial uses supported in the Strategic Environment Zone whilst also generally seeking to preserve a reasonable degree of amenity for residents.

The image below identifies on the proposed / concept development plan, the substantial compromise of **9** of the 'north-south' orientated allotments adjoining the proposed zone boundary and subject to the 10 metre proposed *Interface Management Overlay* area, with a further thirteen 'east-west' orientated allotments subject to a smaller impact at their rear boundaries.

Figure 5 – Proposed 'Interface Management Overlay' Area



The *Interface Management Overlay* should be extended and should be ensuring that a significant physical buffer such as a 20m wide road be developed along the entire length of the eastern boundary (not a 10m buffer where side and rear yards of dwellings can still be established). This road width will enable landscaping on the eastern side of the road with the interface and also provide some separation to the start of the residential allotment where there is also likely to be at least a 5m dwelling setback. This requirement in association with the interface impact mitigation measures such as acoustic walling / dwelling development requirements could lead to an appropriately managed interface between conflicting land uses.

The proposed adaption of the applicable planning policy to include an *Interface Management Overlay* area will by its very nature have a negative impact for future industrial activities for either existing or new business owners, as the policy is employed in place of observing the contemporary environmental guidelines for separation from industrial activities. Put simply, the above supporting policy will potentially diminish the opportunity for existing and additional like operations on the land to successfully endure or expand operations on the land and in turn has a potentially negative impact on land valuations and assurances if no protection of desired land uses establishing or operating within the Strategic Employment Zone is provided.

In our view the rezoning of the land in such a manner without adequate physical buffer separation and mitigation technics has the ability to jeopardise the attainment of the Desired Outcome sought within the Strategic Employment Zone. This should not be underestimated and further investigations and amendments are required.

The Environmental Noise Assessment report prepared by Sonus Acoustic Engineers is largely based upon the previous DPA, has been given due regard. The findings of the assessment fundamentally suggest that adequate noise attenuation for the re-zoned land and prospective residential uses would be satisfactory where a 3.0 metre high barrier 'fence' is installed at the boundary between zones, however is summarised as being variable based upon height of dwellings (upper storey portions of two storey dwellings at the interface will enjoy a far lesser degree of noise attenuation, and hours of operation, suggesting that impacts of the industrial land uses will already be a matter of contention for future residential development so close to commercial / industrial uses.

It is further considered that a 3.0 metre high 'fence' upon the eastern aspect of the allotments bordering the interface of zones, would be considered generally to be a poor interface both aesthetically and practically, and whilst according the maximum zone boundary mass management shown in PO/DPF4.1 applicable to the Strategic Employment Zone. Given the topography of the subject land this fence would also likely sit atop retaining walls which would add further height when viewed from the western side.

The acoustic barrier's actual effect upon the bounding properties is profound, overshadowing significant portions of rear yards, particularly of those allotments orientated north-south with side boundaries facing the interface of zones, with those portions of land deprived of solar access to a substantial degree. On face value this would not appear to result in an attractive residential amenity.

Should there be no change to buffer areas or the like, concerns remain regarding the materiality of the fence/barrier, and it is suggested that that boundary fence/barrier treatment options are reconsidered to a type not dissimilar to aesthetically appealing/detailed tilt up concrete road barriers.

Assurance should also be provided that the fence/barrier is to be paid for and maintained by the residential land division developer rather than our client? If it is located on the boundary how can my client be assured that they are not requested (or required) to pay half of the boundary treatment?

In saying this, we still emphasise that the extremely close interface represents a poor alternative solution to obtaining greater physical separation by way of a more appropriate design and layout wrapped up in the policy to ensure that any residential development of the land in question is developed with the interface protected.

7. Additional land uses in Interface Management Overlay Area and General Neighbourhood Zone

The proposed adjustment of the General Neighbourhood Zone accommodates a small number of non-residential land uses, and whilst it may in fact result in a natural tendency for the subject land to become developed with non-residential land uses, such as, *Community facility, Consulting room, Educational establishment, Office, Place of Worship or Shop*, all identified as being 'envisaged' in General Neighbourhood Zone PO/DPF 1.1, there is no formal delineation of such uses or desire for non-residential uses to form the buffer between dedicated industrial and residential types of land use.

The investigations and supporting material also identify 'non-traditional' trending uses developing within industrial zones, including, home based light commercial / industry uses and gymnasiums, notwithstanding that within the *Investigations / Recommendations* section of the Code Amendment Proposal, it is stated that

it is anticipated that the market to develop this land for employment purposes is very limited, given the challenges of developing uses that will rely on residential roads for vehicle access and noting the challenges of interface management and the potential need to provide acoustic barriers along a road frontage (i.e. along Gumeracha Road) rather than a shared property boundary, obscured from public view.

Land uses such as *Pre-school, educational establishment* and indeed *Place of worship*, are envisaged non-residential forms of development which could reasonably enough cohabitate an interface area with car parking and open space areas strategically located near the interface, particularly the interface of lower intensity zones and land use precincts such as Activity Centres, however it is considered that the interface with industry, in the form of the Strategic Employment Zone, and the activities which prevail there including potential for extended operating hours and the associated impacts to these non-residential kinds of activities remains somewhat sensitive.

Conversely the non-typical uses such as *gymnasium* for instance, present far less sensitivity to external noise, vibration etc as the activities within are themselves active and not so susceptible to impact from external noise.

Accordingly, we maintain that without further strategic consideration of the interface between the zones and modification of the *Interface Management Overlay* and concept plan for division, that the land will remain unsuitable for interface land uses for a number of reasons, including the lack of arterial road frontage and a nearby resident population of significant density.

This, in our view supports the concept of increasing formalised buffer separation potentially including a public road at the interface and / or open space areas, landscape & physical noise attenuation and re-configuration of the layout, allotment orientation and size at the interface of the two zones.

8. Concluding statements

The O'Sullivan Beach Residential Code Amendment provides the State Government an opportunity to review development policy and offers an opportunity to positively support increased employment, foster innovation and provide additional jobs throughout this locality.

In our view, the Code Amendment significantly impacts the capability and overall value of our client's land for the continuance of general industry and manufacturing purposes and may jeopardise the attainment of the Desired Outcomes of the Strategic Employment Zone.

Reservations are held in respect of amenity of the General Neighbourhood Zone at the interface of the existing industrial activities, however with amendment to the proposed policy to ensure further design and layout considerations (creating a larger physical separation / buffer), with a marginal forfeiture of the number of development allotments potentially created and greater clarity around the quality / longevity and costs associated with acoustic walling may produce a more satisfactory interface where industrial impacts can be substantially attenuated and pleasant residential amenity can be confidently assured.

In summary, the following key issues include:

- The need to establish a *formalised* physical separation buffer area of a public road or open space (or similar designation) within the *Interface Management Overlay* and / or the strategic designation of non-residential land uses only adjacent to the zone boundary, to protect both the Strategic Employment Zone and the General Neighbourhood Zones from dissimilar land use conflicts at the interface of zones – *This may reasonably involve the creation of a Concept Plan to be applied to Part 12 of the Code;*
- Augment the abovementioned public road / open space buffer (and any dedicated non-residential land uses allotments), with public road access, also providing access to any subsequently designed allotments situated west of said road reserve, having an orientation facing the Strategic Employment Zone – *i.e. no allotments for residential purposes abutting the Strategic Employment Zone;*
- At least the 'first row' of allotments for residential purposes (in the amended configuration) having an orientation facing the Strategic Employment Zone, captured within a broadened *Interface Management Overlay Area*, with appropriate DTS or DPF assessment criteria to ensure that dwellings take reasonable design / performance measures to attenuate noise impacts from the adjacent Strategic Employment Zone and preserve their own amenity, - *The Interface Management Overlay Area potentially increased in its width, to capture the width of reserve, road reserve and first row residential allotments – nominally 60 – 70 metres from the western boundary of the Strategic Employment Zone so as to ensure existing and future activities can operate effectively and efficiently within the Strategic Employment Zone.*
- A direct requirement of the *Interface Management Overlay* should be to implement a more suitable material of the required acoustic wall to be an aesthetically appealing/detailed concrete barrier similar to that adjacent to major highways and assurance that the wall /barrier is to be paid for and maintained by the developer rather than our client.

On behalf of our client, we would be pleased to clarify any of the concerns raised in this correspondence and in addition request to be heard at any future public hearing or meeting in relation to the proposed Code Amendment.

Yours faithfully

Ben Green & Associates

A handwritten signature in blue ink, appearing to be 'Ben Green', with a long horizontal stroke extending to the right.A handwritten signature in blue ink, appearing to be 'Tom Gregory', with a stylized, cursive script.

Ben Green, RPIA
Director
bengreen@bengreen.com.au

Tom Gregory, RPIA
Senior Associate
tomgregory@bengreen.com.au

cc *DeYoungs Pty Ltd.*

Marissa Virgara

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 14 September 2021 12:15 PM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Desiree

Family name: Bartlett

Organisation:

Email address:

Phone number:

Comments: I think it should be made into a green recreational space. Put trees, a playground. An area that all can enjoy. If we are meant to be the "green state" shouldn't we be keeping more green areas not building more cramped in houses?

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sent to
proponent email: info@futureurban.com.au

Marissa Virgara

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 15 September 2021 6:47 AM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Erin

Family name: Ripon

Organisation:

Email address:

Phone number:

Comments: Please no more tiny house block, it's so unfair that people have to settle to live in them because that's all that's being built these days. But preferably please rezone for recreation, with grass and trees. Somewhere people can relax and take their kids to play.

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sent to
proponent info@futureurban.com.au
email:

Marissa Virgara

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 30 September 2021 2:51 PM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Graham

Family name: crowhurst

Organisation:

Email address:

Phone number:

Comments: I do not want houses to be build on the land proposed. you have a limited entrance to the land ,
Schools at the bottom of Gumeracha Road and is always busy with pickup and drop offs. The current
housing projects would put to many houses and cars with extra danger from motorists.

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sent to

proponent info@futureurban.com.au

email:

Marissa Virgara

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 14 September 2021 8:40 PM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Hayley

Family name: Millbank

Organisation:

Email address:

Phone number:

Comments: I believe that this zone should either be rezoned as parkland/reserve or turn it into a small eco-friendly tiny house village (actual tiny houses; not the caravan/on wheel style) with lots of green spaces and shared communal areas. I feel that the tiny house idea would cater for people of all ages from first home buyers with a small budget to couples with adult children looking to downsize from the family home. I can't think of anywhere else in Adelaide that offers this type of lifestyle. Otherwise, rezone it as parkland/reserve and plant a number of native species, and put in a nice little walking path.

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sent to

proponent info@futureurban.com.au

email:

Marissa Virgara

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 14 September 2021 10:42 AM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment
Customer type: Member of the public
Given name: Jaimee
Family name: Horsnell
Organisation:
Email address:
Phone number:
Comments: I think it should be used for conservation or public parks not for residential property.
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Attachment 5: No file uploaded
sent to proponent email: info@futureurban.com.au

Kayla Gaskin-Harvey

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Saturday, 23 October 2021 4:55 PM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Julie

Family name: Gaghan

Organisation:

Email address:

Phone number

Comments: My husband and I have given this issue much thought over the past few months and feel if our following concerns can not be honestly dealt with and adhered to, then we are in no way comfortable or compliant with this rezoning decision. Also the assumption that only the residents on the immediate boundary of the proposal were notified via mail and not the whole small community of O'Sullivan Beach, feels somewhat unfair. As I contacted our local Neighbourhood Watch representative for the area to see if anybody she knew (which is many) including herself had received such a letter and the reply was no and of general concern. Concerns as follows: Firstly the size of the blocks proposed are showing generally half that of the surrounding residential homes, hence crowding, though we must admit if the homes were tastefully presented and not just slapped together like dog kennels the tenants may be a little happier. We would preferably like land allotment sizes to be that similar to surrounding residences. *Definitely no multi units or more than one story/ground level modules. *Tasteful landscaping of what seems to be a parkland area, also thoughtful well presented tree planting on roadside curbing and easements. I was born in this area 60 years ago and it has seen it's fair share of criminal activity being a once housing trust/low income neighbourhood and has only just in the past 10 years seen an uplift of more prestigious housing and general home pride of its now aging residents along with finally a decrease in criminal activity. To see an introduction of "affordable housing" structure worries us that it will reintroduce the most unfavourable characters back into the area again, depressing the lot of us. To pack people in like sardines (compacted community housing-usually high rise) is depressing for both potential new residents and surrounding existing, just for developers to get more bang for their buck at the expense of the poor. Improve it or take it elsewhere.

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sent to
proponent info@futureurban.com.au
email:

Marissa Virgara

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 14 September 2021 12:20 PM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Kayla

Family name: Poulton

Organisation:

Email address:

Phone number:

Comments: I think this land should be made into a reserve for bike jumps, similar to tangari regional park. It can be a dirt trails area and could also have a dirt pump track. There could be different skill level areas, including a section for toddler tries and perhaps even training wheels. We don't need more houses in O'Sullivan's Beach, we need more areas for the Southern suburbs kids to utilise and enjoy!

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sent to
proponent info@futureurban.com.au
email:

Marissa Virgara

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 14 September 2021 11:00 AM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Kayley

Family name: Gordon

Organisation:

Email address:

Phone number:

Comments: Absolutely not. There is not enough infrastructure to support this. Stop trying to turn the South into an overpopulated wasteland.

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sent to proponent email: info@futureurban.com.au

Marissa Virgara

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 22 September 2021 10:26 AM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Krystal

Family name: Clarke

Organisation:

Email address:

Phone number:

Comments: As a single mother, with a 13 month old (who has been trying to find a house of her own since March 2019) I strongly feel (provided the land/air is not contaminated) this space should be used for housing STRICTLY for low income families/single parents on Centrelink. If you haven't noticed, we are in a rental crisis at the moment and there are families sleeping in their cars, or couch surfing like myself with my daughter. An example of how it is impossible to get a rental via a real estate agent in the current market. My budget is \$250p/w for a rental The cheapest 2 bedroom place I can find in any area is \$300-320! My Centrelink single parent pension is only \$750 a fortnight. 750-600 for rent. Doesn't leave me with enough for food, bills, fuel or other basic necessities. It's not fair that more and more people (boomers) build or buy houses as an investment property and they are continually rented out to double income couples/families. As a single parent on Centrelink we can't even break into the housing market to buy either!!! So at some point someone has to take a lead and change this! Families in category 1, who are in the queue for a home through housing Sa should be given priority. Then from there single parents or couples on low income.

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sent to
proponent
email: info@futureurban.com.au

Marissa Virgara

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 14 September 2021 12:33 PM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Kylie

Family name: Cook

Organisation:

Email address:

Phone number:

Comments: No this land should not be turned I to residential tiny land blocks, it should be done into a community space, BMX track, replanting and greening the area, not tiny 400m² blocks that have no garden and don't fit in with the neighbourhood. Think about our children's grandchildren when deciding to turn green spaces into tiny houses with no yards because it profits council

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sent to
proponent info@futureurban.com.au
email:

Marissa Virgara

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 14 September 2021 11:44 AM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Laura

Family name: Meredith

Organisation:

Email address:

Phone number:

Comments: I support the change in land use, however there needs to be more consideration into the sustainability of increased residential spaces, for example urban heating due to increased asphalt/concrete and decreased stormwater infiltration. Any new residential areas must incorporate water sensitive urban design (especially given the sensitive downstream receptors) and landscaping to reduce urban heat impacts. There is limited high quality public recreation spaces and new developments should always be incorporating abs designing these into the development framework

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sent to
proponent info@futureurban.com.au
email:

Marissa Virgara

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 14 September 2021 4:10 PM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Lauren

Family name: Watson

Organisation:

Email address:

Phone number:

Comments: I think opening up this industrial area for residential development is long overdue. We need more area to build on as the housing market needs a boost. I personally would love to build a family home in this area and hope that many others get the opportunity to build or buy in this area, without most of the properties ending up in greedy rental investor's hands.

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sent to
proponent info@futureurban.com.au
email:

Marissa Virgara

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 14 September 2021 4:28 PM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Lisa

Family name: Francis

Organisation:

Email address:

Phone number:

Comments: Open land is being lost at an alarming rate in Australia. Science tells us the crucial role trees & the ecosystem play in our survival. Communities need protection from rising temperatures - trees and greening are what every suburb need to help us adapt into the future of climate change. Councils must stop taking every parcel of land and developing them for profit. Suburbs must be "greened" and this parcel of land presents a great opportunity to do this. Please "green" this parcel of land creating a reserve for this community to use, enjoy and to benefit residents mental health. Thank you.

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sent to
proponent info@futureurban.com.au
email:

Marissa Virgara

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 15 September 2021 3:33 PM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Louise

Family name: McCauley

Organisation: Resident of O'Sullivan Beach 5166

Email address:

Phone number:

Comments: I am a permanent resident home owner at O'Sullivan Beach 5166. I am opposed to the new building development. I would prefer nature park area instead. Thankyou.

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sent to proponent email: info@futureurban.com.au

Marissa Virgara

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 17 September 2021 7:06 AM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Michael

Family name: Gage

Organisation:

Email address:

Phone number:

Comments: Fully support this unused block of land, that locals have used as the local motorbike track for years, to be converted into residential property

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sent to proponent email: info@futureurban.com.au

Kayla Gaskin-Harvey

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 19 October 2021 9:27 PM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Patrick

Family name: Jolly

Organisation:

Email address:

Phone number:

Comments: All this information is appreciated. We seek to have as many trees and local and native plants in the proposed development as the current site is used by a vast array of bird life. We would like this to be maintained. Thanks

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sent to
proponent email: info@futureurban.com.au

Marissa Virgara

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 15 September 2021 5:31 PM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Samantha

Family name: LordRiley

Organisation:

Email address:

Phone number:

Comments: I would like to see the land stay vacant with Trees planted. Or maybe more housing trust homes built for rent, as there is a very low shortage of cheap rent. But then they must only go to good tenants.

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sent to proponent email: info@futureurban.com.au

Marissa Virgara

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 14 September 2021 6:35 PM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Sean

Family name: LePera

Organisation:

Email address:

Phone number:

Comments: Establish a carbon bank by planting rubber trees. Benefits zero carbon goal, buffer between residential and commercial property, green zone for neighborhood, cooler ambient temperature, and improved value of surrounding residential properties.

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sent to

proponent info@futureurban.com.au
email:

Marissa Virgara

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 6 October 2021 10:51 PM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: sophie

Family name: mcinnes

Organisation:

Email address:

Phone number:

Comments: I'm a resident in the local area and I believe this Land should not be rezoned as residential and that the land should be resigned as a dog park that's fully in closed with walking trails trees planted seating in playgrounds and a barbecue

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sent to
proponent email: info@futureurban.com.au

Marissa Virgara

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 6 October 2021 10:44 PM
To: info
Subject: Public Consultation submission for O'Sullivan Beach Residential Code Amendment

Kayla Gaskin-Harvey, Future Urban,

Submission Details

Amendment: O'Sullivan Beach Residential Code Amendment

Customer type: Member of the public

Given name: Stephen

Family name: hayes

Organisation:

Email address:

Phone number:

Comments: The vacant land in O'Sullivan beach next to de youngs shouldn't not be rezoned as residential. It should be changed into a decent enclosed dog park, and have a waking trail with plenty of trees planted. Make the area a more people friendly area. I'm a resident and live close to this land and would like to see it used in this way. The local shops attract a lot of people doing burnouts as does the boat ramp. During the night we have sometimes heard the Oscan yard making quite a bit of noise.

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proponent info@futureurban.com.au
email: