Attachment 5 – Copy of Submissions Received

Survey Responses

30 August 2011 - 13 November 2023

Provide your feedback

Making Marion

Project: Southern Suburbs Residential Policy Code amendment

BANG THE TABLE engagementHQ

VISITORS					
470					
CONTRIBUTORS			RESPONSES		
250			259		
78 Registered	172 Unverified	0 Anonymous	87 Registered	172 Unverified	0 Anonymous

Respondent No: 1
Login: PaulK
Email: [redacted]

Responded At: Sep 01, 2023 09:35:25 am
Last Seen: Sep 01, 2023 00:09:58 am
IP Address: 110.145.144.190

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment; Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 2
Login: Suzy
Email: [redacted]

Responded At: Sep 01, 2023 17:06:51 pm
Last Seen: Sep 01, 2023 17:06:51 pm
IP Address: n/a

Q1. **Street name**
not answered

Q2. **Suburb**
not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**
Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?**
Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**
Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?**
Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**
Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**
Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Fully support organised and controlled development of area. Important to have services to support any growth in residency.
Thank you

Respondent No: 3
Login: Rob
Email: [redacted]

Responded At: Sep 02, 2023 14:49:29 pm
Last Seen: Sep 02, 2023 14:49:29 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment; Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Consolation of the zones could change what types of buildings, or what businesses can be constructed in a zone, making it less desirable to live there.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Reducing the lot sizes and frontages will increase the number of dwellings, and therefore the number of people living in the area. There is nothing being done to account for those extra residents. The roads are not being upgraded (widened), there are no extra schools, shops, doctors, and Flinders Medical Centre is already at capacity. Shopping at Marion on a Saturday morning is like it use to be in the day's leading up to Christmas! Please upgrade all of the infrastructure to support the extra number of residents before you bring them into our community. The southern suburbs, I believe are the most liveable areas in Adelaide. Increasing the number of residents without supporting them will make this great area a less desirable place to bring up a family.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

See comments at 6 above.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I feel the council want to reduce lot sizes and frontages to increase the number of dwellings, and therefore in crease council revenue without increasing the infrastructure required to support the extra residents.

Respondent No: 4
Login: kmc
Email: [redacted]

Responded At: Sep 03, 2023 12:22:21 pm
Last Seen: Sep 03, 2023 12:22:21 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Neither support or do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

My only reservation is allowing row/group dwellings in the Hills Face Zone particularly around Seacombe High School and the area surrounding Tarnham Road Reserve where parking is already a big problem for the residents. One row or group dwelling with three houses on it could potentially mean six cars on the street. As we know, many people use garages not for their intended purpose but to store household items. This area is extremely congested as it is and row/group dwellings would create more problems for the existing residents. Otherwise I am comfortable with what Council is proposing.

Respondent No: 5
Login: Sue Asser
Email: [redacted]

Responded At: Sep 03, 2023 12:28:18 pm
Last Seen: Sep 03, 2023 12:28:18 pm
IP Address: n/a

Q1. **Street name**
not answered

Q2. **Suburb**
not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**
Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?**
Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**
Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

More infill on the hills face is counter productive. The streets are already narrow and blocked, and the spaces for trees or gardens would be severely compromised

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?**
Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

As above

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**
Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**
Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 6
Login: Paul
Email: [redacted]

Responded At: Sep 03, 2023 12:30:51 pm
Last Seen: Sep 03, 2023 12:30:51 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment; Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Too much infill leads to increased traffic congestion and over demand on services. Roads are already having problems with cars etc parked on the road.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Do not want smaller blocks in hilly areas. Leave as is in hills zone.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 7
Login: knpacc
Email: [redacted]

Responded At: Sep 04, 2023 10:21:36 am
Last Seen: Sep 04, 2023 10:21:36 am
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment; Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

I have talked to many people that live in new developments and they do not like it, I like having bigger blocks of land. Leave it as is.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Leave it as is.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 8
Login: PB
Email: [redacted]

Responded At: Sep 04, 2023 11:13:03 am
Last Seen: Sep 04, 2023 11:13:03 am
IP Address: n/a

Q1. **Street name**
not answered

Q2. **Suburb**
not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**
Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?**
Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**
Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?**
Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**
Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**
Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

It would be good if the maps portrayed the current gradient of the respective blocks.

Respondent No: 9
Login: RTLloyd
Email: [redacted]

Responded At: Sep 04, 2023 11:42:14 am
Last Seen: Sep 04, 2023 02:12:14 am
IP Address: 101.174.138.46

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment; Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Apart from the fact that this is the fourth attempt to change it about the last seven years which could be deemed as harassment of the population it has been quite clear that the residents of the hills face zone do not want blocks of 300 m² that will create a situation where large subdivisions of these blocks will result in significant obstruction of views, loss of green space, parking congestion in the streets. Many residents purchase these blocks where they were hills face with significant restrictions on development and construction. People have invested in these properties under a particular set of rules and to change them radically as is being proposed is unacceptable. Professional planners completely understand the problems with unplanned ad hoc urban infill, and that masterplaned urban infill such as being currently undertaken at Cement Hill adjacent to rapid public transport is the desired solution to increase urban density. We are destroying the suburban lifestyle and if you want to see where it ends up simply visit the disasters that are Sydney and Melbourne where residents are fleeing to regional areas to escape the congestion. A simple analysis of contrast between crime rates in areas that have been overbuilt with low quality housing such as though Dover Gardens and Warradale sees a significant increase in rental percentage and corresponding social issues. The changes being considered will downgrade the life style and amenity in the suburbs south of Seacombe Road, which the residents have paid a premium to obtain. In addition the suburbs should be considered in a similar vein to Pasadena and Bellevue Heights given their hills face aspect. I cannot understand why so many smart people who are professionally trained don't focus on developing appropriate high density adjacent to shopping and rapid public transport such as, the large Housing trust development at Oakland Park, tonsley precinct, the vacant Hills manufacturing site, the Morphetville racecourse site. These can have 20, 50 story developments with shops, reduce the cars, activated precincts, and provide an alternative lifestyle as is available in many large American and European cities with open space and high-rise,. Adelaide as a city is built to be dependent on cars. The more cars you put in to suburbs that are not serviced by rapid transport, simply congest the streets with cars that are parked, caravans, boats, and other recreational toys that would otherwise be part on the property. The track record of the Marion Council with allowing garages that would not even for a Holden, let alone a Toyota Hilux is abysmal. Please leave the suburbs that have not been destroyed, alone, and focus on building high-quality high density in a masterplanned manner.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

I do not support a change as it significantly reduces the amenity and character of the suburb for the reasons previously mentioned.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**

Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Please focus on developing masterplanned high intensity areas close to rapid transport such as the Forestville Le Cornu site or the proposed development on cement Hill at Seacliff. The current suburbs are wonderful and undergoing a natural renewal as people purchase these properties and renovate and upgrade them.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**

Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

It is very disappointing to have this again as the fourth time in maybe seven years. It has been clear in the previous public meetings that the residents do not want this to occur. The current zoning has been a good solution and does not need to change. There is no valid argument for ad hoc urban infill and the proponents of this are well aware of the reasons for not pursuing ad hoc infill. These include, parking on the streets, traffic congestion, urban heat island, excess noise, increased fire hazard due to materials used and proximity of dwellings. Increased rental percentage and associated property crime. Please engage some professional builders and developers even if you have to go interstate to find them and build some decent neighbourhoods and precincts with appropriate planning rather than ad hoc infill.

Respondent No: 10
Login: Kitt
Email: [redacted]

Responded At: Sep 04, 2023 13:24:29 pm
Last Seen: Sep 04, 2023 04:35:11 am
IP Address: 121.44.212.240

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment, Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Once again, Marion Council is trying to develop more infill areas that will have smaller frontage, reduced green footstep, increased car parking on streets. Council benefits and so do developers but rate payers don't have any added benefits. The congested areas of Seacombe and Dover Gardens are evidence. Leave zone as it is.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

More congested, crammed houses, less greenery. Residents chose to have larger blocks, and paid rates accordingly. I don't feel that the big issue of affordable and more housing should be confused with opportunistic housing development that changes the culture and nature of a suburban community. The obvious alternative is to maintain large blocks where people have life style investment.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Have gone through this before with Marion Council trying to change original Hills face zoning, under which my house was built over 40 years ago. There were restrictions of colour brick, landscaping etc that do not apply anymore. Residents choose to live on large blocks that have gardens, trees and have space. Infrastructure has not changed, and much of the water sewerage piping is old. Seaview downs, Denial Ave often has burst sewerage pipes. Additional housing does not help unless there is infrastructure planning included. Why are alternatives needed, except for development of new housing blocks being released by government into the wider southern landscape. I would like to place a question before Marion Council as to how many in the know, have already invested and purchased properties in the identified areas?

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**

Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

After living in the Marion Council Area for over 60 years, I have witnessed the decline in block areas, the development of Westfield Marion, (good), and new suburb development. Road parking of vehicles has increased (dangerous in some areas) because new dwellings often only are for 1 car. The hills face provided large blocks and people paid more for these by choice and life style. Marion council, in my opinion has some disastrous enclaves of infill where the clientele is dangerous and not safe. Why develop more? Council Social consciousness should focus on establishing support services that work, rather than expanding congestion with smaller blocks and people parking on the block and road because of lost space. Heat increases due to dense housing and this in turn attributes to the increase of power which in SA has already been identified of possible failure in summer. Why can't Marion Council learn how to beautify and design? Rigid Building inspections, once well controlled by Building Inspectors are practically non existent, housing boundaries allow abutted residences, so require more insulation. Roof gutters leak into neighbouring properties. White roofing is allowed without checking on the impact of nearby houses where the sun reflects light into the next door residence and creates additional expenses related to the problem. Has council considered some of these related issues in slopes and infill? Doubtful?

Respondent No: 11
Login: dougieb
Email: [redacted]

Responded At: Sep 04, 2023 14:02:06 pm
Last Seen: Sep 04, 2023 04:32:06 am
IP Address: 61.68.98.134

Q1. **Street name**

not answered

Q2. **Suburb**

not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**

Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?**

No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**

Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

This seems like a property developer's dream and a nightmare for people who want to live with any space. Those who rent will be especially affected by being displaced and forced to pay more rent for less. Appalling idea. Leave it alone.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?**

Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Keep it as it is.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**

Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**

Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 12
Login: dougieb
Email: [redacted]

Responded At: Sep 04, 2023 14:06:02 pm
Last Seen: Sep 04, 2023 04:32:06 am
IP Address: 61.68.98.134

Q1. **Street name**

not answered

Q2. **Suburb**

not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**

Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?**

Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**

Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

This whole document seems like it was created by property developers. Anyone renting will have greedy landlords contemplating selling so we will be paying more to live in half the space. Terrible idea.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?**

Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

You will not be happy unless everyone is living in a box for twice the rent of a proper house. Appalling idea which you should bin.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**

Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Just leave us alone and stop pandering to property developers.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**

Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 13
Login: J
Email: [redacted]

Responded At: Sep 04, 2023 14:35:07 pm
Last Seen: Sep 04, 2023 14:35:07 pm
IP Address: n/a

Q1. **Street name**
not answered

Q2. **Suburb**
not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**
Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?**
Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**
Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?**
Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

The new minimums effectively allow double the amount of housing which is too cramped. I do not want my neighbours house within touching distant of my own. If they must be modified (and I don't see why they need to change at all) rather than halving the current requirements, make them 2 thirds.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**
Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**
Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 14
Login: Hayden
Email: [redacted]

Responded At: Sep 04, 2023 19:33:38 pm
Last Seen: Sep 04, 2023 19:33:38 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment, Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Reduces minimum size of land. I believe this will put more money in the pockets of council and developers and provide no benefits to Australians trying to build their own homes.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Allows too many homes to be developed. Rather than providing land with adequate space.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Reduces minimum size of land. No real benefits for Australians. Only benefits council from more rates and developers.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 15
Login: Dave
Email: [redacted]

Responded At: Sep 04, 2023 19:53:15 pm
Last Seen: Sep 04, 2023 19:53:15 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Neither

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

I don't want to see more infill in the Hallett Cove area. The reason we invested here was because people were unable to subdivide and create more infill which reduces quality of living for most people with less room, more on street parking / traffic issues etc

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Keep current arrangements

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

No need to change

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Don't ruin our suburbs by being greedy and creating more rateable properties at the cost of residents life styles. Urban infill lessens quality of life and is not something that the residents would want to see happen to our suburbs

Respondent No: 16
Login: Dean
Email: [redacted]

Responded At: Sep 04, 2023 20:28:03 pm
Last Seen: Sep 04, 2023 20:28:03 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Minimum site areas do not go far enough. They should be 300m2 for detached and semi detached to support urban infill and help reduce the housing/ cost of living crisis.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Minimum frontage do not go far enough. They should be 8m for detached and semi detached to support urban infill and help reduce the housing/ cost of living crisis.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

As above more needs to be done to support urban infill and address the housing / cost of living crisis. Smaller minimum site areas and smaller frontage more appropriate.

Respondent No: 17
Login: katewilsmore
Email: [redacted]

Responded At: Sep 04, 2023 20:52:00 pm
Last Seen: Sep 04, 2023 11:22:01 am
IP Address: 193.115.98.6

Q1. **Street name**

not answered

Q2. **Suburb**

not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**

Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?**

Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**

Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

We are a young family who bought in Seacombe Heights about 4 years ago. We love this area because of the larger block sizes and the feeling of space. We don't want to be surrounded by town homes with small backyards. We are also located near the Seaview High school and get major congestion ever morning and afternoon due to school traffic which is fine but adding more dwellings would only add to this problem. There is also currently a lack of off street parking during weekdays with the high schools overflow parking taking place on the streets. With more dwellings come more driveways and less street parking. We think this proposal should be looked at individually for each proposed suburb and not applied across the board.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?**

Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

See above comments plus... The proposed land sizes are too small. It will also intrude on the beautiful views which are one of the high lights of these suburbs

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**

Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**

Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

We really hope that you will reconsider this proposal for Seacombe Heights as we are strongly against it.

Respondent No: 18
Login: Sean
Email: [redacted]

Responded At: Sep 04, 2023 22:05:58 pm
Last Seen: Sep 04, 2023 22:05:58 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment; Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Increased development in this area will utilise the land sizes of houses in the area. Some are too big to maintain. There are lots of seniors with yards to big to maintain this gives them ability to stay in a neighbourhood they are comfortable. Having a policy which is consistent and in line with others in relation to gradient of the slope is ideal. Given some area which are neighboured by different council one side of the road has different rules/ regulations.

Respondent No: 19
Login: J M G
Email: [redacted]

Responded At: Sep 04, 2023 22:53:43 pm
Last Seen: Sep 04, 2023 22:53:43 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment; Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I strongly support the Southern Suburbs Residential Policy Code Amendment. I am particularly supportive of the suburb of Seaview Downs being included in the amendment for smaller blocks sizes than currently at minimum 700 square metres regardless of gradient. For 20 years it has been very frustrating to watch nearby suburbs being able to develop a range of housing density and modern appealing designs being incorporated while Seaview Downs has been very restricted with development potential. There has also been a lack of consistency across Council areas and also across suburbs within a Council, in this case Marion Council. Land has been subdivided, yet across the road, a block size has needed to be double or more the minimum of the subdivided block. The proposed Policy Code Amendment addresses this inconsistency and has also included consideration for the gradient of land across the relevant areas by including a range of minimum block sizes depending on the gradient. I fully support the proposed minimum site areas as listed in Table 2. The site sizes allow for increased density while maintaining the suburbs, like Seaview Downs, to have a variety of density depending on the gradient of the land. The proposed Policy also considers the privacy of residents by having restrictions on heights of new builds and location to boundaries. I fully support the proposed Policy Code Amendment. It has been a long time coming. I purchased my home 23 years ago, then zoned Residential. I acknowledge that there was a need for infrastructure and concerns for over developing of some areas but the tight restrictions on some suburbs, particularly for residents on relatively flat land, has been very challenging and inconsistent.

Respondent No: 20
Login: Alana
Email: [redacted]

Responded At: Sep 05, 2023 06:56:06 am
Last Seen: Sep 04, 2023 21:40:10 pm
IP Address: 13.211.239.79

Q1. **Street name**
not answered

Q2. **Suburb**
not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**
Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?**
Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**
Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**
not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?**
Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**
not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**
Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**
not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**
Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**
not answered

Respondent No: 21
Login: Larissa
Email: [redacted]

Responded At: Sep 05, 2023 11:36:02 am
Last Seen: Sep 05, 2023 02:18:05 am
IP Address: 118.211.13.189

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment; Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

The planned changes will significantly affect the neighbourhood layout. It is likely to create increased density, more cars parked on the street, less garden/green space on individual allotments, increased stormwater runoff and reliance on sewer systems. There has always been a defined difference between our suburb and neighbouring suburbs that have had significant infill already. Our suburb's attraction has always been larger blocks, room for families to have gardens, play areas, swimming pools. This proposal does not align with the value of what existing residents have moved into this area for.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

I do not support this proposal. Changing the minimum site areas based on gradients is simply a way of justifying why smaller areas can be allowed. Having smaller lots across a sloped area has never been a barrier and there are already many developed suburbs that successfully subdivide and put in retaining walls etc to account for the slope. Using the "gradients example" simply distracts from what this proposal is really aiming for- that is increased density and infill in suburbs that have historically and should into the future be retained as larger sized blocks aligned with the existing character of the neighbourhood. The alternative is keep things as they are.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

I find this question is ambiguous. I do not support the proposed changes. However, given there are already different minimum site areas, which already took into account the slope/gradient of individual blocks I do not understand why further ammendments need to be made. Council should be considering each proposal on its own merit- there were already overlays in place that guided what could and couldnt be done with regards to a sub division. Based on the changes, what I am seeing is a greated allowance for subdivision and much smaller block sizes.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**

Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

As a resident in the affected area, I have not yet received any written correspondence. I will look out for it and I will be interested to know how many of my neighbours become aware of this and get engaged.

Respondent No: 22
Login: Council need a pay reduction
Email: [redacted]

Responded At: Sep 05, 2023 13:16:14 pm
Last Seen: Sep 05, 2023 13:16:14 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Leave things as they are. Stop allowing rich developers to chop up our beautiful suburbs. You want this so you get more money from rates and can give yourselves another pay rise. The existing residents - the ones who you need to vote for you - do not want this.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Leave things as they are, no more development, no more houses.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

No more development in city of Marion, we are full. Send them north of Gawler and south of Seaford.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

How much more money do you need? Recently someone installed a giant rusty fake telescope in a park near me - how much did it cost? - do we really need it?

Respondent No: 23
Login: Shane
Email: [redacted]

Responded At: Sep 05, 2023 17:56:53 pm
Last Seen: Sep 05, 2023 17:56:53 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment; Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 24
Login: Manu
Email: [redacted]

Responded At: Sep 05, 2023 20:41:23 pm
Last Seen: Sep 05, 2023 20:41:23 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 25
Login: Steve Strickland
Email: [redacted]

Responded At: Sep 06, 2023 09:33:52 am
Last Seen: Sep 06, 2023 09:33:52 am
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

. No need to change. Smaller minimum frontages packs neighbours too closely, redcuesporivacy and creates breach of peace conflicts. The only winners are greedy developers who will pack in row dwelling houses.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

reducing frontage size packs neighbours too closely, redcuesporivacy and creates breach of peace conflicts. The only winners are greedy developers who will pack in row dwelling houses.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

as above

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

acquire more land further south and leave the already established areas alone

Respondent No: 26
Login: PJ
Email: [redacted]

Responded At: Sep 06, 2023 11:38:19 am
Last Seen: Sep 06, 2023 02:03:21 am
IP Address: 1.147.38.161

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Thank you to Council and it's staff for all the great work on this to date. Look forward to seeing some fantastic changes over the next 12 months or so!

Respondent No: 27
Login: haylie.t
Email: [redacted]

Responded At: Sep 06, 2023 14:52:13 pm
Last Seen: Sep 06, 2023 03:25:02 am
IP Address: 49.178.103.3

Q1. **Street name**

not answered

Q2. **Suburb**

not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**

Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?**

Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**

Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

I do not support the change in zoning. I am extremely worried that so much of the untouched open space is going to be developed, causing the streets to be alot busier. They are to narrow on some streets as it is and more traffic is going to cause many hazards getting around the park cars. I am also worried about the wildlife that will be affected by housing being able to be developed on sloppier land.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?**

Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Concerned that this is going to cause more properties to be built up. We are going to lose trees, birds etc cause frontages are just going to be concreted and not have good enough room for nice gardens etc.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**

Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**

Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 28
Login: Paul
Email: [redacted]

Responded At: Sep 06, 2023 16:23:25 pm
Last Seen: Sep 06, 2023 16:23:25 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment; Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 29
Login: Tracey
Email: [redacted]

Responded At: Sep 06, 2023 17:44:16 pm
Last Seen: Sep 06, 2023 17:44:16 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Blocks are small enough as it is. Don't make them smaller

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Blocks are small enough as it is. Don't make them smaller

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 30
Login: Darlington11
Email: [redacted]

Responded At: Sep 06, 2023 18:36:07 pm
Last Seen: Sep 06, 2023 08:42:56 am
IP Address: 115.166.26.242

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment; Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

For property/land owners, clarification or urban planning concepts would be great to see how land could be sub divided and the types of dwellings in picture

Respondent No: 31
Login: Nick Chandra
Email: [redacted]

Responded At: Sep 06, 2023 19:28:38 pm
Last Seen: Sep 06, 2023 19:28:38 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 32
Login: Kate
Email: [redacted]

Responded At: Sep 06, 2023 19:53:20 pm
Last Seen: Sep 06, 2023 19:53:20 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 33
Login: Scott
Email: [redacted]

Responded At: Sep 06, 2023 19:58:50 pm
Last Seen: Sep 06, 2023 19:58:50 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Think this is a great idea

Respondent No: 34
Login: Ekaterina Briffa
Email: [redacted]

Responded At: Sep 07, 2023 10:07:53 am
Last Seen: Sep 07, 2023 10:07:53 am
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I support the subdivision of properties as I feel many elderly people my area are finding it difficult to look after large gardens. Furthermore, I personally am finding my house too big and not suitable for me as it has many steps. I therefore would like to build a smaller dwelling at the back. Many elderly people are not. computer literate and may not be able to respond to the survey technologically. This fact may influence the results of the survey and not convey the true representation of the concerned residents in the area..

Respondent No: 35
Login: John
Email: [redacted]

Responded At: Sep 07, 2023 10:46:27 am
Last Seen: Sep 07, 2023 10:46:27 am
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment; Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

To be honest, i do not see the point to this, and did not see the point to the changes already made. When i purchased my house, i came to hallett Cove because of the character of the area, as well as the large block sizes and relative low density and inability to subdivide blocks. Coming from the Onkaparinga council area of Seaford, i have seen first hand what changes like this to to a suburb, and as such was keen to leave and move to an area where this could not happen. This is a bad idea, and completely changes the area. When i purchased my property, in the 'Hills Policy Area 11', the original description for the desired character of the area really resonated with me. it read as follows: DESIRED CHARACTER The policy area encompasses parts of the escarpment which forms an east-west band through the centre of the council area, including elevated land visible from the Adelaide Plains in the suburbs of Seacliff Park, Seaview Downs, Seacombe Heights and Darlington. The policy area also contains undulating to steep land along the coast from Marino to Hallett Cove. Many dwelling sites have good views of the Adelaide Plains or the coast. The desired character is a high quality residential environment containing site appropriate houses set in attractively landscaped, relatively large gardens. This desired character is derived from the existing prevailing character where it is based on low-density detached dwellings of a variety of architectural styles on relatively large, sloping allotments. The importance of the landscape character, the protection of existing trees and vegetation and the re-vegetation of land are all emphasised, particularly in those parts of the policy area that function as a backdrop to the Adelaide Plains or contribute to scenic coastal landscapes. Other important features are the varied natural topography, natural watercourses and steep gullies, and interfaces with adjoining areas of open space including Hills Face and coastal land. This landscape character warrants protection from inappropriate development and earthworks. Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality. Buildings and associated earthworks will be designed to minimise alteration of the natural or existing landform. Appropriate designs will continue to include split-level buildings to reduce visual bulk and reduce the need to cut and fill sloping sites. Buildings, particularly on a site in a highly visible and prominent location or adjoining an area of open space or other natural character, will be finished with colours and materials complementing the surrounding environment. Highly reflective and very bright materials and colours that detract from the prevailing residential or natural character are inappropriate. It is important when designing new buildings and extensions (and associated finished levels and decks) on sloping sites to pay considerable attention to, and reduce the potential impact on, the privacy and amenity of existing development. Buildings and subdivision of land will reflect the existing pattern and scale of nearby development, except in areas where land has been subdivided into smaller allotments than now desired in this policy area, any new land division and development will be at a lower density and intensity than existing. In addition, larger-thanminimum allotments may be preferable due to the natural topography. It is blatantly clear to me, that this ONE SIZE FITS ALL policy does not take any of this into account, and is not appropriate. As for an alternate suggestion, i like the idea of increasing density near train stations and public transport hubs.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?**

Neither support or do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**

Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

As i stated in question 4, I do not agree with a ONE SIZE FITS ALL policy. Bring back different rules for different areas. With regards to increasing the suburbs population and traffic, the section on PAGE 21 about 'Road network capacity and potential upgrade needs', suggests that everything will be fine and we plan to do nothing, appears to be poorly researched and misguided. As a resident on THE COVE ROAD, i can tell you that a 40% increase in traffic (as stated) would actually be quite dramatic and problematic. Have you ever tried to pull out from The Cove Road on to Lonsdale Hwy to head south during morning peak, say 8:15am - 9am? is takes ages, up to 10 minutes some mornings. No worries, 14 mins to cross a road in suburbia sounds fine... Has any thought been given to adding some lights at this junction? or building a road bridge from Perry Barr Road to The Cove Road to halve traffic at this junction? at least reducing the congestion at this point. Also, The Cove Road is often used as a back street thoroughfare by many drivers, who are obviously in a hurry, making pulling out from your driveway or walking across the street an excercise in patience and risk management. 40% more cars will only make it worse. And we need more shops, cafes and 'corner store' type shops. The city is unliveable unless every person has their own car to drive miles for each basic ammenity. Not a supporter of this nor is it an aspirational target in my opinion.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**

Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I do not support the proposed changes. While i can understand the purpose behind it and the idea, it needs more work and thought in order to gain my support. I look forward to hearing further revisions to this.

Respondent No: 36
Login: Don
Email: [redacted]

Responded At: Sep 07, 2023 13:11:13 pm
Last Seen: Sep 07, 2023 13:11:13 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment; Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I think it is an excellent idea as the existing infrastructure will support housing in the Marion Council area similar to Holdfast Bay, ie) Brighton Road new dwellings etc., The federal government is bringing in more migrants we have no option but to provide more housing.

Respondent No: 37
Login: Steve H
Email: [redacted]

Responded At: Sep 07, 2023 16:32:11 pm
Last Seen: Sep 07, 2023 16:32:11 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Leave things alone

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

it can't be for the good of me

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Leave things alone period

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

No problems now

Respondent No: 38
Login: Dave
Email: [redacted]verob22000@yahoo.co.uk

Responded At: Sep 07, 2023 17:10:25 pm
Last Seen: Sep 07, 2023 17:10:25 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Neither support or do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I have no idea what any of this means to me

Respondent No: 39
Login: Judy
Email: [redacted]

Responded At: Sep 07, 2023 18:22:48 pm
Last Seen: Sep 07, 2023 18:22:48 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment; Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 40
Login: Sheidowjohn
Email: [redacted]

Responded At: Sep 07, 2023 19:52:12 pm
Last Seen: Sep 07, 2023 10:22:13 am
IP Address: 101.174.49.40

Q1. **Street name**
not answered

Q2. **Suburb**
not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**
Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?**
Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**
Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?**
Neither support or do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**
Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

For neighbourhoods to be pleasant and "liveable", it is not appropriate to have infill developments standing gutter-to-gutter. 1 House knocked down and replaced by 4 "concrete boxes" is not a good way to increase housing stock or maintain the quality of an area. While some infill can be managed without adversely affecting neighbourhoods, it should be mandated that the developments come from larger premises, with front and rear gardens, along with larger spaces between residences, if we are to maintain the open and desirable feel of the Marion area.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**
Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

To help mitigate the increased water run-off due to the hard surfaces used in new developments, porous paving (basically pavers with holes) could be mandated along with a requirement for vegetation strips alongside the paths.

Respondent No: 41
Login: david hansen
Email: [redacted]

Responded At: Sep 08, 2023 08:58:35 am
Last Seen: Sep 07, 2023 23:29:52 pm
IP Address: 101.185.66.198

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

This will hopefully allow some of us to stay in the area.

Respondent No: 42
Login: Peter
Email: [redacted]

Responded At: Sep 08, 2023 11:39:59 am
Last Seen: Sep 08, 2023 11:39:59 am
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment, Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

We do not want high density living or more traffic in our suburb

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

We do not want high density living or more traffic in our suburb

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

We do not want high density living or more traffic in our suburb

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 43
Login: Heathkingham
Email: [redacted]

Responded At: Sep 08, 2023 12:20:29 pm
Last Seen: Sep 08, 2023 02:50:29 am
IP Address: 121.45.90.63

Q1. **Street name**

not answered

Q2. **Suburb**

not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**

Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?**

Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**

Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?**

Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Leave as is. Every other suburb that has sub division has cars blocking the streets due to siggle garages and no sapce to park.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**

Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Leave as is. Every other suburb that has sub division has cars blocking the streets due to siggle garages and no sapce to park

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**

Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Do not reduce minimum block sizes. It will ruin our narrow streets

Respondent No: 44
Login: Heathkingham
Email: [redacted]

Responded At: Sep 08, 2023 12:21:25 pm
Last Seen: Sep 08, 2023 02:50:29 am
IP Address: 121.45.90.63

Q1. **Street name**

not answered

Q2. **Suburb**

not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**

Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?**

Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**

Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?**

Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Leave as is. Every other suburb that has sub division has cars blocking the streets due to siggle garages and no sapce to park

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**

Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Leave as is. Every other suburb that has sub division has cars blocking the streets due to siggle garages and no sapce to park

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**

Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Do not reduce minimum block sizes as it will clog our narrow streets.

Respondent No: 45
Login: Ratepayer
Email: [redacted]

Responded At: Sep 08, 2023 12:30:49 pm
Last Seen: Sep 08, 2023 12:30:49 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

It will just ruin the native environment and surroundings

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

I object to the whole proposal as it will in the long term ruin our present surroundings by adding more people, cars,dogs, crime and other problems associated with denser populations

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

I object to the whole proposal as it will in the long term ruin our present surroundings by adding more people, cars,dogs, crime and other problems associated with denser populations. There is no alternative except to leave it as it is

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

The proposals are addressing a housing crisis rather than the governments created immigration crisis

Respondent No: 46
Login: rhosk5g
Email: [redacted]

Responded At: Sep 08, 2023 12:35:01 pm
Last Seen: Sep 08, 2023 03:05:01 am
IP Address: 220.240.193.244

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment; Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I am concerned about the impact of urban infill on infrastructure not mentioned within the draft Code Amendment, namely on the provision of utilities and what capacity they have to manage increased population.

Respondent No:	47	**Responded At:**	Sep 08, 2023 13:23:32 pm
Login:	Tony	**Last Seen:**	Sep 08, 2023 13:23:32 pm
Email:	[redacted]	**IP Address:**	n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment; Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 48
Login: Ashley Cockburn
Email: [redacted]

Responded At: Sep 08, 2023 15:45:53 pm
Last Seen: Sep 08, 2023 15:45:53 pm
IP Address: n/a

Q1. **Street name**
not answered

Q2. **Suburb**
not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**
Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?**
No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**
Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?**
Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**
Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**
Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 49
Login: Rick
Email: [redacted]

Responded At: Sep 09, 2023 07:26:36 am
Last Seen: Sep 09, 2023 07:26:36 am
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment; Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 50
Login: Kerry
Email: [redacted]

Responded At: Sep 09, 2023 08:05:58 am
Last Seen: Sep 09, 2023 08:05:58 am
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment; Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 51
Login: Benno
Email: [redacted]

Responded At: Sep 09, 2023 11:55:44 am
Last Seen: Sep 09, 2023 11:55:44 am
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Neither

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

I oppose any zone changes that will allow more high density living in Hallett Cove.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Only allow subdivisions on undeveloped land. No approvals for resubmissions.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 52
Login: Kristen
Email: [redacted]

Responded At: Sep 10, 2023 05:57:34 am
Last Seen: Sep 10, 2023 05:57:34 am
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 53
Login: gailweyre
Email: [redacted]

Responded At: Sep 10, 2023 08:08:26 am
Last Seen: Sep 09, 2023 22:37:17 pm
IP Address: 120.20.145.191

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment; Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Happy to see this is finally moving.

Respondent No:	54	**Responded At:**	Sep 10, 2023 08:13:17 am
Login:	NNN	**Last Seen:**	Sep 09, 2023 22:39:38 pm
Email:	[redacted]	**IP Address:**	122.111.16.32

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment; Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Blocks are getting too small with houses built on top of each other. The suburbs are becoming very condensed. Less greenary and gardens is changing the face of the area and it is getting very hot.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

As above. Under 350 is too small for a block with a house. Frontages need to be wider to reduce the number of properties on a street - parking is becoming problematic and dangerous

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

As above

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

moved to Sheidow park because the asthetic and the green areas made the suburb feel open and safe. As move houses are getting squeeEd in, we are losing that feeling, and the area is feeling cheaper and unkept.

Respondent No: 55
Login: T
Email: [redacted]

Responded At: Sep 10, 2023 09:42:19 am
Last Seen: Sep 10, 2023 00:12:20 am
IP Address: 49.178.128.82

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 56
Login: LM
Email: [redacted]

Responded At: Sep 10, 2023 16:56:09 pm
Last Seen: Sep 10, 2023 16:56:09 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Hallett Cove and Surrounds is prized for its pristine open spaces, and the housing is part of that. Your changes would put insane pressure on infrastructure and roads, create higher levels of crime, and destroy the visual and mental aspects of living in these areas. I am aware of Plan 2030 to bring 600,000 people to "greater Adelaide" but destroying the livability of this area is not the way to do it. Currently the sewerage system and water and power cannot even support its existing residents without regular failure. This change is short sighted and will only generate more rates for Council. You are an elected body, not a business and have to stop destroying the places where residents live.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

It's too small.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

You should keep your hands out of existing areas and look to creating new ones, with appropriate infrastructure, traffic and roads studies, and look to supporting your residents' existing beauty and lifestyle.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 57
Login: Ray
Email: [redacted]

Responded At: Sep 11, 2023 09:13:51 am
Last Seen: Sep 11, 2023 09:13:51 am
IP Address: n/a

Q1. **Street name**
not answered

Q2. **Suburb**
not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**
Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?**
Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**
Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**
not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?**
Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**
not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**
Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**
not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**
Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**
not answered

Respondent No: 58
Login: norma
Email: [redacted]

Responded At: Sep 11, 2023 17:03:34 pm
Last Seen: Sep 12, 2023 00:41:40 am
IP Address: 58.174.64.249

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

sick of having new buildings building in front of single story homes. especially when they are multiple stories.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Neither support or do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 59
Login: Ailinh
Email: [redacted]

Responded At: Sep 11, 2023 21:36:44 pm
Last Seen: Sep 11, 2023 21:36:44 pm
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Code Amendment, Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** — Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 60
Login: Anthony
Email: [redacted]

Responded At: Sep 12, 2023 07:22:16 am
Last Seen: Sep 12, 2023 07:22:16 am
IP Address: n/a

Q1. **Street name** — not answered

Q2. **Suburb** — not answered

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** — Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** — No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** — Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** — Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

The minimum frontage is become to small. With such small frontages, a dwelling is often left with only a single carport which leads to additional cars on the street causing traffic congestion and detracting from the beautiful greenery and streetscape. Also, reducing the frontage widths is creating almost a "slum" feel to the surrounding neighbourhoods, the southern suburbs should be a green, open, airy group of suburbs where there is room to breathe. In my opinion, absolute minimum should be 15m

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** — Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

The minimum site is become too small, leading to an overheated cement jungle of houses and cars. What ever happened to the minimum percentage of a site that had to be "green space". Now all I see is over-crowding and greedy developers placing 4 town houses on a single block with an alfresco and maybe 2m of backyard. As per item 5, this not only increases heat, lack of green space and overcrowding but also a dwelling is often left with only a single carport which leads to additional cars on the street causing traffic congestion and detracting from the beautiful greenery and streetscape. The Marion council area is also turning into a "slum" with its overdevelopment, especially on the flat. The southern suburbs should be a green, open, airy group of suburbs where there is room to breathe. Finally, overcrowding leads to neighbour fights, crime and more police attendance due to there not being enough space for people to unwind, listen (respectfully) to their music, have their birthday parties etc. Stop packing people on top of one another, its exacerbating the issue.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**

Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 61
Login: DAVID BRADLEY
Email: [redacted]

Responded At: Sep 12, 2023 13:27:09 pm
Last Seen: Oct 19, 2023 08:05:23 am
IP Address: 120.20.192.167

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

39 DAVENPORT TCE SEAVIEW DOWNS IS A VERY LARGE ALLOTMENT WITH AS VERY OLD DWELLING WHICH WILL EVENTUALLY BE DEMOLISHED. THE CURRENT ALLOTMENT IS FAR TO LARGE TO MAINTAIN. THE PROPOSED ALLOTMENT SIZE OF 350 SQM IS A VERY COMFORTABLE SIZE FOR A SINGLE DWELLING AND WILL AVOID HIGH DENSITY DWELLINGS. i SUPPORT THIS PROPOSAL AS THIS WILL BRING SEAVIEW DOWNS INTO THE TWENTY FIRST CENTURY AS IT IS CURRENTLY IN A TIME WALK.

Respondent No: 62
Login: Dottie
Email: [redacted]

Responded At: Sep 12, 2023 14:28:32 pm
Last Seen: Sep 12, 2023 04:58:32 am
IP Address: 110.145.6.55

Q1. **Street name** [redacted]

Q2. **Suburb** TROTT PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

See my comment at question 6. I think blocks should be a minimum of 500 square metres for more than one dwelling.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Urban consolidation is fine, but it needs to be sensible and considerate to existing residents/households and their need for continuing amenity. Suggest you look at Alderman Avenue as a case in point. It's absolutely awful and a discredit to Marion Council which has approved the level of built housing in that street. I'd go so far as to say it is physically dangerous.

Respondent No: 63
Login: Dottie
Email: [redacted]

Responded At: Sep 12, 2023 14:40:05 pm
Last Seen: Sep 12, 2023 04:58:32 am
IP Address: 110.145.6.55

Q1. **Street name** [redacted]

Q2. **Suburb** TROTT PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

I feel that 300m2 blocks are far too small for multiple or row dwellings. Blocks should be at least 500m2.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I feel that allowing multiple or row dwellings on 300m2 blocks is bad planning. Urban consolidation is fine, but the Council needs to consider current residents and their enjoyment of amenity. I cite Alderman Avenue in Seacombe Gardens which has a plethora of recently constructed row and multiple dwellings as a bad example of urban consolidation. Multiple dwellings on small blocks has created physical dangers there - I know because my sister lives on that street and has had accidents and near misses reversing out of it because people park up the invert (this is because they have more than one car and the second car is parked on the road, often right up to the invert). I would not accept this is because of Westfield Marion parkers because parking is zoned residents only. I have experienced near misses many times myself while trying to reverse out of her driveway - the road is absolutely choked most days, sometimes with trucks and big four wheel drives which are opposite driveways. It's downright dangerous and a really bad indictment on Marion Council which has allowed this to happen.

Respondent No: 64
Login: jen
Email: [redacted]

Responded At: Sep 12, 2023 16:14:34 pm
Last Seen: Sep 12, 2023 16:14:34 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** HALLETT COVE, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment, Neither

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Too many houses already cramped in.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Need to have enough space on property to take 2 cars off the road parking.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

It is all a bit complex for me to understand. Do not over develop the area.

Respondent No: 65		**Responded At:**	Sep 12, 2023 17:51:33 pm
Login: Lou louise		**Last Seen:**	Sep 12, 2023 08:21:33 am
Email: [redacted]		**IP Address:**	101.173.29.230

Q1. **Street name** [redacted]

Q2. **Suburb** HALLETT COVE, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

because for my street in will reduce street frontages enabling higher density. You already can't park on my street of an evening.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

because for my street in will reduce street frontages enabling higher density. You already can't park on my street of an evening.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

because for my street in will reduce street frontages enabling higher density. You already can't park on my street of an evening.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 66
Login: SA Mokin
Email: [redacted]

Responded At: Sep 13, 2023 10:25:22 am
Last Seen: Sep 13, 2023 10:25:22 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Looks good to me we have been waiting for this

Respondent No: 67
Login: Anthony J
Email: [redacted]

Responded At: Sep 13, 2023 12:50:14 pm
Last Seen: Sep 13, 2023 07:05:36 am
IP Address: 1.158.155.206

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Infill housing is much needed as an greener solution to urban sprawl

Respondent No: 68
Login: sam
Email: [redacted]

Responded At: Sep 13, 2023 14:37:04 pm
Last Seen: Sep 13, 2023 14:37:04 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

In my opinion the review is long overdue and there should be more flexibility in regards to what can be built. There is alot of land wasted with just one dwelling on it. There are locations throughout the city where we can build up to 4 storeys in the suburbs where the land is on a hillside. This apartment style building is undertaken overseas and there is no reason why it cannot be done in Marion.

Respondent No: 69
Login: Martina
Email: [redacted]

Responded At: Sep 13, 2023 15:12:34 pm
Last Seen: Sep 13, 2023 07:12:01 am
IP Address: 1.158.155.206

Q1.	**Street name**	[redacted]
Q2.	**Suburb**	SEACOMBE HEIGHTS, SA
Q3.	**Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**	Code Amendment Fact sheet
Q4.	**Is the intent of the proposed policy changes clear and easy to understand?**	Yes
Q5.	**Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**	Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7.	**Do you support the proposed minimum site areas and frontage widths across the different gradients?**	Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9.	**Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**	Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11.	**Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**	Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Agree need to allow for more density but Only 2 dwellings per block keep the openness..

Respondent No: 70
Login: Seaview1
Email: [redacted]

Responded At: Sep 13, 2023 16:14:41 pm
Last Seen: Sep 13, 2023 06:41:35 am
IP Address: 149.167.168.4

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Seaview Downs should remain as it stands and development assessed case by case rather than opening up over 50% of the suburb to infill.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 71
Login: Peter
Email: [redacted]

Responded At: Sep 13, 2023 16:15:20 pm
Last Seen: Sep 13, 2023 16:15:20 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment, Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Not in character with the area. Will reduce the value of the properties and blocks should remain at 840m2. It appears as a council grab for money.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

The houses should remain on quarter acre blocks. Near Westfield shopping two and three house have been placed on small blocks causing street blockage by vehicles not allowing safe emergency servicing.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Alternative could be around major shopping centres but definitely not across any on the hills face.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Lack of detail with this advice forwarded on 1/9/2023 serves no good purpose and makes me wonder what the Marion Council is trying to hide.

Respondent No: 72
Login: Melinda
Email: [redacted]

Responded At: Sep 13, 2023 17:14:33 pm
Last Seen: Sep 13, 2023 07:30:39 am
IP Address: 1.158.195.180

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Modern building practices do not allow enough space for resident car parking resulting in over crowded streets as has been experienced in Dover Gardens. All new builds whether they be townhouses or multi dwellings should be made to allow for a minimum of 2 car parking spaces on the allotment.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

The Council needs to ensure developers and new builders are building appropriate properties that are not impacting street access for other residents.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

The Council has failed to support appropriate buildings that are both eco friendly and that do not impact on street access and/or appeal. New builds in these areas should be required to allow for 2 car parking spaces (minimum) in their building plans along with environmentally friendly front gardens and street frontages.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Please do not make these areas overly congested (and quite frankly unlivable) as has been evidenced in Dover Gardens. Developers are ready to make a quick dollar at the expense of the local community who are then required to live in these overcrowded and cramped conditions, which ultimately will turn these areas into "modern slums" in a number of years.

Respondent No: 73
Login: Adam B
Email: [redacted]

Responded At: Sep 14, 2023 12:29:01 pm
Last Seen: Sep 14, 2023 12:29:01 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

It appears from the limited information that my house is either 1 in 4, 1 in 8 or whatever, there is no defining information on my house and street, only that the suburb is within the amended area.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

assuming that the block sizes are up for change, this will negatively impact on the area, ultimately leading it to become congested and potentially with 3 times the residences. The proposal is unclear and from what I understand, has not been well publicised.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

why make the suburb more congested.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

This is Australia, there is an awful lot of room, so why impact on block sizes?

Respondent No: 74
Login: NA
Email: [redacted]

Responded At: Sep 16, 2023 10:29:44 am
Last Seen: Sep 16, 2023 10:29:44 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 75
Login: Mel
Email: [redacted]

Responded At: Sep 16, 2023 12:35:50 pm
Last Seen: Sep 16, 2023 12:35:50 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

The appeal of our suburbs is the large frontages and allotments. This draws in families and drives away investors.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Same as above. Too many suburbs are overcrowded with dwellings and cars.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I am very against making any allotment smaller with more than one house on a block!

Respondent No: 76
Login: Giselle Duffy
Email: [redacted]

Responded At: Sep 16, 2023 20:46:13 pm
Last Seen: Sep 16, 2023 20:46:13 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment, Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I support the proposal to zone changes in Seaview Downs. The large blocks without subdivision has been a deterrent on development which has led to a very outdated and underdeveloped suburb. The proposed changes will take the suburb into the future, increase housing access and encourage sustainability. It will lead to more liveability, vibrancy and desirability of the suburb.

Respondent No: 77
Login: Greg
Email: [redacted]

Responded At: Sep 16, 2023 22:19:38 pm
Last Seen: Sep 16, 2023 22:19:38 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** HALLETT COVE, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Any changes that reduce land size is detrimental to the community

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Reducing in land size and increase dwellings has a negative inpavt to existing communities. High populations growth is not sustainable.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Dwelling size should be no less than 400sqm

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Focus is on higher density housing rather than improving quality of life for existing residents high population growth is not dusty please provide councils forward population estimates

Respondent No:	78	**Responded At:**	Sep 18, 2023 13:46:13 pm
Login:	Figi	**Last Seen:**	Sep 18, 2023 13:46:13 pm
Email:	[redacted]	**IP Address:**	n/a

Q1. **Street name** [redacted]

Q2. **Suburb** DARLINGTON, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Allowing smaller blocks creates more cars up and down Mostyn Road. This is the only through road which creates a lot of traffic and speeding cars that fly up and down this road. This area should be left as is or create better access for all the extra cars that will use this road. We chose this area for a reason knowing it was zoned as it is. Marion Council typically want for people to live on top of one another as is evident when you venture beyond Seacombe Road. Allowing smaller blocks is ridiculous in an area with one through road.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Leave as is, too many crammed in already

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

As above

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 79
Login: Charmaine Laattoe
Email: [redacted]

Responded At: Sep 19, 2023 09:16:54 am
Last Seen: Sep 19, 2023 09:16:54 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 80
Login: TG
Email: [redacted]

Responded At: Sep 19, 2023 23:28:02 pm
Last Seen: Sep 19, 2023 23:28:02 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** HALLETT COVE, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Although I applaud any actions to increase site areas the site areas allowed are still far too small and should be increased

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

The demographics of each suburb varies as does the slope of lands and the impacts of overlooking and views. The current delineation allows for different applications depending on suburb and that is good

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

All in all it is all about minimum areas and although the area allowance has increased slightly for steeper slopes larger min areas need to be established to allow proper greening of sites and therefore suburbs

Respondent No: 81
Login: Cameron Price
Email: [redacted]

Responded At: Sep 20, 2023 13:53:50 pm
Last Seen: Sep 20, 2023 04:57:26 am
IP Address: 143.216.105.212

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment, Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Block sizes relative to slope / gradient appears reasonable and will hopefully lead to some infill and regeneration of some of the tired areas / homes of the various neighbourhoods.

Respondent No: 82
Login: Amanda
Email: [redacted]

Responded At: Sep 20, 2023 17:04:59 pm
Last Seen: Sep 20, 2023 17:04:59 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** HALLETT COVE, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

I believe the suburbs have different needs and should be left as seperate considerations

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Hallett Cove : More properties will increase cars. Road traffic would increase and roads are already breaking down. Tree roots on Olivier tce have created a dangerous situation for cars and this would be exacerbated by more traffic. Driving past the Civic Centre is already dangerous and more traffic would increase this risk. Parking on the streets would make the roads very narrow and difficult to navigate with a caravan, truck or van - plenty of residents have these vehicles. Children play on the street and additional traffic will create a dangerous situation. Increasing the population is not inline with the policy around keeping this suburb green.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Hallett Cove : More properties will increase cars. Road traffic would increase and roads are already breaking down. Tree roots on Olivier tce have created a dangerous situation for cars and this would be exacerbated by more traffic. Driving past the Civic Centre is already dangerous and more traffic would increase this risk. Parking on the streets would make the roads very narrow and difficult to navigate with a caravan, truck or van - plenty of residents have these vehicles. Children play on the street and additional traffic will create a dangerous situation. Increasing the population is not inline with the policy around keeping this suburb green. I recommend that minimum frontage is left as is for Hallett Cove

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No:	83	**Responded At:**	Sep 20, 2023 21:17:34 pm
Login:	Niomi	**Last Seen:**	Sep 20, 2023 11:47:35 am
Email:	a[redacted]	**IP Address:**	122.108.121.99

Q1.	**Street name**	[redacted]
Q2.	**Suburb**	MARINO, SA
Q3.	**Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**	Code Amendment Fact sheet
Q4.	**Is the intent of the proposed policy changes clear and easy to understand?**	Yes
Q5.	**Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**	Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Changing this will see perfectly good homes knocked down for subdivision, environmentally this is horrible.

Q7.	**Do you support the proposed minimum site areas and frontage widths across the different gradients?**	Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

These are one of the few suburbs where we have space, adding double the housing into Marino will cause more congestion onto Brighton road. There's already a huge line up in the mornings.

Q9.	**Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**	Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

As per the above

Q11.	**Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**	Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 84
Login: Max Eddy
Email: [redacted]

Responded At: Sep 21, 2023 08:08:07 am
Last Seen: Sep 21, 2023 08:08:07 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** HALLETT COVE, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

This will create more traffic which will create issues

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

This will create more traffic which will create issues

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Have lived here for almost 40 years.....adapt and move on!

Respondent No:	85	**Responded At:**	Sep 23, 2023 10:39:11 am
Login:	Markus	**Last Seen:**	Sep 23, 2023 00:52:18 am
Email:	[redacted]	**IP Address:**	203.217.92.61

Q1.	**Street name**	[redacted]
Q2.	**Suburb**	SEAVIEW DOWNS, SA
Q3.	**Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**	Code Amendment Fact sheet
Q4.	**Is the intent of the proposed policy changes clear and easy to understand?**	Yes
Q5.	**Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**	Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Keep the character of single home dwellings. Keep the character of family homes. Keep the existing TNV. No further subdivision of the blocks in Seaview Downs and Seacombe Heights.

Q7.	**Do you support the proposed minimum site areas and frontage widths across the different gradients?**	Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Keep the character of single home dwellings. Keep the character of family homes. Keep the existing TNV. No further subdivision of the blocks in Seaview Downe and Seacombe Heights.

Q9.	**Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**	Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

No alternatives. See above.

Q11.	**Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**	Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 86
Login: Cam
Email: [redacted]

Responded At: Sep 23, 2023 14:17:58 pm
Last Seen: Sep 23, 2023 14:17:58 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACLIFF PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

I used to be in favour, but having seen what these tiny blocks do to suburbs in holdfast bay and the rest of Marion it is very hard to be in support of it. There is of course just 1 reason to support this which the council conveniently does not state - $$. At the expense of the area, the council wants to make council rates money; their associates in the building industry will make money; and some residents will want to split their land in two or 3 or 4 and move on, or even worse - build an eyesore house in their backyard for some poor soul. There is of course ZERO benefit to the actual suburb. We like that Seacliff Park (Marion) and Seaview Downs have large blocks and balcony's for the view. With these changes you'll start to get complaints about looking into back yards. There are also plenty of inner suburbs that retain large blocks so why wouldn't Marion want to keep a few suburbs with normal size blocks just for something different.. there's so much infill with these tiny single story flats in the rest of Marion why can't you just be satisfied?

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Neither support or do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

No more ridiculous subdivision. At least leave Seacliff Park, Seaview Downs and Seacombe Heights out of it. Also, make sure the councillors who are proposing this are stated prominently as it will at least provide motivation to vote at the next council election. On a positive note, the work done to parks all around Marion has been great and appreciated.

Respondent No: 87
Login: S
Email: [redacted]

Responded At: Sep 23, 2023 15:25:03 pm
Last Seen: Sep 23, 2023 15:25:03 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACLIFF PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

There is no benefit of creating smaller areas for people to live in, particularly housing with little or no yard/outside area. Some reasons for not supporting this are: Increased congestion Reduced green space Strain on infrastructure Decreased privacy

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

See previous response

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 88
Login: Nathan Saxty
Email: [redacted]

Responded At: Sep 25, 2023 19:12:02 pm
Last Seen: Sep 25, 2023 09:42:02 am
IP Address: 49.178.128.13

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

The look and feel of Marino is unique. As they say, is the jewel of the crown as per the traditional Marion coat of arms. When you are in Marino, you don't feel like you are on top of one another like neighboring suburbs. I would prefer blocks to be no less than 750m2

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

As per above comment. Already there are smaller homes getting through the system on Scholefield road, with three by dechelis being built now where once one house was! It really ruins the look of the suburb!!

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

As per above. Feel like the questions are repeating themselves abit

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Keep Marino as the jewel! Don't make it a cookie cutter suburb like seacliff! There are so many birds and other wildlife still here and you can hear birds constantly, even through the night, we even have a resident koala on our backyard! Which is rare in the suburbs so close to the beach! I bought in Marino for this very reason 10 years ago and would hate to see it become another infill suburb!

Respondent No: 89
Login: Matt
Email: [redacted]

Responded At: Sep 25, 2023 20:21:53 pm
Last Seen: Sep 25, 2023 20:21:53 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Great to see Marion council consulting the residents on this important amendment. Very progressive to propose these updates, and beneficial to the proposed areas. Great work!

Respondent No: 90
Login: Feyre23
Email: [redacted]

Responded At: Sep 25, 2023 21:30:06 pm
Last Seen: Sep 25, 2023 12:00:06 pm
IP Address: 104.28.90.42

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment, Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Neither support or do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Concerned our roads and parking will mirror the difficulties now seen in the incredibly congested streets of seacombe gardens, oaklands park etc where the streets are lined with cars as the smaller blocks are unable to provide sufficient parking. I believe this will be the outcome. Will be a shame to see this happen and it will.

Respondent No: 91
Login: Pete
Email: [redacted]

Responded At: Sep 26, 2023 12:02:34 pm
Last Seen: Sep 26, 2023 12:02:34 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment, Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Subdividing blocks takes away nice yards for children to grow up in.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No:	92	**Responded At:**	Sep 26, 2023 15:33:46 pm
Login:	Adel	**Last Seen:**	Sep 26, 2023 15:33:46 pm
Email:	[redacted]	**IP Address:**	n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Your going to take away nice homes and allow people to develop the area creating a Increase in traffic and population. It's a nice area subdivision will damage that.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

To small majority of homes have large frontage it will create a over populated area with lack of privacy and increased traffic in a area where traffic is already a problem.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Your over populating the area

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 93
Login: Steven Bills
Email: [redacted]

Responded At: Sep 26, 2023 16:50:52 pm
Last Seen: Sep 26, 2023 07:23:09 am
IP Address: 110.175.103.121

Q1. **Street name** [redacted]

Q2. **Suburb** SEACLIFF PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 94
Login: 203654
Email: [redacted]

Responded At: Sep 27, 2023 14:50:37 pm
Last Seen: Sep 27, 2023 05:20:37 am
IP Address: 1.158.231.244

Q1. **Street name** [redacted]

Q2. **Suburb** SEACLIFF PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Do not support infill in this area due to bushfire risk and huge problems with overcrowded streets where properties do not accommodate more than 1 car parked off street. Already have a problems with cars, trailers and vans parked on the street.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Build houses where there is abundant land so density housing and overcrowding in respect to mental and psychological health is not impacted. People need space not to be crammed in on exceptionally small blocks where there is not enough space for children to play in their own yards.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

As above

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Build more housing where land is already freely available to avoid overcrowding, lack of appropriate street parking. High density living is bad for mental and psychological health as studies undertaken have already shown.

Respondent No: 95
Login: Harry8
Email: [redacted]

Responded At: Sep 27, 2023 16:31:38 pm
Last Seen: Oct 16, 2023 00:28:08 am
IP Address: 49.178.195.186

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

It's about time ..the hills face zone law let's some and not others and its all hills face ....discrimination on bad outdated policy ...2023 ....not 1993 !

Respondent No: 96
Login: Chris J
Email: [redacted]

Responded At: Sep 27, 2023 21:04:09 pm
Last Seen: Sep 27, 2023 21:04:09 pm
IP Address: n/a

Q1.	**Street name**	[redacted]
Q2.	**Suburb**	SEACLIFF PARK, SA
Q3.	**Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**	Code Amendment Fact sheet
Q4.	**Is the intent of the proposed policy changes clear and easy to understand?**	No
Q5.	**Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**	Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7.	**Do you support the proposed minimum site areas and frontage widths across the different gradients?**	Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9.	**Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**	Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11.	**Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**	Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

This is my first of two, if not more submissions. I thought it best to get in early with initial thoughts and then build on these in a subsequent submission. This proposal has merit, but it is very marginal. The minimum block size of 350m2 provides existing property owners and residents with optionality to; a) Continue living in the area, potentially enjoying improved equity, amenity along with the ability to renovate or b) cash out of the area at fear of being boxed in by the masses. On this basis I am not supportive of any middle ground. Either go hard or don't bother. You either need to progress the amendment as proposed, or increase the permissiveness of it to 300m2 blocks and remove the gradient constraints. At the end of the day, people will engineer around gradient if economically viable. It is not something I believe is worth codifying. As for externalities, you need to improve the Davenport Terrace/Seacombe Road intersection, as well as lobby the state government to duplicate Seacombe Road. It is a no brainer. The value created from this has the potential to be significant, in fact on-par with the cement hill redevelopment. As such it would be remiss of you to not consider a solution for the top of Brighton Road. The traffic will inevitably increase. The intersection is currently not capable of handling the additional traffic. Most importantly, Seacliff Primary school is zoned as an option for many residents East of Brighton Road. In my opinion it would constitute criminal negligence if a pedestrian over/underpass, along with sufficient barricading was not introduced near the Arthur Street / Brighton Road intersection. I don't really care who pays for it just get it done. That's all for now, but expect much more.

Respondent No: 97
Login: Gareth
Email: [redacted]

Responded At: Sep 28, 2023 07:30:27 am
Last Seen: Sep 27, 2023 22:18:08 pm
IP Address: 115.70.185.229

Q1. **Street name** [redacted]

Q2. **Suburb** SEACLIFF PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Do not agree with such a reduction in 'Minimum site area for detached dwellings' nor such a reduction in 'Minimum frontage for detached dwellings' in this area. The current larger blocks are integral to the suburb.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Do not agree with such a reduction in 'Minimum site area for detached dwellings' nor such a reduction in 'Minimum frontage for detached dwellings' in this area. The current larger blocks are integral to the suburb. The proposals for 'Minimum site area for detached dwellings' are essentially 50% of the current TNVs - this is too large of a change. Possibly 75% of the current could be entertained. The same could be applied to 'Minimum frontage for detached dwellings'.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

The alternatives mentioned above (i.e. maintaining larger blocks and frontages) should be applied to Seacliff Park in the nature of it being an older suburb with established buildings, views and community. Possibly the proposed smaller blocks and frontages could still be applied to other, newer suburbs in the southern suburbs.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 98
Login: Hope
Email: [redacted]

Responded At: Sep 28, 2023 12:29:03 pm
Last Seen: Sep 28, 2023 02:58:03 am
IP Address: 101.177.65.49

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

This Code Amendment has taken way too long to get going and is far too conservative. At a time of extreme housing shortages and environmental pressure to reduce urban sprawl this proposal allows less housing density than the 1970's. Sites of 200sq mtrs should be encouraged regardless of slope, has no one at the council been to or seen pictures of Sydney or Cities in Europe built on much steeper hills than the Southern Suburbs, this is so backward.

Respondent No: 99
Login: Hope
Email: [redacted]

Responded At: Sep 28, 2023 12:34:35 pm
Last Seen: Sep 28, 2023 02:58:03 am
IP Address: 101.177.65.49

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Too conservative

Respondent No: 100
Login: Ingrid
Email: [redacted]

Responded At: Sep 28, 2023 12:42:06 pm
Last Seen: Sep 28, 2023 12:42:06 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Believe it's critical to open up some of the larger blocks in the area to higher density living to reduce the urban spread.Smaller footprint dwelling can be built that are attractive, sustainable and very livable in.

Respondent No: 101
Login: Craig
Email: [redacted]

Responded At: Sep 28, 2023 17:41:57 pm
Last Seen: Sep 28, 2023 17:41:57 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Make lots smaller to those that compare to Holdfast Bay with a 300 SQ Meter lot per single family home - this should also be an inclusion to support smaller allotments across Marion on flat land. The proposal is positive but it could be improved with smaller lots for subdivision The aim is to promote diversity in a growing city and to share the benefits of beaches, parks, reserves, coummunity centres for all to enjoy It has take way to long for this propsoal to happen it should have been completed years ago yet there are voices that the council listen to that are opposed rather than looking at the ones that approve of smaller lots. Lets get it done this time.

Respondent No: 102
Login: Elise
Email: [redacted]

Responded At: Sep 28, 2023 19:03:04 pm
Last Seen: Sep 28, 2023 19:03:04 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

The best thing about Marino is that it is quite and not full of new homes that all look the same.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

The best thing about Marino is that it is quite and not full of new homes that all look the same.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

The best thing about Marino is that it is quite and not full of new homes that all look the same.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 103
Login: JJ
Email: [redacted]

Responded At: Sep 28, 2023 21:09:22 pm
Last Seen: Sep 28, 2023 21:09:22 pm
IP Address: n/a

Q1.	**Street name**	[redacted]
Q2.	**Suburb**	MARINO, SA
Q3.	**Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**	Code Amendment Fact sheet
Q4.	**Is the intent of the proposed policy changes clear and easy to understand?**	Yes
Q5.	**Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**	Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7.	**Do you support the proposed minimum site areas and frontage widths across the different gradients?**	Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9.	**Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**	Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11.	**Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**	Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 104
Login: Sheamus
Email: [redacted]

Responded At: Sep 28, 2023 22:32:02 pm
Last Seen: Sep 28, 2023 22:32:02 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No:	105	**Responded At:**	Sep 29, 2023 13:10:38 pm
Login:	SK	**Last Seen:**	Sep 29, 2023 03:40:38 am
Email:	[redacted]	**IP Address:**	143.216.105.201

Q1. **Street name** [redacted]

Q2. **Suburb** SEACLIFF PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Smaller block sizes increase traffic congestion along already busy Brighton Road and means less trees and open spaces for the existing community for the benefit of greedy developers.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Small block sizes means parked cars in the street due to needing the garage for storage. Three bins are placed at front of the property as a "feature" for bland dog box architecture.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Minimum is too small

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Good urban infill policy is way behind the developers who have exploited loopholes and produced a decline in livability and reduced the value of existing properties.

Respondent No: 106
Login: Queen
Email: [redacted]

Responded At: Sep 29, 2023 18:00:54 pm
Last Seen: Sep 29, 2023 08:38:20 am
IP Address: 116.255.10.165

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Neither support or do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I would def not like to see 2 story buildings going up everywhere or more than 2 houses on current block sizes of 1000sq m. Would impact street parking and spoil the Seaview Downs area

Respondent No: 107
Login: Clare Turton
Email: [redacted]

Responded At: Oct 02, 2023 13:40:27 pm
Last Seen: Oct 02, 2023 13:40:27 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

It seems to be a plan to cram in more and more buildings, resulting in less greenery and more traffic congestion.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Refer to answer 6.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Again, refer to answer 6.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

How do you intend to implement the Noise and Air Emissions Overlay?

Respondent No: 108
Login: Dave
Email: [redacted]

Responded At: Oct 02, 2023 16:41:34 pm
Last Seen: Oct 02, 2023 16:41:34 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Please leave consolidation of zoning alone as it works in it's current form.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

This is a big issue with smaller blocks and increased vehicles parked on roadways making it difficult to move freely. More noise and greater issues with neighbors being so close to each other and devaluing the area.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

It has already occurred in surrounding areas of Council with unsatisfactory results.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 109
Login: Yasmin
Email: [redacted]

Responded At: Oct 03, 2023 19:52:48 pm
Last Seen: Oct 03, 2023 19:52:48 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 110
Login: CK
Email: [redacted]

Responded At: Oct 03, 2023 22:27:31 pm
Last Seen: Oct 03, 2023 22:27:31 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** HALLETT COVE, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 111
Login: Lauren
Email: [redacted]

Responded At: Oct 03, 2023 23:00:39 pm
Last Seen: Oct 03, 2023 23:00:39 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

We enjoy the large blocks and lower traffic congestion on the streets. The southern foothills are filled with trees and nature. Allowing subdivision will inevitably reduce the enjoyment of living in a unique area. We do not want any subdivision.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

No alternative. I do not support the subdivision.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

No alternative. I do not support the subdivision.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 112
Login: Abigail
Email: [redacted]

Responded At: Oct 04, 2023 12:18:16 pm
Last Seen: Oct 04, 2023 12:18:16 pm
IP Address: n/a

Q1. **Street name**	[redacted]
Q2. **Suburb**	HALLETT COVE, SA
Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**	Code Amendment
Q4. **Is the intent of the proposed policy changes clear and easy to understand?**	Yes
Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**	Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?**	Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**	Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**	Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 113
Login: Matt
Email: [redacted]

Responded At: Oct 04, 2023 19:16:24 pm
Last Seen: Oct 04, 2023 19:16:24 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Don't want subdivision we have large family sized blocks, off street parking and don't want to end up like Dover gardens where you can't get a park anywhere and can hardly drive down the street

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Current site allocations

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 114
Login: Ross
Email: [redacted]

Responded At: Oct 05, 2023 14:57:05 pm
Last Seen: Oct 05, 2023 14:57:05 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** HALLETT COVE, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Don't want more homes in smaller or more difficult blocks.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Again don't want more homes in smaller areas.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Again do not want more dense amount of households in area.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 115
Login: Practical
Email: [redacted]

Responded At: Oct 05, 2023 15:09:14 pm
Last Seen: Oct 05, 2023 04:35:57 am
IP Address: 101.177.65.49

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Does not go far enough, smaller allotments on all gradients should be allowed to help the housing crisis.

Respondent No: 116
Login: Amelia
Email: [redacted]

Responded At: Oct 05, 2023 19:01:18 pm
Last Seen: Oct 05, 2023 19:01:18 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** REYNELLA, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 117
Login: Sian
Email: [redacted]

Responded At: Oct 07, 2023 11:27:20 am
Last Seen: Oct 07, 2023 08:25:29 am
IP Address: 157.211.72.117

Q1.	**Street name**	[redacted]
Q2.	**Suburb**	MARINO, SA
Q3.	**Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**	Code Amendment Fact sheet
Q4.	**Is the intent of the proposed policy changes clear and easy to understand?**	Yes
Q5.	**Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**	Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7.	**Do you support the proposed minimum site areas and frontage widths across the different gradients?**	Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9.	**Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**	Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11.	**Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**	Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 118
Login: Danielle
Email: [redacted]

Responded At: Oct 08, 2023 08:38:16 am
Last Seen: Oct 08, 2023 08:38:16 am
IP Address: n/a

Q1.	**Street name**	[redacted]
Q2.	**Suburb**	SHEIDOW PARK, SA
Q3.	**Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**	Code Amendment Fact sheet
Q4.	**Is the intent of the proposed policy changes clear and easy to understand?**	Yes
Q5.	**Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**	Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7.	**Do you support the proposed minimum site areas and frontage widths across the different gradients?**	Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9.	**Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**	Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11.	**Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**	Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 119
Login: Tania
Email: [redacted]

Responded At: Oct 08, 2023 11:04:13 am
Last Seen: Oct 08, 2023 11:04:13 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I have been waiting years for this to happen. I have a large block with a very old, 1958, small house.

Respondent No:	120	**Responded At:**	Oct 08, 2023 16:11:36 pm
Login:	Elizabeth	**Last Seen:**	Oct 08, 2023 05:41:36 am
Email:	[redacted]	**IP Address:**	61.68.100.103

Q1.	**Street name**	[redacted]
Q2.	**Suburb**	BRIGHTON, SA
Q3.	**Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**	Code Amendment
Q4.	**Is the intent of the proposed policy changes clear and easy to understand?**	Yes
Q5.	**Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**	Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7.	**Do you support the proposed minimum site areas and frontage widths across the different gradients?**	Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9.	**Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**	Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11.	**Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**	Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Southern Suburbs Residential Policy Code Amendment The proposal to rezone the Suburban Neighbourhood Zone to the Hills Neighbourhood Zone has our approval. The Code Amendment document prepared by Marion Council sets out very succinctly the reasons for the proposed changes. The slope related policy that will allow the opportunity for some orderly sub-division has been well thought out. The idea of small old war service homes sitting on blocks upwards of 800m/950m is wasteful given the current housing crisis. Many of these homes are occupied by only one person so it does not make sense for this to continue. The issue to allow sub-division in Seacombe Heights and Seaview Downs has been on the table for six years now. The cost of the various investigations/meetings/reports/staff resources/etc. carried out during this time is a financial burden that the rate payers don't need when the economy is in such a dire state. Respectfully, we ask that the Minister, if necessary, exercise his authority to make alterations to the proposed Code Amendment and adopt the Code Amendment as altered so that after six years people can move on with their lives one way or another. R&E Andrews

Respondent No: 121
Login: Nicolle Snell
Email: [redacted]

Responded At: Oct 08, 2023 16:23:55 pm
Last Seen: Oct 08, 2023 16:23:55 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

I DO NOT support City of Marions planned 'Southern Suburbs Residential Policy Code Amendment'. Personally we have already had an neighbouring property approved to build a 9 metre high extension which will cause significant overshadowing and loss of privacy to our property along with the many complications mentioned below. This was approved BEFORE this proposed amendment has even been approved so this consultation with residents is a joke. Council decided and acted as though it's the current policy already. Shameful, presumptuous and grossly unfair. With plans for up to four times the current housing density including options to build two storey residential flat buildings, my reasons are as follows; Environmental factors • Overshadowing by multi-storey housing in close proximity to existing homes impacting gardens and solar energy production • Increased noise due to higher density living (animal, human, machine) • Increased pollution in stormwater and increased water runoff from impermeable surfaces, already an issue especially for homes lower than street level • Increase in heat mapping from loss of tree canopy, green space and permeable surfaces • Loss of habitat and biodiversity from tree and garden removal • Decrease in air quality from loss of green canopy and increased traffic Infrastructure factors • Seacombe Road and Morphett Road intersection is already failing with traffic stationary multiple times a day • Local medical facilities (private and within Flinders Medical Centre) are already well over capacity • Access to Darlington and Seacliff park pharmacy is already restricted for vulnerable people due to full car parks • On street parking is already impacting traffic flow and reducing access for Service and Emergency vehicles • On street parking causing compromised safety for pedestrians, especially school children • Increase in road congestion with more traffic Social factors • Placing low cost residential multi-story flat buildings in-between owner occupied high cost properties will cause social tensions and lower property values for surrounding single dwelling properties • Loss of privacy and views STOP THIS AMENDMENT, AUSTRALIA HAS ENOUGH ROOM AND DOES NOT NEED TO OVERCROWD!

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Neither support or do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

See above.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**

Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I DO NOT support City of Marions planned 'Southern Suburbs Residential Policy Code Amendment'. Personally we have already had an neighbouring property approved to build a 9 metre high extension which will cause significant overshadowing and loss of privacy to our property along with the many complications mentioned below. This was approved BEFORE this proposed amendment has even been approved so this consultation with residents is a joke. Council decided and acted as though it's the current policy already. Shameful, presumptuous and grossly unfair. With plans for up to four times the current housing density including options to build two storey residential flat buildings, my reasons are as follows; Environmental factors • Overshadowing by multi-storey housing in close proximity to existing homes impacting gardens and solar energy production • Increased noise due to higher density living (animal, human, machine) • Increased pollution in stormwater and increased water runoff from impermeable surfaces, already an issue especially for homes lower than street level • Increase in heat mapping from loss of tree canopy, green space and permeable surfaces • Loss of habitat and biodiversity from tree and garden removal • Decrease in air quality from loss of green canopy and increased traffic Infrastructure factors • Seacombe Road and Morphett Road intersection is already failing with traffic stationary multiple times a day • Local medical facilities (private and within Flinders Medical Centre) are already well over capacity • Access to Darlington and Seacliff park pharmacy is already restricted for vulnerable people due to full car parks • On street parking is already impacting traffic flow and reducing access for Service and Emergency vehicles • On street parking causing compromised safety for pedestrians, especially school children • Increase in road congestion with more traffic Social factors • Placing low cost residential multi-story flat buildings in-between owner occupied high cost properties will cause social tensions and lower property values for surrounding single dwelling properties • Loss of privacy and views STOP THIS AMENDMENT, AUSTRALIA HAS ENOUGH ROOM AND DOES NOT NEED TO OVERCROWD.

Respondent No: 122
Login: Lena
Email: [redacted]

Responded At: Oct 09, 2023 16:29:35 pm
Last Seen: Oct 09, 2023 16:29:35 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Keep it the same as it is. Absolutely no changes to the zoning in seacombe heights and sea view downs as they are all hills face zones

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

It is hills face zone and were told it would never be subdivided. It is a family area with family homes. We did not choose to live in an area where houses were build right next to each other. Build high density homes near marion and trainstation so people have access to transportation.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

As above

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

This keeps coming up every year. Obviously someone has a vested interest and it definitely is not the residence

Respondent No: 123
Login: Tina
Email: [redacted]

Responded At: Oct 09, 2023 18:39:25 pm
Last Seen: Oct 09, 2023 18:39:25 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Neither support or do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I want to ask the following questions to make an informed decision: 1. Is the cellar room beneath the main house considered part of the house's first level? 2. Does the new amendment affect the site coverage area and in which way? 3. Does the new amendment affect the opportunity of subdivision of the property and in which way? 4. How can I get the information about the site gradient for my property? 5. Does the new amendments affect the future selling prospects of my property in any way? If so, in which way?

Respondent No: 124
Login: daniele456
Email: [redacted]

Responded At: Oct 10, 2023 15:29:12 pm
Last Seen: Oct 10, 2023 04:59:13 am
IP Address: 108.147.10.47

Q1. **Street name** [redacted]

Q2. **Suburb** HALLETT COVE, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 125
Login: Paul
Email: [redacted]

Responded At: Oct 10, 2023 16:48:59 pm
Last Seen: Oct 10, 2023 16:48:59 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SHEIDOW PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

This appears to condone and perpetuate the constant demolition of an existing single residence only to be replaced by a number of 2 storey Townhouses. This then leads to increase in People and traffic which the local medical practices, shopping centres and roadways are already struggling to cope with. This also has significant environmental impact.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Neither the fact sheet nor the amendment appear to provide specific examples of a sample area. Therefore the intention simply appears underhand and suitably ambiguous. e.g A person with a clock of this type and gradient can currently only do ..... X whereas subject to this amendment would now be able to ..... This parcel of land x would currently not allow additional housing to be built however with the new amendment the following could apply..... On street parking and traffic is already significantly on the rise. This amendment seems to only support the creation of evening more housing at the detriment of those already residing here

Respondent No: 126
Login: Declan
Email: [redacted]

Responded At: Oct 10, 2023 19:58:30 pm
Last Seen: Oct 10, 2023 19:58:30 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 127
Login: Suzanne Thomas
Email: [redacted]

Responded At: Oct 10, 2023 20:30:42 pm
Last Seen: Oct 10, 2023 20:30:42 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

The 300m and 350 m site area is too small. If these homes become family dwellings then where will everyone park? The houses will impose on existing houses if they are double story which they will have to be on that land size. Being an existing single story home and then having you allow a house that is 9 m high to be built next door is ridiculous. What about existing residences and our property values? This will be impacted if one of these proposed dwellings is built next door.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

As above. Considering the dwellings can only be built on a portion of each site it is way to small. It is not in line with other councils ie Mitcham.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

As above

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I struggle to understand the decisions being made by council and do not believe they are in the residents best interests. I am not sure if this about Marion Council seeking a way to gain more money but this needs to be retested and reconsidered.

Respondent No: 128
Login: Bartholomew
Email: [redacted]

Responded At: Oct 11, 2023 07:17:58 am
Last Seen: Oct 11, 2023 07:17:58 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** HALLETT COVE, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 129
Login: Carmel
Email: [redacted]

Responded At: Oct 11, 2023 13:44:16 pm
Last Seen: Oct 11, 2023 13:44:16 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 130
Login: neljc
Email: [redacted]

Responded At: Oct 11, 2023 14:51:10 pm
Last Seen: Oct 11, 2023 14:51:10 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACLIFF PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Impacts on local wildlife, property values and lifestyle

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 131
Login: Steeles1
Email: [redacted]

Responded At: Oct 12, 2023 08:21:06 am
Last Seen: Oct 12, 2023 08:21:06 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** HALLETT COVE, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Neither

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Its just a cash grab by greedy council to build ghettos

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Again.greedy councils and their crooked buddies developers building ghettos

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

More properties jammed into the same areas make ghettos,cause massive parking issues and block the streets.look at mitchel park and marion.total crap.you just want more ratepayers so you can justify wage rises for lazy non working people

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

They bought CHEAP properties on main roads then complain about the traffic noise,stiff shit

Respondent No: 132
Login: Emily
Email: [redacted]

Responded At: Oct 12, 2023 19:00:51 pm
Last Seen: Oct 12, 2023 19:00:51 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Infrastructure was not made for medium to high density. Stormwater and sewers will not cope. With smaller houses will come more off street parking with more people and places being small people will need more than just the driveway space they have. Not to mention many convert their garages in small houses to sheds, extra rooms and work form home businesses and not for their cars preferring to move them onto the street. I did this when I was in a townhouse and have driven around Dover Gardens where their zoning is different and streets are always congested making them basically one way. Seacombe road roundabout is difficult at times as it is without now adding more traffic to it. Shops on seacombe road don't have enough car parks as it is. Getting medical and dental appointments is a challenge now without an increase in population here. Seaview High is at capacity and therefore if more families with high school age kids move into the area there are not enough places for zoned families, they rarely take out of zone as it is. Westfield Marion on the weekend is a nightmare to find parking with an increased population this will be even more challenging. Not to mention neighboring council areas such as Holdfast along the coast it is hard enough to find parks on a bad day let alone a good day with more people.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Stated above. It should mimic Mitcham council as a minimum. You say you're trying to align to similar councils, then why not same as Mitcham? Group dwelling needs a frontage of 24m. All homes must have provision for minimum 3 off-street parking to suit 3 bedroom houses! Up the road from us has 3 offstreet and they have two young adults who both park on the street. 5 cars in a 4 bedroom house. Many homes with the cost of living now are choosing to have more living in them so it must accompdate this, life is different these days.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

550 sqm should be the minimum. There was a reason this was the minimum in the first place or are we forgetting what the professionals, town planners, engineers etc knew then?

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**

Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Please consider everything carefully! I realize there is major population growth predicted in Adelaide but this is area is not the most suitable to be taking on more residents and higher density housing. This is a whole of Adelaide problem and not one Marion council should be facing alone. This needs to be led and directed by our state government not a local council looking to gain more money from rates. I'd rather pay more rates than this poorly thought out proposed plan.

Respondent No: 133
Login: Julio
Email: [redacted]

Responded At: Oct 12, 2023 19:56:58 pm
Last Seen: Oct 12, 2023 19:56:58 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 134
Login: Jessie
Email: [redacted]

Responded At: Oct 12, 2023 20:10:28 pm
Last Seen: Oct 12, 2023 20:10:28 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

This will cause - increased flooding -increased congestion - increased pollution -reduced privacy - increased noise - not increasing the infrastructure to meet the in houses this will create. - destroy the thing we love about this area, big blocks, space and quiet

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Leave it as it is. Or at least look at mitchams council land sizes they are double what you are asking for and they are hill facing like us.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Reasons listed in question 6

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Stop focusing on money and increasing your bottom line and think about why people choose to live in this council and that with this you will change it

Respondent No: 135
Login: B.L.
Email: [redacted]

Responded At: Oct 12, 2023 21:48:54 pm
Last Seen: Oct 12, 2023 21:48:54 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Reducing size and frontage inappropriate in our area. Access issues exist with current dwelling numbers.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 136
Login: angus
Email: [redacted]

Responded At: Oct 12, 2023 21:49:14 pm
Last Seen: Nov 07, 2023 03:26:20 am
IP Address: 58.174.98.25

Q1. **Street name** [redacted]

Q2. **Suburb** HALLETT COVE, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

more information is needed on how much land may be affected by various amounts of urban infill how will increased traffic, storm water, public utilities etc and public transport, local & state government infrastructure be managed two separate zones are needed based on development history & distinctive topographic differences between the two sections consideration should be given to creating a State Heritage Area or 'heritage overlay' that (restricts urban infill) & protects parts of hallett cove as a unique residential subdivision created during the 1970s-1980's around a newly created & world renowned geological conservation park dust, noise & air quality issues from the Linwood Quarry continues to be an issue for many residents adjoining the quarry boundary - urban infill will only expose more residents to these issues

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 137
Login: Laroche
Email: [redacted]

Responded At: Oct 13, 2023 16:58:16 pm
Last Seen: Oct 13, 2023 06:19:46 am
IP Address: 58.174.117.45

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

I think that the existing minimum area and frontage rules for this location should remain as they are. I do not wish to see what has happened in other areas, across the Adelaide plains, happen to Marino. The vegetation cover across the greater Metropolitan area has been reduced dramatically over the past 50 years and the loss of trees is accelerating. To a large extent, I believe, this is due to subdivision of large blocks to build high density housing. It appears to me that this proposed zoning change will create the same scenario in Marino and I think that would be a retrograde step.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

See above

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 138
Login: Please consider liveability
Email: [redacted]

Responded At: Oct 13, 2023 17:14:12 pm
Last Seen: Oct 13, 2023 17:14:12 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** HALLETT COVE, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment, Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Hallett cove does not need in-fill of properties so don't put us in the same category as other suburbs.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

The frontage is way way too small and will take away from the community feel of the neighbourhood. You may want more in-fill of properties down on the flat but definitely not in Hallett Cove. There is section on Brooklyn drive where the houses back onto Lonsdale road just after the playground wich is an absolute nightmare of traffic. A lot of the residents complain about that section with all the cars that are parked on the road and its because all the houses don't have enough carparking spaces because their frontages are too small. It would be a horrible place to live if there was more of that. Those houses are intentionally excluded in the annual trick treat event as it's too dangerous for the kids to be going down there, even on the footpath. Detached house 1:8 minimum frontage 18m/700m2; 1:4 20m. Semi detached 1:8 15m; 1:4 18m. Group dwelling/blocks 24/26m.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Again, they are too small and need to be larger.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 139
Login: Local resident
Email: [redacted]

Responded At: Oct 13, 2023 17:51:53 pm
Last Seen: Oct 13, 2023 17:51:53 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Not considered the parking problems that has arises in other areas with smaller blocks, people park on the roads narrowing them making life harder for residents and service people.The runoff down the hill in Seaview downs can become dangerous in rain onto the main roads which will double if proposed changes occur .

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Too smaller options I believe minimum block should be 450m^2 and ensure all houses have minimum 3 car parking off street

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Just because blocks are bigger elsewhere why should everyone be postage stamped by council greed for rates

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 140
Login: Natasha
Email: [redacted]

Responded At: Oct 13, 2023 18:15:41 pm
Last Seen: Oct 13, 2023 18:15:41 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 141
Login: Kara Corey
Email: [redacted]

Responded At: Oct 13, 2023 18:21:49 pm
Last Seen: Oct 13, 2023 07:51:49 am
IP Address: 220.253.81.154

Q1. **Street name** [redacted]

Q2. **Suburb** HALLETT COVE, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Leave it as is

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Dont make them smaller. Keep them as is

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 142
Login: simon
Email: [redacted]

Responded At: Oct 13, 2023 19:56:06 pm
Last Seen: Oct 13, 2023 19:56:06 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

I think George Court reflects the type of outcomes that will become common under the proposed amendments. If council examines the existing and current developments underway in George Court (a community titled sub-division of smaller than usual block sizes), you will see what happens when land sizes are too small for the dwellings; and off street parking is inadequate for those dwellings. The road is full of parked cars and is used as a play area by the children of George Court as there is inadequate play space for them. Living above George Court is difficult as the density leads to a noisy environment for neighbours. It is basically a living example of how-not-to develop an area and an example of what could come about with increased density.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

As above

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 143
Login: Mark
Email: [redacted]

Responded At: Oct 13, 2023 21:26:59 pm
Last Seen: Oct 13, 2023 21:26:59 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

I dont want to live in suburbs were the size blocks to build are so small the streets get filled with cars because they cant park of street

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

High density housing is not for me car parking becomes a issue streets full of cars is shit

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

High density housing isnt nice

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 144
Login: KTS
Email: [redacted]

Responded At: Oct 13, 2023 21:34:35 pm
Last Seen: Oct 13, 2023 21:34:35 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

The process of updating the design & planning possibilities for this area have been drawn out & delayed unreasonably for years. One can only hope Council finally will show leadership & fast track the changes necessary for rate payers to make decisions regarding their private property that enables them to remain living in this most sought after area. Hopefully the minority vested interest groups & those opposing change in this area who in the past have held sway & influence in critical council deliberations are ignored & the silent majority empowered to develop planning & design solutions that suit individuals in accord with the new design parameters on smaller sites. The critics of increased population density ignore the benefits of modern design, how urban residential space is used & the ever changing living habits of the modern family. I wholeheartedly support Marion Council in proposing these changes but urge elected members to consider more directly the needs of long suffering patient rate payers in these affected areas by supporting the amendments when put to vote.

Respondent No: 145
Login: mattshorten
Email: [redacted]

Responded At: Oct 13, 2023 22:32:23 pm
Last Seen: Oct 13, 2023 12:00:02 pm
IP Address: 1.147.37.105

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

With such close proximity to public transport (Marino Train Station) and the new Seacliff Village shopping precinct it makes good sense to allow higher density housing in Marino.

Respondent No: 146
Login: Kazza
Email: [redacted]

Responded At: Oct 14, 2023 08:08:45 am
Last Seen: Oct 14, 2023 08:08:45 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** HALLETT COVE, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

NO rule to make 2 car offstreet parking as mandatory on ALL DWELLINGS.just chokeing the streets

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Just building slums.450m2 blocks is too small,let alone these

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Greedy council after more money and power to justify more pay rises.disgusting

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

If you buy on a main road you forfeit your right to complain about the traffic

Respondent No: 147
Login: Tania
Email: [redacted]

Responded At: Oct 14, 2023 15:18:40 pm
Last Seen: Oct 14, 2023 15:18:40 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I truely hope this gets through

Respondent No: 148
Login: Clare.n
Email: [redacted]

Responded At: Oct 15, 2023 09:23:32 am
Last Seen: Oct 14, 2023 22:53:32 pm
IP Address: 101.117.127.123

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

I believe block sizes should be at least 500m not 350m. By doing this there will be less subdivision making the onstreet parking issues in already crowded areas a little better to deal with. Suburbs like Darlington, Seacombe gardens and Dover gardens have more onsteeet crime (car break ins) and minor traffic accidents due to families having to park in the street as they don't have enough room in their tiny houses to park they cars

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Please do not make the changes to 350m in Seacombe heights - I support 500m minimum to keep the community growing but not to be over populated. It is a hilly area and children do not have much usable space as it is for bike riding and scooters due to the gradient.

Respondent No: 149
Login: Steve Clarke
Email: [redacted]

Responded At: Oct 15, 2023 12:28:22 pm
Last Seen: Oct 15, 2023 12:28:22 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

The execution of this exact proposal in surrounding suburbs has not been done well. Tighter conditions around off street parking and infrastructure upgrades need to be addressed before I will support. I understand the requirements of more housing requirements as Adelaide grows but this area is not in a transport corridor apart from the hallett cove train line.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Again off street parking considerations need to be addressed

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Again off street parking considerations need to be addressed

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

This proposal hasn't been thought through enough to gain support. People have seen and don't like the result in the adjacent suburbs

Respondent No: 150
Login: Not happy jan
Email: [redacted]

Responded At: Oct 15, 2023 14:57:26 pm
Last Seen: Oct 15, 2023 04:51:41 am
IP Address: 3.25.121.91

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

I have no suggestions for alternative zone suggestions - this is not my area of expertise.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

We do no need multiple dwellings in this area - the infrastructure cannot cope now and I cannot see how the council will get around to fixing that. I do not want to live in an area of blocks of flats that will add to noise level, encroach of privacy and add to the already over use of main roads in this area.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

This is not the solution of the housing shortage in South Australia.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I will not support any proposed changes to the building zones in this area to suit the housing shortage in South Australia. I will not support the building of high or low rise flats on existing blocks that currently hold one dwelling.

Respondent No: 151
Login: J
Email: [redacted]

Responded At: Oct 15, 2023 17:31:29 pm
Last Seen: Oct 15, 2023 17:31:29 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Suggested block sizes is too small for the area. Streets won't be able to handle the extra parking, roads can't handle all the extra congestion points getting on and off main roads, no where near enough commercial in the area to handle local shops. I support reducing the minimum block sizes but not by the level proposed.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

As above

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

The appeal of these hill zones is the space and size of the blocks. This will only feed the developers and increase the councils income. It will not benefits residents of the area

Respondent No: 152
Login: Helpful Citizen
Email: [redacted]

Responded At: Oct 15, 2023 17:42:46 pm
Last Seen: Oct 15, 2023 17:42:46 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

The suburbs adjacent Seacombe Road are somewhat different in character to those south of Majors Road. The original intent of the Hills Face Zone was to preserve this natural and rural landscape of the area and that this location was intended to contribute to the landscape backdrop.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

To have a street frontage of less than the current requirement means that there will be less on street parking. To allow a smaller street frontage is not in keeping with the general nature of the area

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Hills Face Zone Preservation Hills face zone – intent was to preserve “The natural beauty of the face of the Ranges, visible from the entire metropolitan area, provides Adelaide with its greatest natural asset". (Report on the Metropolitan Area of Adelaide, 1962) The Hills Face Zone of the Mount Lofty Ranges is an Ecological System - not just an urban backdrop of pretty hillsides, woodlands and wetlands. Eco Systems are the buffer zones of civilisation. (https://web.archive.org/web/20051128064508/http://www.ccsa.asn.au/campaigns/development/HillsFaceNetwork/History.htm) Maintaining the Hills Face Zone with larger allotments is one of the principles of the 30 year Plan for Greater Adelaide. Here is an extract from the Plan. - P94. Protect the natural and rural landscape character of the Hills Face Zone and ensure that land uses in this zone contribute to this landscape backdrop and area of significant biodiversity. Stormwater Management During extreme storm events, there is a great demand on the draining systems which are backed up and at times, I have seen flooding from the north/south roads, over Seacombe Road. Traffic and Parking Is there a traffic impact statement or are the statements in the information provided by Council merely staff’s opinions? Traffic at the Eyre Street / Seacombe Road intersection – vehicles sit in the middle of the lane when waiting to turn, irrespective of which direction they are turning. This means that there are unnecessary delays in traffic movements and people taking risks to turn onto Seacombe Road. The expected take up of up to 40% means that there will be up to a 40% increase in traffic. This will further exacerbate the demands on the road network and cause further delays in turning onto the main arterial roads. (the wording in the documents provided by Council plays down the impact of increased development by using the expression “take-up rate of less than 40%” rather than saying up to 40%. This is a little deceptive. The bus stop and extremely large stobie pole slightly east of Eyre Street impairs the line of sight at this intersection already. Demands on street parking – at times, it is already unsafe due to the number of cars parked on both sides of the street. There have been many occasions where I am already traversing through a section of road with vehicles parked on both sides, and vehicles travelling up the hill will come charging through which is unsafe. While the information provided notes that there will be increased traffic volumes in the local streets, the roundabout at the intersection of Morphett Road and Seacombe Road is already a very busy roundabout with drivers frequently speeding through and during peak hours. An increase in housing south of Seacombe Road will result in an increase in traffic through this already busy and difficult roundabout. Further, the Department of Transport does not sufficiently maintain the road in this location. Overlooking in Hilly Areas Purchased in this area because of the lower density of housing. There are already overlooking issues on both sides of my property and I do not wish to have any more houses overlooking into my property and I do not wish to overlook into anyone else’s house. Environmental An increase in housing means that there will be more hard stand area, less trees and less green space. How will this be compensated for? We already know the effect this has on the local environment. The 30 Year Plan for Greater Adelaide The preservation of the Hills Face Zone is clearly supported in The 30 Year Plan for Greater Adelaide. This is a particularly bad idea and does not support the original intent of the Hills Face Zone.

Respondent No: 153
Login: Harry8
Email: [redacted]

Responded At: Oct 16, 2023 10:58:08 am
Last Seen: Oct 16, 2023 00:28:08 am
IP Address: 49.178.195.186

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

As an older person I can't maintain the large block and if I can divide and have half and build a smaller place and stay where I have lived for 60 Years would be great and benefits all ..not asking to put units on but 2 on 1000 squares is a good thing !

Respondent No: 154
Login: Harry8
Email: [redacted]

Responded At: Oct 16, 2023 11:00:59 am
Last Seen: Oct 16, 2023 00:28:08 am
IP Address: 49.178.195.186

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

It's a fair thing ...places near have this and I'm no high elevated or lower its a must .hillsface is out the window and not fair !

Respondent No: 155
Login: Ashton
Email: [redacted]

Responded At: Oct 16, 2023 11:12:19 am
Last Seen: Oct 16, 2023 11:12:19 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACLIFF PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Privacy issues with multiple (infill) dwellings on slightly sloped blocks in our area. We already have rear and side neighbouring backyards on higher ground who look straight onto our backyard and into our home. If these areas were infilled with homes we would have living areas and houses with clear view into our backyard and our home. Zero privacy.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Neither support or do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

With multiple dwellings neighbouring larger blocks we would lose privacy and the new dwellings would have no privacy. Clear view into neighbouring homes and yards.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 156
Login: Dallas
Email: [redacted]

Responded At: Oct 16, 2023 11:36:11 am
Last Seen: Oct 16, 2023 01:10:03 am
IP Address: 180.150.112.240

Q1. **Street name** [redacted]

Q2. **Suburb** SHEIDOW PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Over saturation of housing land needs to be stopped.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

These great more issues than they solve

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

No changes need to be made at this point

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 157
Login: Despair
Email: [redacted]

Responded At: Oct 16, 2023 12:29:42 pm
Last Seen: Oct 16, 2023 01:58:44 am
IP Address: 101.177.65.49

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 158
Login: LuckyB
Email: [redacted]

Responded At: Oct 16, 2023 13:14:52 pm
Last Seen: Oct 16, 2023 02:44:52 am
IP Address: 159.196.56.50

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I agree to the proposed Code Amendment to facilitate housing diversity across this popular neighbourhood. The gradient model is what should have originally been adopted in 2017 when Council failed in its process of the Housing Diversity PAR.

Respondent No: 159
Login: LICoolJ
Email: [redacted]

Responded At: Oct 16, 2023 13:58:47 pm
Last Seen: Oct 16, 2023 03:26:24 am
IP Address: 101.185.80.36

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

See comments below - we never received any flyer / communication containing notice of or information about the consultation. To my knowledge, neighbours and other impacted community haven't received anything either. I found out about the proposed changes via Facebook.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

See comments below - we never received any flyer / communication containing notice of or information about the consultation. To my knowledge, neighbours and other impacted community haven't received anything either. I found out about the proposed changes via Facebook.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

See comments below

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

1. Radical increase in potential density in the former Hills Policy Area The proposed density increases in this Policy Area will result in approximately a doubling of the potential development, subject to the gradient overlay. There is a total lack of justification for such a radical change, other than making the policy consistent with other areas. The argument that all areas should be treated in the same way needs to be better justified, and the full potential implications of such a doubling of the potential needs to be defined through GIS mapping, which is currently not provided in the analysis within the Code

Amendment. Information that is provided shows the potential increase in development and the current policy, but no such mapping has been prepared as part of the analysis and made available to the community so that informed decisions can be made. This mapping should be undertaken by Council to inform its own policymakers, let alone the affected community, and should be made available to the community as part of further consultation before any changes to existing Policy are made! As an example of why the GIS mapping is needed, our property has 6 adjoining neighbours, most of whom overlook our property and rear yard. If, for example, all of these neighbouring properties were redeveloped with an additional dwelling (which may well be possible under the proposed policy changes), we would have about 12 adjoining houses overlooking our property! 2. Encouragement of semi detached dwellings Without appropriate GIS mapping it is difficult to accurately predict the potential increase in semi detached dwellings. However, it is fair to say that there will be a large number of allotments that have a road frontage of approximately 18 metres and an area of 700 or more square metres. Given that the site frontage for Detached Dwellings is 10 metres, the Code Amendment promotes semi detached dwellings over detached dwellings on allotments that are smaller in size than the ones being promoted for 2 detached dwellings. That is, the smaller the allotment the more intense form of development is allowed! Typically, Detached dwellings are set back from side boundaries by 1 metre on each side of the allotment (often 1m on one side and in excess of 1m on the other side), whereas Semi- detached dwellings are joined down the middle with setbacks either side of 1 m. Therefore there is more space between dwellings for detached dwellings on narrower allotments. 3. Encouragement of other dwelling types Currently, only Detached and Group dwellings are envisaged in the former Hills Policy Area (ie dwelling types characterised by spatial separation between dwellings). Proposed policy change will result in ALL dwelling types being possible on land with a slope of less than 1: 8. Row dwellings will need to have allotments that have a frontage of approximately 27 square metres, and therefore site amalgamation will generally be needed to create sites with this frontage (more difficult / less likely to be achieved). However, all allotments with frontages of only 20 metres and areas of at least 900 m² will be allowed to have 3 Group or Residential Flats, provided that the slope is less than 1: 8. Similarly, allotments that are only 600 m² (and frontage of 20m) will be able to be developed with 2 Group dwellings or 2 Residential Flats. Without the GIS mapping analysis, it is not possible to predict how many allotments could be redeveloped with these forms of development. But it is fair to say that there will be a huge number of the flatter allotments that will have this development potential!! 4. Conflict with Desired Outcome 1 and Performance Outcomes PO 1.1 and PO 2.1 Both the Desired Outcome 1 and Performance Outcomes 1.1 and 2.1 of the Hills Neighborhood Zone envisage low density residential development that minimises disturbance to natural land forms and existing vegetation, and that is compatible with natural land forms and with a low density residential character. However, The Deemed to Satisfy Criteria / Designated Performance Features allow for higher density dwelling types on relatively small allotments (600 - 700 m²), which by definition due to the increase in the number of dwellings on smaller allotments will result in increased disturbance to natural land forms and increased reduction in existing vegetation, and development that is not compatible with the existing housing pattern in the locality (which is overwhelmingly detached houses. This will include increased development of built form towards the rear of allotments (where typically there is most of the existing tree canopy on allotments), as well as visual and privacy impacts for surrounding residents living in detached dwellings. While acknowledging the 40/50% site coverage requirement in DTS/DPF 3.1, experience on the ground clearly shows the greater impacts of multi-dwelling development compared to detached dwellings with respect to the above-mentioned issues. 5. Potential impacts on stormwater infrastructure, traffic management Due to the lack of GIS mapping indicating the potential increase in development yield, it is impossible for Council to determine the full and potential impacts on infrastructure and traffic management of the proposed policy changes. Until such time as this GIS mapping is available and has been analysed in terms of these potential impacts, no policy change should be made by Council. 6. Typographic / misleading errors in DTS / DPF 2.1 There are several references to Detached Dwellings where the reference should be to the specific dwelling type under the relevant heading, resulting in confusion to the community. 7. Lack of Strategic Planning The proposed policy changes are aimed at increasing the number of dwellings in the Affected Area and increasing housing choice. There has been no strategic analysis identifying preferred locations for increasing housing density and choice within the Affected Area. For example, locations adjacent to public transport corridors, near retail centres, etc. Rather, a blanket approach has been adopted with little justification as to why all areas should be treated the same, especially given that previous policy had identified areas with a different desired character (eg the former Hills Policy Area). As previously mentioned, there has been no analysis of potential increase in dwelling yield based on existing lot size, topography and capital/site value. This means that both Council / State Government agencies and the community have no idea as to the potential change and impact of the proposed changes, which is totally unsatisfactory given Council has the means at it's disposal to have undertaken this work before finalising the draft Code Amendment and putting it out for consultation. The State Government and Council have policies to increase the treed canopy over the metropolitan area. Promoting

redevelopment of sites with treed canopy in the front, rear and side gardens will inevitably REDUCE the canopy. There has been no strategic analysis of the potential impacts on loss of canopy arising from this Code Amendment. We support a more targeted approach to increasing density. 8. Insufficient information provided to the community so that they can provide informed feedback - the Community Engagement Charter The State Government's approach to planning policy is that thorough community engagement should be undertaken as part of reviewing planning policy (ie Code Amendments), and that following this, when the community has been involved in developing new policy, properly informed of proposed changes and after they have had the opportunity to review and comment on the policy, future development applications can progress with much less community input/review. The Community Engagement Charter has NOT been followed by Council in formulating this Code Amendment, nor in the engagement process on this draft Code Amendment. There are too many gaps in critical information which are needed in order for the community to make informed decisions on the proposed policy changes. As noted earlier in the Form, we never received any flyer / communication containing notice of or information about the consultation. To my knowledge, neighbours and other impacted community members have not received anything either. I found out about the proposed changes via Facebook. We therefore call on Council to put a HOLD on this draft Amendment, undertake the more detailed analysis required, prepare revised policy changes and consult again with the community to get this right.

Respondent No: 160
Login: AliParker
Email: [redacted]

Responded At: Oct 16, 2023 18:50:53 pm
Last Seen: Oct 16, 2023 08:19:39 am
IP Address: 180.150.112.240

Q1. **Street name** [redacted]

Q2. **Suburb** SHEIDOW PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Increasing density of houses in the already too small and too close suburbs. Making easier for subdivisions, smaller houses and or smaller yards.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

I don't feel a change needs to be made. I strongly oppose increasing available land in already established areas. Decreases asthetic, increases vermin, public health risk, increases average heat of the suburbs due to higher percentage of land covered by buildings vs green spaces.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 161
Login: Kystar12
Email: [redacted]

Responded At: Oct 16, 2023 19:42:55 pm
Last Seen: Oct 16, 2023 19:42:55 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Marino offers a unique landscape which is why we bought here: big nature blocks, minimal subdivision, wildlife and conservation. The proposal will create subdivided blocks on one side of a street that is flat, versus sloping land on the other. It will ruin the streetscape, create pressure on water and sewage ways that already get blocked at Nimboya reserve, and greater noise in a valley and hilly suburb where noise echoes. Lack of infrastructure- parking at train stops, getting out of Schofield road is already chaos in the mornings.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

As above

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

As above

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Council won't consider local opinion, subdivision creates revenue

Respondent No: 162
Login: Nick
Email: [redacted]

Responded At: Oct 16, 2023 20:32:29 pm
Last Seen: Oct 16, 2023 20:32:29 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** HALLETT COVE, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No:	163	**Responded At:**	Oct 17, 2023 10:00:16 am
Login:	robertmack	**Last Seen:**	Oct 16, 2023 23:19:23 pm
Email:	[redacted]	**IP Address:**	139.218.239.199

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I think this draft code amendment is long overdue. I agree with the larger minimum site areas for sleeper gradients. The fifties style detached dwellings on large allottments are ready for considered land divisions which should enhance the amenity of these areas.

Respondent No: 164
Login: Barry Santry
Email: [redacted]

Responded At: Oct 17, 2023 13:54:17 pm
Last Seen: Oct 17, 2023 13:54:17 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACLIFF PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 165
Login: w00topia
Email: [redacted]

Responded At: Oct 17, 2023 14:09:25 pm
Last Seen: Oct 17, 2023 03:38:52 am
IP Address: 124.169.225.51

Q1. **Street name** [redacted]

Q2. **Suburb** SHEIDOW PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 166
Login: Alex Filipenko
Email: [redacted]

Responded At: Oct 17, 2023 14:59:01 pm
Last Seen: Oct 17, 2023 20:38:19 pm
IP Address: 1.124.21.181

Q1. **Street name** [redacted]

Q2. **Suburb** DARLINGTON, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Encourage by provision for development

Respondent No: 167
Login: jan
Email: [redacted]

Responded At: Oct 17, 2023 19:58:54 pm
Last Seen: Oct 17, 2023 09:28:54 am
IP Address: 60.225.222.77

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

would like a clearer understanding before I can think about supporting. It is not a benefit to the community these proposals ,

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

need clearer understanding of proposal and future plans for development, and lareger blocks not smaller

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

unsuitable for the area, and need a clearer vision of proposal

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

please make the proposal clearer

Respondent No: 168
Login: jan
Email: [redacted]

Responded At: Oct 17, 2023 20:01:24 pm
Last Seen: Oct 17, 2023 09:28:54 am
IP Address: 60.225.222.77

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

UNCLEAR INFORMATION

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

further information

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

to small block , need to be in keeping with the suburb

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

need more clearer info

Respondent No: 169
Login: Chloe
Email: [redacted]

Responded At: Oct 17, 2023 21:25:29 pm
Last Seen: Oct 17, 2023 21:25:29 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

One of the big appeals of the Marino suburb is the size of the blocks and the aesthetic created by this, by allowing this amount of subdivision into our neighborhood is not in keeping with the look and feel of the current suburb. In addition to this there is limited infrastructure nor any plans that have been outlined by council that would support the increased infrastructure needs for that kind of increase of in population. Half of our streets don't even have footpaths .... how do you propose to address the increase in foot and vehicle traffic in the area due to subdivision? The other consideration is the potential to decrease is property appeals, which are often set by the expansive space and views unique to the area. Will the council consider the impact to people's outlook as part of the subdivision process risks? From recent experiences I have heard from others in areas where this type of subdivision is allowed, there is no regard to the incursion on people's sense of privacy and being built on top off. Allowing people to build on top of each other will impact people's views and outlook and change the entire look and feel of the Marino suburb. I respect the need for considering population growth, but this plan should not be at the significant detriment of existing residences or people living in the area. This proposal that has not been created to improve the lives of current people living in the area. I remember this amendment has already tried to be pushed through once before, but an election cycle got in the way, again the majority feedback from the community was NO. I truly hope you listen to the feedback of the community this time.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

As stated in my previous response

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**

Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 170
Login: antmar
Email: [redacted]

Responded At: Oct 18, 2023 11:54:29 am
Last Seen: Oct 18, 2023 01:24:29 am
IP Address: 49.178.159.144

Q1. **Street name** [redacted]

Q2. **Suburb** HALLETT COVE, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

I do not support changes to the code. My objection relates to the adjustment of land size for development allowances. To allow minimum size of 300sqm block is a gross overdevelopment of extremely small blocks and in particular on sloping blocks. Average block size in my area is around 615sqm currently, or blocks I have reviewed are. I believe this is what has bought about the request for change to land size development as the average block falls short of capitalist developers wants to make money in areas they don't reside. This then leads to issues long after they develop, make money and move on. To then permit potential landfilling of blocks to reduce slopes brings about a whole lot of other issues too. A dwelling of 9m tall on a raised block brings the dwelling up higher and affects neighbouring properties already existing under previous restrictions. The suburban streets are already congested and where do excess vehicles park safely as the families ultimately grow.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Existing size restrictions in place are more than suitable.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

300sqm block is far too small to cater for suitable dwellings, off street parking of vehicles and management of easements ect.. Blocks should be minimum of 350sqm despite slope, but no landfilling of blocks.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 171
Login: Carmel
Email: [redacted]

Responded At: Oct 18, 2023 15:36:20 pm
Last Seen: Oct 18, 2023 15:36:20 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Would be highly desirable to implement this amendment

Respondent No: 172
Login: Darren
Email: [redacted]

Responded At: Oct 18, 2023 19:39:39 pm
Last Seen: Oct 18, 2023 19:39:39 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Leave it as it is, why continue to overcrowd when there's enough room elsewhere, will put more pressure on already strained roads, services and ammenities. There is nothing to be gained for the residents at all, property values will drop, parking on streets will be a nightmare, only council raises more revenue!

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Too crowded, not necessary

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Stop it, majority of residents do not approve

Respondent No: 173
Login: KeepTheTrees
Email: [redacted]

Responded At: Oct 19, 2023 00:34:04 am
Last Seen: Oct 19, 2023 00:34:04 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACLIFF, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Neither support or do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

There needs to be A LOT more context around quality of development - will you keep all trees? Will you prioritise walkable green public space? Will you require homes to be orientated correctly with appropriate eves, glazing & insulation ... these are the things that really matter! It feels like more rateable properties are your priority not the quality of lives lived in & around them.

Respondent No: 174
Login: Heather
Email: [redacted]

Responded At: Oct 19, 2023 08:33:29 am
Last Seen: Oct 19, 2023 08:33:29 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACLIFF PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Why stuff multiple condominiums into an already established family area beginning to see the effects of overcrowding when there is a multibillion dollar development (Villawood, The Seacliff) already being built to accommodate multi-family homes and singles?

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 175
Login: DAVID BRADLEY
Email: [redacted]

Responded At: Oct 19, 2023 18:36:04 pm
Last Seen: Oct 19, 2023 08:05:23 am
IP Address: 120.20.192.167

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I LIVE AT 39 DAVENPORT TCE SEAVIEW DOWNS. MY BLOCK IS APPROX 1700 SQ M AND MY HOUSE IS OLD. THIS SUBURB IS STIFLED BY THE LARGE ALLOTMENTS WHICH ARE TO LARGE FOR ONE FAMILY AND THE ELDERLY TO MAINTAIN. I BELIEVE THAT 350 SQ M IS A GOOD SIZE ALLOTMENT FOR A NEW PROPERTY AND THE 10 M FRONTAGE IS GOOD FOR RESTRICTING OVER DEVELOPMENT. THIS PROPOSAL IS GOOD FOR THE SUBURB AS THERE WILL BE A NEW INFLUX OF YOUNGER FAMILIES AS THE OLDER RESIDENTS PASS ON OR SHIFT TO RETIREMENT HOMES. THIS PROPOSAL IS A STEP IN THE RIGHT DIRECTION

Respondent No: 176
Login: Brendon
Email: [redacted]

Responded At: Oct 19, 2023 19:34:21 pm
Last Seen: Oct 19, 2023 19:34:21 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 177
Login: Gazbar
Email: [redacted]

Responded At: Oct 20, 2023 10:17:50 am
Last Seen: Oct 20, 2023 10:17:50 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** HALLETT COVE, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Neither support or do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Put neither support or do not support because i havent a clue in what anything means to my property. Do not understand any of it

Respondent No: 178
Login: Amy Kirkup
Email: [redacted]

Responded At: Oct 20, 2023 10:33:16 am
Last Seen: Oct 20, 2023 10:33:16 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

As per email sent 20/10/2023

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

As per email sent 20/10/2023

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

As per email sent 20/10/2023

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 179
Login: kinga
Email: [redacted]

Responded At: Oct 21, 2023 10:33:06 am
Last Seen: Oct 21, 2023 00:03:06 am
IP Address: 103.115.209.114

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

the parcel shapes in Marino are not your typical rectangles - some frontages will not meet new criteria despite large land sizes. Has this been considered.

Respondent No: 180
Login: kinga
Email: [redacted]

Responded At: Oct 21, 2023 10:35:06 am
Last Seen: Oct 21, 2023 00:03:06 am
IP Address: 103.115.209.114

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

land shapes are not your typical rectangles in these suburbs - minimum frontages will be a problem

Respondent No:	181	**Responded At:**	Oct 21, 2023 11:27:58 am
Login:	Egoistis Grafiokratis	**Last Seen:**	Oct 21, 2023 00:57:58 am
Email:	[redacted]	**IP Address:**	124.184.161.22

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

This code amendment is convoluted, unnecessary and requires a planning diploma to translate its meaning and purpose. The outcome of introducing slope categories and pitching it as a universal scheme to be consistent amongst suburbs that fall within the Southern Suburbs Residential Policy Code as part of the 30-year Plan for Greater Adelaide, which conveniently includes the City of Marion, would be better explained in just four simple words, "more densely populated suburbs". Alternatively, from the City of Marion's perspective it could settle for an alternative catchphrase, "more rates from the same space". My zone suggestion is to abandon this proposal or alternatively, quarantine Seacombe Heights from this Code Amendment.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

It encourages more building development in currently populated areas that will put more demand on existing utilities and infrastructure which will be ultimately borne by ratepayers.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

No alternatives are required. It is acceptable as is and does not require changing.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

What are Warriparinga Ward councillors Raelene Telfer's and Renuka Lama's points of view on these proposed amendments? Will they support or oppose what effectively will amount to greater housing density and occupancy in Seacombe Heights? I would like to see Marion Council abandon this Code Amendment and hope that it can go back to focussing on improving local amenities rather than detracting from them. For example, the completion of a footpath along the southern perimeter of Grand View Drive at Seacombe Heights, would be welcomed by its residents and postmen too.

Respondent No: 182
Login: Alfish
Email: [redacted]

Responded At: Oct 21, 2023 17:48:13 pm
Last Seen: Oct 21, 2023 07:24:08 am
IP Address: 101.177.113.159

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

We bought in that area to escape the higher density living, more space!

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Why can't we just have some areas that are not subdivided

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I feel like we still need some areas where you can have and enjoy some space around the houses, not living on top of each other, it's such a beautiful hidden gem up there, I would hate for it to be ruined.

Respondent No: 183
Login: Tracey144
Email: [redacted]

Responded At: Oct 22, 2023 15:55:46 pm
Last Seen: Oct 22, 2023 06:02:06 am
IP Address: 122.111.21.182

Q1. **Street name** [redacted]

Q2. **Suburb** HALLETT COVE, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I write in support of the Southern Suburbs Residential Policy Code Amendment being proposed by Marion Council. Given the close proximity to already established senior and primary schools, kindergartens, play areas, shops, hospitals, medical centres etc., it makes sense, given the current housing shortage, to provide the opportunity for more families subdivide these very large blocks.

Respondent No: 184
Login: Jesse Solomon
Email: [redacted]

Responded At: Oct 22, 2023 19:20:59 pm
Last Seen: Oct 22, 2023 19:20:59 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

It will ruin the appeal of Seaview Downs, the zoning will mean more houses and bring more traffic. If you were to survey everybody that bought homes up here and live up here they will tell you the same. It's a quiet pocket of Adelaide with larger blocks, unique houses, Nobody wants these blocks to be subdivided and turned into shoe boxes. It would be nice to keep some of Adelaide original. I've lived in Dover gardens and south Brighton and the development/ subdividing of blocks has absolutely ruined those areas, and I would hope we don't make the same mistake here.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Same answer as previous question.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Same answer as previous question.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 185
Login: Daz
Email: [redacted]

Responded At: Oct 23, 2023 09:10:30 am
Last Seen: Oct 23, 2023 09:10:30 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Leave the blocks big

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

I don't think the current Regulations are great and the large blocks are perfect

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Leave the blocks big

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Don't let the developers ruin are awesome suburb

Respondent No: 186
Login: Fastfredo
Email: [redacted]

Responded At: Oct 23, 2023 10:06:59 am
Last Seen: Oct 22, 2023 23:36:59 pm
IP Address: 143.216.105.201

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Leave Marino alone

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

There is NO alternative anywhere in Adelaide to what we have and enjoy in Marino already. Tree lined gullies that are home to koalas and regularly visited by the Yellow Tailed Black Cockatoo. Uninterrupted views of sea and city afforded by nearly every resident. This is a unique suburb and must not be turned into a developers ghetto of multiple unit/housing development.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Dozens of homes in the southern Marino area afford tree lined gullies and exceptional views. Large quiet allotments without the need for iron panel fencing. We and our neighbors purchased here to enjoy these benefits. These gullies will not be able to handle storm water runoff. We already experience multiple water/sewerage shut-off's by SA Water who replace broken valves at the Nimboya Road / Newland Avenue junction. Is Council going to be responsible for removing large native gum trees and the homes of koalas and native birds and fauna? Development in these fragile gullies of southern Marino must never happen. Furthermore, neighbors currently park multiple vehicles in the streets due to the slope of these allotments. These streets are narrow and does have traffic implications already, let alone if subdivision was allowed which would double, triple or even quadruple the amount of cars parked in the streets. Any Code Amendment for the southern Marino area can only lead to terrible outcome.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I strongly oppose to proposed Code Amendment. The southern part of Marino should be kept as it is now, natural tree-lined gullies that are enjoyed by multiple property owners who, like us, purchased in this area to enjoy the open space and views of the sea and city. Do not destroy this ambience. Marino is a unique suburb which backs onto a Conservation Park, with water run-off from this Park streaming into natural formed gullies forming our backyard. Large gum trees thrive in this gully. Removing these gums not only destroys the homes of koalas and native fauna but also will open these gullies up to erosion. Do not destroy this by making these allotments available to property developers looking for a quick dollar. The value of these allotments is in their size and natural environment and not their subdivision potential. Case in point: 24 Yomara Road, Marino is a vacant allotment which has been on the market for a number of years now. It's steep sloping nature discourages any form of housing development due to the exorbitant cost to prepare the site for building. Builders these days don't want to build on such sites and, lets be quite frank, not many people can afford the site works required to begin a build. There are plenty of subdivision opportunities elsewhere (on the flatter plains) within Seacliff Park, Seaview Downs, Seacombe Heights and Darlington. Leave southern Marino out of your money grabbing Code Amendment plan. As a Council you have a responsibility to listen and act on the wishes of your existing residents, not property developers. Our big concern was a fire within the Conservation Park a couple of years ago. Those residents located in the far south of Marino had only one exit - which was all the way down to Ocean Blvd due to the fire starting on Cove Road. How is Council addressing the traffic congestion that occurs at the Scholefield Road / Ocean Blvd, now considering the large Seacliff Village development currently in construction? How is this intersection going to deal with two or three times the traffic if a Code Amendment is approved?

Respondent No: 187
Login: Michael Brown
Email: [redacted]

Responded At: Oct 23, 2023 13:59:05 pm
Last Seen: Oct 23, 2023 13:59:05 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Preference is to leave current zones unchanged. We have significant concerns with the push to increase the number of residences in the area. Currently there are a lot of reoccurring infrastructure issues with water and digital connectivity. Further development, which leads to greater water catchment to stormwater, will exasperate an already failing situation.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Preference is to leave current zones unchanged. We have significant concerns with the push to increase the number of residences in the area. Currently there are a lot of reoccurring infrastructure issues with water and digital connectivity. Further development, which leads to greater water catchment to stormwater, will exasperate an already failing situation.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Preference is to leave current zones unchanged. We have significant concerns with the push to increase the number of residences in the area. Currently there are a lot of reoccurring infrastructure issues with water and digital connectivity. Further development, which leads to greater water catchment to stormwater, will exasperate an already failing situation.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 188
Login: SB
Email: [redacted]

Responded At: Oct 23, 2023 14:01:56 pm
Last Seen: Oct 23, 2023 14:01:56 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

I feel the area does not have the infrastructure to accommodate more housing. There are existing issues with the storm water and sewage systems. Over the past 23 years we have seen street parking become an increased problem which will only worsen with more housing. More housing also means less trees and birdlife as well as impact on natural environment

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 189
Login: Deborah
Email: [redacted]

Responded At: Oct 23, 2023 14:23:12 pm
Last Seen: Oct 23, 2023 14:23:12 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

I am hesitant to support the Code Amendment on the basis that street parking is an increasing problem that causes congestion in local streets and because it is likely the changes will reduce the area's green canopy which is vital for air quality. For example: a. streets in my area (i.e. Murat Street and Wandana Avenue to name two) are becoming or already have become congested by on street parking. b. I am concerned about the prospect of trees being cleared from residential blocks to provide space the infill of housing. This is not limited to residential blocks; I have noticed that even medium strip trees have been cleared in the Park Holme area to provide additional parking for new residential homes on Parsons Grove. c. It would be good to see the impact of infill housing on infrastructure such as sewerage services being addressed as part of any approved Code Amendment. Already regularly there are water leakages (e.g. Morphett Road above Seacombe Road, and Wandana Avenue - are two examples).

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Qs 7 & 8: I have expressed support for these questions on the basis that I think it is wise to not have a "one size fits all" approach when there are quantifiable variations in aspects of policies that may benefit from reasonable adjustments. I do not recall seeing information relating to Q9. but it sounds like a good thing to endeavour to manage Noise and Air Emissions as far as possible. Thank you for the opportunity to provide feedback.

Respondent No: 190
Login: milena
Email: [redacted]

Responded At: Oct 23, 2023 17:35:52 pm
Last Seen: Oct 23, 2023 07:06:59 am
IP Address: 101.174.39.49

Q1. **Street name** [redacted]

Q2. **Suburb** SHEIDOW PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Too small sites, increased population density.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Too small sites, increased population density.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 191
Login: Gosia
Email: [redacted]

Responded At: Oct 23, 2023 20:51:37 pm
Last Seen: Oct 23, 2023 20:51:37 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SHEIDOW PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 192
Login: Bianca
Email: [redacted]

Responded At: Oct 24, 2023 06:42:55 am
Last Seen: Oct 24, 2023 06:42:55 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Identify only specific sections where it could be appropriate to subdivide but to include areas on the hill is of particular concern given the issues that already exist with storm water run off and the knowledge that the Dover Gardens area is a rare but possible flood zone risk. Car parking is also a major concern with many small streets difficult to navigate with cars lined up on both sides of the road and not enough space in driveways for multiple cars. The proposed number of homes on such small spaces also does not fit with this area which includes lots of green spaces and yards. Building closer together increases noise levels for neighbours with less space between to disperse and also pets in smaller spaces.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Properties need to be bigger than proposed as a whole

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

The overall size of land is too small for dwellings

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

We have a stormwater system that cannot cope with the existing infrastructure. Our streets are already overfilled making them difficult to navigate. And noise is an issue with neighbours living close and pets and children without yards to play in. There is not enough greenery to make up for all the housing and improving the sustainablity of housing for some older homes is unaffordable with many not using rainwater because it is not compulsory for existing builds. This further raises concerns about how stormwater is managed by an old property alongside a new one. We have Dover Gardens as a 1 in 100 year flood zone with a current stormwater system that is not effective so what happens when more homes are added?

Respondent No: 193
Login: Summa
Email: [redacted]

Responded At: Oct 24, 2023 09:28:04 am
Last Seen: Oct 24, 2023 09:28:04 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

With the proximity to the beach, Marion, public transport, Glenelg, tennis courts, golf course, schools, Marino should be able to accommodate for a higher density population.

Respondent No: 194
Login: Chris Woodhouse
Email: [redacted]

Responded At: Oct 24, 2023 13:26:36 pm
Last Seen: Oct 24, 2023 13:26:36 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

We do NOT support the proposal for our area because: * We, and our neighbours, specifically moved into the area for its large blocks; paying a premium for that decision * We enjoy the privacy the size of the current blocks affords * We enjoy the ability for the neighbourhood to grow vegetables and flowers in our large backyards, and the community created by swapping produce * We enjoy the low number of neighbours we have - more density would completely change the character of our neighbourhood; increased parking, traffic, noise

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

We do NOT support the proposal for minimum site area and frontage widths across gradients: * We, and our neighbours, specifically moved into the area for its large blocks; paying a premium for that decision * We enjoy the privacy the size of the current blocks affords * We enjoy the ability for the neighbourhood to grow vegetables and flowers in our large backyards, and the community created by swapping produce * We enjoy the low number of neighbours we have - more density would completely change the character of our neighbourhood; increased parking, traffic, noise * According to your survey, our blocks would be classed as level, which we do not agree with at all; higher density on the sloping land would severely impact privacy

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

We do NOT support the proposal for our suburb/area of Gooroonga Street and surrounding streets. I cannot represent other areas or suburbs: * We, and our neighbours, specifically moved into the area for its large blocks; paying a premium for that decision * We enjoy the privacy the size of the current blocks affords * We enjoy the ability for the neighbourhood to grow vegetables and flowers in our large backyards, and the community created by swapping produce * We enjoy the low number of neighbours we have - more density would completely change the character of our neighbourhood; increased parking, traffic, noise * According to your survey, our blocks would be classed as level, which we do not agree with at all; higher density on the sloping land would severely impact privacy

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**

Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Marion CC tried to make similar changes a few years ago and residents were strongly opposed, as we know is still the case in our immediate area. Last time, the proposal did not go ahead. Please learn from this - your Seaview Downs constituents are passionate about where they live and do NOT wish to have the suburb's character changed by higher population density!

Respondent No: 195
Login: JLM
Email: [redacted]

Responded At: Oct 24, 2023 19:26:58 pm
Last Seen: Oct 24, 2023 19:26:58 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

No houses behind houses in this year please

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No:	196	**Responded At:**	Oct 25, 2023 09:09:12 am
Login:	AK	**Last Seen:**	Oct 25, 2023 09:09:12 am
Email:	[redacted]	**IP Address:**	n/a

Q1.	**Street name**	[redacted]
Q2.	**Suburb**	HALLETT COVE, SA
Q3.	**Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**	Code Amendment Fact sheet
Q4.	**Is the intent of the proposed policy changes clear and easy to understand?**	Yes
Q5.	**Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**	Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7.	**Do you support the proposed minimum site areas and frontage widths across the different gradients?**	Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9.	**Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**	Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11.	**Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**	Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 197
Login: Megmeg1
Email: [redacted]

Responded At: Oct 25, 2023 09:54:09 am
Last Seen: Oct 24, 2023 23:23:30 pm
IP Address: 120.20.109.204

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

The increased density causes many additional cars to park on the street and clog up the roadways. Additionally, the lack of large trees and open areas of greenery cause these suburbs to become barren concrete wastelands full of hard built surfaces, meaning that they are sweltering in summer and offer little to no habitat for wildlife. This problem is only set to increase in the future due to the effects of climate change, increased summer temperatures, and scarce resources due to drought. It is easy to see from a quick glance at google maps that all blocks in the area with larger steeper sites are full of significant trees and green space, leaving wildlife corridors for native animals along with supporting greater biodiversity of plants and insects. I believe that the proposed changes will be extremely detrimental to all the hills face zones included and urge the Marion Council to leave the guidelines unchanged.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

loss of green space and established trees

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

loss of green space and established trees

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No:	198	**Responded At:**	Oct 25, 2023 10:22:43 am
Login:	Bobdog	**Last Seen:**	Oct 24, 2023 23:48:59 pm
Email:	[redacted]	**IP Address:**	118.210.55.190

Q1.	**Street name**	[redacted]
Q2.	**Suburb**	SEACLIFF PARK, SA
Q3.	**Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**	Fact sheet
Q4.	**Is the intent of the proposed policy changes clear and easy to understand?**	Yes
Q5.	**Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**	Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7.	**Do you support the proposed minimum site areas and frontage widths across the different gradients?**	Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9.	**Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**	Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11.	**Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**	Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 199
Login: Ryan
Email: [redacted]

Responded At: Oct 25, 2023 11:03:56 am
Last Seen: Oct 25, 2023 11:03:56 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Will completely ruin the area and it's appeal of decent sized family blocks. Road parking will become an issue with the sub development of blocks and the suburb will eventually become crowded and over populated like suburbs near Marion shopping center. The suburb will be effectively ruined for families who have allready bought and feels incredibly unfair to overcrowd the whole area with especially more rate payers. Very disappointing proposal by the council and as a household we have not received any notice or consultation in the mail yet.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Will completely ruin the area and it's appeal of decent sized family blocks. Road parking will become an issue with the sub development of blocks and the suburb will eventually become crowded and over populated like suburbs near Marion shopping center. The suburb will be effectively ruined for families who have allready bought and feels incredibly unfair to overcrowd the whole area with especially more rate payers. Very disappointing proposal by the council and as a household we have not received any notice or consultation in the mail yet.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 200
Login: Reneej2023
Email: [redacted]

Responded At: Oct 25, 2023 12:53:10 pm
Last Seen: Oct 25, 2023 02:26:31 am
IP Address: 49.178.143.79

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

There is a reason these zones were separated. If these changes are to allow development within the cement hill site, consolidate the council area and change the zone to this location only.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

350 square meter minimum site area is ridiculous. You only have to look at suburbs like Warradale, Seacombe Gardens and Dover Gardens to see the overcrowding which now exists as a result from those amendments. They're experiencing major traffic increase, parking availability issues, increase in dog barking and noise nuisance complaints from properties being so close to each other. Marino & Seacliff Park already deal with a great deal of overshadowing from existing sloping and semi sloping blocks within the area (you only have to look at a handful of recent DA's and the feedback provided from neighboring residents to confirm this), I don't see how increasing the number of houses allowed on sloping blocks will benefit any of the lower lying houses. Some serious thought needs to be put into this and responses required. Please change the minimum site areas for <1:8 slope to be at least 500sm, this will allow development without completely changing the livability and family appeal of these suburbs. Noone benefits from being overcrowded except developers and banks.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

There needs to be serious feedback about the affect small block sizes and decreased yard size is having on the youth of Australia. Marion council are not proposing more green space and playgrounds (not to mention schools) for our increasing population of children yet encouraging smaller blocks and more houses, increasing traffic and creating more hazards in the way of children playing in their streets and communities. Our backyards are getting smaller, and houses are taking up more space on smaller blocks, we really need to think about the urban design of our neighbourhoods If parents can't provide fixed equipment in their own backyard due to limited spaces, then we need to be designing public spaces that can. Fewer than 20 per cent of children aged five to 17 meet the physical activity guidelines of one hour of moderate to vigorous physical activity per day. Rates of childhood obesity are climbing, with the latest report from the Australian Institute of Health and Welfare finding a quarter of Australian children are medically obese, putting them at risk of type-2 diabetes and other long-term health problems. Australian backyards were about 150 square metres on average up until the 1980s, today, it is below 50 square metres. These amendments do not at all support marion councils strategic plan "Liveable: By 2040 our city will be well planned, safe and welcoming with high quality and environmentally sensitive housing, and where cultural diversity, arts, heritage and healthy lifestyles are celebrated." How is decreasing block size and allowing multiple developments creating environmentally sensitive housing? You're creating urban heat islands with no suggestions on greening, minimum yard size, increase in playground and outdoor spaces for the community? Smaller block sizes certainly don't encourage healthy lifestyles with less space for children and pets to play. By putting dwellings closer together you're increasing the potential for neighbourhood disputes and unsafe environments, one should be able to enjoy their outdoor space without being overlooked by Neighbours or hearing their every word. "10 Year Goal: By 2029 we will have attractive neighbourhoods with diverse urban development, vibrant community hubs, excellent sporting facilities, open spaces and playgrounds" In marino we currently have all of the above. We understand the need for expansion with growing populations but allowing such small block sizes will in no way make our neighbourhoods more attractive.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 201
Login: Ashlea Quigley
Email: [redacted]

Responded At: Oct 25, 2023 14:44:47 pm
Last Seen: Oct 25, 2023 14:44:47 pm
IP Address: n/a

Q1. **Street name** [redacted]

[redacted] **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Would ruin the neighbour hood.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

No as there is already a parking problem.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

This area is already built up.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I think this is a terrible idea for the residence who purchased this property for the lifestyle without the built up housing. There's plenty of other land in south Australia without having to encroach on what is already there and well established.

Respondent No: 202
Login: J
Email: [redacted]

Responded At: Oct 25, 2023 17:39:44 pm
Last Seen: Oct 25, 2023 17:39:44 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Leave it how it is

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Leave it as it is

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Too much development in City of Marion already

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 203
Login: PatF
Email: [redacted]

Responded At: Oct 26, 2023 14:27:24 pm
Last Seen: Oct 26, 2023 14:27:24 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

NA

Respondent No: 204
Login: Brian
Email: [redacted]

Responded At: Oct 26, 2023 16:45:35 pm
Last Seen: Oct 26, 2023 16:45:35 pm
IP Address: n/a

Q1.	**Street name**	[redacted]
Q2.	**Suburb**	TROTT PARK, SA
Q3.	**Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**	Code Amendment Fact sheet
Q4.	**Is the intent of the proposed policy changes clear and easy to understand?**	Yes
Q5.	**Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**	Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Higher density housing, additional cars parked in street, loss of trees etc., additional traffic, affect on valuation of existing properties

Q7.	**Do you support the proposed minimum site areas and frontage widths across the different gradients?**	Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

As above

Q9.	**Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?**	Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

As above

Q11.	**Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**	Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 205
Login: Kerri
Email: [redacted]

Responded At: Oct 26, 2023 21:52:48 pm
Last Seen: Oct 26, 2023 21:52:48 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Leave zoning as is

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

I do not want all the suburbs in the Marion council being ruined like Seacombe gen's etc with such high density living

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Do not want any more Marion council suburbs being turned into 'little boxes' suburbs

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I feel this is just a money grab from the council with no consideration for the long term future of areas having decent sized blocks for family homes. What about infrastructure?? Streets end up being one way only as so many cars parked on the street that two cars can't drive them anymore.

Respondent No: 206
Login: anthony
Email: [redacted]

Responded At: Oct 26, 2023 23:03:40 pm
Last Seen: Oct 26, 2023 23:03:40 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Traffic and roads plus facilities in local area need upgrading before more housing in this area it will lower the value of existing properties .

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

we bought in this area to have space around the home and not be over crowded also the views that will be destroyed in many areas

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

The area will be down graded from the present quality of the area and devalue existing properties.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 207
Login: chris9449
Email: [redacted]

Responded At: Oct 27, 2023 17:04:42 pm
Last Seen: Oct 27, 2023 06:34:43 am
IP Address: 203.206.4.230

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment, Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Neither support or do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I would like to voice my support for the Southern Suburbs Code Amendment. The proposal will allow for the revitalisation of existing neighbourhoods and create new housing typologies which are better suited to modern lifestyles. At present the southern sections of the City of Marion are severely lacking a diversity in available housing stock which prevents many existing residents being able to downsize into accommodation that suits their requirements. Appropriate housing is fundamental to wellbeing and is a key element supporting liveability. Many residents that are entrenched in their local community do not have the ability to adapt their housing needs when circumstances change under the current zoning restrictions. The flexibility to subdivide and establish smaller homes on their current allotments under the proposed changes will allow many residents to remain in their community well into the future.

Respondent No: 208
Login: Alistair
Email: [redacted]

Responded At: Oct 27, 2023 21:13:24 pm
Last Seen: Oct 27, 2023 21:13:24 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Smaller blocks are bad for the environment. Split blocks with multiple houses look ugly and are a strain on resources. Only developers benefit. It'll make for lot less trees, grass and greenery.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Leave it how it is.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 209
Login: Louise
Email: [redacted]

Responded At: Oct 27, 2023 22:31:17 pm
Last Seen: Oct 27, 2023 22:31:17 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

You have already detrimentally afffected our area with your new zoning rules and allowing for subdivision. The oversight on houses being built that are completely out of character for the area is non existent. You've disadvantaged long term resident ms enough and this will even more so destroy access, views, look and feel of the suburb. There is not enough infrastructure in the area to support the number of new dwellings this change would result in.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

It is fine as it is. We want families here not developers.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

We bought in this area and invested significant money here as rate payers because we liked the large blocks and family centric atmosphere. The council cares only about increasing rate revenue. This is not in the best interests of the suburbs, or people who live here.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 210
Login: Lisa Miller
Email: [redacted]

Responded At: Oct 28, 2023 09:50:45 am
Last Seen: Oct 28, 2023 09:50:45 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Just because you change the name of the plan doesn't mean you need to consolidate the rules across the 3 different residential zones. This is just part of a long term plan to enable splitting of the blocks. Much of the housing in the suggested suburbs is older homes that are well maintained and extended and where the residents happily abide. These large blocks with old small homes could quite easily be turned into housing like on Gooroonga st Seaview Downs. Large family homes kept well and where they can park their cars in their own driveways, water can soak into the ground and not race down a huge hill to flood others. Not everyone wants to live in a shoebox on top of their neighbours. How about you have suburbs that offer different types of living and people shift into those houses knowing what area they are buying into.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Our streets are not designed to take all of the extra cars. These new cramped houses allow for 2 cars only and in reality only 1 as most use the garage for storage. Then sold as family homes with 4 cars. Then no street frontage and nowhere to put bins out that the truck can get too. Also when downpours already we get flooded roads as many of the flat streets are surrounded by big gradient hills. Take away 50% of where rain can soak in and that massively adds to water trying to get away and can't. Glad I don't live downhill as these houses will get flooded. Have already seen water about to overflow gutter and driveways on seacombe rd, ready to enter front doors. Also, the reason we purchased in this area is because of the spacious blocks and no cramped neighbours. It is not right that you change the parameters on people's biggest investment. Create suburbs that people buy into knowing that they will live with this size blocks. Like at seacliff. Don't make your existing voters pay.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Our streets are not designed to take all of the extra cars. These new cramped houses allow for 2 cars only and in reality only 1 as most use the garage for storage. Then sold as family homes with 4 cars. Then no street frontage and nowhere to put bins out that the truck can get too. Also when downpours already we get flooded roads. Take away 50% of where rain can soak in and that massively adds to water trying to get away and can't. Glad I don't live downhill as these houses will get flooded. Also, the reason we purchased in this area is because of the spacious blocks and no cramped neighbours. It is not right that you change the parameters on people's biggest investment. Create suburbs that people buy into knowing that they will live with this size blocks. Like at seacliff. Don't make your existing voters pay.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**

Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Your statement is false. The first proposed change is to "include all properties within the affected area in the Hills Neighbourhood Zone." With a map identifying the whole of suburbs not just adjacent to main rds. AND you follow up with split block sizes!!! OMG deception

Respondent No: 211
Login: covemum
Email: [redacted]

Responded At: Oct 28, 2023 11:03:57 am
Last Seen: Oct 28, 2023 00:33:57 am
IP Address: 101.174.8.125

Q1. **Street name** [redacted]

Q2. **Suburb** HALLETT COVE, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

I am concerned that the size of housing blocks is getting smaller, that parking in those areas is getting harder not to mention ease of things like getting deliveries etc. The lack of play area for growing active children and the total concrete jungle look of our suburbs and the chocolate block look on satellite photos. I never moved here to see so many areas look like you could just walk across rooftops with no need to touch ground.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

See my answer above.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 212
Login: Micth
Email: [redacted]

Responded At: Oct 28, 2023 17:59:44 pm
Last Seen: Oct 28, 2023 17:59:44 pm
IP Address: n/a

Q1. **Street name** [redacted]

[redacted] **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

There is no reason to change the area size for wealth and financial gain. This will create a lower value, increasing crime, will be know as a suburb with a bad name, No reason here to change. There is more afford land at wasley, Hackham, etc

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Same as above my house is 1950 nothing needs to change..stop letting Indians migrant.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Deeper north and south it's more affordable Why should the be accommodating to get rich.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Does affect me here.

Respondent No: 213
Login: Ross
Email: [redacted]

Responded At: Oct 29, 2023 09:35:03 am
Last Seen: Oct 29, 2023 09:35:03 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

This is a thinly disguised attempt to raise more rates, ensure there are more cars parked in our streets and to downgrade our standard of living. Shame on you for even suggesting these changes. Leave all alone.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Discussting attempt to downgrade our standard of living. Leave all alone.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Leave our standard of living as it is.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

As a rate payer we feel frustrated with all levels of government and worry about what your actions are going to do to the standard of living for future generations.

Respondent No: 214
Login: Sogaca
Email: [redacted]

Responded At: Oct 29, 2023 18:43:26 pm
Last Seen: Oct 29, 2023 08:13:27 am
IP Address: 61.68.201.78

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

1) keep it as it is; it is the charm of Seacombe Heights. People live/buy here because of the big lots, spacious housing, and the feeling of serenity. 2) Leave the frontage dimensions at 20m and allow to build behind it at a single-story house. The front yards are again, very characteristic of the suburb. 3) if you go ahead (of which I hope you do not), do not allow the fences/neighbour separation to be built in the front yards to keep the wide feel. 4) the lots of 350m2 is just too small. Make them at least 500m2. 5) if the small lots are going ahead, make sure a mandatory driveway and on-the-property parking for at least 2 cars is provided.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

1) Explain to me how this is of any benefit to the current residents and me. So far, I can only see the disadvantages. 2) Schools are already to the brim, GPs are full, subdivisions will not allow for parking (it just would not fit 2 cars), and public transport is already non-existent in this suburb. It would just be another Seacombe Gardens and the standard of living would inevitably be reduced. 3) The character of the suburb would be destroyed 4) I fear heavy neighbour disputes because of retaining walls or maybe wrongly measured boundaries (back in the 70s, they apparently were not so exact). Once subdivision happens, every cm of terrain counts and it will be a nightmare. 5) houses would inevitably move so much forward to the curb that it would destroy the beautiful gardens and the neighbourhood's character. 6) True for my street, in particular, is the lack of sunlight. We have the hill in front and a hill behind, causing a natural shadow two times a day. Having 2 story houses close to my property would steal the currently available sunlight I got which is not great already. With that, humidity would become another issue as seen in other suburbs. 7) Imagine a wall reaching as far as 11m at the edge where your garden stops. I am around 1.5m lower than my neighbour and about 2m lower than the neighbour in the backyard. Already, their whole house feels elevated above mine. The proposed changes would destroy all arguments as to why we bought into this suburb. The council would steal that from me and cause distress; it is not Seacombe Heights. 8) I am also concerned about the tree canopy we currently have. So far, investors have not been stopped from getting approvals to remove the trees.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

I think exceptions should be applied where a character of a suburb has been established.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**

Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

The 10m frontage proposal is the most upsetting one, and I fear the most to be approved.

Respondent No: 215
Login: Dylehma
Email: [redacted]

Responded At: Oct 29, 2023 18:47:43 pm
Last Seen: Oct 29, 2023 08:17:44 am
IP Address: 180.150.112.231

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Different zones have unique characteristics aside from gradient.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

I live in Area 2 and my location has a medium to high gradient. The code amendment will allow additional builds on vacant blocks in this area. My primary concern in this area is of bushfires in the coming months, particularly close to the conservation park. Driveway access in this area is difficult and shared for multiple residences.I am concerned that additional density and cars will increase the risk of loss of life if there is a fire. Second to that, parking is limited. We have no street parking adjacent our house, and we are not the only house on our street in this situation. I think urban density needs to increase for metropolitan Adelaide, but I don't think that infilling areas that are not designed for it is suitable. I think new developments like Seacliff Village can plan accordingly with adequate access and parking with increased density.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

As above,I think new development of a certain size that will be building new road access and looking at the overall traffic profile getting to the main road could be exceptions to the current development code.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 216
Login: Alana Stevens
Email: [redacted]

Responded At: Oct 29, 2023 20:17:12 pm
Last Seen: Oct 29, 2023 20:17:12 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 217
Login: Cameron Waters
Email: [redacted]

Responded At: Oct 29, 2023 21:46:04 pm
Last Seen: Oct 29, 2023 21:46:04 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I feel that this is something that Marino really needs.

Respondent No: 218
Login: FredBev
Email: [redacted]

Responded At: Oct 30, 2023 12:34:05 pm
Last Seen: Oct 30, 2023 02:04:05 am
IP Address: 14.203.54.143

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

I recognise and support the need to increase urban density and reduce urban sprawl in cities. However, I am unconvinced that many of the potentially negative impacts resulting from a blanket change in minimum block sizes have been addressed. These include...Loss of green space and trees..Loss of wildlife corridors...Traffic and parking congestion...Increased urban heat... I am particularly concerned that the increased potential flood risk has not been addressed at all. All of the climate change models predict more intense and catastrophic rainfall events. Greater infill of housing reduces infiltration and increases runoff. Areas of no or little flood risk are likely to change to areas of moderate or high flood risk potential. This is particularly worrying in catchment areas with steeper land gradient. I would like to see these steeper slope areas not included in the changes being proposed. In fact, encouragement to vegetate these areas would help compensate for the overall reduction in green space. Given that these higher slope areas are usually more difficult and more expensive to develop, the benefit to cost ratio by isolating these areas from proposed changes seems a no brainer.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

See answer to 6 for the same reasons.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

See answer to 6. More problems are associated with high slope areas and the blanket changes do not address these problems.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

See anser to question 6.

Respondent No: 219
Login: cdavis
Email: [redacted]

Responded At: Oct 30, 2023 14:53:27 pm
Last Seen: Oct 30, 2023 04:23:27 am
IP Address: 202.183.101.44

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

A more gradual decrease in site size would be more appropriate, so perhaps instead of dropping to 350, drop to 600. We still want largish block sizes in our areas.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Do not halve the current block minimum size. Perhaps minimum should be 600sqm

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 220
Login: David
Email: [redacted]

Responded At: Oct 30, 2023 20:12:52 pm
Last Seen: Oct 30, 2023 20:12:52 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Families move to this suburb because it is a quiet, safe friendly neighborhood

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Families move here to provide the land size there children require. There is also a lacking of supporting infrastructure to coincide

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

More condensed areas on the flats where property values aren't priced on views

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

This may amplify already noticeable traffic noise

Respondent No: 221
Login: badcouncil
Email: [redacted]

Responded At: Oct 31, 2023 13:41:06 pm
Last Seen: Oct 31, 2023 13:41:06 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Neither

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Leave everything as it is. No more infill high density developments.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

No more land divisions. One house per existing block.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

no more land divisions

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

do not amend the code. no more land divisions

Respondent No: 222
Login: Benjamin
Email: [redacted]

Responded At: Nov 01, 2023 05:23:42 am
Last Seen: Nov 01, 2023 05:23:42 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Minimum Frontage widths could be reduced even further to accommodate more properties in the area

Respondent No: 223
Login: Kim
Email: [redacted]

Responded At: Nov 04, 2023 07:37:06 am
Last Seen: Nov 04, 2023 07:37:06 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** FLAGSTAFF HILL, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Areas are too small causing neighbours to be too close together and increasing traffic and on street parking. If this goes ahead the character of the area will be lost

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 224
Login: John
Email: [redacted]

Responded At: Nov 04, 2023 13:49:23 pm
Last Seen: Nov 04, 2023 13:49:23 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

The area is getting a new community centre and has a train passing to the city and south which is a asset that should not be missed. by increasing the population density is great to have people enjoy the the amnities such as beaches, walk ways parks etc. This stretches all the way over to darlinton where there are pleanty of reserves and parks that can handled further development and newer homes that will bring up the standard in the zones proposed to change

Respondent No: 225
Login: Simone
Email: [redacted]

Responded At: Nov 04, 2023 14:35:34 pm
Last Seen: Nov 04, 2023 14:35:34 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Maps providing unclear info. If a 900sqm block can be divided 4 times I am definitely against this!! Huge increase in population, traffic, parking availability, noise pollution, view obstruction etc. However if the minimum block sizes remain over 500 or amendments are made to provide better use of sloping land, that makes sense to me.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 226
Login: T
Email: [redacted]

Responded At: Nov 05, 2023 14:19:15 pm
Last Seen: Nov 05, 2023 14:19:15 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

There is not enough infrastructure to cope with more people. Nothing has been upgraded in our street since we have been here for more than 20 years

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 227
Login: Paul
Email: [redacted]

Responded At: Nov 06, 2023 08:19:49 am
Last Seen: Nov 06, 2023 08:19:49 am
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** DARLINGTON, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

The overcrowding of suburbs not designed for population. Street parking!Traffic pressure shopping Beach and park access etc!Services hospitals

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 228
Login: KevinR
Email: [redacted]

Responded At: Nov 07, 2023 10:26:53 am
Last Seen: Nov 06, 2023 23:56:54 pm
IP Address: 49.178.100.37

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 229
Login: Darryl
Email: [redacted]

Responded At: Nov 07, 2023 13:54:44 pm
Last Seen: Nov 07, 2023 13:54:44 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Allow home owners to use the verge for installing pop up EV chargers. Rates need to be indexed in line with the last few years. Don't want to see rates doubling due to new versatility.

Respondent No: 230
Login: Bob
Email: [redacted]

Responded At: Nov 07, 2023 17:09:52 pm
Last Seen: Nov 07, 2023 17:09:52 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Don't won't blocks made smaller will equal more cars on street. De- values area.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Don't won't area made into subdivision. Makes are look cheap

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 231
Login: Luke
Email: [redacted]

Responded At: Nov 07, 2023 18:31:13 pm
Last Seen: Nov 07, 2023 18:31:13 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SHEIDOW PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 232
Login: Mirek
Email: [redacted]

Responded At: Nov 07, 2023 20:37:43 pm
Last Seen: Nov 07, 2023 20:37:43 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 233
Login: Richard
Email: [redacted]

Responded At: Nov 07, 2023 22:11:59 pm
Last Seen: Nov 07, 2023 22:11:59 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

From previous experience believe rezoning will cause me years of inconvenience caused by greedy developers and a weak council who do not enforce building standards while ignoring my lose and my choice to pay a prenium and continue to pay a prenium to live in a particular developement area not one under poorly regulated construction

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Believe my outlook will be lost on developers wim . Changes should be in large areas of gently sloping land not on a block by block with little regard for residents

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Same as last two questions council should compensate residents for lose

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 234
Login: Lorraine
Email: [redacted]

Responded At: Nov 07, 2023 22:46:58 pm
Last Seen: Nov 07, 2023 22:46:58 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

I do not support the over crowding of our beautiful suburb, I believe it should stay as it is.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 235
Login: Scott
Email: [redacted]

Responded At: Nov 07, 2023 22:57:15 pm
Last Seen: Nov 07, 2023 22:57:15 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

The reduced minimum site frontage will lead to higher density living. This means more buildings in the same amount of space. This is a huge factor in urban heating, which is detrimental to the environment. I feel it is short sighted to disregard the environmental impact, not to mention the character and charm of the souther suburbs in pursuit of extra land sales. Higher density living puts additional strain on existing resources for members of the marion council.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

As per above

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 236
Login: Liv Urban
Email: [redacted]

Responded At: Nov 08, 2023 16:35:26 pm
Last Seen: Nov 08, 2023 16:35:26 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

It will bring about detrimental change to the amenity of the area.Only blocks immediately adjacent the rail corridor to have smaller block sizes

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

sloping land has more problems, especially the way the noise travels. this creates less peaceful suburb.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

people are building larger houses. the developers are allowed to build so there is little area for living plants. Keep to above 500square metres.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

many more infills can be done closer to Adelaide without council having to fill its coffers by ruining familly friendly suburbs over 20klm from the cbd

Respondent No: 237
Login: Rochelle
Email: [redacted]

Responded At: Nov 09, 2023 14:34:34 pm
Last Seen: Nov 09, 2023 14:34:34 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

I suggest separating Darlington, Seacombe Heights, Seaview Downs, Seacliff & Marino (zone x) into a different zone to Sheidow Park, Trott Park & Hallett Cove (zone y) as zone y block sizes are already able to be divided to 350 to 450. Zone x is currently 700 so this change will have greater impact on zone x. Zone x is viewable from the flats so will have more impact on the skyscape. They should NOT be considered in the same zone

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

As above

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

As above

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 238
Login: Rosemary Miller
Email: [redacted]

Responded At: Nov 09, 2023 16:28:12 pm
Last Seen: Nov 09, 2023 16:28:12 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Most of land has steep gradient, stormwater drainage is inadequate to cope with more runoff, streets are narrow and cannot accommodate more parking, some houses already built very close to neighbouring properties exacerbating noise disputes and problems with tree roots and retaining walls and fences. Too many properties are already overlooked causing privacy problems. Some streets located in fire danger zones. Our block has already been subdivided resulting in too many problems with neighbours due to close proximity of houses and extensions to neighbouring properties after we purchased this house. Seacombe Heights should remain a zoned Residential area.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Council would first need to carry out extensive infrastructure projects to accommodate more street parking, stormwater drainage and problems associated with climate change eg increased risk of fires and flooding. Extensions to all existing properties would need to be more carefully monitored and assessed.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Good for Council, bad for existing (and future) residents, bad for the environment and climate change.

Respondent No: 239
Login: Mark Scott
Email: [redacted]

Responded At: Nov 09, 2023 16:48:11 pm
Last Seen: Nov 09, 2023 16:48:11 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

We bought here because of the larger blocks, good houses and green spaces. The plan will reduce the green areas, increase traffic and congestion, look at north of Seacombe Rd for example, and ruin the character of the area. The hills face is set to become the new eastern hills suburb, why ruin it?

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Single dwelling only on Hills face suburbs

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

We love it here. To make the changes you are suggesting would ruin the character of the hills face. Look what you've done to the suburb's north of seacombe rd, so much congestion and loss of green space. Our neighbours at [redacted] put in a very detailed submission which we agree with. We should have been a part of the amendment from its beginning, it feels rushed. I went to an information night at marion council chambers and it was a shambles, no direction, not even the staff could give me the answers to some questions asked. Why wasn't a presentation given then q & a. Its seems like this is a forgone conclusion and the council have already made its mind up. Would like to see a more open forum, surely there is more time to inform and consult.

Respondent No: 240
Login: Sara : OPPOSING CHANGES TO CODE
Email: [redacted]

Responded At: Nov 09, 2023 19:24:09 pm
Last Seen: Nov 09, 2023 19:24:09 pm
IP Address: n/a

Q1.	**Street name**	[redacted]
Q2.	**Suburb**	SEAVIEW DOWNS, SA
Q3.	**Have you read the Draft Code Amendment or Code Amendment Fact Sheet?**	Code Amendment Fact sheet
Q4.	**Is the intent of the proposed policy changes clear and easy to understand?**	Yes
Q5.	**Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?**	Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

1. The code was developed to protect our 'hills facing' zone from unwanted development that would alter the character of the area. Existing residents have bought into the area on the contingency this provides. Changing the code is quite simply taking away the right / protection of area that residents bought into. This is really the main issue, and quite simply, the code should be upheld. There are other undeveloped land areas in surrounding suburbs of Adelaide that can accomodate the types of dwelling proposed in the new code. 2. Although all under the City of Marion, the suburbs identified should not be grouped together as they do not exist as a cohesive group and have different styles of development and lifestyle. Hallett cove, Sheidow park and Trott park were developed at a different time to Marino / Seacliff / Seacliff Park / Seaview Downs / Seacombe heights and are geographically separated by land formation, built on a different topography- I do not believe they should be under the same code. 3. To be brief, many issues were identifed at the 2019 consultation regarding subdivision similar to that proposed and it is evident that these have been disregarded. It is irresponsible for the council to propose such changes without identifying solutions, which quite simply come down to not subdividing existing areas as infrastructure does not support these developments. Issues raised with subdivision in neighbouring suburbs. (I feel this was discussed at length in 2019 consultations and I am sure is well documented.) In brief, -Lack of parking space leading to congested streets. Safety concerns reversing out of driveways where vision is obstructed by parked cars. Visitors unable to park when visiting friends. - Congestion on streets. -Local schools at capacity and unable to take children living in their zone (impacting community integration, access for working families, ability to attend out of hours activities, extending travel times, further traffic increase due to unnecessary travel). - Overshadowing of existing homes. -lack of privacy (due to overshadowing, close proximity etc). -noise concerns -lack of natural cooling / heating due to overcrowding- no air flow, no shelter from plants= increased reliance on air-conditioning / heaters, impacting climate change. - the building of dwellings that create issues for their owners due to inadequate living space. 4. 4. Environment. Smaller block sizes will negatively affect the natural environment as follows: -less vegetation and soft surface treatment -loss of habitat for Fauna -drainage issues with higher run off due to gradient, more impervious surfaces and less vegetation -noise issues due to gradient providing an ampitheatre like environment -no buffering of noise from vegetation as is currently the case (as no room for sufficient vegetation) -overlooking and overshadowing due to the sloping topography and lack of vegetation -higher heat on hard surfaces (roof, paving and the like) due to lack of shade and vegetation Developers will always want land to sub divid for profits We have a responsibility to future generations to retain some such homes for those who wish to raise their families in the traditional Australian manner without having to relocate to the country. Once everything has been divided, we cannot go back. It is only the developers who are profiting from this. You are selling our youth's freedom and childhood. Parks and playgrounds, although valued, do not suffice all the needs of families with young children.Both parent s need to work to afford a home now and lack time to provide the supervision to play at the park as opposed to in the yard. Children also need their own space to build, create and explore without disruption from other kids. 5. The proposition that elderly people are wishing to downsize and remain in the same spot is poor reasoning. I work in Aged care- most elderly people are not wishing or often unable to navigate all that is required for this to happen and wish for children to have play space. This is also short sighted as only providing benefit for a limted time. There already exists adequate courtyard homes in nearby areas that provides this style of housing. More issues as well, but i lack time to write it all and feel that we were not listened to in 2019 so dubious it will even have effect to voice an opinion. GOING FORWARDS: 1. I object to the changes for my suburb, Seaview Downs. We are a close community and I do not know anyone who supports these changes. I propose that the existing code we bought our houses under remain in place to protect our community from unwanted development. 2. If this is going to be ignored, I propose a compromise where the council at least change the minimum block size and frontages to larger dimension to protect some existing properties and minimise the impact. Detached- 500m2 MINIMUM, 11M frontage. Semi detached 450m2 MINIMUM, 10M frontage. NO ROW DWELLING / Group Dwelling/ OR APARTMENTS (goes against character of the area)

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

1. I object to the changes for my suburb, Seaview Downs. We are a close community and I do not know anyone who supports these changes. I propose that the existing code we bought our houses under remain in place to protect our community from unwanted development. 2. If this is going to be ignored, I propose a compromise where the council at least change the minimum block size and frontages to larger dimension to protect some existing properties and minimise the impact. Detached- 500m2 MINIMUM, 11M frontage. Semi-detached - 450m2 MINIMUM, 10M frontage. NO ROW DWELLING / Group Dwelling/ OR APARTMENTS (goes against character of the area)

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

I live where there is a gentle gradient- even so, the effects of over shadowing and lack of privacy become greatly amplified with even a gentle slope. Already, we are staring at my neighbours roof from our main living area and the 2 story home up the road is like a 3 stoery due to gradient. Our soil is clay and causes much cracking in our homes, further development, lack of natural airflow and water flow will make this worse.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

See email I attended Consultation and discussed my concerns with David Barone in more detail, as did other residents in my area, and more so in 2019. If we are not heard, I would like some rationale to be accounted for in a formal address and will be forwarding this request to the local member of parliament.

Respondent No: 241
Login: The Munday's
Email: [redacted]

Responded At: Nov 09, 2023 20:05:16 pm
Last Seen: Nov 09, 2023 09:29:46 am
IP Address: 1.147.44.54

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

I do not support the proposed sub division allotment sizes in seaview downs / Seacombe heights. The inclusion of residential flat to the TVN is out of character (yes occurs in Seacliff Park) but noting this may be potentially achieved on Number 6 is concerning. Suggest concentrating on development plan strategy towards the open space near cement hill near Majors Rd and Brighton Rd first before code amendments to Hills neighbourhood zone. I don't see the same policy consultation going out to the other Hills neighbourhood zones in other councils through burnside, Mitcham and unley considering similar topography, why is the southern hills policy area only undergoing review? Further concerns about land division sizes seem to promote double storey dwellings if site coverage allows up to 50-60% (therefore either smaller single storey homes or double storey with greater upper level setbacks). Understanding normal policy setback governance occurs in general neighbourhood or suburban neighbourhood zones, but hills neighbourhood zones should have stricter guidelines, can you please advise what the proposal is for southern upper level dwelling setbacks are (ie 1.9m plus 1/3rd height above 3m) Concerns over traffic management and if Seacombe road is to be widened to account for increased traffic flow, what infrastructure upgrades are planned and when? Personally as mention I do not support this as a father of 2 active young boys who love this current policy zone, specifically moving into this area for the minimum 700sqm2 subdivision, instilling decent family size homes and backyards and promoting direct decent greenspace to both front and backyards...it's rare to find that these days. Honestly, if this area turns out like Seacombe Gardens with traffic issues and medium density built form, it would be a real shame and lose to our special area.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

As mentioned in section 6. Alternative is leave hills neighbourhood policy zone in seaview downs as it is.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?**

Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

As mentioned in section 6

Respondent No: 242
Login: Mel
Email: [redacted]

Responded At: Nov 09, 2023 20:49:28 pm
Last Seen: Nov 09, 2023 20:49:28 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

The under ground water flow that runs under our property may be further impacted with more builds and works to grounds. Current issues will be increased to the water catchment.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

The larger land sizes are what sets this area apart from the rest. Small dwellings will only benefit developers pockets who will purchase land and build small houses. The local schools would also not be able to accommodate the additional numbers.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Neither support or do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 243
Login: Rachel
Email: [redacted]

Responded At: Nov 09, 2023 21:21:51 pm
Last Seen: Nov 09, 2023 21:21:51 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACLIFF PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

I do not support these changes as it will change the character of my street and suburb. We enjoy our large green spaces and quality living . I love not being surrounded by a concrete jungle. High density housing puts more strain on resources and services, increased pollution and waste. High density housing is not green space friendly , and reducing backyard biodiversity.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

I do not support high density housing

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Larger block sizes to improve the standard of living for future generations. Increase our green spaces , to improve air quality and biodiversity.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I moved to seacliff park for its low density housing , and it's character and charm. We have a great community on the street and that would change if we are living on top of each other .

Respondent No: 244
Login: Rachel Miller
Email: [redacted]

Responded At: Nov 09, 2023 21:23:15 pm
Last Seen: Nov 09, 2023 21:23:15 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACLIFF PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 245
Login: Mila
Email: [redacted]

Responded At: Nov 09, 2023 21:24:36 pm
Last Seen: Nov 09, 2023 21:24:36 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACLIFF PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 246
Login: Rachel
Email: [redacted]

Responded At: Nov 09, 2023 21:26:38 pm
Last Seen: Nov 09, 2023 21:26:38 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACLIFF PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

I do not support these changes as it will change the character of my street and suburb. We enjoy our large green spaces and quality living . I love not being surrounded by a concrete jungle. High density housing puts more strain on resources and services, increased pollution and waste. High density housing is not green space friendly , and reducing backyard biodiversity.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

The block sizes are too small, poor living standards .

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 247
Login: luke
Email: [redacted]

Responded At: Nov 09, 2023 21:27:37 pm
Last Seen: Nov 09, 2023 21:27:37 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACLIFF PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Neither

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 248
Login: Luke
Email: [redacted]

Responded At: Nov 09, 2023 21:29:12 pm
Last Seen: Nov 09, 2023 21:29:12 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACLIFF PARK, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 249
Login: MKTMarino
Email: [redacted]

Responded At: Nov 10, 2023 12:07:49 pm
Last Seen: Nov 10, 2023 02:09:12 am
IP Address: 180.150.112.139

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

As far as I can understand it, from my reading on the matter, and calling the Council for clarification, land lot in my area needs to be 1800m sq to subdivide, and with the new proposal it looks at reducing this to 900. This is something I do not agree with, having first hand experience with purchasing our property 15 years ago and finding that #22 Angas was able to subdivide already back 10 years ago or so. This new subdivided new dwelling is a two storey with a wrap around balcony at the top level, that now directly looks into 4 backyards, mine included. Privacy is lost and there is an increase in backyard noise with subdivision, as is the demand for street parking. I understand the need for Infill Housing, but in my area I am not interested in living with more compact housing. The immediate street and its ocean views on most lots, the street demands more renovations and or new single dwelling constructions rather then subdivision.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Links with the above comments.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 250
Login: AnnetteKoch
Email: [redacted]

Responded At: Nov 10, 2023 12:22:50 pm
Last Seen: Nov 10, 2023 01:52:51 am
IP Address: 1.147.70.64

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment, Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

There are 4 cars to a property in many properties in this area. By default this leads to street parking congestion on Angas crescent, which will be exacerbated by snaller block sizes. It's a busy feeder street, traffic behavior is poor. Smaller block sizes will not improve things

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Do not support changes allowing smaller block sizes

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 251
Login: Dan Taylor
Email: [redacted]

Responded At: Nov 10, 2023 13:37:54 pm
Last Seen: Nov 10, 2023 13:37:54 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

First, the change from 1800sqm to 900sqm is too much of a change. Would strongly suggest a reduction to 1400sqm as I feel a 700sqm lot size should be the minimum to prevent congested development. When we bought in 2012 the fact that the area was not congested, preventing streets from becoming parking lots, was a strong part of the appeal of the area, and do not want to see that reversed. Additionally, I am most concerned about smaller lots driving building practices where adjacent blocks build close to the fence line, and where those blocks and ones even farther away now have views into your property. We already have that situation with 22 Angas and are strongl against that being repeated.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Would propose that the locations to have smaller dwellings is inland (no ocean views) on flat land.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 252
Login: Josceline
Email: [redacted]

Responded At: Nov 10, 2023 13:49:12 pm
Last Seen: Nov 10, 2023 13:49:12 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** MARINO, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

The slope gradients are determined in a way that tends to make them less sloped than what they are. The formula needs to change to favour the greater gradient.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

It will create noise, more traffic on quiet streets, less nature and neighbourhood problems eg cars on street, barking dogs and higher temperatures. etc

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

Increase you block sizes please

Respondent No: 253		**Responded At:**	Nov 10, 2023 15:08:21 pm
Login: Lily Senior		**Last Seen:**	Nov 10, 2023 04:51:28 am
Email: [redacted]		**IP Address:**	101.175.72.89

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** No

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Zones should reflect the individual and unique character including the mid century history of some areas - Seaview downs is a character suburb with unique houses - allowing developers and investors to knock down and build multi dwellings will destroy our suburb. There's some dwellings where a second residence could be built but I do not support there being no protection for the block size and detached dwellings that already exist - why doesn't council protect the character of anything? If what it looks like north of seacombe road is any indication of what is to come then its very alarming to my family who have been here since 1984.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Change the site areas and it can only lead to the demolition of the houses in Seaview downs - it may as well become a new estate then with no character and crowded new builds everywhere - it's only just now after all these decades that Marion council is seriously implementing a tree canopy in Seaview downs and new builds everywhere don't even have a garden - Id like to see an emphasis on the retention of original dwellings and character first.

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Changes to minimum site areas may apply to individual sites for reasons but a blanket change will only lead to demolition and new builds everywhere and overcrowding- I'd like to see an emphasis on the retention of original dwellings and character first.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

I’m very very sad and alarmed at the threat to the future of the suburb I love - infill at the cost of our cities charm and character and heritage and our way of life is a great loss. New people are coming who want minimal and grey sparse housing so build new suburbs and cities.

Respondent No: 254
Login: B Duffy
Email: [redacted]

Responded At: Nov 10, 2023 15:57:53 pm
Last Seen: Nov 10, 2023 15:57:53 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 255
Login: Georgie and Shane Gossink
Email: [redacted]

Responded At: Nov 10, 2023 16:56:40 pm
Last Seen: Nov 10, 2023 16:56:40 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment, Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

Traffic congestion, school capacity, busy streets, environmental concerns for native birds and lizards, neighbourhood attractiveness

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

As above

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

As above

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 256
Login: Sophie
Email: [redacted]

Responded At: Nov 10, 2023 16:58:29 pm
Last Seen: Nov 10, 2023 16:58:29 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEACOMBE HEIGHTS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

For me, one of the great joys of living in this area is people aren't stuffed into tiny allotments like sardines in a can. Where else within an hour of the CBD is a decent backyard possible, where kids have space to run around, residents can grow their own food or own poultry without bothering neighbours, or have decent amount of space of their own to enjoy? With the need for personal space and distancing highlighted over the past three years, surely the move to decrease the minimum block size is counterintuitive. I do not want to live in a suburb where the houses are almost touching. Leave it how it is. It's a unique selling point of the suburb, having reasonable sized blocks.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

Too small areas

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

Too small, too cramped.

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

Respondent No: 257
Login: J.Paczynski
Email: [redacted]

Responded At: Nov 10, 2023 17:01:14 pm
Last Seen: Nov 10, 2023 17:01:14 pm
IP Address: n/a

Q1. **Street name** [redacted]

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Neither support or do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

not answered

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

to dense reduced privacy and other aspects of quality of living in area ,just live this areas as they are they are to nice to be copped to small blocks

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

refer to comment above

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

this changes will only benefit developers and Marion Council generating more money for both and cause devalue value of existing properties

Respondent No: 258
Login: Sam
Email: [redacted]

Responded At: Nov 10, 2023 23:10:30 pm
Last Seen: Nov 10, 2023 23:10:30 pm
IP Address: n/a

Q1. **Street name** [redacted],

Q2. **Suburb** SEAVIEW DOWNS, SA

Q3. **Have you read the Draft Code Amendment or Code Amendment Fact Sheet?** Code Amendment
Fact sheet

Q4. **Is the intent of the proposed policy changes clear and easy to understand?** Yes

Q5. **Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?** Do not support

Q6. **If you do not support, please let us know why and tell us if you have another zone suggestion?**

We moved from Dover Gardens to Seaview Downs for the larger allotments for a number of reasons: - backyard for the kids to be active at any time - large trees and garden - less traffic, less on-street cars parked, safer streets The latter concerns me the most, we have windy streets that can be dangerous with on-street parking. I have also seen what happen down the hill, where all streets essentially became one-way. I also like that the hills are covered by trees, it would be a shame to lose the look of the hill to small box developments. Please leave the hill zone as is. I would suggest removing this blanket approach, and assessing the very different areas.

Q7. **Do you support the proposed minimum site areas and frontage widths across the different gradients?** Do not support

Q8. **If you do not support, please explain why and what alternative you feel is more appropriate.**

not answered

Q9. **Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?** Do not support

Q10. **If you do not support, please explain why and where alternatives should be applied?**

not answered

Q11. **Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?** Neither support or do not support

Q12. **Feel free to make any other comments on the draft Code Amendment.**

not answered

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Tuesday, 10 October 2023 9:12:34 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	andrea
Family name:	baker
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	It will ruin Australia's uniqueness and open beauty! It's wide open skies. It's what made us emigrate we didn't like the overcrowded high rise Uk , Australia is paradise compared. Please keep it that way!
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Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Sunday, 29 October 2023 12:02:32 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Angela
Family name:	Whittle
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I support the Code Amendment
Comments:	I support the amendment as we need more housing in the southern residential area close to FMC, Flinders University, Seaview High school and large blocks are not the necessity that they once were. Our lifestyles have changed markedly since the 1960's and also this should help to have more housing on the market for young people.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Sunday, 8 October 2023 9:33:42 AM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Anita
Family name:	Ritzau
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	New areas should be able to. Hold where they like as infrastructure can be built around them but creating high density living in areas not provide for adequately with health services, shopping, parking, etc is a disaster. Also a disrespect for people who have lived in areas for a reason for many years. Will impact views which will influence land values.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Sunday, 8 October 2023 10:52:20 AM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Ann-Marie
Family name:	O'Connor
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	The recent approach to high density high profit building is a bandaid approach to housing that is in the longer term detriment to the community. Infrastructure doesn't well cater for the population boom. The coastal area in particular with have significant environmental impact with this approach.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent	[redacted]

[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Sunday, 22 October 2023 1:11:19 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	anthony
Family name:	players
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I support the Code Amendment
Comments:	I am in full support of smaller lots in Marino and neighbouring suburbs to provide more housing for people in need of more housing near transportation and parks etc
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Wednesday, 6 September 2023 9:59:15 AM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Ben
Family name:	Scudds
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I support the Code Amendment
Comments:	I would like to request that Detached and Semi-Detached dwellings of 1:8 have a minimum site area of 300m2 (same as Group Dwellings and Residential Flat Buildings) - provided they are able to meet the same frontage width as them (300m2-20m) Thus, providing equal opportunity and consistency to landowners.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Wednesday, 18 October 2023 5:26:36 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Bidhya Laxmi
Family name:	Shrestha
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I support the Code Amendment
Comments:	I live at [redacted] Seaview Downs. My land size is 1119 m2 and roads are on both sides front and back. I am looking forward to subdividing my land for future development.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Sunday, 8 October 2023 9:46:12 AM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Calli
Family name:	Mcintosh
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	Do not agree with 2 storey on 300 sqm
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: MayorEA
To: David Barone
Subject: FW: Objection to Southern Suburbs Residential Policy Code Amendment
Date: Monday, 23 October 2023 9:56:15 AM
Attachments: image615645.png
image754480.png
image377157.png
image747679.png
image414218.png
image357918.png
Ltr to Candace Brosnan 19.10.23.pdf
Response to Standard Objection for residents.pdf
image184105.png
image218489.png
image933584.png
image900160.png
image894548.png
image297946.png

Hi David

Further email below from a resident who sent an Objection. I'm not sure if you are keeping these on file, but I am forwarding it for completeness.

Kind regards
Leanne

Mayorea
Executive Assistant to the Mayor | **City of Marion**
T: 08 8375 6611 | PO Box 21 Park Holme SA 5043

The City of Marion acknowledges we are situated on the traditional lands of the Kaurna people and recognises the Kaurna people as the traditional custodians of the land. Ngadlu tampendi Kaurna meyunna yaitya mattanya yaintya yerta

From: Candace Oddy <oddy.candace@gmail.com>
Sent: Saturday, October 21, 2023 7:58 PM
To: MayorEA <Mayor.EA@marion.sa.gov.au>
Cc: James Brosnan <jbrosnan@procaregroup.com.au>
Subject: Re: Objection to Southern Suburbs Residential Policy Code Amendment

Dear Mayor Hana,

Thank you for bringing to our attention some incorrect information contained in our original submission and for clarifying the information contained in the proposed amendment.

Having considered this new information we reiterate our staunch objection to the proposed changes contained therein. Whilst we appreciate the need for urban development and for the southern suburbs to move with the times we believe this must be done in a sustainable manner. Our local suburb of Marino is undergoing massive change currently with the major development at Cement Hill / Seacliff Village. That coupled with the urban infill around Brighton and the ever increasing traffic on Brighton Road is causing noticeable congestion and increased difficulty to access Ocean Bvl. We believe that the proposed subdivision sizes would lead to an irrevocable change to the character of our suburbs and will place further pressure on ageing infrastructure.

We contend that this density is incongruent with the character and topography of Marino. We have continuous issues with water mains bursting (Trumara Road and Cove Road, which closes for weeks at a time) and with traffic accessing the main arterial roads. We reiterate our objection to the proposed changes to the subdivision size limits. Additionally, this will put pressure on the schools in the area with regards to numbers and class sizes.

We ask that this proposal be scrapped in its entirety or in the event that this does not happen that the proposed minimum land size be reduced by no more than 20%.

Kind regards
Candace Brosnan

Candace Brosnan
[redacted]

On 20 Oct 2023, at 2:37 pm, MayorEA <[redacted] wrote:

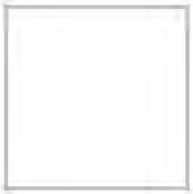
Dear Ms Brosnan

Please find attached a letter from Mayor Kris Hanna and document referred to, for your consideration.

Yours sincerely

Leanne Williams

Mayorea
Executive Assistant to the Mayor | **City of Marion**
[redacted] PO Box 21 Park Holme SA 5043







The City of Marion acknowledges we are situated on the traditional lands of the Kaurna people and recognises the Kaurna people as the traditional custodians of the land.
Ngadlu tampendi Kaurna meyunna yaitya mattanya yaintya yerta

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Monday, 9 October 2023 3:13:30 AM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	chantal
Family name:	Yeend
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	I do not support this on lots less than 450sq mtrs. Wheres the privacy. We have enough land to spread out than start building areas up.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Thursday, 19 October 2023 1:39:19 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	dominic
Family name:	larvin
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	Proposed infilling on Hill zone neighbourhoods will overlook and overshadow and impede views of neighbours. Roads become congested with on street parking. Developers will exploit gradient guidelines by the use of retaining walls.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From:	PlanSA Submissions
To:	David Barone
Subject:	Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date:	Thursday, 9 November 2023 2:23:42 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Evan
Family name:	Scott
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	I do not want the proposal to go ahead at all. It should not be wrapped up in one zone. The suburbs that are visible from the flats (such as Seacombe Heights, Seaview Downs, Seacliff and Marino) should NOT be in the same zone as Shiedow Park, Trott Park and Hallett Cove. Was it even considered that these should be two seperate zones? If Seacombe Heights, Seaview Downs, Seacliff and Marino are included in this proposed change that would completely change the skyscape from the flats. They are two completely different zones with different era housing and very different situations - they need to be consulted separately. There doesn't seem to be enough consideration for the existing stormwater infrastructure to withstand a bigger population. There has been no consideration for the impact on street parking - new subdivisions should have provision for at least 3 off street parks. Street parking is already impacting traffic flow and reducing access for Service and Emergency vehicles Increased water runoff from impermeable surfaces, which is already an issue across the city. Increase in heat mapping from loss of tree canopy, green spaces and permeable surfaces. Seacombe Road and Morphett Road intersection and South Road turning right onto Seacombe Road are already failing with traffic stationary multiple times a day. Local medical facilities are already well over capacity, we have to wait days sometimes to book our kids into the local GP.
Attachment 1:	No file uploaded
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Attachment 3:	No file uploaded
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Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From:	PlanSA Submissions
To:	David Barone
Subject:	Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date:	Sunday, 22 October 2023 2:26:57 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Geoffrey
Family name:	Matters
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	Note; 2nd submission typos fixed: As a Seaview Downs resident, I oppose the proposed Code change to the Hills Face Zone areas. It is disappointing to see the Council continue to pursue changes to this zone which have been strongly opposed previously. We purchased in this area to enjoy the lifestyle amenity offered by traditional suburban living where you could raise a family with space, where the streets are relatively quiet and not congested with traffic and your neighbours place is not sitting on top of you. Families and kids play outside in relative safety and entertaining can be done at home because there is room to enjoy our great outdoors lifestyle. In contrast, we have seen the result of the poorly executed medium/high density infill through the Dover Gardens & Seacombe Gardens areas. Urban concrete jungles have resulted with residents literally living on top of each other with little real privacy and loss of the suburban character due to such small and unrealistic land parcel sizes. Streets are congested with traffic and parking is more often than extremely difficult. Many of the attached garages that have been approved are simply not functional with vehicles having to be parked on both sides of the street. The hills face zone should not go down the same path but be a zone that is forever protected and beautified if not as a state asset, at least a Council asset. In many areas of the hills face zone the management of additional stormwater run-off is also a problematic issue. And the approving of “battle-axe” style developments is also to the detriment of this area. The Council's agenda behind the proposed code changes to include the Hills Face Zone is discerning and one can only think that the political process is being manipulated by developers and others with a strong financial interest. Elected members representing the electorate should be listening to their constituents on this matter. Please protect the Hills Face Zone and recognise it as an asset
Attachment 1:	No file uploaded

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Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From:	PlanSA Submissions
To:	David Barone
Subject:	Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date:	Sunday, 10 September 2023 2:46:06 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Other
Given name:	George
Family name:	Mitsioulis
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I support the Code Amendment
Comments:	I support further development in Seacombe Heights, and encourage the council to allow allotments sizes 200-300 square meters in line with neighbouring Marion council neighbourhoods
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Friday, 6 October 2023 9:52:50 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Henri
Family name:	Jay
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	In this document , PROPOSAL TO INITIATE AN AMENDMENT TO THE PLANNING & DESIGN CODE Southern Suburbs Residential Policy - Code Amendment By Marion Council, 16 September 2021, page 4, they state their rationale for this proposal is that ..... "housing stock in the 'older established' suburbs of Darlington, Seacome Heights, Seaview Downs, Seacliff Park and Marino no longer meets the needs of residents ' As a resident , I and fellow neighbouring residents HAVE NOT BEEN INVITED by City of Marion to provide our opinion as to what our needs are in terms of housing. Therefore, their statement is not based on fact. If City of Marion feel residents needs are not being met, they should consult with residents. We DO NOT want two storey residential flat buildings, built on a lot only 300m2 and on a slope, built next to our large single dwelling properties with views over city and sea. I accept there is a need to consider offering some development opportunities, however, this is not at suitable at all for the type of location proposed. Keep the higher density options closer to public transport routes, or flat areas where people are more likely to rent, not have a vehicle etc.
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Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent	[redacted]

email:

From:	Electronic Mail
To:	David Barone
Subject:	FW: Objection to City of Marion "Southern Suburbs Residential Policy Code Amendment"
Date:	Monday, 23 October 2023 8:44:13 AM
Attachments:	image001.png image002.jpg image003.png

From: James Brosnan [redacted]
Sent: Monday, October 23, 2023 8:04 AM
To: Electronic Mail <ElectronicMail@marion.sa.gov.au>
Cc: Luke Naismith [redacted] Jana Mates
[redacted]
Subject: RE: Objection to City of Marion 'Southern Suburbs Residential Policy Code Amendment'

Dear Kris, Luke and Jana,

Thank you for bringing to our attention some incorrect information contained in our original submission and for clarifying the information contained in the proposed amendment.

Having considered this new information we reiterate our staunch objection to the proposed changes contained therein. Whilst we appreciate the need for urban development and for the southern suburbs to move with the times we believe this must be done in a sustainable manner. Our local suburb of Marino is undergoing massive change currently with the major development at Cement Hill / Seacliff Village. That coupled with the urban infill around Brighton and the ever increasing traffic on Brighton Road is causing noticeable congestion and increased difficulty to access Ocean Bvl. We believe that the proposed subdivision sizes would lead to an irrevocable change to the character of our suburbs and will place further pressure on ageing infrastructure.

We contend that this density is incongruent with the character and topography of Marino. We have continuous issues with water mains bursting (Trumara Road and Cove Road, which closes for weeks at a time) and with traffic accessing the main arterial roads. We reiterate our objection to the proposed changes to the subdivision size limits. Additionally, this will put pressure on the schools in the area with regards to numbers and class sizes.

We ask that this proposal be scrapped in its entirety or in the event that this does not happen that the proposed minimum land size be reduced by no more than 20%.

Much appreciated

Kind regards,

James

James Brosnan
[redacted]



[redacted]



[redacted] Description automatically generated with medium confidence



This message is intended solely for the addressee. It is confidential and may be legally privileged. Access to this message by anyone else is unauthorised. Unauthorised use is strictly prohibited and may be unlawful. If you are not the intended recipient, any disclosure, copying, or distribution of the message, or any action or omission taken by you in reliance on it, except for the purpose of the delivery to the addressee, is prohibited and may be unlawful. Any confidentiality or privilege is not waived or lost because this e-mail has been sent to you by mistake. Please immediately contact the sender if this email is incomplete or illegible, or if you have received it in error.

From: James Brosnan
Sent: Monday, 16 October 2023 8:18 AM
To: council@marion.sa.gov.au
Cc: [redacted]
Subject: Objection to City of Marion 'Southern Suburbs Residential Policy Code Amendment'

Dear Kris, Luke and Jana,

I hope you have had good weekends.

Please find attached a letter in objection to the proposed changes.

Much appreciated

Kind regards,

James



James Brosnan
[redacted]



Shape Description automatically generated with medium confidence



This message is intended solely for the addressee. It is confidential and may be legally privileged. Access to this message by anyone else is unauthorised. Unauthorised use is strictly prohibited and may be unlawful. If you are not the intended recipient, any disclosure, copying, or distribution of the message, or any action or omission taken by you in reliance on it, except for the purpose of the delivery to the addressee, is prohibited and may be unlawful. Any confidentiality or privilege is not waived or lost because this e-mail has been sent to you by mistake. Please immediately contact the sender if this email is incomplete or illegible, or if you have received it in error.

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Saturday, 7 October 2023 4:35:04 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	James
Family name:	Lenne
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I support the Code Amendment
Comments:	I fully support the Code Amendment, and any argument or debate around the ability to sub divide large blocks with varying degrees of slope is, in my opinion, not a sound argument. All around the world, and indeed here in Australia there are countless examples of well designed and engineered homes and building on small, sloping blocks. All around Sydney Harbour is a prime example of what can be done. Thank you for allowing the opportunity to provide this feedback
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Monday, 23 October 2023 10:25:02 AM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Jason
Family name:	Hodge
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I support the Code Amendment
Comments:	I write to express my support for the proposed Southern Suburbs Code Amendment by the City of Marion. The current zoning is restrictive and has prevented appropriate development from occurring in the areas affected by the code amendment. The current restrictions have stifled capital uplift as there has been little incentive for owners to invest in rejuvenating and modernising their homes with much of housing stock tired and at the end of its lifespan. The flexibility in development outcomes sought by the proposed Southern Suburbs Code Amendment will allow for many of these homes to be replaced with housing designs and typologies that are better suited to modern lifestyles and will energise the revitalisation of neighbourhoods across the southern suburbs in the City of Marion.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Sunday, 8 October 2023 12:18:44 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Jo-anne
Family name:	Casson
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	The proposed changes will forever alter the face and function of our suburbs. They will directly cause overcrowding of narrow roads and a strain on local infrastructure. There are well documented social implications that will result from reducing living conditions, increasing population density and the erosion of the Australian way of life. Leave it alone as once it is gone it cannot return. Our area is traditionally a family friendly first home buyer area and should remain that way for future generations.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Tuesday, 5 September 2023 3:29:37 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	jodi
Family name:	rowland
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I support the Code Amendment
Comments:	This is a long overdue amendment to bring these areas in line with much needed housing.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Sunday, 24 September 2023 4:03:42 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Kevin
Family name:	Rowley
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I support the Code Amendment
Comments:	I support the development of the Marino area by allowing more residential buildings to increase the number of residential buildings and to stop the urban sprawl. Cement Hill development shows how an area can be improved as has many of the houses across the council line that have added great value to the whole area. It's ridiculous that virtual neighbours are restricted by which council area they live in.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Friday, 13 October 2023 4:54:15 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Les
Family name:	Harris
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I support the Code Amendment
Comments:	It's about time this changes ...the lines for development have been to byass and has not been fair how one can and one can't....hills face is a joke and there already has been development on hills face... the lines are not current ...I'm getting older and want to down size and don't need a 1000 squares ...and want to stay here in a smaller place !
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Monday, 4 September 2023 11:44:46 AM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Luke
Family name:	Scott
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I support the Code Amendment
Comments:	I am in favour of changing the rules to be more inline with the rest of Adelaide. I find it odd that we are part of the Hills zoning. less than 1km away they have sold sub divided blocks at 300sqm. We have a housing crisis and yet we are held up by zoning rules in this Suburb. This is a disadvantage to our capital values compared to our surrounding suburbs. I am not saying divide down to 300sqm but perhaps 400-600sqm would be inline in some previous planning consents in this suburb. We have train lines and infrastructure already here, With shops etc coming soon
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Sunday, 8 October 2023 8:36:16 AM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Martin
Family name:	Turner
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	Do not want 2 storey residences on tiny blocks.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Tuesday, 5 September 2023 9:52:00 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Matt
Family name:	Davey
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	How much money do you want to grab!!!!!! look at Brighton and Seacliff and the concrete jungles they are turning into. Try and get a park at Seacliff or Jetty Road or surrounding streets the area is FULL!! We are just about to get the crap Villawood housing estate (built by a company from Victoria so great for SA! not) on our door step. Grab your council rates of these people. You are going to ruin what is a great neighbourhood. The drains are "crap" at the moment so more housing is going to make it even worse. What is wrong with keeping some decent size blocks?? are you getting envious of Holdfast cashing in a ruining what was once a good area. Surely VillaWood is enough?? how are the, roads, parking, schools, kindies going to cope with all these extra people. How will I ever pull out onto Brighton Road?? Money Grabbing..... PLEASE feel free too ring me. email me or even pop round?? at the end the day its all about the $$$ and council rates and you don't care about the facilities or the people that actually live here. Very very poor decision :(. I am happy to hear the reason other than councillors most probably will line their pockets from land selling.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Friday, 6 October 2023 7:07:54 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	michael
Family name:	Rowland
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I support the Code Amendment
Comments:	I fully support the amendment.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Friday, 6 October 2023 6:12:19 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Mikayla
Family name:	Kells
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I support the Code Amendment
Comments:	Strongly agree
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Sunday, 8 October 2023 3:58:12 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Nicole
Family name:	Choda
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	Concerns regarding overcrowding of parking and driving on local and suburban roads, exploitation of the public especially young people and low income owners to be shoved into these tiny blocks with noise pollution and overcrowding issues that don't get solved
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

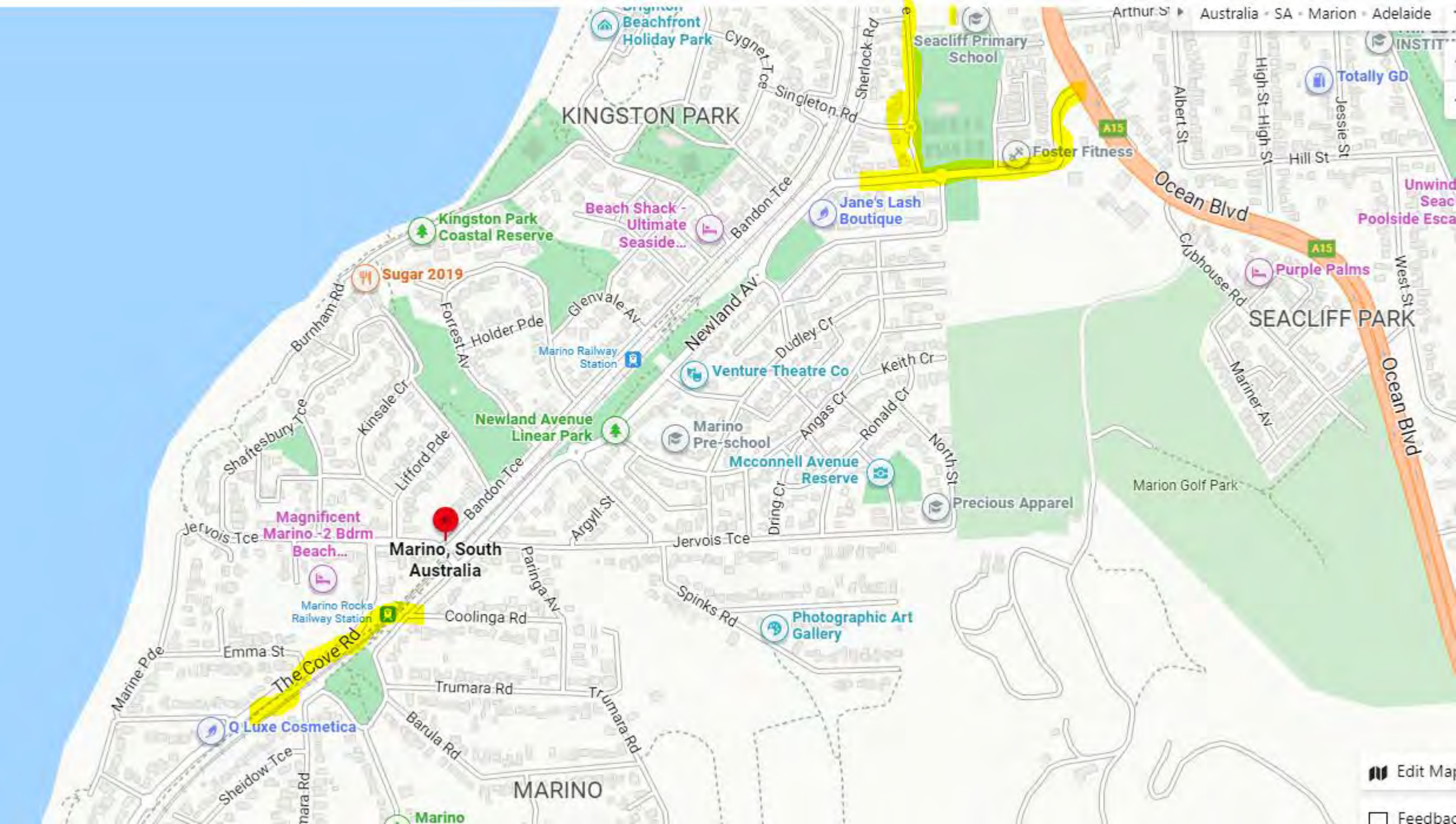
From:	PlanSA Submissions
To:	David Barone
Subject:	Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date:	Monday, 23 October 2023 9:42:44 AM
Attachments:	Marino-hallett-cove-access-and-exit-routes.PNG

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Nicole
Family name:	Westbury
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	I find it concerning that this one size fits all approach is being proposed across the entire Marion Council. I suggest that Marino and the western parts of Hallett Cove should be omitted from this policy for safety and amenity concerns. The proposed re-zoning has the potential to impact and degrade the current close knit community atmosphere and amenity. These are one of the last remaining areas within the Council area where it is still possible to have a decent size block where you are not living on top of neighbours. The proposal to drastically reduce block sizes in these areas will cause a land grab, further driving-up property prices, irreparably changing the characteristics of the area as traditional houses are replaced with 2, 3 or 4 houses, townhouses and apartments. Marino and western Hallett Cove (sea-side of the train line) have 3 entry / exit points, Cove Rd, Schoefield Rd and Sherlock Ave (which diverts past a primary school, kindergarten and childcare cr. Increasing the population of these areas will worsen already difficult accessibility issues and in the event of a bushfire or other major event, potentially lead to a catastrophe. As these areas are surrounded by conservation areas and have vegetated gully's weaving through, they are a high bushfire risk, the earthquake fault line is also close by. The current cement hill development will exacerbate these issues enough without further poorly planned or thought-out development. This proposal should not go through as proposed.
Attachment 1:	Marino-hallett-cove-access-and-exit-routes.PNG, type image/png, 448.2 KB
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment	No file uploaded

4:	
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]


Australia · SA · Marion · Adelaide
Beachfront Holiday Park
Cygnet Tce
Singleton Rd
Sherlock Rd
Seacliff Primary School
KINGSTON PARK
Foster Fitness
A15
Albert St
High St
Hill St
Jessie St
Totally GD
Ocean Blvd
Jane's Lash Boutique
Beach Shack - Ultimate Seaside...
Bandon Tce
Kingston Park Coastal Reserve
Sugar 2019
Burnham Rd
Forrest Av
Holder Pde
Glenvale Av
Newland Av
Marino Railway Station
Venture Theatre Co
Dudley Cr
Keith Cr
Angas Cr
Ronald Cr
North St
Clubhouse Rd
Purple Palms
SEACLIFF PARK
West St
Mariner Av
Ocean Blvd
Shaftesbury Tce
Kinsale Cr
Lifford Pde
Newland Avenue Linear Park
Marino Pre-school
Mcconnell Avenue Reserve
Precious Apparel
Marion Golf Park
Magnificent Marino - 2 Bdrm Beach...
Jervois Tce
Marino, South Australia
Argyll St
Dring Cr
Paringa Av
Marino Rocks Railway Station
Coolinga Rd
Spinks Rd
Photographic Art Gallery
Emma St
The Cove Rd
Marine Pde
Trumara Rd
Barula Rd
Q Luxe Cosmetica
Sheidow Tce
MARINO
Edit Map

From:	PlanSA Submissions
To:	David Barone
Subject:	Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date:	Friday, 10 November 2023 11:38:45 AM
Attachments:	Petition-06-10-2023-City-of-Marion-Southern-Suburbs-Residential-Policy-Code-Amendment.pdf

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Nicolle
Family name:	Mitchell
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	Please find attached a Petition opposing City of Marions proposed rezoning of the Hills Face Zone.
Attachment 1:	Petition-06-10-2023-City-of-Marion-Southern-Suburbs-Residential-Policy-Code-Amendment.pdf, type application/pdf, 7.1 MB
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

PETITION – CITY OF MARION

Office Use Only
Date Petition Received

To His Worship the Mayor and Councillors of the City of Marion

Date Petition Initiated: 6th October 2023
Petition Contact Person: Mitchell

Address: [redacted] Seaview Downs SA 5049

Telephone: Not available **Email:** Not available

The petition of *(identify the individuals or group, e.g. residents of the City of Marion)*

City of Marion residents and landholders

Draws the attention of the Council *(identify the circumstances of the case)*

The proposed **increase in the number of dwellings of up to four fold**, the approval for **two storey residential flat buildings** along with decrease in minimum allotment size to achieve the same, will negatively impact **ALL RESIDENTS**, existing and proposed. **We oppose** the proposed changes 'Southern Suburbs Residential Policy Code Amendment' to the Planning and Design Code based on the following.

Environmental factors

- Overshadowing by multi-storey housing in close proximity to existing homes
- Increased noise due to higher density living (animal, human, machine)
- A number of homes at t-junctions are set lower than street level and rapid stormwater flow on sloping streets is already an issue
- Increased pollution in stormwater due to higher density living
- Increased water runoff from impermeable surfaces, already an issue
- Increase in heat mapping from loss of tree canopy, green space and permeable surfaces
- Loss of habitat and biodiversity from tree and garden removal
- Decrease in air quality from loss of green canopy and increased traffic driving uphill

Infrastructure factors

- Seacombe Road and Morphett Road intersection is already failing with traffic stationary back to Diagonal road to the east mid afternoon then again early evening and Gilbertson Road to the west in the morning
- Local medical facilities (private and within Flinders Medical Centre) are already well over capacity
- Access to both the Darlington and Seacliff Park pharmacy is already restricted for vulnerable people due to full car parks
- On street parking on steep streets in scope for this code amendment is already 1/impacting traffic flow, 2/ impacting entering/exiting properties and 3/ reducing access for service and emergency vehicles
- Increase in road congestion with more traffic and on street parking compromising safety for pedestrians, especially school children and those using local playgrounds and reserves

Social factors

- Placing low cost multi-story residential flat buildings in-between owner occupied high cost properties will cause social tensions and lower property values for surrounding single dwelling properties
- Loss of privacy and views

'City of Marion' in their document "Proposal To Initiate An Amendment To The Planning & Design Code" Southern Suburbs Residential Policy - Code Amendment, 16th September 2021, p4, state their rationale for this amendment is that ***'housing stock in the older established suburbs of Marino, Seacliff Park, Seaview Downs, Seacombe Heights and Darlington no longer meets the needs of residents".***

There has been NO consultation with said residents to determine their needs in relation to their housing.

The petitioners therefore request that the Council *(outline the action that the Council should or should not take)*

The Petitioners therefore request that City of Marion Council

1. Do NOT proceed with proposed rezoning in any way, shape or form, and,
2. Address the existing issues with regards those listed as Environmental and Infrastructure factors above.

This petition is a public document. By signing it, I understand that my name, address and signature will be made available in the public realm. The City of Marion will record these details for the purpose of this petition only.

We OPPOSE the City of Marion 'Southern Suburbs Residential Policy Code Amendment' proposal to allow **minimum lot sizes of 300m2** and the development of **two storey residential flat buildings** across areas of Darlington, Seacombe Heights, Seaview Downs, Seacliff Park, Marino, Hallett Cove, Trott Park, Sheidow Park and O'Halloran Hill.

Name	Address (if you reside outside the City of Marion, please indicate if you own a property or business within the City of Marion) Y/N	Signature
Sharon Smith	[redacted]	
Ben Smith		
Jamie Smith		
Tom Schneider		
Emily Schneider		
MICHAEL WEBSTER		
Michael Spicer		
JULIE MULLIGAN		
VIRGINIA Mudd		
Thomas Hobbs		
ALLEN Kohl		
David Wallace		
BERT FALLOWFIELD		
Karissa Willoughby		
Scott Willoughby		
Anastasia Willoughby		
Michelle Adams		
Holly Adams		
Joshua Adams		
DARRYL SANDERCOCK		
ROLF GMEITCHEY		

N.M

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Name	Address (if you reside outside the City of Marion, please indicate if you own a property or business within the City of Marion) Y/N	Signature
Tammy McCudden	[redacted]	
Kym Carlsson		
N MITCHELL		
D MHchell		
D JAY.		
Sara Gage		
Brad Macdonald		
Maria Macdonald		
of Elements		
[illegible]		
THOMAS BURGHARDT		
Beate Burghardt		
MARILYN RYAN		
GRAHAM RYAN		
Chris Lever		
PAUL CLEVER		
IGOR POPKOV.		
Yuliya. Khvorov.		
Pauline Tudor		
BAVERLEY		
Bob Sinclair		

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Name	Address (if you reside outside the City of Marion, please indicate if you own a property or business within the City of Marion) Y/N	Signature
Michelle Cassidy	[redacted]	
KIERAN CASSIDY		
Deb Webber		
BRETT CAPES		
Jen Capes		
Sally Brown		
Kerry Somesbrown		
STEPHEN HOWARD		
SHANE ROLLAS		
Lisa Rollas		
DAVE MACH		
Gayle Greenhan		
Aaron		
DINU WIJEINHA		
MARY BRAITHWAITE		
Danielle Stead		
Katie Peel		
Mag Lamerton		
Sue Fiel		
Trish Tonkin		
Tony Tonkin		

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We OPPOSE the City of Marion 'Southern Suburbs Residential Policy Code Amendment' proposal to allow **minimum lot sizes of 300m2** and the development of **two storey residential flat buildings** across areas of Darlington, Seacombe Heights, Seaview Downs, Seacliff Park, Marino, Hallett Cove, Trott Park, Sheidow Park and O'Halloran Hill.

Name	Address (if you reside outside the City of Marion, please indicate if you own a property or business within the City of Mari Y/N	Signature
Melissa Hart	[redacted]	
Peter Michael		
D. BAKOVIC		
L. O'Loughlin		
Neill McGregor-De		
Daisy Dey		
Bill McGregor-Dey		
LIZA BUCKMASTER		
Genna Centenera		
Martin Blanchard		
T. Perkins		
[illegible] SANDERS		
[illegible] SANDERS		
Jo BILSBOROW		
John Phillips		
JASON BILSBOROW		
ZAC BILSBOROW		
ELIZA Cundy		
Megan Beech		
Dan Spencer		
Cheryl Terry		

DRS

N.M

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Name	Address (If you reside outside the City of Marion, please indicate if you own a property or business within the City of Mar	Y/N	Signature
H.G TERRY	[redacted]		
J. PAMA			
M. Fedele			
R BAUM			
B Johnston			
K CHAPPLE			
B DUNGEY			
L Pama.			
B MITCHELL			
B. CAPES.			
A. CAPES			
B GEPP			
B - Sanelli			
FRANK			
TINA			
DAVE WARD			
Dianne Ward			
Behesht eh Samimi			
Sara Amirghiasvand			
Amanda Wright			
CYNTHIA WADDLE			

This petition is a public document. By signing it, I understand that my name, address and signature will be made available in the public realm. The City of Marion will record these details for the purpose of this petition only.

We OPPOSE the City of Marion 'Southern Suburbs Residential Policy Code Amendment' proposal to allow **minimum lot sizes of 300m2** and the development of **two storey residential flat buildings** across areas of Darlington, Seacombe Heights, Seaview Downs, Seacliff Park, Marino, Hallett Cove, Trott Park, Sheidow Park and O'Halloran Hill.

Name	Address (If you reside outside the City of Marion, please indicate if you own a property or business within the City of Mar Y/N	Signature
Ashley Le Poidevin	[redacted]	
Michelle Lepoidevin		
Matt Spouse		
Simon Bielby		
Amanda Young		
Hannah Young		
Suvesh Shrestha		
Kate Knapman		
JANUSZ PACZYNSKI		
URSZULA PACZYNSKI		
Teresa Duda		
JANET QUIVER		
Robyn Condon		
Jace Nowicki		
Stacey Bielby		
Myca Johnston		
Leo Tan		
Carmel Meegan		
PAM HARROWELL		
Dawn Shorey		

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Name	Address (If you reside outside the City of Marion, please indicate if you own a property or business within the City of Mari Y/N)	Signature
Shauna Allen	[redacted]	
Mitchell Lynch		
PAULA HAMILTON		
D. Swanson		
Madeline Allen		
P. NICHOLL		
H Plummer		
K Bostock		
E WILSON		
B. Daughtin		
S BUCKMASTER		
M. TIMONEY		
P. TIMONEY		
J. Kops		
K Munday		
B Habets		
H. Sepp		
M Shepherdson		
D Munday		
Sheralee Curnow		

DISAPPROVAL FOR CITY OF MARION 'SOUTHERN SUBURBS RESIDENTIAL POLICY CODE AMENDMENT'

I have been honoured by the kindness shown by my local Seaview Downs Community whilst door knocking with this Petition. Having spoken with more than one hundred and fifty residents, all but four have expressed their strongest opposition to City of Marion's proposed reduction in allotment size and increase in the number of dwellings, especially Residential Flat Buildings.

The only resident who was aware of and agreed with all aspects of Councils proposal was asked if they were concerned about the potential negative aspects of blocks of Flats. They stated "I don't care, I won't be living here". **They are a Developer.** One Resident stated they hoped to divide their corner property in two. Two Residents stated they may consider halving their current block; which will result in land areas about 500 sq metres per allotment which is far in excess of Councils proposed 300 sq m. They were not in favour of Residential Flat Buildings.

The above represents disapproval for Councils proposal in excess of 97% of Residents spoken with.

CURRENT ISSUES - ENVIRONMENTAL FACTORS

Overshadowing – The objections reflect issues and negative impacts currently being faced by Residents who reside alongside and near new build two storey housing, some of which despite being to current code, results in overshadowing and loss of privacy. With Flats proposed, this will only increase these issues.

Increased noise - It stands to reason more people equals more noise. The closer the proximity the noise, the more of a disturbance it becomes. If blocks of Flats are allowed, the multiple air conditioners alone would account for a noticeable increase, let alone multiple people, vehicles, pets etc. With no Residential trees and large shrubs to buffer the noise, it will be inescapable. Residents who work from home, are shift workers requiring restorative sleep at all hours or who are retired, will be exposed to the negative effects of increased noise on a daily basis.

Stormwater and water runoff - With rain events already causing issues, the increase in housing will place further burden on the system, the shortcomings of which continue to go unresolved. The recent inclusion of 230mm diameter water pipes **inside existing pipes** to distribute Oaklands Wetland recycled water will further reduce the working capacity of pipe infrastructure.

As for the 2000 litre retention requirement; a roof of 150 sq m (50% site coverage of a 300sq m block) can collect 81,150 litres* with an annual average rainfall in Adelaide of 541 millimetres** and takes 13.34 millimetres of rain to fill from empty. With rainday averages of 6.5mm from May through August**, a 2000 litre tank will fill in two days. There are forty-three such days on average during this period**. Councils statement the "increased flows will be mitigated and managed on site" appear optimistic. On site use of this amount of water with no garden and high areas of impermeable surface is unlikely. Once full and with no garden on which to use the water, the tanks will discharge into the street and overwhelm an already at capacity system. Recent SA Water work in the area reinforced the at capacity observations by residents.

** As per bushman tanks online tank calculator. Suggested tank size is 28,000L. **Bureau of Meteorology figures 1977-2020*

Decrease in air quality – It is generally accepted science that trees and green space contribute to oxygen enrichment and carbon dioxide reduction. Given the proposals resultant increased traffic and less Residential trees to clean the air, it is therefore unavoidable that air quality will suffer. The timing of councils recent and costly street tree planting seems to be ill advised given their rezoning proposal, the implementation of which will surely result in the removal of trees to allow for new driveway access.

CURRENT ISSUES - INFRASTRUCTURE FACTORS

Road networks and road junctions - Current difficulties faced by Residents in the locales mentioned along Seacombe Road will not resolve with multiple times the population.

Councils unwillingness to address issues re parking - as raised by Residents in higher density areas during councils 2018-2019 process to rezone - indicates it is not a priority for those not affected. Should Residents require emergency assistance, we do not want parked cars in multiple streets slowing or blocking Ambulance, SAPOL or Fire vehicles as has been reported to occur in the redeveloped suburbs to the north of Seacombe Road. It is difficult to have a reliable rubbish collection with no street blockages, Residents repeatedly needing to report missed collections. Extra residences and parked cars will place further burdens on the already unreliable service.

CURRENT ISSUES - SOCIAL FACTORS

Social factors - Our community continues to be negatively impacted by the actions of persons who have zero regard for the law and the local Community. A SAPOL Officer noted; despite being undesirable, this is less that what is experienced in areas of high density, high turnover rental accommodation which is exactly what is being proposed by City of Marion for large areas of Seaview Downs and near by suburbs. As this is a lived experience, it is not for anybody to negate the impact this causes. Councils statement these are "unfounded and inappropriate considerations" indicate they are out of touch with this electorate and the issues we face.

REASONS FOR RESIDING - Community members spoke of their reasons for moving to and continuing to reside in Seaview Downs, some of whom have been here for over fifty years. Reasons given include; the belief the suburb was protected from the higher density development they did not wish to reside in; the safety of having children and grandchildren able to play in their own gardens; the space to have pets, grow food and recreate at home; privacy from neighbours; the sense of Community from long term residents as opposed to short term high turnover rentals; quality of life given the area is NOT a thoroughfare and prone to issues associated with traffic and people passing through.

In short, Residents emphatically stated they live in Seaview Downs because it is free of the development in suburbs to the north. As the redevelopment proposal does not appear to allow for ageing in place, it would seem the proposed blocks of Residential Flat Buildings is aimed solely at Developers.

How long will City of Marion's slogan 'A great place to *live*' be relevant?

LACK OF CONSULTATION - **Many residents I spoke with had NOT received notification via the letter box drop.** Even after this was brought to council's attention, council repeated their failed method. After the second letterbox drop, some residents remained without notification, my visit their only information. Our information envelope, NOT personally addressed, looked like junk mail, an observation shared by those that did receive it. I have been made aware of council not providing distributors with enough letters for distribution.

Including important information in our personally addressed quarterly rates notices would ensure these matters are brought to the attention of those affected. That this has not occurred seems to indicate council are unconcerned their methods of notification continue to be ineffective.

GENERAL CONFUSION - Those residents who had some awareness were unclear what was being proposed, describing the council document as confusing and unclear. Others assumed this was the old process from prior to Plan SA taking over planning. With the lack of clarity and no real appreciation for the scope of the proposal and its negative impacts, many felt no inclination to investigate. All described councils letter as vague in its intent.

Further adding to the confusion was the inclusion of two different web addresses in City of Marions letter to Residents dated 01/09/2023, one of which www.makingmarion.sa.gov.au/southernsuburbs will not load. This address supposedly linked to the online survey however no amount of reloading brings up a website, an obstacle for those wishing to voice their objections.

ANGER - The overwhelming response was that of anger. Anger at council for revisiting what most thought was a settled issue; anger for council's perceived indifference toward rate payers; anger for being put in a position of repeatedly dealing with issues not of residents making and anger for the alleged failings of council to fix existing problems faced by residents.

I was privileged to be taken into people's confidence as they retold their stories of grief dealing with, in their words, "an unresponsive council". Many asked why council were seeking to potentially cause more issues, especially around the failing infrastructure, without addressing the existing ones.

This Petition and a pro forma objection document have been informed, prepared by and made available to Residents of Seaview Downs. The proposal to subdivide areas with a gradient of up to 1:8 affects a large portion of this suburb and those neighbouring to the east and west in the Hills Face Zone. Subdivision down to 300 sq m for Residential Flat Buildings represents an increase up to four times current density in the Hills Face suburbs. The objections based on density remain relevant to Hills Face residents.

The availability of a pro forma document was to enable interested Residents to submit their objection. If council elect not to count each submission individually, they will be undermining what should be a democratic process. One person, one vote.

HILLS FACE – HILLS NEIGHBOURHOOD ZONE - Comparing City of Mitcham's Hills Neighbourhood Zone and City of Marion's proposed Southern Suburbs Residential Policy Code Amendment, City of Mitcham are continuing to protect their valuable Hills Face land with allotment sizes at least double those in the City of Marion proposal. City of Mitcham DO NOT allow Residential Flat Buildings. All environmental mapping in the Hills Face compared with areas immediately north of Seacombe Road for heat, water infiltration, water run off and tree canopy cover show the impact of high density redevelopment.

City of Marion sought permission for amendment of the Planning and Design Code for SA on 16 September 2021 with a response from Minister for Planning and Local Government Hon Josh Teague dated 11 February 2022. The Planning and Design Code was implemented in March 2021, a mere six months prior to City of Marion's request to amend the code for the protected Hills Face Zone. It is therefore not unreasonable to envisage City of Marion may continue to seek further permissions to overturn zoning for redevelopment of steeper gradients within the Hills Face areas. Where does this carving up of sensitive Hills Face land end?

SUMMARY – If council are governing by the will of affected Residents and Ratepayers, they will reject their proposal for higher density rezoning in Seaview Downs and adjacent Hills Face Zone suburbs. Should this proposal proceed, residents seeking to live on single dwelling allotments with scope for a private garden will have no refuge from the issues brought about by higher density living.

If councils are serious about maximising available land for building, they will stop the practice of 'Land Banking' whereby large areas of land are left vacant, sometimes for decades. Were these areas utilised, it could go a long way to satisfying the current requirement for housing land.

In the 1960's a proposal was made to create 'Satellite Cities' around 80km north, south and east from the Adelaide CBD. These were to be connected with Adelaide via a high speed transport system enabling residents to commute. Its aim was to prevent urban sprawl. It would appear given the current quest for additional housing that NOW is the time for this plan to be revisited.

Thank you for your consideration. N Mitchell. N.M.

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Tuesday, 5 September 2023 12:42:02 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Patrick
Family name:	Foley
Organisation:	[redacted]
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I support the Code Amendment
Comments:	My family and I would be looking to subdivide if this code amendment was approved. Thanks Pat, Tiff, Harlow and Forest.
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Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From:	PlanSA Submissions
To:	David Barone
Subject:	Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date:	Sunday, 8 October 2023 2:31:29 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Paul
Family name:	McAneney
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I support the Code Amendment
Comments:	This issue has been under discussion since 2017 when Marion Council first proposed an amendment to the Development Plant to allow sub-division in several suburbs south of Seacombe Road. In the years since, many of the very small old War Service homes, particularly in Seacombe Heights and Seaview Downs, have deteriorated while owners wait on a final decision being made. I understand that some people will be opposed to sub-division at any level and that is their right but my answer to this is that no one needs to sub-divide if they don't want to. However, there are many people like me sitting on a very large block that could comfortably accommodate two stand-alone homes each with double garages. As a single person I do not need all this space but I do want to continue to live in this area close to my family and of course because the area is very central to everything I need – work, trains, bus, shops, hospitals , doctors, etc. What Marion Council has proposed is a sensible solution and it will make a valuable contribution to the current housing crises. I fully support Marion Council's proposal for the Code Amendment. I would ask that one way or another a final decision can be made without any more delays.
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Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Friday, 27 October 2023 12:25:33 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Petko
Family name:	Stefanov
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	Over-construction in suburban areas has become an issue. Livability and the surrounding environment is negatively impacted by the continual construction of houses with no amenities or public infrastructure in the vicinity. Our neighborhoods need more communal areas such as parks, cafes and bike paths. Not houses. This zoning policy is purely for the benefit of housing developers to cram in more houses in our already crowded suburbs, ruin the surrounding nature and scenery all to line their pockets from profit and I will not support it.
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Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Monday, 25 September 2023 8:53:18 AM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Rebecca
Family name:	Seehars
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I support the Code Amendment
Comments:	Supporting changes.
Attachment 1:	No file uploaded
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Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From:	PlanSA Submissions
To:	David Barone
Subject:	Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date:	Thursday, 9 November 2023 2:21:14 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Rochelle
Family name:	Wilkins
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	I do not want the proposal to go ahead at all. It should not be wrapped up in one zone. The suburbs that are visible from the flats (such as Seacombe Heights, Seaview Downs, Seacliff and Marino) should NOT be in the same zone as Shiedow Park, Trott Park and Hallett Cove. Was it even considered that these should be two seperate zones? If Seacombe Heights, Seaview Downs, Seacliff and Marino are included in this proposed change that would completely change the skyscape from the flats. They are two completely different zones with different era housing and very different situations - they need to be consulted separately. There doesn't seem to be enough consideration for the existing stormwater infrastructure to withstand a bigger population. There has been no consideration for the impact on street parking - new subdivisions should have provision for at least 3 off street parks. Street parking is already impacting traffic flow and reducing access for Service and Emergency vehicles Increased water runoff from impermeable surfaces, which is already an issue across the city. Increase in heat mapping from loss of tree canopy, green spaces and permeable surfaces. Seacombe Road and Morphett Road intersection and South Road turning right onto Seacombe Road are already failing with traffic stationary multiple times a day. Local medical facilities are already well over capacity, we have to wait days sometimes to book our kids into the local GP.
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Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From:	PlanSA Submissions
To:	David Barone
Subject:	Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date:	Monday, 18 September 2023 2:26:54 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Rosie
Family name:	Bartlett
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	We recently moved out of an area with a large amount of subdivision. Part of the reason we purchased here was the large blocks and limited infill The amount of traffic which uses Braeside avenue each day is already significant. There are not many other options for cars to access seacombe road and increased traffic will be of concern. The volume of cars and the speed they travel is already excessive. When we lived in Seacombe Gardens it felt as though we were on top of our neighbours and parking was a nightmare. It appears as though it is another way for Council to collect rates without giving thought to why people chose a suburb in the first place. Our property value means we could have purchased in many different areas, but we were deliberate in our choice because of the planning law. The character and appeal of the area will be compromised if these changes occur and the traffic will be unmanageable.
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Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Friday, 13 October 2023 5:45:10 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	scott
Family name:	Harris
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I support the Code Amendment
Comments:	IIt's only fair that this goes through and believe urban sprawl needs to stop ...it will.help housing shortages and create jobs ... hillsface is a joke how it is used for some and others that are in same proximity get to do what they want ...3 house on some ...I would like to just split and have my block ...we need to get with the times move forward not backwards .. pass this please
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Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From:	PlanSA Submissions
To:	David Barone
Subject:	Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date:	Thursday, 5 October 2023 10:15:55 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Sheralee
Family name:	Curnow
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	I own property in Seacliff Park and Seaview Downs and reside on a sloping street like many in our suburb. With current density, storm water flows fast and covers 1/4 of the road ending at the end of our street in a T junction where there is no storm water collection point, therefore rising up the kerb during peak flow. The residence at that location is lower than street level and is at risk of flooding as the infrastructure barely copes. To increase density and reduce permeable surfaces will certainly increase the volume of stormwater and cause flooding to homes after each downpour. Access to local medical practices is already past capacity, waiting times for emergency services is poor and my father's last visit to the Flinders Medical Centre emergency dept was a 36 hour ordeal. To increase density without providing more resources for medical care is pure negligence. Long term property owners puchased in these sububs for the space it provides to grow food, to have sun in your yard instead of shade from buildings, to enjoy privacy and to live in a quiet area with fellow owner occupiers. To allow low cost high density housing with short term residents (residential flats) inbetween million dollar single dwelling owner occupied properties will cause residential disputes which, neither local council nor SAPOL are resourced nor capable of managing as demonstrated by their inability to address even animal nuisance issues. Loss of tree canopy is already an issue which will only worsen with increased density along with further congestion on narrow roads , some of which are very steep (eg West Street Seacliff Park) and difficult to enter/exit your driveway when neighbouring cars are parked on both sides of the road. Local ameneties are often at capacity now including schools, even trying to park at the local supermarket to access the pharmacy is often not an option for elderly people anymore as the carpark is always full.
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Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Sunday, 22 October 2023 1:08:27 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Other
Given name:	Sienna
Family name:	Orde
Organisation:	
Email address:	[redacted]
Phone number:	
My overall view is:	I support the Code Amendment
Comments:	I support more housing in Marino and neighboring suburbs under the Hills residential policy.
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Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Sunday, 22 October 2023 1:04:07 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Other
Given name:	Sienna
Family name:	Orde
Organisation:	
Email address:	[redacted]
Phone number:	
My overall view is:	I support the Code Amendment
Comments:	Please allow the subdivision into smaller lots to allow for more housing for people in need.
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Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Wednesday, 13 September 2023 10:26:25 AM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	steven
Family name:	Follows
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	Proposal is not necessary, residents in eg Hallett Cove bought their, for the bigger block sizes,open space etc, not to have small houses on small blocks with roads packed full of parked cars. Eventually ending up like Mitchell Park what a disaster. Environmentally the Hallett Cove, Marino and surrounds should not be overpopulated any further.
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Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Wednesday, 18 October 2023 5:28:19 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Surya
Family name:	Shrestha
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I support the Code Amendment
Comments:	I live at [redacted] Seaview Downs. My land size is 1119 m2 and roads are on both sides front and back. I am looking forward to subdividing my land for future development.
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Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Tuesday, 31 October 2023 5:41:30 PM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Thomas
Family name:	Whittle
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I support the Code Amendment
Comments:	I am in favour of this redevelopment because it will in more diverse population and the larger blocks no longer reflect the modern lifestyle.
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Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Sunday, 8 October 2023 8:17:15 AM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Tia
Family name:	Guest
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	Houses on small blocks never have enough room for parking causing cars to be parked on the street. The Australian dream is not to live on top of each other and this amendment is doing that
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Attachment 3:	No file uploaded
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Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Thursday, 12 October 2023 9:24:56 AM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Troy
Family name:	Rowland
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I support the Code Amendment
Comments:	We need the opportunity to develop more housing in this area, that keeps the aesthetic of the area, but also updates and provides affordable living. It also seems ridiculous that this area hasn't already had this update, when it is surrounded by areas that have.
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Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

From: PlanSA Submissions
To: David Barone
Subject: Public Consultation submission for Southern Suburbs Residential Policy Code Amendment
Date: Sunday, 8 October 2023 8:47:54 AM

David Barone, Senior Strategic and Policy Planner,

Submission Details

Amendment:	Southern Suburbs Residential Policy Code Amendment
Customer type:	Member of the public
Given name:	Vicky
Family name:	Fagan
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
My overall view is:	I do not support the Code Amendment
Comments:	I do not support this code amendment to include Hallett Cove. One of the reasons I love being a resident of Hallett Cove is the size of the blocks and the sea views. This code amendment will impact all residents in the area and be an eyesore in such a beautiful suburb. Developers would make use of subdividing our large blocks to make money not thinking of the impact of people living in the area. This is not an area for flats!!!
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	[redacted]

ADC
Adelaide
Development
Company

Level 1, 199A Rundle Street
Adelaide South Australia 5000
GPO Box 1348 Adelaide
South Australia 5001

T 08 8223 1488
E adc@estates.com.au

18 October 2023

City of Marion
PO Box 21
Park Holme
SA 5043

Attention: Mr David Barone

Dear Mr Barone

Re: Southern Suburbs Code Amendment

Adelaide Development Company as a representative of Alkirna Pty Ltd, Clovertone Pty Ltd Folkestone Pty Ltd and Holden Hill Estate Pty Ltd has reviewed the Southern Suburbs Code Amendment proposed by the City of Marion and supports the changes sought by the proponent.

For over 100 years, the Adelaide Development Company has been committed to excellence in residential developments across South Australia. We have a long history in developing communities both on our land holdings and through partnering with others to ensure great community outcomes. As illustrated through the successful development of Blackwood Park at Craigburn Farm, land with varying site gradients can be developed with a sympathetic level of earthworks to retain much of the natural topography and provide excellent outcomes to homeowners and the community.

The Southern Suburbs Code Amendment will result in more appropriate planning outcomes and provide much needed access to affordable and appropriate housing through the rejuvenation of the current housing stock within the localities proposed for rezoning. The proposed minimum frontage and allotment sizing on varying site gradients will maintain the existing neighbourhood character, while providing the flexibility required to bring much needed land supply to market.

The Southern Suburbs Code Amendment is important to the future growth of South Australia and strategically enables future land supply in the south of metropolitan Adelaide which has a deficiency of available land to support future housing needs. This ongoing issue has been highlighted in the State Planning Commission *Greater Adelaide Regional Plan Discussion Paper.* The rejuvenation of communities listed in the Southern Suburbs Code Amendment will focus new growth in locations where there are established services and facilities, and the need for costly new transport, education and health care infrastructure is avoided.

Many of the localities listed in the Southern Suburbs Code Amendment are in the vicinity of frequent high-capacity public transport options including the Seaford Rail Line or the Marion interchange. As noted in the *South Australia's 20-Year State Infrastructure Strategy Discussion Paper* 'efficient access to public transport maintains the liveability and accessibility of cities and supports the movement of labour.' With the public transport system remaining underutilised post COVID-19 the resulting development from the Southern Suburbs Code Amendment will be serviced by an abundance of public transport options that can be easily absorb any increases in patronage.

ADC
Adelaide
Development
Company

Overall, the proposed Southern Suburbs Code Amendment aligns with the future strategic housing needs of South Australia and provides an opportunity to grow and diversify the existing communities within the City of Marion.

Adelaide Development Company supports the South Suburbs Code Amendment as it is currently drafted and believes it will provide positive outcomes to the City of Marion, existing communities and to the south of metropolitan Adelaide.

Yours faithfully,

Sergio Lucia
Chief Operating Officer
Adelaide Development Company

Objection to City of Marion 'Southern Suburbs Residential Policy Code Amendment'

I Adel Warnock & Luke Warnock **DO NOT**, in any way, shape or form, support City of Marions planned 'Southern Suburbs Residential Policy Code Amendment'.

With plans for up to four times the current housing density including options to build two storey residential flat buildings, my reasons are as follows;

Environmental factors

- Overshadowing by multi-storey housing in close proximity to existing homes impacting gardens and solar energy production
- Increased noise due to higher density living (animal, human, machine)
- Increased pollution in stormwater and increased water runoff from impermeable surfaces, already an issue especially for homes lower than street level
- Increase in heat mapping from loss of tree canopy, green space and permeable surfaces
- Loss of habitat and biodiversity from tree and garden removal
- Decrease in air quality from loss of green canopy and increased traffic

Infrastructure factors

- Seacombe Road and Morphett Road intersection is already failing with traffic stationary multiple times a day
- Local medical facilities (private and within Flinders Medical Centre) are already well over capacity
- Access to Darlington and Seacliff park pharmacy is already restricted for vulnerable people due to full car parks
- On street parking is already impacting traffic flow and reducing access for Service and Emergency vehicles
- On street parking causing compromised safety for pedestrians, especially school children
- Increase in road congestion with more traffic

Social factors

- Placing low cost residential multi-story flat buildings in-between owner occupied high cost properties will cause social tensions and lower property values for surrounding single dwelling properties
- Loss of privacy and views

Other (please specify)

.....

.....

Name: Adel Warnock | Luke Warnock
Signed: [redacted]
Address: [redacted]
Preferred contact: [redacted]
Date: 10/11/23 | 10/11/23

Please forward this letter by either of the following:

Email to: council@marion.sa.gov.au
Please consider including our Mayor and Southern Hills Ward Councillors on your email cc and/or phone them direct:
Mayor: Kris Hanna - [redacted]
Councillor: Luke Naismith - [redacted]
Councillor: Jana Mates - [redacted]

Post to: Chief Executive Officer
City of Marion
PO Box 21
Park Holme SA 5043

Or fill in the surveys via:
Online survey: https://www.makingmarion.com.au/southernsuburbs
Online SA Planning portal: https://plan.sa.gov.au/have_your_ say/general_consultations

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

From: Electronic Mail <ElectronicMail@marion.sa.gov.au>
Sent: Friday, October 20, 2023 11:42 AM
To: MayorEA[redacted]
Subject: FW: Amy Kirkup Objection to City of Marion 'Southern Suburbs Residential Policy Code Amendment'

From: Amy Kirkup[redacted]
Sent: Friday, October 20, 2023 10:27 AM
To: Electronic Mail <ElectronicMail@marion.sa.gov.au>
Cc: Luke Naismith <[redacted] Jana Mates <[redacted]
Subject: Amy Kirkup Objection to City of Marion 'Southern Suburbs Residential Policy Code Amendment'

Objection to City of Marion 'Southern Suburbs Residential Policy Code Amendment'

I **Amy Kirkup** DO NOT, in any way, shape or form, support City of Marion's planned 'Southern Suburbs Residential Policy Code Amendment'.

With plans for up to four times the current housing density including options to build two storey residential flat buildings, my reasons are outlined below.

Environmental factors:
• Overshadowing by multi-storey housing in close proximity to existing homes impacting gardens and solar energy production
• Increased noise due to higher density living (animal, human, machine)
• Increased pollution in stormwater and increased water runoff from impermeable surfaces, already an issue especially for homes lower than street level
• Increase in heat mapping from loss of tree canopy, green space and permeable surfaces
• Loss of habitat and biodiversity from tree and garden removal
• Decrease in air quality from loss of green canopy and increased traffic

Infrastructure factors:
• Seacombe Road and Morphett Road intersection is already failing with traffic stationary multiple times a day
• Local medical facilities (private and within Flinders Medical Centre) are already well over capacity
• Access to Darlington and Seacliff Park pharmacy is already restricted for vulnerable people due to full car parks
• On street parking is already impacting traffic flow and reducing access for Service and Emergency vehicles
• On street parking causing compromised safety for pedestrians, especially school children
• Increase in road congestion with more traffic

Social factors:
• Placing low cost residential multi-story flat buildings in-between owner occupied high cost properties will cause social tensions and lower property values for surrounding single dwelling properties
• Loss of privacy and views

It is also extremely disappointing that there was no communication to me or our residence about the proposed changes. We only found out this week by chance through a third party. This is incredibly unfair considering the proposed changes greatly affect us. I am also concerned that many of our neighbours are unaware of the changes due to the poor communication and therefore are unable to voice their concerns which will negatively alter the outcome of the consultation process.

Regards,

Amy Kirkup
[redacted]

Southern Suburbs Residential Policy Code Amendment

CITY OF MARION

5 Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?

☐ Support ☐ Neither support or do not support ☑ Do not support

5A If you do not support, please explain why and where alternatives should be applied?

not if it means reduced ~~minimum~~ minimum site

6 Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?

☑ Support ☐ Neither support or do not support ☐ Do not support

7 Feel free to make any other comments on the draft Code Amendment.

This is a problem everywhere (noise) due to too many vehicles on the roads due to too many dwellings.

This fact sheet has been written in a fashion to make it difficult to really comprehend. (bureaucratic speak)

Nothing about rising sea levels & how that may impact on new dwellings -

Please post this survey to:

'Southern Suburbs Code Amendment'
City of Marion
PO Box 21
PARK HOLME SA 5043

Southern Suburbs Residential Policy Code Amendment

CITY OF MARION

Feedback Survey

Name: M. A. Nightingale

Email Address: [redacted]

Contact Number: _____

Email Address: _____

1 Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

☐ Code Amendment ☑ Fact Sheet ☐ Neither

2 Is the intent of the proposed policy changes clear and easy to understand?

☐ Yes ☑ No

3 Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?

☐ Support ☑ Neither support or do not support ☐ Do not support

3A If you do not support, please let us know why and tell us if you have another zone suggestion?

Because its not clear

4 Do you support the proposed minimum site areas and frontage widths across the different gradients?

☐ Support ☐ Neither support or do not support ☑ Do not support

4A If you do not support, please let us know why and tell us if you have another zone suggestion?

Especially if minimin site area & frontages are going to be reduced

Southern Suburbs Residential Policy Code amendment

Making Marion

Provide your feedback

Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

(Choose any 2 options) (Required)

- [ ] Code Amendment
- [ ] Fact sheet
- [x] Neither

Is the intent of the proposed policy changes clear and easy to understand?

(Choose any one option) (Required)

- [ ] Yes
- [x] No

Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?

(Choose any one option) (Required)

- [ ] Support
- [ ] Neither support or do not support
- [x] Do not support

Answer this question only if you have chosen Do not support for Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?

If you do not support, please let us know why and tell us if you have another zone suggestion?

Want zoning to remain to what it is currently

Do you support the proposed minimum site areas and frontage widths across the different gradients?

(Choose any one option) (Required)

- [ ] Support
- [x] Neither support or do not support
- [ ] Do not support

Answer this question only if you have chosen Do not support for Do you support the proposed minimum site areas and frontage widths across the different gradients?

If you do not support, please explain why and what alternative you feel is more appropriate.

Leave as it is currently

Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?

(Choose any one option) (Required)

- [ ] Support
- [x] Neither support or do not support
- [ ] Do not support

Answer this question only if you have chosen Do not support for Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?

If you do not support, please explain why and where alternatives should be applied?

Remain as currently

Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?

(Choose any one option) (Required)

- [x] Support
- [ ] Neither support or do not support
- [ ] Do not support

Feel free to make any other comments on the draft Code Amendment.

All townhouses should have garages wide + long enough to accomodate landcruisers 4x4 as too many SUV's + 4x4's have to park on roadways. No properties should be more than 2 levels.

From:	Electronic Mail
To:	David Barone
Subject:	FW: Zoning changes
Date:	Monday, 23 October 2023 8:53:19 AM

From: Barbara & Jake Jansen [redacted]
Sent: Friday, October 20, 2023 5:05 PM
To: Electronic Mail <ElectronicMail@marion.sa.gov.au>
Subject: Zoning changes

TO: Warwick Deller-Coombs
Manager Development and Regulatory Services
City of Marion

Hello Warwick

Thank you for the opportunity to put our thoughts to you on the proposed building code amendments in our locality.

We have considered the proposal and do not agree to decreasing the allotment sizes to for allow denser housing. We think that lot sizes have already been reduced enough to provide smaller blocks for those who want them. A further reduction would see a rise in the many negative impacts that are known to accompany close-density living.

Smaller allotments and more closely packed housing always leads to a reduction in the QUALITY of living for most people as it puts more **pressure and demand** on all the utilities:

- Wastewater removal and treatment
- Water supplies
- Roads and access to them from private driveways, traffic congestion, more exhaust pollution and parking
- Energy provision
- Telecommunications
- Public transport

Keeping allotments larger is especially important as Council does not seem to be requiring best practices in terms of siting homes on blocks, the need for eaves or alternate shade structures, cross ventilation, green roofs, minimum hard surfaces -v- arable ground, highest quality insulation, water collection nor solar power. This results in more homes being built that are less than suitable (sometimes very unsuitable) for our current environment let alone the harsher conditions that climate change is bringing.

Denser houses means:

- Decreases in open space leading to more air pollution and higher temperatures
- Increases in the heat generated by roof-to-roof houses and hard surfaces
- Fewer garden shrubs and trees to absorb water and return it to the atmosphere to create rain.
- Less moisture in the ground so more building foundations cracking.

Council is, thankfully, doing lots of street tree planting so you are acknowledging the great importance of greenery in our lives. Please don't take away our front and back yards and so limit, or even remove, our ability to green our own spaces.

Due to some of the negative affects listed above, people get sick more often and stay sick for longer causing higher demands on our medical services, more time lost off work so there is a less productive workforce.

Less open space has a huge impact on our wildlife/nature. We reduce and fragment habitat and decrease water supply for many of the beneficial animals and insects at the same time as providing more opportunity for vermin to multiply.

For people to have quality of life and thrive physically, mentally and socially they need to live in an environment that is clean and 'green', without too many stressors and not too crowded otherwise their right to peaceful enjoyment of life is sacrificed, usually with negative consequences.

Please do not legislate to sacrifice the of quality of life of the huge majority of residents so that the small minority (mostly property developers?) will benefit. As our City Council, please have the integrity not to see denser housing as a way in increase Council's income.

Thank you, we are pleased with the improvements we are seeing across our council area, especially in the last 5 years or so, and to date, we are glad we are Marion residents.

Sincerely

Barbara & Jake

Barbara & Jake Jansen

[redacted]

From:	Electronic Mail
To:	David Barone
Subject:	FW: southern suburbs residential policy code amendment
Date:	Monday, 16 October 2023 3:35:53 PM

From: Barry Potts [redacted]>
Sent: Monday, October 16, 2023 3:34 PM
To: Electronic Mail <ElectronicMail@marion.sa.gov.au>; Luke Naismith [redacted]; Jana Mates [redacted]
Subject: southern suburbs residential policy code amendment

We have recently received a letter outlining the proposed changes to the current residential zoning of Seaview Downs.We have some concerns about the impact of these proposed changes on quality life of Seaview Downs residents.
Our concerns include:

- over shadowing by the multi storey housing in close proximity to existing homes, impacting gardens and solar energy production
- increasing noise levels due to higher density living
- loss of habitat and biodiversity from tree and garden removal
- decrease in air quality from loss of green canopy and increased traffic
- increase in on street parking, which is already impacting traffic flow and access for emergency and service vehicles, and is compromising safety for pedestrians
- increase of road and traffic congestion
- loss of privacy
- possible increase of social tensions

Please consider residents' concerns in this matter before passing the proposed amendment
Barry and Stephanie Potts
[redacted]
[redacted]

This is just another ploy to jam more people into an already over populated state and country.

This so called consultation is a farce. Our stupid government (aided and abetted by tame cat councils) is going to do this anyway.

B of Court

20/09/2023

CITY OF MARION

PO Box 21, Oaklands Park
South Australia 5046

245 Sturt Road, Sturt
South Australia 5047

[redacted]600
[redacted]699
[redacted]arion.sa.gov.au

Dear Landowner/ Resident –
IMPORTANT INFORMATION

[redacted]

Dear Landowner / resident,

Consultation on proposed zoning changes that affect your property

Council has released for consultation the Southern Suburbs Residential Policy Code Amendment (Code Amendment) which is proposing to alter zoning policy over land which includes your property.

The proposed Code Amendment covers the residential areas within the suburbs of Darlington, Hallett Cove, Marino, O'Halloran Hill, Seacliff Park, Seacombe Heights, Seaview Downs, Sheidow Park and Trott Park.

The purpose of the Code Amendment is to introduce a consistent set of zoning and policies relating to sloping land for these areas. This will enable some new housing types on smaller allotments to be developed on gentle sloping sites and maintain limits to additional densities and housing types on steeper sloping sites.

An information flyer is enclosed an information flyer which provides some basic information about what is proposed, including a map of the areas and the minimum dwelling site area and frontage changes proposed. Further information is available from the following sources:

- 'Making Marion' **www.makingmarion.com.au/southernsuburbs** where you can download the Code Amendment, as well as complete the online survey. Here you will also be able to access an interactive map where you can look at your own property and find out the current and proposed zoning details.
- At the Plan SA Code Amendment Portal **www.plan.sa.gov.au/have_your_say/code-amendments/on-consultation**
- Viewing of hard copies of the Code Amendment at Council's offices, libraries and Neighbourhood Centres
  - **Administration Centre,** 245 Sturt Road, Sturt SA 5047
    Open Monday to Friday 8:30am to 5pm
  - **Cove Civic Centre,** 1 Ragamuffin Drive, Hallett Cove SA 5158
    Open Monday to Friday 8:30am to 5pm
  - **Marion Cultural Centre Library,** 287 Diagonal Road, Oaklands Park SA 5046 - Open Monday to Friday 9:30am to 7pm (5pm Wed), 10am – 4pm Saturday and 1–4pm Sunday

580
160

The City of Marion acknowledges it is part of Kaurna land and recognises the Kaurna people as the traditional and continuing custodians of the land.

60 x 172 = 5?

- **Park Holme Library,** 2A Duncan Avenue, Park Holme 5043
  Open Monday to Friday 9:30am to 5pm (7pm Wed), 10am – 4pm Saturday.
- **Trott Park Neighbourhood Centre,** 34 Hessing Crescent, Trott Park SA 5158 - Open Monday to Friday 9am to 4pm (7pm Thurs).
- Attending one of two **community drop-in sessions** (no registration necessary):
  - Wednesday **20 September 2023** between 3pm and 5 pm or between 6:30pm and 8:30pm at the Cove Civic Centre, 1 Ragamuffin Drive, Hallett Cove SA 5158.
  - Thursday **12 October 2023**, 6:00pm to 8:00pm at the Marion Administration Centre, 245 Sturt Road, Sturt SA 5047.

Consultation on the Code Amendment will close at **midnight Friday 27 October 2023**.

You are encouraged to share your thoughts and feedback on what is proposed by making a submission in one of the following ways:

- Visit **www.makingmarion.sa.gov.au/southernsuburbs** or scan the QR code to complete the online survey
- Sending an email submission to **council@marion.sa.gov.au** (please ensure you include the Code Amendment Name and your contact details in the email)
- Posting your submission (letter or hard copy survey response) to:

  Chief Executive Officer
  City of Marion
  PO Box 21
  Park Holme SA 5043

I encourage you to visit the Making Marion website to get more information and subscribe to the project to receive project updates. If you would like to speak to someone about what is proposed, or want more detail, please contact David Barone on **8375 6667** or via email **david.barone@marion.sa.gov.au**

We look forward to your feedback on this proposed Code Amendment.

Yours faithfully

Warwick Deller-Coombs
Manager Development and Regulatory Services
City of Marion

Boral Limited
ABN 13 008 421 761

Boral Property Group
Level 1, 49 The Parade
Norwood SA 5067
T (08) 8425 0400

boral.com.au

10 October 2023

Submissions
Southern Suburbs Residential Policy Code Amendment
City of Marion
PO Box 21
Park Holme SA 5043

Via email: david.barone@marion.sa.gov.au

Attention: David Barone

Dear Mr Barone

CONFIDENTIAL SUBMISSION: SOUTHERN SUBURBS RESIDENTIAL POLICY CODE AMENDMENT

We refer to the above-mentioned Code Amendment which was placed on consultation 4 September 2023 seeking public submissions by 27 October 2023.

1. Interest of Boral

Boral Resources (SA) Limited operates the Linwood Quarry located approximately 15 kilometres southwest of the Adelaide CBD in the suburbs of Hallett Cove, Marino and Seacliff Park within the City of Marion. Refer **Figure 1**.

The quarry is located within the Hills Face Zone and Resource Extraction Zone under the Planning and Design Code. Refer **Figure 2**.

Quarrying began at the Linwood site in 1882 when a small quarry was opened in the Brighton Limestone formation to provide raw material for the Brighton Cement Works. By 1892 this pioneering industry became 'The South Australian Portland Cement Company Limited'. Quarry Industries Ltd operated the site from 1939 until 1984, when the company was taken over by Boral Ltd. Boral Resources (SA) Limited has been operating the Linwood Quarry since 1984.

In 2015, the quarry was identified as a Strategic Resource by the South Australian Government's Resource Area Management and Planning (RAMP) report. The quarry has been identified as a critical and strategic resource supporting building and construction activities across the Adelaide metropolitan area. The quarry has a long history, providing Adelaide and surrounding suburbs with construction materials.

Production at the quarry has grown over the site's history to cope with the increasing demand for construction materials in South Australia. Linwood is one of the largest construction material quarries (production and sales) in South Australia and the products it produces are of a high quality. The resource has been described as Adelaide's most valuable resource for the construction industry.

The quarry operates pursuant to a Mine Operations Plan/Program for Environment Protection and Rehabilitation (MOP/PEPR) approved pursuant to the *Mining Act 1971* which covers quarrying activities on Extractive Minerals Lease (EML) 5732, EML 5731, EML 5730, EML 6525, Private Mine (PM) 22, PM 3 and PM 4. Refer **Figure 3**.

[redacted]

CONFIDENTIAL IN-CONFIDENCE

The quarry site infrastructure also includes a significant concrete batching plant (as part of Boral's concrete network) and is licensed by the Environment Protection Authority (EPA) to receive, store and process (by crushing, screening and sorting) waste concrete and asphalt.

Since its inception, residential housing has progressively encircled the quarry, creating the potential for land use conflict.

2. Implications of the Code Amendment

In the specific context of the Linwood Quarry and surrounds, the Code Amendment seeks to provide opportunities for infill to occur across the southern residential areas of Council, including Marino, Seacliff Park and Hallett Cove that are adjacent to the quarry.

In terms of the potential impact of the changes on Linwood Quarry, the policy proposes reductions to minimum site areas which have the potential to allow more dwellings to be built within proximity to the Linwood Quarry.

In order to maintain supply of construction materials from resource areas at a reasonable cost to end users, it is vital that potentially incompatible development, such as residential development, is identified and managed throughout planning processes.

3. Key Issue

As stated above, Linwood Quarry is one of Adelaide's largest quarries and as a key resource for the State it produces a full range of construction materials needed for road, rail and building construction. Boral is obligated to protect the strategic mineral resource and this requirement is well documented in 'The 30-Year Plan for Greater Adelaide' (2017 Update).

The RAMP Report identifies Linwood Quarry as providing a clear example of the issues that arise when urban development occurs without proper regard for the operations and impacts of mining activities.

The Report notes the on-going tension between the mining activities and the expectations of residents has resulted in the adoption of less efficient mining practices, adoption of buffering techniques, operational complications and loss of access to materials. The Report also notes that the mining operations were established well before the urban area expanded, and subsequently, decisions were made to allocate land for urban purposes.

"It is at this point that it is critical that adequate consideration is given to the potential for land-use conflict and the specific measures needed to protect both the mining operations and the amenity and safety of nearby users."

In spite of objections being raised by Boral, residential encroachment through rezonings has been approved by Planning Authorities in past years at the southern and northern ends of the quarry. Subsequently, dwellings have been approved by Council without the resident having a full appreciation of the potential issues that arise when residing next to, or in proximity of, a key quarry operation. Boral and the affected resident are then left to deal with the on-going subsequent concerns such as noise, dust, heavy vehicle movements, safety and stormwater management.

4. Conclusion and Recommendation

Boral's experience at many operations confirms our concerns about the conflict that occurs when housing is located too close to mining activity that supply materials for the construction industry. Complaints from neighbours has had a detrimental impact on our ability to run our operations efficiently and cost effectively despite the best mitigation processes and engineering controls being implemented to reduce impacts, and operations conducted well within legislated limits.

It is considered that the most effective method of mitigating these situations is to maintain a buffer distance/interface area between the operations and neighbouring properties.

The Resource Extraction Protection Overlay is established in the Planning and Design Code, providing protection of current and future state significant resource extraction activities by ensuring development has regard to potential environmental and amenity impacts generated by the lawful operation of proximate mines and quarries.

COMMERCIAL IN CONFIDENCE

BORAL Building something great

For the purposes of the Southern Suburbs Residential Policy Code Amendment it is recommended that strong consideration be given to the application of the Resource Extraction Protection Overlay with a 1,000m radius buffer around the Linwood Quarry.

This is Boral's preferred position, but if not supported by Council or PlanSA, Boral requests as a minimum, strong consideration be given to the application of the Interface Management Overlay around the quarry.

Please feel free to contact Susan Lewis, Senior Planning and Approvals Manager (SA & WA) via email [redacted] or mobile [redacted] should you require any clarification.

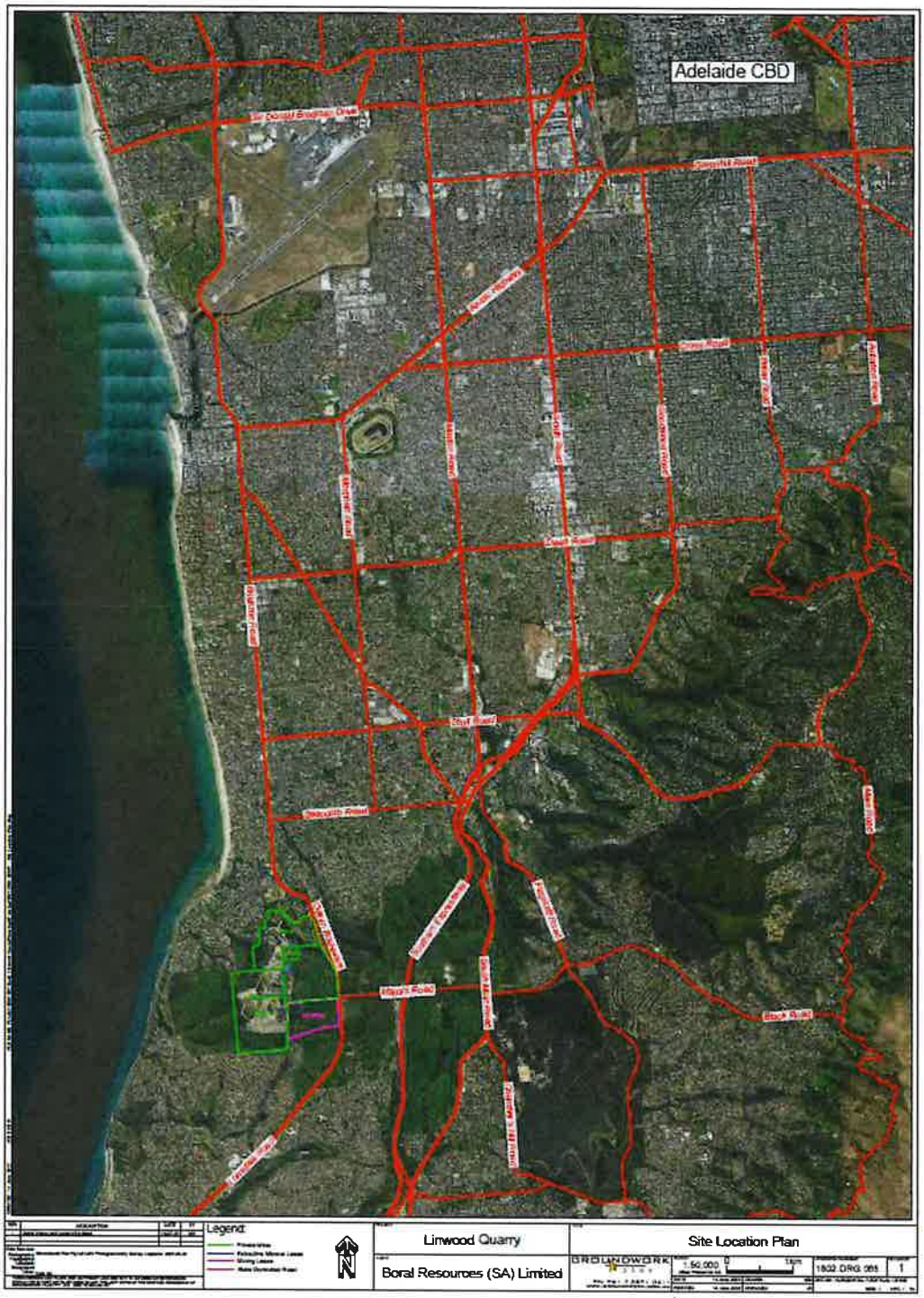
For reasons of commercial-in-confidence, it is requested that this submission not be made a public document.

Yours sincerely

DAVID BOOTS
General Manager – Concrete & Quarries (SA)

COMMERCIAL IN-CONFIDENCE

Figure 1: Location of Linwood Quarry



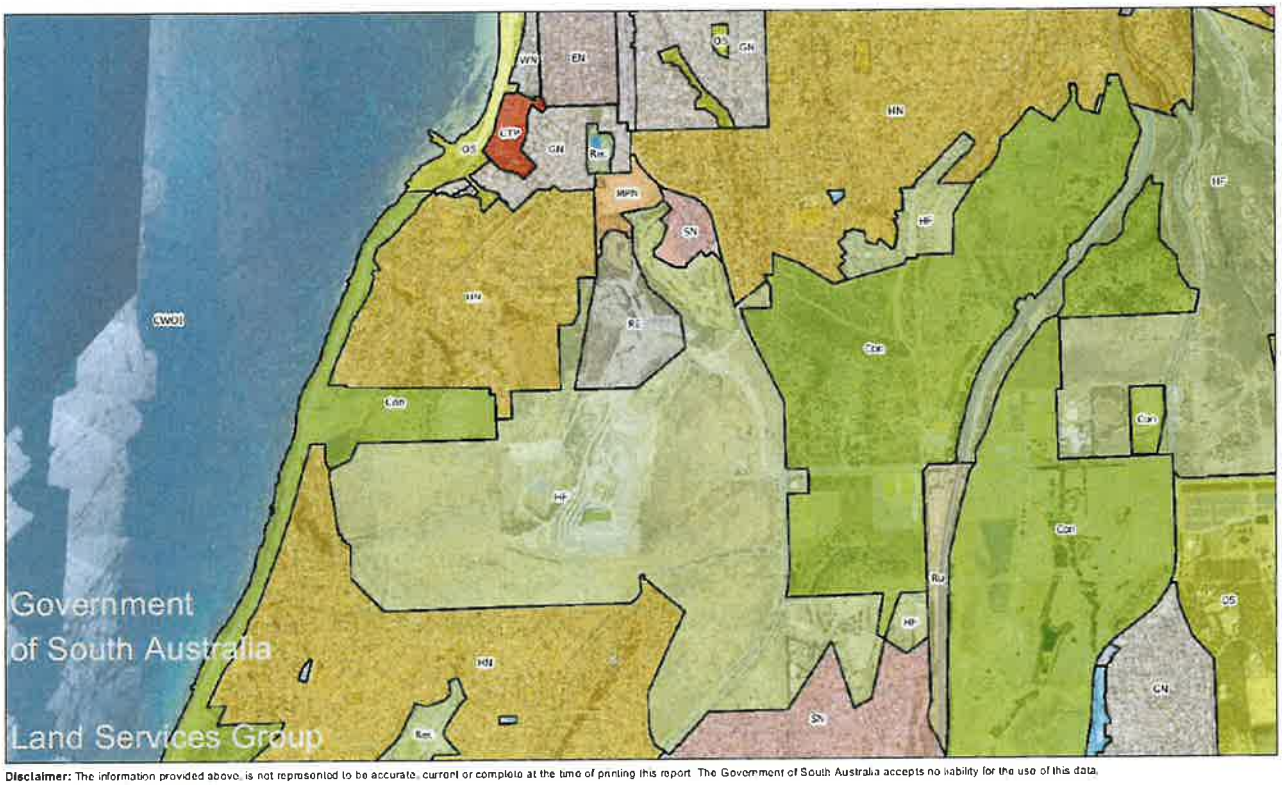
BORAL Building something great

Figure 2 – Zoning Plan

SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Date created:
October 4, 2023

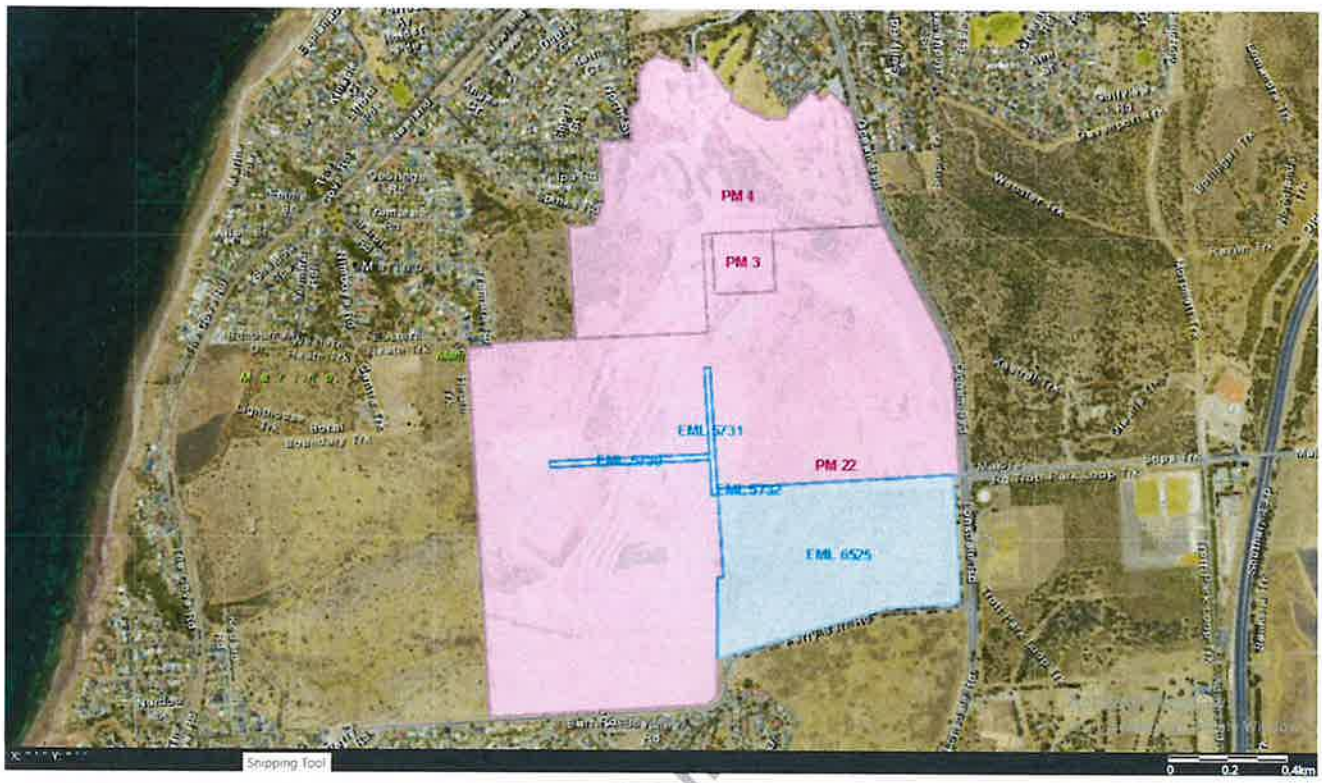


Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

COMMERCIAL

Building something great

Figure 3 – Linwood Quarry mining lease boundaries



COMMERCIAL IN

Objection to City of Marion 'Southern Suburbs Residential Policy Code Amendment'

I, CANDACE BROSNAN, **DO NOT**, in any way, shape or form, support City of Marions planned 'Southern Suburbs Residential Policy Code Amendment'.

With plans for up to four times the current housing density including options to build two storey residential flat buildings, my reasons are as follows;

Environmental factors

- Overshadowing by multi-storey housing in close proximity to existing homes impacting gardens and solar energy production
- Increased noise due to higher density living (animal, human, machine)
- Increased pollution in stormwater and increased water runoff from impermeable surfaces, already an issue especially for homes lower than street level
- Increase in heat mapping from loss of tree canopy, green space and permeable surfaces
- Loss of habitat and biodiversity from tree and garden removal
- Decrease in air quality from loss of green canopy and increased traffic

Infrastructure factors

- Seacombe Road and Morphett Road intersection is already failing with traffic stationary multiple times a day
- Local medical facilities (private and within Flinders Medical Centre) are already well over capacity
- Access to Darlington and Seacliff park pharmacy is already restricted for vulnerable people due to full car parks
- On street parking is already impacting traffic flow and reducing access for Service and Emergency vehicles
- On street parking causing compromised safety for pedestrians, especially school children
- Increase in road congestion with more traffic

Social factors

- Placing low cost residential multi-story flat buildings in-between owner occupied high cost properties will cause social tensions and lower property values for surrounding single dwelling properties
- Loss of privacy and views

Other (please specify)

……
……

Name: CANDACE BROSNAN
Signed: CANDACE BROSNAN 17.10.2023
Address: [redacted]
Preferred contact: [redacted]
Date: 17.10.2023

Please forward this letter by either of the following:

Email to: council@marion.sa.gov.au
Please consider including our Mayor and Southern Hills Ward Councillors on your email cc and/or phone them direct:

Mayor: Kris Hanna -council@marion.sa.gov.au 08 [redacted]
Councillor: Luke Naismith - [redacted]
Councillor: Jana Mates - [redacted]

Post to: Chief Executive Officer
City of Marion
PO Box 21
Park Holme SA 5043

Or fill in the surveys via:
Online survey: https://www.makingmarion.com.au/southernsuburbs
Online SA Planning portal: https://plan.sa.gov.au/have_your_ say/general_consultations

Marion figures from City of Marion **Mitcham figures from Mitchams 'Hill neighbourhood zone'**

Marion *Proposed*			Mitcham *Existing*	
Max Height 9 metres			Max Height 8 metres	
Square metres	Frontage metres	Gradient	Square metres	Frontage metres
		Detached Dwelling		
350	10	< 1:8	700	12
450	12	1:8 - 1:4	900	15
550	15	> 1:4	1200	20
		Semi-Detached		
350	9	< 1:8	450	9
_	Not sought atm	1:8 - 1:4	_	Not Applicable
_	Not sought atm	> 1:4	_	Not Applicable
		Row Dwelling		
300	9	< 1:8	_	Not Applicable
_	Not sought atm	1:8 - 1:4	_	Not Applicable
_	Not sought atm	> 1:4	_	Not Applicable
		Group Dwelling		
300	20	< 1:8	500	12
_	Not sought atm	1:8 - 1:4	700	15
_	Not sought atm	> 1:4	900	20
		Residential Flats		
300	20	< 1:8	_	Not Applicable
_	Not sought atm	1:8 - 1:4	_	Not Applicable
_	Not sought atm	> 1:4	_	Not Applicable

City of Marion claim that they are making these amendments based on a comparison of policy in adjacent council areas for sloping sites.

The figures above clearly show that the adjacent council of Mitcham do not align with the City of Marions proposed changes to land size.

In most of the categories Marion proposed land size is less than half the land size Mitcham requires in their existing agreement.

Southern Suburbs Residential Policy Code Amendment

CITY OF MARION

What is the Planning and Design Code?

In South Australia, the Planning and Design Code (the Code) provides the rules and policies proposed developments need to abide by in order to gain planning approval. The Code's polices include where residential and business areas should be located, the size, shape, and form of buildings, and the quantity of landscaping and open space that should be included.

What is a Code Amendment?

The Code's policies are not always consistent with the desires of the community, developer, Council, or State Government etc. A Code Amendment is a document that is used to justify and outline changes that are proposed for planning policies that apply to land. They can apply to specific land parcels, across broader areas, or address a specific policy issue that applies across the State.

What is the aim of this Code Amendment?

The aim of this Code Amendment is to provide an appropriate set of **minimum** site area and frontage criteria for new dwellings across the southern residential areas of council to:

- provide opportunities for appropriate infill development to occur
- adjust development opportunities for locations based on slope so that they correlate to the challenges imposed by steeply sloping land.



Affected area and suburbs

The affected area is the area of the proposed code amendment. All properties within the affected area are **proposed** to be included in the **Hills Neighbourhood Zone and subject to the** proposed policy criteria.

Affected area

Marion Council Boundary

Why is this amendment needed?

The policies across the southern suburbs have different site frontage and minimum site area requirements for different types of dwellings despite having similar land characteristics. The policy also unnecessarily limits further infill development in situations where slopes are gentle and can accommodate different housing types.

Parts of Sheidow Park and Seacliff also do not have any policy that reflects the sloping setting of these locations and new policies are needed to provide better guidance and get better design outcomes for new development.

What changes are proposed in this Code Amendment?

The following changes are proposed for consultation:

- changing minimum lot sizes and frontage widths to those shown in the table on the right
- applying the Noise and Air Emissions Overlay to properties abutting the Ocean Road / Lonsdale Road and Main South Road corridors to reduce the impacts of noise and emissions from the road on occupants.

Importantly, the Code Amendment will not change allowable building heights across these suburbs, which is currently and will remain at 2 building levels or a maximum height of 9 metres.

Don't know your current zoning?
If you are unaware of what rules apply to your land now, you can find out and compare the changes using an interactive map. Visit the Making Marion website, connect to our mapping tool and look up your property. Alternatively scan the QR Code.

Dwelling type	Gradient of site	Proposed minimum site area/frontage width
Detached dwelling	< 1:8	350m²/10m
	1:8 - 1:4	450m²/12m
	>1:4	550m²/15m
Semi-Detached Dwelling	< 1:8	350m²/9m
	1:8 - 1:4	"
	>1:4	"
Row Dwelling	< 1:8	300m²/9m
	1:8 - 1:4	
	>1:4	"
Group Dwellings	< 1:8	300m²/20m
	1:8 - 1:4	
	>1:4	"
Residential Flat Buildings	< 1:8	300m²/20m
	1:8 - 1:4	"
	>1:4	"

Table showing proposed minimum lot sizes and frontage widths

What changes to the Code Amendment can I influence?

Your submission can influence the following:

- the type of residential zone to be applied to the land within the affected area (all or part)
- minimum allotment sizes for the different housing types
- minimum frontage width for the different dwelling types
- application of the Noise and Air Emission Overlay (or other Overlays).

What will happen with my feedback?

All submissions will be considered when reviewing the suitability of the Code Amendment and if any changes should be made. Please note that submissions will be published on the PlanSA portal, however, personal addresses, email and phone numbers will not be published, only company details (if applicable).

Once the consultation closes, an engagement report will be published on the PlanSA portal that will summarise the consultation outcomes and if any changes were made. Timeframes for publishing outcomes of Code Amendments can vary.

You can also find what stage the Code Amendment is up to, including its outcome, by visiting: **makingmarion.com.au/southernsuburbs**

Find out more and have your say!

View documents and complete the online feedback form at:

makingmarion.com.au/southernsuburbs

Send a written submission to:
council@marion.sa.gov.au or
'Southern Suburbs Code Amendment submission'
City of Marion, Po Box 21, Park Holme SA 5043

Attend a community drop-in session:

Wednesday 20 September between 3pm and 5pm or 6:30pm and 8:30pm at:
Cove Civic Centre, 1 Ragamuffin Drive, Hallett Cove
No registration necessary.

Thursday 12 October between 6.30pm and 8.30pm at:
Council Administration Centre, 245 Sturt Road, Sturt
No registration necessary.

Contact: Senior Strategic and Policy Planner, David Barone on (08) 8375 6667 or david.barone@marion.sa.gov.au

A hardcopy version of the Code Amendment can be viewed at the Administration Centre, 245 Sturt Road, Sturt.

Consultation closes at midnight on Friday 27 October 2023.

Southern Suburbs Residential Policy Code Amendment

CITY OF MARION

Feedback Survey

Name: CHRIS & KATHY WYATT

Email Address: [redacted]

Contact Number:

Email Address:

1 Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

☑ Code Amendment ☑ Fact Sheet ☐ Neither

2 Is the intent of the proposed policy changes clear and easy to understand?

☑ Yes ☐ No

3 Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?

☐ Support ☑ Neither support or do not support ☐ Do not support

3A If you do not support, please let us know why and tell us if you have another zone suggestion?

4 Do you support the proposed minimum site areas and frontage widths across the different gradients?

☑ Support ☐ Neither support or do not support ☐ Do not support

4A If you do not support, please let us know why and tell us if you have another zone suggestion?

Southern Suburbs Residential Policy Code Amendment

5 Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?

☑ Support ☐ Neither support or do not support ☐ Do not support

5A If you do not support, please explain why and where alternatives should be applied?

6 Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?

☑ Support ☐ Neither support or do not support ☐ Do not support

7 Feel free to make any other comments on the draft Code Amendment.

Please post this survey to:

'Southern Suburbs Code Amendment'
City of Marion
PO Box 21
PARK HOLME SA 5043

From:	Electronic Mail
To:	Marion Customer Service
Subject:	FW: Making Marion Southern Suburbs Livable for all
Date:	Friday, 29 September 2023 8:40:42 AM

From: craig orde [redacted]>
Sent: Thursday, September 28, 2023 5:43 PM
To: Electronic Mail <ElectronicMail@marion.sa.gov.au>
Subject: Making Marion Southern Suburbs Livable for all

I agree with the proposal for smaller lots however this could be improved further with smaller lots like Hold Fast Bay with 300 Sqm per singlae family dwelling

Lets make this happen. Its take 8 years so far to get here.

Craig

Objection to City of Marion 'Southern Suburbs Residential Policy Code Amendment'

I.....DARRYL SANDERCOCK..... **DO NOT,** in any way, shape or form, support City of Marions planned 'Southern Suburbs Residential Policy Code Amendment'.

With plans for up to four times the current housing density including options to build two storey residential flat buildings, my reasons are as follows;

Environmental factors
* Overshadowing by multi-storey housing in close proximity to existing homes impacting gardens and solar energy production
* Increased noise due to higher density living (animal, human, machine)
* Increased pollution in stormwater and increased water runoff from impermeable surfaces, already an issue especially for homes lower than street level
* Increase in heat mapping from loss of tree canopy, green space and permeable surfaces
* Loss of habitat and biodiversity from tree and garden removal
* Decrease in air quality from loss of green canopy and increased traffic

Infrastructure factors
* Seacombe Road and Morphett Road intersection is already failing with traffic stationary multiple times a day
* Local medical facilities (private and within Flinders Medical Centre) are already well over capacity
* Access to Darlington and Seacliff park pharmacy is already restricted for vulnerable people due to full car parks
* On street parking is already impacting traffic flow and reducing access for Service and Emergency vehicles
* On street parking causing compromised safety for pedestrians, especially school children
* Increase in road congestion with more traffic

Social factors
* Placing low cost residential multi-story flat buildings in-between owner occupied high cost properties will cause social tensions and lower property values for surrounding single dwelling properties
* Loss of privacy and views

Other (please specify) I HAVE A NUMBER OF TREES IN MY YARD INCLUDING A 70YEAR OLD NORFOLK ISLAND PINE ALL WOULD BE LOST IF UNITS WERE PUT ON MY LAND. A 70YEAR OLD TREE IS NOT EASILY RE PLACED. YOU MAY SAY YOU WILL GROW NEW TREES BUT WHO LOOK AFTER THEM.

Name: DARRYL SANDERCOCK
Signed: [redacted]
Address: [redacted]
Preferred contact: [redacted]
Date: 8-10-2023

Please forward this letter by either of the following:

Email to: *council@marion.sa.gov.au*
Please consider including our Mayor and Southern Hills Ward Councillors on your email cc and/or phone them direct:
Mayor: Kris Hanna - council@marion.sa.gov.au [redacted]
Councillor: Luke Naismith - [redacted]
Councillor: Jana Mates - [redacted]

Post to: *Chief Executive Officer*
City of Marion
PO Box 21
Park Holme SA 5043

Or fill in the surveys via:
Online survey: *https://www.makingmarion.com.au/southernsuburbs*
Online SA Planning portal: *https://plan.sa.gov.au/have_your_say/general_consultations*

* HOW MANY NORFOLK ISLAND PINES DIED IN THE PARK ACROSS ROAD BECAUSE THEY WERE NOT LOOKED AFTER?

WE CAME HERE BECAUSE IT DIDN'T HAVE UNITS AND FLATS EVERYWHERE

Objection to City of Marion 'Southern Suburbs Residential Policy Code Amendment'

I DR DEAN BRUTON **DO NOT**, in any way, shape or form, support City of Marions planned 'Southern Suburbs Residential Policy Code Amendment'.

With plans for up to four times the current housing density including options to build two storey residential flat buildings, my reasons are as follows;

Environmental factors

- Overshadowing by multi-storey housing in close proximity to existing homes impacting gardens and solar energy production
- Increased noise due to higher density living (animal, human, machine)
- Increased pollution in stormwater and increased water runoff from impermeable surfaces, already an issue especially for homes lower than street level
- Increase in heat mapping from loss of tree canopy, green space and permeable surfaces
- Loss of habitat and biodiversity from tree and garden removal
- Decrease in air quality from loss of green canopy and increased traffic

Infrastructure factors

- Seacombe Road and Morphett Road intersection is already failing with traffic stationary multiple times a day
- Local medical facilities (private and within Flinders Medical Centre) are already well over capacity
- Access to Darlington and Seacliff park pharmacy is already restricted for vulnerable people due to full car parks
- On street parking is already impacting traffic flow and reducing access for Service and Emergency vehicles
- On street parking causing compromised safety for pedestrians, especially school children
- Increase in road congestion with more traffic

Social factors

- Placing low cost residential multi-story flat buildings in-between owner occupied high cost properties will cause social tensions and lower property values for surrounding single dwelling properties
- Loss of privacy and views

Other (please specify)

.....

.....

Name: DR DEAN BRUTON
Signed:
Address: [redacted]
Preferred contact: [redacted]
Date: 15/10/23

Please forward this letter by either of the following:

Email to: council@marion.sa.gov.au
Please consider including our Mayor and Southern Hills Ward Councillors on your email cc and/or phone them direct:
Mayor: Kris Hanna -council@marion.sa.gov.au [redacted]
Councillor: Luke Naismith - [redacted]
Councillor: Jana Mates - [redacted]

Post to: Chief Executive Officer
City of Marion
PO Box 21
Park Holme SA 5043

Or fill in the surveys via:
Online survey: https://www.makingmarion.com.au/southernsuburbs
Online SA Planning portal: https://plan.sa.gov.au/have_your_ say/general_consultations

Objection to City of Marion 'Southern Suburbs Residential Policy Code Amendment'

I DR JUDITH BRUTON **DO NOT**, in any way, shape or form, support City of Marions planned 'Southern Suburbs Residential Policy Code Amendment'.

With plans for up to four times the current housing density including options to build two storey residential flat buildings, my reasons are as follows;

Environmental factors

- Overshadowing by multi-storey housing in close proximity to existing homes impacting gardens and solar energy production
- Increased noise due to higher density living (animal, human, machine)
- Increased pollution in stormwater and increased water runoff from impermeable surfaces, already an issue especially for homes lower than street level
- Increase in heat mapping from loss of tree canopy, green space and permeable surfaces
- Loss of habitat and biodiversity from tree and garden removal
- Decrease in air quality from loss of green canopy and increased traffic

Infrastructure factors

- Seacombe Road and Morphett Road intersection is already failing with traffic stationary multiple times a day
- Local medical facilities (private and within Flinders Medical Centre) are already well over capacity
- Access to Darlington and Seacliff park pharmacy is already restricted for vulnerable people due to full car parks
- On street parking is already impacting traffic flow and reducing access for Service and Emergency vehicles
- On street parking causing compromised safety for pedestrians, especially school children
- Increase in road congestion with more traffic

Social factors

- Placing low cost residential multi-story flat buildings in-between owner occupied high cost properties will cause social tensions and lower property values for surrounding single dwelling properties
- Loss of privacy and views

Other (please specify)

.....

.....

Name: DR JUDITH LESLEY BRUTON
Signed: [redacted]
Address: [redacted]
Preferred contact: [redacted]
Date: 15/10/23

Please forward this letter by either of the following:

Email to: council@marion.sa.gov.au
Please consider including our Mayor and Southern Hills Ward Councillors on your email cc and/or phone them direct:
Mayor: Kris Hanna [redacted]
Councillor: Luke Naismith [redacted]
Councillor: Jana Mates - [redacted]

Post to: Chief Executive Officer
City of Marion
PO Box 21
Park Holme SA 5043

Or fill in the surveys via:
Online survey: https://www.makingmarion.com.au/southernsuburbs
Online SA Planning portal: https://plan.sa.gov.au/have_your_ say/general_consultations

From:	Electronic Mail
To:	David Barone
Subject:	FW: Proposed Southern Suburbs Residential Policy Code Amendment
Date:	Friday, 10 November 2023 1:21:56 PM

From: Frankie K [redacted]
Sent: Friday, November 10, 2023 1:21 PM
To: Electronic Mail <ElectronicMail@marion.sa.gov.au>
Subject: Proposed Southern Suburbs Residential Policy Code Amendment

> You don't often get email from [redacted]. Learn why this is important

Good afternoon
I would like to register my objection to the proposed policy code amendment as it relates to my suburb. I am a home owner in Marino and am concerned about the impact such an amendment will have on the suburb.
My main objections are as follows:
1. Increased pressure on current infrastructure such as roads, stormwater run off and general road use.
2.We have noticed more severe weather events and the existing stormwater system cannot cope with these events which result in flooding of properties.
3. Due to the steep slopes of sites, our roads already accommodate lots of cars as some driveways are too steep to navigate and some households therefore just park in the street. This is causing congestion which together with the sweeping nature of our roads and combined with poor driving behaviour results in increased road safety risks.
4. The existing housing stock was built within the planning rules applicable at the time of their construction and did not take into account possible future infill development. If this is allowed, the general amenity of the existing housing stock will be greatly diminished in terms of access, views, overlooking and shadowing. This will in effect force existing home-owners to adapt or rebuilt their homes two new planning rules which would be an unfair financial impost.
Thank you for your consideration.
F Koch

Select Language

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CITY OF MARION

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- City of Marion Website

earch

- Sign in
- Register

CITY OF MARION



FRED LEANEY [redacted]

Provide your feedback

Survey starts Finish

All fields marked with an asterisk (*) are required.

1. Street name *

[redacted]

13/255

2. Suburb *

MARINO, SA ×

3. Have you read the Draft Code Amendment or Code Amendment Fact Sheet? *

- [x] Code Amendment
- [x] Fact sheet
- [ ] Neither

You can only select up to 2 answers

4. Is the intent of the proposed policy changes clear and easy to understand? *

- (●) Yes
- ( ) No

5. Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone? *

- ( ) Support
- ( ) Neither support or do not support
- (●) Do not support

6. If you do not support, please let us know why and tell us if you have another zone suggestion?

I recognise and support the need to increase urban density and reduce urban sprawl in cities. However, I am unconvinced that many of the potentially negative impacts resulting from a blanket change in minimum block sizes have been addressed. These include...Loss of green space and trees..Loss of wildlife corridors...Traffic and parking congestion...Increased urban heat...
I am particularly concerned that the increased potential flood risk has not been addressed at all. All of the climate change models predict more intense and catastrophic rainfall events. Greater infill of housing reduces infiltration and increases runoff. Areas of no or little flood risk are likely to change to areas of moderate or high flood risk potential. This is particularly worrying in catchment areas with steeper land gradient. I would like to see these steeper slope areas not included in the changes being proposed. In fact, encouragement to vegetate these areas would help compensate for the overall reduction in green space. Given that these higher slope areas are usually more difficult and more expensive to develop, the benefit to cost ratio by isolating these areas from proposed changes seems a no brainer.

7. Do you support the proposed minimum site areas and frontage widths across the different gradients? *

- ○ Support
- ○ Neither support or do not support
- ◉ Do not support

8. If you do not support, please explain why and what alternative you feel is more appropriate.

See answer to 6 for the same reasons.

9. Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs? *

- ○ Support
- ○ Neither support or do not support
- ◉ Do not support

10. If you do not support, please explain why and where alternatives should be applied?

See answer to 6. More problems are associated with high slope areas and the blanket changes do not address these problems.

11. Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard? *

- ◉ Support
- ○ Neither support or do not support
- ○ Do not support

12. Feel free to make any other comments on the draft Code Amendment.

See anser to question 6.

[redacted]



Seems like you are already registered, please provide the password. Forgot your password? Create a new one now.

SUBMIT

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loderation Policy
ccessibility
echnical Support
taff Portal
ite Map
ookie Policy

From: geoffrey.matters@gmail.com
To: David Barone
Subject: Southern Suburbs Residential Policy Code Amendment
Date: Sunday, 22 October 2023 2:22:54 PM

To the City of Marion; Attention Mr David Barone,

As a Seaview Downs resident, I oppose the proposed Code change to the Hills Face Zone areas. It is disappointing to see the Council continue to pursue changes to this zone which have been strongly opposed previously. We purchased in this area to enjoy the lifestyle amenity offered by traditional suburban living where you could raise a family with space, where the streets are relatively quiet and not congested with traffic and your neighbours place is not sitting on top of you. Families and kids play outside in relative safety and entertaining can be done at home because there is room to enjoy our great outdoors lifestyle. In contrast, we have seen the result of the poorly executed medium/high density infill through the Dover Gardens & Seacombe Gardens areas. Urban concrete jungles have resulted with residents literally living on top of each other with little real privacy and loss of the suburban character due to such small and unrealistic land parcel sizes. Streets are congested with traffic and parking is more often than extremely difficult. Many of the attached garages that have been approved are simply not functional with vehicles having to be parked on both sides of the street. The hills face zone should not go down the same path but be a zone that is forever protected and beautified if not as a state asset, at least a Council asset. In many areas of the hills face zone the management of additional stormwater run-off is also a problematic issue. And the approving of “battle-axe” style developments is also to the detriment of this area. The Council's agenda behind the proposed code changes to include the Hills Face Zone is discerning and one can only think that the political process is being manipulated by developers and others with a strong financial interest. Elected members representing the electorate should be listening to their constituents on this matter. Please protect the Hills Face Zone and recognise it as an asset in the area.

regards,

Geoffrey Matters

[redacted]

[redacted]

From: Geoff
To: David Barone
Subject: Southern suburbs residential policy code amendment
Date: Friday, 10 November 2023 7:45:04 AM

You don't often get email from yeates.g@bigpond.com. Learn why this is important

Dear David

As a resident and property owner in the suburb of Marino, (which falls in the proposal) and a life long member of the community, I see the proposal will irrevocably change the character, livability and sustainability of our beloved community.

At the moment we enjoy a large variety of native birds, including the blossom chasing Musk Lorikeets, and the smaller honeyeaters such as the New Holland Honeyeater. These birds survive on the trees that properties afford, with street trees contributing nothing to food supply of these birds. this is in jeopardy along with the small lizards that live in backyards.

Below I have highlighted a few of the problems the amendment will bring to the area.

My response is particularly applicable to the Marino and western Hallett Cove area.

The council's amendment is a one size fits all approach which does not align with the long term goals of Livability, Valuing Nature and Engaged, that the council espouses. The whole notion of livability needs to incorporate a scale of quality that is clearly missing in councils notions. The plan is not nuanced, with areas far from main roads being treated the same as property fronting a transport corridor.

I believe it does not address the following areas sufficiently.

Main areas of concern

1/ Traffic

Very low percentage of working residents use the train. A count on any peak hour service will show the very small percentage usage. Any increase in population in the vicinity of the Marino stations will unlikely utilise the train service with the resulting higher volumes of traffic on the Cove Road, Newland Road and Scholefield Road. Council's document did not highlight the problematic ingress onto Brighton Road and increases in traffic, particularly with the proposed 'Seacliff Village' development and lack of any serious traffic plan, such as a flyover envisaged.

2/Loss of green cover and its relationship to local climate.

With our current poor planning rules, the resultant loss of green cover will ensue, just as it has in areas where urban infill has been underway for some years. Aside from the fact that no one seems to question the growth paradigm, that we must grow to survive, yet diminish

our resources and live unsustainably; the biodiversity of fauna and flora in the area will diminish. Setting block sizes so small, with the built structure allowed to take up the block will increase summertime temperatures, lead to a less livable area and force people into climate controlled spaces, where the hope of an afternoon cooling breeze is stymied by fences and concreted areas. Artificial climate control will increase and thus global warming (air conditioners on cooling mode are very energy hungry).

3/Noise.

Sloping land has a totally different acoustic to a flat area. Noise travels easily across gullies and down slopes where an ampi-theatre effect causes nuisance noise such as dogs, machines, like blowers pool pumps, air conditioner units and general noise to flow into other's private spaces. The more dense we live the more noise we make.

4 Street Amenity.

In quiet side streets of connected suburbs the street is not just for vehicles. They become a place to kick a ball, practice on your skate board stop and chat with a neighbor on an afternoon stroll. Visit a suburb, where infill has been happening for years and look at the cars on the streets, the lack of people, the impersonal feeling of wall to wall houses. These are not ideal living places and they go so much against the goals of the council's priorities. Garages filled with anything but cars, small blocks with 4 cars to the household. The streetscape becomes a car yard. Why are garages being built so small?

Solutions

Allowing higher density immediately adjacent the train line may be a sensible idea, but to treat every street the same is to bring about the demise of the quality of life to areas that enjoy a high degree of engagement and livability. Keep block sizes higher, 600+ , so green cover can be more than just mono cultural street trees that do nothing to increase biodiversity. Larger developments must incorporate 25% to green cover. Many multi house developments get away with no communal greenspace, where no more than a strip of plastic grass and a withering pot plant adorn a meager few square metres near the front entrance.

A more nuanced approach is need because one size does not fit all.

I implore you to think beyond the immediate perceived need of higher densities to allow at least some areas a more traditional suburban ethic that values nature, sanity and harmony and ultimately community.

Sincerely

Geoff Yeates

[redacted]

[redacted]

From: Electronic Mail
To: David Barone
Subject: FW: Residential Code Amendment
Date: Monday, 13 November 2023 8:07:42 AM

-----Original Message-----
From: Shane and Georgie Gossink [redacted] >
Sent: Friday, November 10, 2023 5:00 PM
To: Electronic Mail <ElectronicMail@marion.sa.gov.au>
Subject: Residential Code Amendment

[You don't often get email from s.g.gossink@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To whom it may concern,
We do not support the proposed changes regarding site area/frontage in our zone. We have abundant birdlife and lizards, large gardens encourage native species. We already struggle with turning right onto Seacombe Rd at the bottom of Braeside Ave. Our local primary school is growing very quickly, and we want to make sure our children receive enough individual support.

Kind Regards,
Georgie and Shane Gossink
[redacted]

Sent from my iPhone

Southern Suburbs Residential Policy Code Amendment

Feedback Survey

Name: MR J. PHILLIPS

Email Address: [redacted]

Contact Number:

Email Address:

1 Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

☑ Code Amendment ☐ Fact Sheet ☐ Neither

2 Is the intent of the proposed policy changes clear and easy to understand?

☐ Yes ☑ No

3 Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?

☐ Support ☐ Neither support or do not support ☑ Do not support

3A If you do not support, please let us know why and tell us if you have another zone suggestion?

THERE SHOULD BE NO ENCROACHMENT INTO THE HILLS NEIGHBOURHOOD ZONE

4 Do you support the proposed minimum site areas and frontage widths across the different gradients?

☐ Support ☐ Neither support or do not support ☑ Do not support

4A If you do not support, please let us know why and tell us if you have another zone suggestion?

THE PROBLEMS WHICH I CAN SEE ARE:- SMALLER BLOCKS, HIGHER RATES, INCREASED TRAFFIC AND PARKING PROBLEMS

Southern Suburbs Residential Policy Code Amendment

5 Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?

☐ Support ☐ Neither support or do not support ☑ Do not support

5A If you do not support, please explain why and where alternatives should be applied?

SAME AS 4A

6 Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?

NO IDEA WHAT THIS MEANS.

☐ Support ☑ Neither support or do not support ☐ Do not support

7 Feel free to make any other comments on the draft Code Amendment.

Please post this survey to:

'Southern Suburbs Code Amendment'
City of Marion
PO Box 21
PARK HOLME SA 5043

Objection to City of Marion 'Southern Suburbs Residential Policy Code Amendment'

I , James Brosnan, [redacted] **DO NOT**, in any way, shape or form, support City of Marions planned 'Southern Suburbs Residential Policy Code Amendment'.

With plans for up to four times the current housing density including options to build two storey residential flat buildings, my reasons are as follows;

Environmental factors

- Overshadowing by multi-storey housing in close proximity to existing homes impacting gardens and solar energy production
- Increased noise due to higher density living (animal, human, machine)
- Increased pollution in stormwater and increased water runoff from impermeable surfaces, already an issue especially for homes lower than street level
- Increase in heat mapping from loss of tree canopy, green space and permeable surfaces
- Loss of habitat and biodiversity from tree and garden removal
- Decrease in air quality from loss of green canopy and increased traffic

Infrastructure factors

- Seacombe Road and Morphett Road intersection is already failing with traffic stationary multiple times a day
- Local medical facilities (private and within Flinders Medical Centre) are already well over capacity
- Access to Darlington and Seacliff park pharmacy is already restricted for vulnerable people due to full car parks
- On street parking is already impacting traffic flow and reducing access for Service and Emergency vehicles
- On street parking causing compromised safety for pedestrians, especially school children
- Increase in road congestion with more traffic

Social factors

- Placing low cost residential multi-story flat buildings in-between owner occupied high cost properties will cause social tensions and lower property values for surrounding single dwelling properties
- Loss of privacy and views

Other (please specify)

……
……

Name: James Brosnan
Signed: James T Brosnan
Address: [redacted]
Preferred contact: [redacted]
Date: 16 October 2023

Please forward this letter by either of the following:

Email to: council@marion.sa.gov.au
Please consider including our Mayor and Southern Hills Ward Councillors on your email cc and/or phone them direct:

Mayor: Kris Hanna - [redacted]
Councillor: Luke Naismith - [redacted]
Councillor: Jana Mates - [redacted]

Post to: Chief Executive Officer
City of Marion
PO Box 21
Park Holme SA 5043

Or fill in the surveys via:
Online survey: https://www.makingmarion.com.au/southernsuburbs
Online SA Planning portal: https://plan.sa.gov.au/have_your_ say/general_consultations

Marion figures from City of Marion **Mitcham figures from Mitchams 'Hill neighbourhood zone'**

Marion *Proposed*			Mitcham *Existing*	
Max Height 9 metres			Max Height 8 metres	
Square metres	Frontage metres	Gradient	Square metres	Frontage metres
		Detached Dwelling		
350	10	< 1:8	700	12
450	12	1:8 - 1:4	900	15
550	15	> 1:4	1200	20
		Semi-Detached		
350	9	< 1:8	450	9
_	Not sought atm	1:8 - 1:4	_	Not Applicable
_	Not sought atm	> 1:4	_	Not Applicable
		Row Dwelling		
300	9	< 1:8	_	Not Applicable
_	Not sought atm	1:8 - 1:4	_	Not Applicable
_	Not sought atm	> 1:4	_	Not Applicable
		Group Dwelling		
300	20	< 1:8	500	12
_	Not sought atm	1:8 - 1:4	700	15
_	Not sought atm	> 1:4	900	20
		Residential Flats		
300	20	< 1:8	_	Not Applicable
_	Not sought atm	1:8 - 1:4	_	Not Applicable
_	Not sought atm	> 1:4	_	Not Applicable

City of Marion claim that they are making these amendments based on a comparison of policy in adjacent council areas for sloping sites.

The figures above clearly show that the adjacent council of Mitcham do not align with the City of Marions proposed changes to land size.

In most of the categories Marion proposed land size is less than half the land size Mitcham requires in their existing agreement.

Southern Suburbs Residential Policy Code Amendment

CITY OF MARION

What is the Planning and Design Code?

In South Australia, the Planning and Design Code (the Code) provides the rules and policies proposed developments need to abide by in order to gain planning approval. The Code's polices include where residential and business areas should be located, the size, shape, and form of buildings, and the quantity of landscaping and open space that should be included.

What is a Code Amendment?

The Code's policies are not always consistent with the desires of the community, developer, Council, or State Government etc. A Code Amendment is a document that is used to justify and outline changes that are proposed for planning policies that apply to land. They can apply to specific land parcels, across broader areas, or address a specific policy issue that applies across the State.

What is the aim of this Code Amendment?

The aim of this Code Amendment is to provide an appropriate set of **minimum** site area and frontage criteria for new dwellings across the southern residential areas of council to:

- provide opportunities for appropriate infill development to occur
- adjust development opportunities for locations based on slope so that they correlate to the challenges imposed by steeply sloping land.



Affected area and suburbs

The affected area is the area of the proposed code amendment. All properties within the affected area are **proposed** to be included in the **Hills Neighbourhood Zone and subject to the** proposed policy criteria.

Affected area

Marion Council Boundary

Why is this amendment needed?

The policies across the southern suburbs have different site frontage and minimum site area requirements for different types of dwellings despite having similar land characteristics. The policy also unnecessarily limits further infill development in situations where slopes are gentle and can accommodate different housing types.

Parts of Sheidow Park and Seacliff also do not have any policy that reflects the sloping setting of these locations and new policies are needed to provide better guidance and get better design outcomes for new development.

What changes are proposed in this Code Amendment?

The following changes are proposed for consultation:

- changing minimum lot sizes and frontage widths to those shown in the table on the right
- applying the Noise and Air Emissions Overlay to properties abutting the Ocean Road / Lonsdale Road and Main South Road corridors to reduce the impacts of noise and emissions from the road on occupants.

Importantly, the Code Amendment will not change allowable building heights across these suburbs, which is currently and will remain at 2 building levels or a maximum height of 9 metres.

Don't know your current zoning?
If you are unaware of what rules apply to your land now, you can find out and compare the changes using an interactive map. Visit the Making Marion website, connect to our mapping tool and look up your property. Alternatively scan the QR Code.

Dwelling type	Gradient of site	Proposed minimum site area/frontage width
Detached dwelling	< 1:8	350m²/10m
	1:8 - 1:4	450m²/12m
	>1:4	550m²/15m
Semi-Detached Dwelling	< 1:8	350m²/9m
	1:8 - 1:4	"
	>1:4	"
Row Dwelling	< 1:8	300m²/9m
	1:8 - 1:4	
	>1:4	"
Group Dwellings	< 1:8	300m²/20m
	1:8 - 1:4	
	>1:4	"
Residential Flat Buildings	< 1:8	300m²/20m
	1:8 - 1:4	"
	>1:4	"

Table showing proposed minimum lot sizes and frontage widths

What changes to the Code Amendment can I influence?

Your submission can influence the following:

- the type of residential zone to be applied to the land within the affected area (all or part)
- minimum allotment sizes for the different housing types
- minimum frontage width for the different dwelling types
- application of the Noise and Air Emission Overlay (or other Overlays).

What will happen with my feedback?

All submissions will be considered when reviewing the suitability of the Code Amendment and if any changes should be made. Please note that submissions will be published on the PlanSA portal, however, personal addresses, email and phone numbers will not be published, only company details (if applicable).

Once the consultation closes, an engagement report will be published on the PlanSA portal that will summarise the consultation outcomes and if any changes were made. Timeframes for publishing outcomes of Code Amendments can vary.

You can also find what stage the Code Amendment is up to, including its outcome, by visiting: **makingmarion.com.au/southernsuburbs**

Find out more and have your say!

View documents and complete the online feedback form at:

makingmarion.com.au/southernsuburbs

Send a written submission to:
council@marion.sa.gov.au or
'Southern Suburbs Code Amendment submission'
City of Marion, Po Box 21, Park Holme SA 5043

Attend a community drop-in session:

Wednesday 20 September between 3pm and 5pm or 6:30pm and 8:30pm at:
Cove Civic Centre, 1 Ragamuffin Drive, Hallett Cove
No registration necessary.

Thursday 12 October between 6.30pm and 8.30pm at:
Council Administration Centre, 245 Sturt Road, Sturt
No registration necessary.

Contact: Senior Strategic and Policy Planner, David Barone on (08) 8375 6667 or david.barone@marion.sa.gov.au

A hardcopy version of the Code Amendment can be viewed at the Administration Centre, 245 Sturt Road, Sturt.

Consultation closes at midnight on Friday 27 October 2023.

From: Kris Hanna
To: David Barone
Cc: [redacted]
Re: Objection to City of Marion "Southern Suburbs Residential Policy Code Amendment
Date: Friday, 13 October 2023 9:33:44 AM
Attachments: image479732.png
image521654.png
image615656.png
image091051.png
image270859.png
image070247.png

Dear David
Can you please fact check this and let me know of any inaccuracies?

Yours faithfully
Kris

Kris Hanna
Mayor | City of Marion
T: [redacted] | PO Box 21 Park Holme SA 5043

The City of Marion acknowledges we are situated on the traditional lands of the Kaurna people and recognises the Kaurna people as the traditional custodians of the land. Ngadlu tampendi Kaurna meyunna yaitya mattanya yaintya yerta

On 12 Oct 2023, at 8:28 pm, Jessie Barclay [redacted] wrote:

Objection to City of Marion 'Southern Suburbs Residential Policy Code Amendment'

I Jessie Pama of [redacted] Seaview Downs **DO NOT**, in any way, shape or form, support City of Marions planned 'Southern Suburbs Residential Policy Code Amendment'.

With plans for up to four times the current housing density including options to build two storey residential flat buildings, my reasons are as follows;

Environmental factors
- Overshadowing by multi-storey housing in close proximity to existing homes impacting gardens and solar energy production
- Increased noise due to higher density living (animal, human, machine)
- Increased pollution in stormwater and increased water runoff from impermeable surfaces, already an issue especially for homes lower than street level
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Infrastructure factors
- Seacombe Road and Morphett Road intersection is already failing with traffic stationary multiple times a day
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Increase pressure on local schools for increase need for more students in the area.

Social factors
- Placing low cost residential multi-story flat buildings in-between owner occupied high cost properties will cause social tensions and lower property values for surrounding single dwelling properties
- Loss of privacy and views

Kind regards

Jessie pama
[redacted]

City of Marion
Senor Strategic and Policy Planner
Mr David Barone
245 Sturt Road
Sturt SA 5047

25/10/2023

Dear David,

RE: Southern Suburbs Residential Policy Code Amendment

Thank you for the opportunity of responding to the proposed "Southern Suburbs Residential Policy Code Amendment".

As a Landowner, ratepayer and resident of the City of Marion I am pleased to respond and "have my say" in regard to the important aspects of residents optimal "mental health and wellbeing".

It has saddened me for some time that an old residential policy of specific building codes and practices has been seen to be used as a "loop hole" so as not to comply and complete a residential property for over 40 plus years. My thoughts on changes to Amendment of some building Codes and practices I trust would ensure better living conditions and support better mental health for everyone.

1. Here are a few examples of using old building codes to flout the new residential building codes. This individual the "40 year plus builder" has no rail around an open upstairs French window Balustrade which they frequently use. The residents go out onto the no railing deck where they tease the neighbor's dogs by using obscene language. When the dogs respond by barking the residents then shout more obscenities at the dogs to supposedly keep the dogs quiet. These anti social activities include noise pollution, terrorizing dogs and health and safety risks.

2. The view from this upstairs window compromises the privacy of at least three neighbouring properties. These same residents are often observed using a high powered telescope peering into other peoples back or front yard. Obviously this is a privacy issue. Oh Council has visited the property but because of old existing Policy/Codes they can not enforce any changes. This issue of privacy and wellbeing of neighbors is another good reason to review existing codes and policies in sloping areas.

3. Another issue is noise and dust that is created by the existence of a backhoe shifting soil from one side of the said front yard to the other side of the property whether its summer or winter. This activity is presumably meant to show observers that some ongoing "building" activity is taking place. The soil swirls over the fences into open windows causing those with a Respiratory condition much pain and suffering. Cars in garages can never be kept clean with this ever present dust, roofs and air conditioners are all assaulted with the fine powdery dust. Not to mention the noise of the machine which would be more suited in a quarry? This noise upsets the dogs in the area encouraging barking which in turn is an issue for shift workers trying to sleep in the day time. This noise and dust pollution could support the possible amendments of the Noise and Air Emissions codes.

4. This example of the (40 year plus) unfinished property has no front door access because there are no stairs to the front door and I could go on. All these issues have made life very upsetting and often frustrating which can cause stress and aggravation culminating in mental health issues and poor neighborhood relationships. This non compliance to old existing building codes of privacy, safety, and completion of a dwelling also the continual practice of annoying dogs in the area creating unnecessary noise and friction in the suburb. I believe these activities could substantiate a review of a number of codes and policies.

I now wish to make a couple of comments in relationship to your proposal of the Code and Policy Amendment.

<u>Space and Privacy – anti social behaviour</u>
<u>Re residential zone and noise issue</u>
A majority of residents in western communities need a fair degree of space and privacy to be able to live in harmony with other neighbours. Anti social behavior can often be attributed to living too close to other people. This statement can be supported in the evidence of over crowded high rise buildings with no yards in many western cities. There are cases where people have been murdered (because of noise pollution) their neighbor's music or practicing on drums has been too loud. All this can be addressed in the minimum allotment sizes.
There was a case in Sydney where a long term resident was deprived of her existing view and privacy by a greedy anti social developer who built one story higher than the regulations permitted. The developer believed he had the power to disobey the council regulations. After an unnecessary court battle the end result was the little old lady won and the developer was told to remove the top storey. The developer was using bully tactics and anti social behavior to deprive the long term resident of her privacy and space. This example could substantiate a code amendment in regards to privacy and noise issues.

Stress and property theft

New residential zoning could consider off road parking for all residents cars. It is difficult at night or in rainy weather to navigate sloping suburban streets when there are cars parked on both sides of the street which can result in your vehicle damage or other peoples. Theft of vehicles parked on the street has become a real anti social issue as well as stress issue for motorists. Another issue for sloping properties is when Caravans are parked on the street for more than a few hours. It is obvious zoning and regulating off street parking could be an issue to consider.

Mental health of residents

Loud noises

Frequently loud music

Planting trees too close to next door's fences resulting in tree roots impacting on sewage pipes or foundations

Dog restrictions of 2 dogs to any one residential property

These are but a few issues that can distress and upset residents relating to stress and mental health illnesses. If any of these above mentioned issues and others resulting in mental or physical health issues for another resident then there could be a review of residential policies relating to these and other stressors. An example a flowering hedge overhanging a resident's property should not impact on the health (Respiratory illness) of another resident. The regular cutting back of the said hedge is another unwanted stress issue. Therefore it is suggested that a review of a number of existing policies relating to trees or hedges, the number of dogs at any one premises and the list continues. All these multiple issues and many more relating to the health, privacy and property preservation of residents could form a much wider review of most of the existing codes and policies.

Again I thank you for the opportunity to comment on what I see as a number of Public Health and Welfare issues that can and do affect the residents good or bad health Therefore I support the view of designing and updating current Residential Policy Codes for sloping land.

Yours truly,

Joan M Reeves Health Scs.

[redacted]

Hand delivered to 245 Sturt Road Friday 27 October 2023

21st September 2023

To Whom it may concern,

Re: Southern Suburbs Residential Policy Code Amendment (Code Amendment)

We are writing to express our deep concerns regarding the proposed zoning changes in our beloved seaside suburb of Marino. Our community has thrived for years because of its unique character, offering elevated allotments, northern views along the coast, medium-density housing on large allotments, wide streets, and a strong sense of community. These qualities are the very essence of what makes Marino special, and we believe it is crucial to protect and preserve them.

The proposed zoning changes threaten to erode the very fabric of Marino's identity and disrupt the harmony that has existed here for generations. Here are a few key reasons why we are firmly against these changes:

1. **Loss of Character**: Marino's charm lies in its medium-density housing on large allotments. These spacious properties have provided homeowners with the freedom to enjoy their outdoor spaces, maintain gardens, and appreciate the stunning views that our suburb is known for. Changing zoning regulations would undoubtedly lead to the loss of this character, replacing it with a denser, less appealing landscape.

2. **Traffic Congestion**: Increasing density in Marino would inevitably result in more traffic on our wide streets. This threatens the safety and tranquillity that our community currently enjoys. We cherish the freedom for our children to play in the streets and the ease with which we navigate our neighbourhood. These changes will also add to the congestion that will be realised with the development of "Villawood" and the additional traffic that will bring.

3. **Impact on Infrastructure**: Our local infrastructure, including schools, parks, and healthcare facilities, was designed to accommodate our existing population. Zoning changes would strain these resources and potentially lead to a decline in their quality and accessibility.

4. **Community Disruption**: The close-knit community that Marino is known for is at risk of being disrupted. With increased density, it becomes harder to foster the strong bonds and connections that make our neighbourhood so special.

5. **Environmental Concerns**: Marino's unique geographical location and northern coastal views are also at risk. Increased density could lead to more construction, potentially compromising the natural beauty and environmental balance that we all cherish.

Instead of these drastic zoning changes, we propose a more thoughtful approach to development that respects Marino's unique character and heritage. Let's work together to find solutions that preserve our community's quality of life and protect the natural beauty of our suburb.

Let's safeguard the Marino we know and love. Together, we can shape a future that respects our heritage and maintains the unique charm of our seaside suburb.

Kind regards,

[redacted] [redacted]

John & Helen Muscat

[redacted]

From: JG
To: David Barone
Cc: [redacted]
Subject: Consultation on Southern Suburbs Residential
Date: Monday, 13 November 2023 8:19:40 AM

Some people who received this message don't often get email from [redacted]. Learn why this is important

Dear all,

We have never received written information on the rezoning of the Southern Suburbs Residential Policy. We only realised the closing date was Friday yesterday when we walked up Morphett road and happened to see a sign near the top.

We have already provided feedback previously on our concerns when the Annual Plan 2022-233 was distributed as there had been no consultation with residents prior to the submission request for rezoning by Marion Council to the Department of Planning in Feb 2022.

We live at [redacted] very close to the Morphett Road/Seacombe Road roundabout.

We do not believe that adequate investigation has been conducted to determine & predict the future traffic on Seacombe Road as the Torrens to Darlington motorway is still underway. No doubt Seacombe Road will be a primary gateway road for traffic coming from City/Northern suburbs etc to the areas of CIty of Marion & Holdfast Bay. This roundabout is already an area with frequent collisions & a danger to students for seacombe heights as the bus stops on morphett road (number 37) & seacombe road stop 34 are primary locations for many students that we witness trying to safely cross the road. There are only two safer entry ways to turn right onto Seacombe Road from the Southern areas - the Morphett road/Seacombe road roundabout & the traffic lights at Seacombe road/Davenport Terrace. An additional hundreds of cars (2/household is the norm) onto a road that we can predict will be heavily busy can only lead to accidents and or fatalities. Forecasting of traffic & safety pressures on Morphett Road roundabout / Seacombe road have not in our opinion been adequately tested, especially for the next 10 years. Therefore we request that there are no changes to the house/block sizes for areas immediately south of Seacombe road (Seacombe heights, seaview downs, darlington etc.)

This area (including the lower area South of Seacombe road is ~60-160m above sea level. Thus wind speed is significantly higher than the lower city of marion areas. The proposed Infill will significantly result in loss of mature trees & no amount of 'street trees' will replace the buffering & protective effect from strong winds which is provided by significant numbers of mature trees. It is premature for Marion Council members to consider further unnecessary Infill in the areas of Seacombe Heights/Seaview Downs given that winds are strong, storms are increasing & mature trees are protective.

We are awaiting newer legislation on building codes which will see the end to black roofing, more environmentally friendly building materials & this is not the time to have more infill with housing that will not meet legislative standards and yet will be around for the next 30 years. It will be a missed opportunity to push this rezoning through now.

We hope these points can be considered as part of the consultation. We tried to log into the survey but the online is closed. We still to this day have not received any written

information of this consultation.

We would appreciate your reply acknowledging that this can be incorporated into the consultation feedback.
Thank you,
Joyce & Christopher Gibson, [redacted]

From: Electronic Mail
To: David Barone
Subject: FW: Proposed Southern Suburbs Residential Policy Code Admendment
Date: Monday, 16 October 2023 8:23:00 AM

From: Karen Bostock [redacted]>
Sent: Sunday, October 15, 2023 3:14 PM
To: Electronic Mail <ElectronicMail@marion.sa.gov.au>; Jana Mates [redacted]; Luke Naismith [redacted]
Subject: Proposed Southern Suburbs Residential Policy Code Admendment

Dear Mayor and Councillors

I am writing today to voice my opposition to the proposed changes to the above Code.

I live just off Seacombe Road in a sub-divided block which is next to a block that is approximately 1,000 m^2 and under the proposed changes to the code, this block could possibly contain a block of 3 or 6 flats, with either the front facing my back yard or the back of the new dwelling facing it. Either way, this would be an extreme loss of privacy and add an intolerable amount of excess noise .

Before embarking on such a ludicrous venture, it would be wise to explore what effect this proposal would have on existing dwellings in the area, i.e. take a walk through the suburbs and speak to the rate payers.

Adding this amount of housing in an area that is already under strain via substandard water and sewage infrastructure, over used roads that are constantly backed up from Brighton Road to Morphett Road during peak hours, adding an excessive amount of pollution to the surrounding areas.

You just need to look at the Dover Gardens project to know that overcrowding is not the solution.

If housing is such an issue, why hasn't the Dover Gardens Primary School site, which has been vacant for over 10 years now, been developed. I see what is happening on Brighton Road with the new high-rise apartments, that would be a travesty if it were allowed in Seaview Downs.

I am totally opposed to the code amendments and will do all in my power to ensure they do not succeed.

Yours sincerely
Karen Bostock

[redacted]

Objection to City of Marion 'Southern Suburbs Residential Policy Code Amendment'

I ..KRISTEN KUCHEL..... **DO NOT**, in any way, shape or form, support City of Marions planned 'Southern Suburbs Residential Policy Code Amendment'.

With plans for up to four times the current housing density including options to build two storey residential flat buildings, my reasons are as follows;

Environmental factors

- Overshadowing by multi-storey housing in close proximity to existing homes impacting gardens and solar energy production
- Increased noise due to higher density living (animal, human, machine)
- Increased pollution in stormwater and increased water runoff from impermeable surfaces, already an issue especially for homes lower than street level
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Infrastructure factors

- Seacombe Road and Morphett Road intersection is already failing with traffic stationary multiple times a day
- Local medical facilities (private and within Flinders Medical Centre) are already well over capacity
- Access to Darlington and Seacliff park pharmacy is already restricted for vulnerable people due to full car parks
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- On street parking causing compromised safety for pedestrians, especially school children
- Increase in road congestion with more traffic

Social factors

- Placing low cost residential multi-story flat buildings in-between owner occupied high cost properties will cause social tensions and lower property values for surrounding single dwelling properties
- Loss of privacy and views

Other (please specify)

.....
.....
.....
.....

Name: Kristen Kuchel
Signed: [redacted]
Address: [redacted]
Preferred contact: [redacted]
Date: 14/10/2023

Please forward this letter by either of the following:

Email to: council@marion.sa.gov.au
Please consider including our Mayor and Southern Hills Ward Councillors on your email cc and/or phone them direct:
Mayor: Kris Hanna - [redacted]
Councillor: Luke Naismith - [redacted]
Councillor: Jana Mates - [redacted]

Post to: Chief Executive Officer
City of Marion
PO Box 21
Park Holme SA 5043

Or fill in the surveys via:
Online survey: https://www.makingmarion.com.au/southernsuburbs
Online SA Planning portal: https://plan.sa.gov.au/have_your_ say/general_consultations

Objection to City of Marion 'Southern Suburbs Residential Policy Code Amendment'

I ..... SIMON TIESSEN - ..... **DO NOT**, in any way, shape or form, support City of Marions planned 'Southern Suburbs Residential Policy Code Amendment'.

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Social factors

- Placing low cost residential multi-story flat buildings in-between owner occupied high cost properties will cause social tensions and lower property values for surrounding single dwelling properties
- Loss of privacy and views

Other (please specify)

.....
.....
.....
.....

Name: SIMON TIESSEN
Signed: [redacted]
Address: [redacted]
Preferred contact: [redacted]
Date: 12th / 10 / 2023 .

Please forward this letter by either of the following:

Email to: council@marion.sa.gov.au
Please consider including our Mayor and Southern Hills Ward Councillors on your email cc and/or phone them direct:
Mayor: Kris Hanna [redacted]
Councillor: Luke Naismith [redacted]
Councillor: Jana Mates [redacted]

Post to: Chief Executive Officer
City of Marion
PO Box 21
Park Holme SA 5043

Or fill in the surveys via:
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Online SA Planning portal: https://plan.sa.gov.au/have_your_ say/general_consultations

Southern Suburbs Residential Policy Code Amendment

CITY OF MARION

Feedback Survey

Name: Lana Karaganova

Email Address: [redacted]

Contact Number:

Email Address:

1 Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

☐ Code Amendment ☑ Fact Sheet ☐ Neither

2 Is the intent of the proposed policy changes clear and easy to understand?

☑ Yes ☐ No

3 Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone? specifically Hallett Cove

☐ Support ☐ Neither support or do not support ☑ Do not support

3A If you do not support, please let us know why and tell us if you have another zone suggestion?

There are lack of street parking as most streets are not wide enough and there are a lot of courts (cul de sacs). Also the entrances and exits along Londsdale Rd are already busy at peat hours.

4 Do you support the proposed minimum site areas and frontage widths across the different gradients?

☑ Support ☐ Neither support or do not support ☐ Do not support

4A If you do not support, please let us know why and tell us if you have another zone suggestion?

Southern Suburbs Residential Policy Code Amendment

5 Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?

☐ Support ☑ Neither support or do not support ☐ Do not support

5A If you do not support, please explain why and where alternatives should be applied?

6 Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?

☐ Support ☐ Neither support or do not support ☐ Do not support

7 Feel free to make any other comments on the draft Code Amendment.

Please post this survey to:

'Southern Suburbs Code Amendment'
City of Marion
PO Box 21
PARK HOLME SA 5043

Submission to: Southern Suburbs Code Amendment

Addressed to: Mr David Barone
Senior Strategic and Policy Planner
City of Marion
Po Box 21
Park Holme SA 5043

[redacted]

[redacted]

Submission from: Mrs Larissa Willoughby

[redacted]

[redacted]

[redacted]

Dated: 8 November 2023

Ref: Southern Suburbs Code Amendment Submission 8 November 2023

Mr David Barone
Senior Strategic and Policy Planner
City of Marion
Po Box 21
Park Holme SA 5043

Email: [redacted]

CC: [redacted]

RE: Southern Suburbs Code Amendment: Submission not in support of proposed policy changes

Dear Mr David Barone,

1 Submission response

I have prepared this written submission to City of Marion (Council) for the Southern Suburbs Code Amendment (the Code Amendment) as a land-owner/occupier residing with my family at 13 Denial Ave, Seaview Downs, SA 5049. My property is within the **affected area** defined as the area of the proposed planning and design code amendment.

In providing this submission my response to the amendments is as follows:

- **Not in support of** the proposed consolidation of zones into the Hills Neighbourhood Zone and the extent of its spatial application across the affected area;
- **Not in support of changes** to the minimum site areas and minimum frontage widths that are proposed for the selected zone across the different dwelling types and gradient ranges; and
- **Support** the application of the Noise and Air Emissions Overlay. Accordingly, I do not provide any further detail in this submission in relation to this aspect of the Code Amendment.

2 Correspondence and Engagement with Council

I have previously contacted Council in relation to the Code Amendment and corresponded as follows:

- Survey response via online survey, submitted by Larissa Willoughby, online, 5 September 2023; and
- Email correspondence from Larissa Willoughby to Mr Luke Naismith: *Concern regarding lack of Community consultation re: Southern Suburbs Residential Policy Code Amendment*, 7 October 2023.

I have also participated in the following:

- Attendance at Community Drop-in Session, Thursday 19 October 2023 (6-7pm) Sturt Road Administration.

3 Personal statement

As a resident in the affected area, I have lived within the Council of Marion since birth (circa 1973) living in Seacombe Heights until 23 years old. I did not reside in the Council area from 1996 to 2001. In 2001, with my husband we bought our first property in Mitchell Park. Being a small courtyard home, and with a growing family, we sought for many years an area where we could have a larger family home, with space for the children to play, and the luxury of a swimming pool or to proximity to the beach, and of course a great community feel. After many years of searching, we chose to purchase a property in Seaview Downs, knowing the Hills Face planning rules in place, that we would not have to compete with developers in seeking residential land that would be carved up and sub divided into smaller portions. We sought the open spaces and large blocks associated with the area and were attracted to Seaview Downs due to the character of the suburb.

We opted to demolish and rebuild our family home and have resided in our house, that is within the affected area since 2012. At the time, we were one of the first properties to knock down and rebuild, but we have seen over time, many other properties be either renovated and extended, or, as with ours, demolished and rebuilt. I would like to highlight that I am in favour of planned development that is consistent with existing suburb character.

We have developed a great relationship with many residents in the area, and many who have rebuilt like us, have agreed that they specifically sought to live in this area due to the existing planning rules restricting small allotments.

I have seen the changes in landform occurring on the northern side of Seacombe Road where sub-division into smaller blocks has occurred. I have directly observed the effect of this increased urban infill in the suburbs of Dover Gardens, Seacombe Gardens and Sturt. This has resulted in increased traffic, noticeable access issues on streets due to cars parking on the street, increased stormwater runoff observed when we have rainfall events and even a noticeable decrease in vegetation and tree coverage. This has made for a less appealing streetscape and decreased visual amenity. The character of these suburbs is significantly different to that of Seacombe Heights and Seaview Downs.

Throughout this time, I have cherished the space we have, and the suburb we live in. I have attended many open inspections for properties on the market for sale in the area and heard many anecdotal comments from potential buyers about how excited they are to be able to live in such a well-established area, with large allotments, open space and 'family sized' allotments.

I provide this submission with the intent of sharing with Council (and respective stakeholders) what I believe is a shared feeling of pride of residents in not only the suburb of Seaview Downs, but also neighbouring suburbs (including Seacombe Heights) in the Hills Face zone, that our current land-form based on existing site area and frontage criteria should be preserved, and not changed to accommodate urban infill.

4 Council Code of Conduct

Overall, I flag a significant concern relating to a comment provided in the Code Amendment document, page 46 being: "***Many residents*** *in Council's southern suburbs* ***have been anticipating a change in zoning and associated policy*** *that will allow subdivision and greater redevelopment potential for their large, aging, and under-developed properties; firstly, as part of Council's Housing Diversity DPA in 2019 and more recently via transition to the new Planning and Design Code*." It is concerning, based on the above

understanding, that the stakeholders that have the most to benefit from these changes are those who have anticipated the change, for the simple purpose of sub-dividing and making profit.

I point out that in accordance with the *Code of Conduct for Council Members (Local Government Act, 1999: Section 63 (1):*

- *Higher principles: Council members in Southern Australia have a commitment to serve the best interests of the people within the community they represent and to discharge their duties conscientiously, to the best of their ability,* ***and for public, not private, benefit at all times****.*
- *3.3 Not release* ***or divulge information*** *that the Council has ordered to be kept confidential, or that the Council member should reasonable know is information that is confidential, including information that is considered by Council in Confidence;*
- *3.11 Council members must lodge with Council a complete and accurate primary return of their interests, and subsequent ordinary returns, as required by legislation.*
- *3.13 Council members* ***must be committed to making decisions without bias and in the best interests of the whole community*** *and comply with the relevant conflict of interest provisions of the Local Government Act 1999.*
- *Appendix – A member of a Council must not, whether within or outside the State, make improper use of his or her position as a member of the Council* ***to gain, directly or indirectly****, an advantage for himself or herself or for another person or to cause detriment to the Council (Section 62 (3) and (4).*

5 Conflict of Interest Statement

I jointly own (with my husband) and reside at 13 Denial Ave, Seaview Downs (in the affected area).

6 Closing Statement

I understand that this formal submission will be considered by Marion Council when determining whether the proposed Amendment is suitable and whether any changes should be made. I also understand that this submission will be entered into a register and will be published on the PlanSA portal.

I trust that this submission will be considered in accordance with the principles of the Community Engagement Charter and that Council will be genuinely committed and open to considering the issues raised by myself as a resident in the affected area. I am happy to be contacted to discuss any aspects of my response via email or mobile phone.

Yours Faithfully,



Mrs Larissa Willoughby
[redacted]
[redacted]

[redacted]

Email: [redacted]

Attachment 1: Submission to Southern Suburbs Code Amendment

Attachment 1

Submission to: Southern Suburbs Code Amendment

Addressed to: Mr David Barone
Senior Strategic and Policy Planner
City of Marion
Po Box 21
Park Holme SA 5043

Email: [redacted]

CC: [redacted]

Dated: 8 November 2023

1 Submission response

I have prepared this written submission to City of Marion (Council) for the Southern Suburbs Code Amendment 2023 (the Code Amendment) as a land-owner/occupier of a property within the **affected area** defined as the area of the proposed planning and design code amendment.

In providing this submission my response to the amendments is as follows:

- **Not in support of** the proposed consolidation of zones into the Hills Neighbourhood Zone and the extent of its spatial application across the affected area;
- **Not in support of changes** to the minimum site areas and minimum frontage widths that are proposed for the selected zone across the different dwelling types and gradient ranges; and
- **Support** the application of the Noise and Air Emissions Overlay. Accordingly, I do not provide any further detail in this submission in relation to this aspect of the Code Amendment.

I trust that this submission will be considered in accordance with the principles of the Community Engagement Charter and that Council will be genuinely committed and open to considering the issues raised as a resident in the affected area.

2 Background and concerns regarding timing of consultation

As part of Council's Housing Diversity DPA in 2019, it was the role of Council to advise of proposed changes to the zoning and associated policy affecting Marion Council's southern suburbs. Council received 38 responses regarding the proposed changes, but it was also identified that community engagement was not sufficient, and it was recognised that many residents in the affected area were not otherwise aware of the proposed changes.

In addition to this, the spatial location of the proposed changes differed from what was placed on public notification and the Minister advised that re-notification was required. Re-notification DID NOT OCCUR prior to the implementation of the Code and this is why a Code Amendment is now required.

The current initiation was approved by the Minister on 11 February 2022. I am concerned that such a short consultation period from September-November 2023 is sufficient for residents to be appropriately informed and able to provide an adequate response. From February 2022 through to September 2023 there has been a substantial period of time where informed parties (ie developers) have had the ability to take advantage of potential changes by purchasing properties and sitting on them, awaiting changes, which as land owners they themselves now have the opportunity to provide feedback in this consultation period. I am concerned that this skews the responses from existing residents who purchased in a period where planning rules were in place that did not allow subdivision. Residents who intend to stay on in this area, as opposed to developers or opportunistic property owners that will use the changes to benefit themselves as individuals, with no intention of staying on in the area as residents.

3 Understanding of Consultation and Objection Influence

I understand that the only aspects of the draft Code Amendment which I can influence to are:

- The type of zone(s) selected for the affected area, and the extent of its spatial application across the affected area;
- Potential applicable minimum site areas and minimum frontage widths; and

- The application of the Noise and Air Emissions Overlay.

As I do not object to the application of the Noice and Air Emissions Overlay, there is no further content in this response relating to this aspect.

4 Code Amendment (Council, 2023a)

The following comments are provided in relation to the Code Amendment (Council, 2023a):

2.1 This section states "*There are opportunities for low density infill development in many of these established residential areas (particularly Darlington, Marino, Seacliff Park, Seacombe Heights, Seaview Downs) where much of the housing stock has reached an age where the building are no longer of a condition, design and/or size that meets the needs of residents*."

Whilst it is acknowledged that housing stock in the area has aged, that does not mean the houses are of a design or size that no longer meets the needs of residents. The age of a lot of residents means they are more likely to sell and downsize, allowing new young families to enter the area. Existing residents are also able to extend and renovate. Many properties in the area have had smaller houses demolished, and this has made way for newly built larger homes, often accommodating families with children that can take advantage of the larger block size.

Have Council considered the aging population and the effect that attracting a younger population into the area will have on revitalising the neighbourhood, creating a demand for existing schools and use of Council maintained parks? Alternatively, the impact of urban infill will more likely attract developers and investors, keen to subdivide the land, create smaller accommodation, not suited to families seeking larger allotments for family homes.

The opportunity loss in opening the market to low density infill development does not protect the existing character of these established residential areas, and actually goes against the original intent of these suburbs which were created with large allotments, ability to establish low density of development, including some very large (family style) and well established housing.

2.3.2 Proposed Code Policy; with reference to "*older neighbourhoods typically having low land to asset (dwelling) value ratios, meaning they are likely to be more financially viable to redevelop in the short to medium term."*

As an existing resident, I am trying to understand how this statement promotes the existing Council Purpose of improving residents quality of life? I read this as encouraging financial gain from subdividing and increasing the land to asset (dwelling) value ratio- something that would attract a Developer to make a financial gain and profit, not something that an existing resident will benefit from.

How can Council put Developers ahead of existing residents in this manner by supporting urban infill in an area that residents value their larger blocks?

4.3.1 makes reference to investigations undertaken. With regard to Stormwater, an assessment has been made and acknowledges "potential inflows generated by increased imperviousness of sites because of smaller sites and increased building areas is acknowledged".

It has already been identified that urban infill, the creation of smaller block sizes will increase the impact of stormwater runoff. Detention tanks have been identified as one solution, however, this does not assist with existing dwellings. Without any supporting modelling, the statement goes on to say "It is unlikely……that potential dwellings….will cause unmanageable overload of existing stormwater infrastructure" and "This is supported by the unlikely limited take up of infill development for some

locations in the order of less than 40%. None of these statements are supported by any stormwater modelling, nor does the broad approach of assuming an uptake of 40% appear to be supported anywhere. Has economic modelling been conducted to understand what uptake of infill could occur and over what timeframe is this expected to occur?

Further to this, I understand that the Stormwater Management Overlay already applies to the affected area and as such all new dwellings will need to provide for stormwater retention of 2,000 L, plus 1,000 L of detention.

Relying on this mechanism for stormwater management raises the following concerns:

- slowing the volume of water going out to the street is only a short-term resolution when there is a heavy or constant rainfall. It does not resolve the issue associated with increased stormwater run off that enters the stormwater infrastructure.

- In high intensity rainfall events, the streets of Seaview Downs and Seacombe Heights already demonstrate large volumes of stormwater runoff. Increased infill per new property will now add 1,000 L of detention flows (once retention is at capacity). So, a retention/detention system does not decrease stormwater flows, it only slows them down.

4.2 Infrastructure planning: There are no planned infrastructure upgrades identified for Roads.

4.3.1 Road network capacity and potential upgrade needs: With reference to "The expected development uptake rate of less than 40% and as a result it is unlikely that additional traffic volumes within the local street network would result in negative amenity affects, let alone result in changes to the function of roads."

This response does not make sense and does not appear to be justified by

(1) there does not appear to be any economic modelling to support the 'uptake rate of 40%', and

(2) no apparent traffic modelling has been conducted to understand the impact of additional traffic.

There doesn't appear to be a correlation between the issue raised (eg negative amenity effects..above 1000 vehicle trips/day caused by access to 100 properties) and the relationship with the uptake rate of 40%.

I am extremely concerned that the lack of qualitative assessment and broad statements regarding "unlikely" impacts do not address the anticipated increase in traffic that will be proportionate to and if not at a greater rate than the expected increase in allotments.

4.3.1 Road network capacity and potential upgrade needs: With reference to "Larger traffic volumes can be expected at the intersections of the north-south collector roads (south of Seacombe Rd) with Seacombe Rd, due to larger road catchment areas of the grid network".

This response indicates that one solution would be to widen Seacombe Road. What this does not consider is:
(1) no traffic modelling has been conducted to understand the impact of additional traffic on intersections.
(2) The intersections of Miller St and Braeside Ave with Seacombe Rd are already considered to be difficult and often dangerous to navigate.
(3) Students attending Seaview High School on Seacombe Road will be affected by increased traffic use during morning arrival and after school departure. This area is already a bottle neck during these times.
(4) Without the consideration of any potential upgrade needs, how will these existing difficult intersections be managed into the future?

Attachment D Strategic Planning Outcomes, includes the following statement "*Many residents in Councils southern suburbs have been anticipating a change in zoning and associated policy that will allow subdivision and greater redevelopment potential for their large aging, and under-developed properties: firstly as part of Councils Housing Diversity DPA in 2019 and more recently via transition to the new Planning and Design Code.*"

As an existing resident, I find this statement extremely concerning. It suggests to me that certain stakeholders have been aware that Council were intending on applying these changes, and therefore, I consider a conflict of interest exists with any intent by Council to have inferred an upcoming change was likely to occur. This again, provides a financial benefit to parties with a vested interest, for example, potential developers, sitting on large allotments that would be in the affected area, and therefore , able to be subdivided.

Further, many residents in Councils southern suburbs, particularly in the affected area knowingly bought on the understanding of existing long established planning requirements. I understand the DPA 2019 was received unfavourably by many residents and was rejected. Is this 2023 plan amendment simply trying to make the same changes? The comment suggests that supporters of the DPA in 2019 may have had a financial interest in ensuring that another attempt was made.

5 Alignment with City of Marion Strategic Plan 2019-2029

The following comments are provided in relation to the alignment of the **proposed changes to minimum site areas and minimum frontage widths**, promoting urban infill and increased density of housing as they relate to aspects of the City of Marion Strategic Plan 2019-2029.

5.1 Community Vision > Towards 2040

As a resident of Seaview Downs and the Council of Marion I have reviewed the current Council Community Vision, Towards 2040. As a rate payer and resident who voted for Council constituents, I believe Council should ***"be committed to making decisions without bias and in the best interests of the whole community".***

With reference to the proposed changes to site frontage and minimum site area, I oppose the changes for the following overarching reasons:

SIX THEMES OF COMMUNITY VISION	MY REASON FOR OPPOSING THE CHANGES
LIVEABLE: By 2020 our city will be well planned, safe and welcoming with high quality and environmentally sensitive housing, and where cultural diversity, arts, heritage and health lifestyles are celebrated. Key Challenges: - Population growth is increasing demands on services	The proposed changes does not support high quality and environmentally sensitive housing. Urban infill tends to attract cheaper more affordable housing with smaller allotments. It also does not support environmentally sensitive housing. The use of this wording in the vision and lack of support could be considered equivalent to the corporate use of 'Green-washing' of environmental values.

SIX THEMES OF COMMUNITY VISION	MY REASON FOR OPPOSING THE CHANGES
- Balancing revitalisation and growth while retaining the City of Marion's unique visual character and heritage - Increasing urban infill is creating traffic, parking, amenity and service demand	There are already identified challenges, but the proposed plan can not resolve these issues. It will only contribute further to the impact of these challenges. **Whilst I understand the intent of Council is to provide a greater degree of choice of housing (ie allow for smaller blocks and housing), this diversity is already available in existing adjacent suburbs of Seacombe Gardens, Dover Gardens, Sturt to mention a few. In order to protect existing diversity of larger family homes and blocks, the proposed changes will actually reduce this type of diversity and instead push families seeking these types of properties out of the market and area.**
VALUING NATURE: By 2040 our city will be deeply connected with nature to enhance peoples lives, while minimising our impact on the climate and protecting the natural environment. 10-year strategies: - VN1: We will plan for and respond to extreme weather events through our services and urban form, managing infrastructure issues associated with flooding and stormwater.	The proposed changes to not support connection with nature. Urban infill and the proposal to allow substantially smaller minimum site areas and site frontages is likely to reduce open space, vegetative cover. I do not believe that increased urban infill supports VN1. There does not appear to be any modelling that has been conducted to understand the impact of increased density or the resultant impact on stormwater. I understand that the Stormwater Management Overlay already applies to the affected area and as such all new dwellings will need to provide for stormwater retention of 2,000 L, plus 1,000 L of detention. Relying on this mechanism for stormwater management raises the following concerns: - slowing the volume of water going out to the street is only a short-term resolution when there is a heavy or constant rainfall. It does not resolve the issue associated with increased stormwater run off that enters the stormwater infrastructure. - In high intensity rainfall events, the streets of Seaview Downs and Seacombe Heights already demonstrate large volumes of stormwater runoff. Increased infill per new property will now add 1,000 L of detention flows (once retention is at capacity). So, a retention/detention system does not decrease stormwater flows, it only slows them down.

SIX THEMES OF COMMUNITY VISION	MY REASON FOR OPPOSING THE CHANGES
	I understand Council cannot control the degree of existing permeable landform (eg garden and grassed areas), and that residents can pave large areas of their front and rear yards, thereby potentially increasing stormwater run-off. However, based on the existing character of Seaview Downs and Seacombe Heights I point out the following aspects of suburb character that should be maintained: • Large landscaped front yards (particularly along sloping blocks) • Many mature and significant trees, including remnant vegetation • Regularity of space between buildings • Dwellings take advantage of the slope of the land • Low density of development, including some very large (family style) and well established housing Any new developments will only increase the impermeable surface, and as identified above, Council cannot control the degree of impermeable landform that new developments will create. Whilst the Code has provisions relating to minimum impervious areas for new development (which depend on the size of the allotment), the benefit of retaining larger allotments, is that there is a larger overall pervious surface area. The Code will require new development to provide for deep soil zones in which a planting of a tree can be provided for each new dwelling. However, when comparing an existing >750 m^2 allotment, the proposed change to allow for 2 x 350 m^2 allotments (as proposed for detached and semi-detached dwelling types (<1:8 gradient), I have not seen any modelling and Council have not clearly defined whether there is an overall decrease in vegetation generally as a result of allowing these changes with the expected new developments. **I believe the proposed changes will change the urban form, increase stormwater run off and result in an overall decrease in vegetative cover. This DOES NOT align with one the existing Council themes of community vision.**
ENGAGED: By 2040 our city will be a community where people are engaged,	The Hills-face community already are connected. We live in this area by choice- we have chosen to live in suburbs where the land size allows families to grow, extend and

SIX THEMES OF COMMUNITY VISION	MY REASON FOR OPPOSING THE CHANGES
empowered to make decisions, and work together to build strong neighbourhoods.	also consider yards with space to play or have swimming pools etc. The proposed changes will not add to this existing engaged community. Given the concern raised by numerous residents, these sorts of amendments need better engagement from Council to better inform everyone in the affected area. For Council to make an appropriate decision, there should be more scrutiny over how many residents in the affected area are actually aware (ie how many received letters to inform, how many are able to read the letters and understand the contents to make an informed decision?).
INNOVATIVE: By 2040 our city will be a leader in embracing and developing new ideas and technology to create a vibrant community with opportunities for all.	I chose to live in my suburb because of the community feel, whilst still maintaining privacy with larger allotments. The planned changes are not innovative, they should be considered for what they are: promoting urban infill. I believe the proposed changes will remove existing suburb character that can not be replaced or returned once blocks are subdivided. Opportunities for all should include retaining existing suburb character including: • Large landscaped front yards (particularly along sloping blocks) • Many mature and significant trees, including remnant vegetation • Regularity of space between buildings • Dwellings take advantage of the slope of the land • Low density of development, including some very large (family style) and well established housing. I believe if Council were truly listening to the voice of many residents, they would not support these amendments on the basis that they are "***committed to making decisions without bias and in the best interests of the whole community".***
PROSPEROUS: By 2040 our city will be a diverse and clean economy that attracts investment and jobs, and creates exports in sustainable business precincts while providing access to education and skills development.	Whilst this vision relates more to business precincts, the use of the term 'clean economy' is considered another example of what could be considered as "green-washing' and certainly not supported by the proposal for increased urban infill in an area where existing large allotments are present.

SIX THEMES OF COMMUNITY VISION	MY REASON FOR OPPOSING THE CHANGES
CONNECTED: By 2040 our city will be linked by a quality road, footpath and public transport network that brings people together socially, and harnesses technology to enable them to access services and facilities.	Increased housing diversity is considered a strategic planning outcome including the potential for affordable housing options. There is nothing in the analysis that explains how the vision of quality road, footpath and public transport network will cope with the expected uptake rate of 40%.

5.2 Council Purpose, Vision and Values

With reference to the purpose, vision and values of the City of Marion Strategic Plan 2019-2029 and how the proposed changes to site frontage and minimum site area, I oppose the changes for the following reasons:

COUNCIL PURPOSE, VISION AND VALUES	MY REASON FOR OPPOSING THE CHANGES
OUR PURPOSE (Why we exist): To improve our residents quality of life, continuously, smartly and efficiently	The changes will directly affect existing residents who have chosen to live with the current landform. The proposed changes will benefit future purchasers of land who are more likely to be developers, seeking to subdivide and financially profit from creating multiple smaller properties. I do not understand how this change improves the existing resident's quality of life?
OUR COMMUNITY VISION (What we want to become): A community that is Liveable, Valuing Nature, Engaged, Prosperous, Innovative and Connected	As an existing resident I want this vision to continue. The existing neighbourhood is Liveable, Valuing Nature- I am concerned that urban infill will reduce the liveability of my street, my suburb and the broader community.
OUR VALUES: With the community and safety at the forefront of everything we do, we value: **Respect:** Treating everyone as we want to be treated. Where all contributions are valued **Integrity –** Fostering trust and honesty in all of our interactions **Achievement –** Enhancing our knowledge and performance to reach our shared goals, while being dedicated to supporting one another **Innovation –** Encouraging new ideas, and learning from our experiences to do things better.	I understand Council value my individual response. I understand that not all residents/land owners in Seaview Downs and will be opposed to the proposed amendments. However, what concerns me is that this is not the first time that Council have put forth a submission to change the Hills Face zone planning requirements. This time the change has been triggered by State wide reforms, however I do not believe that Council have done enough to engage and inform residents of the alternative options available to the Code amendments.

COUNCIL PURPOSE, VISION AND VALUES	MY REASON FOR OPPOSING THE CHANGES
	What has changed since the last amendment attempt in 2019? Perhaps affected residents and housing have become older and lack the ability to provide an informed response. Time has also elapsed and allowed new purchasers to sit on land that could now be considered ripe for sub-division. Older generations perhaps are considering that their large blocks of land are their asset and in retirement are seeking to make a profit in the sale? This does not consider the existing residents who value the existing character of the suburb, nor, does it protect potential future purchasers that are seeking the same. Where is the scrutiny to ensure that developers have not already purchased land with the intent to support another attempt at these proposed changes? Surely Council have learned from the previous experience to do things better? With reference to recent rezoning process commenced as a DPA (Planning and Design Code version number 2022.5), it is noted the City of Mitcham have taken on feedback from their constituents and transitioned to zone land across Cumberland Park, Westborne Park, Hawthorn, Springfield, Belair, Blackwood, Eden Hills and Coromandel Balley to recognise and maintain valued residential character. **As a resident in the affected area of Seaview Downs, I would have liked the opportunity to have Council engage and consider transitioning land across Seaview Downs, Seacombe Heights and Darlington to recognise and maintain valued residential character. Therefore, I oppose the current proposed changes to site frontage and minimum site area.**

6 Environmental Issue: Loss of tree canopy and increased head load

I am concerned about the lack of information provided in relation to how Council have considered the impact on loss of tree canopy and resultant increased heat load.

With increased urban infill as a result of the proposed minimum site areas and minimum frontage widths, the Code (and planning system in general) is limited in its capacity to effectively manage the resultant loss of vegetation and additional heat loads as a result of development.

Whilst the Code Amendment does not seek to change the way vegetation, or tree policies apply to the affected areas, this is ultimately the problem and a failure to manage the cause and effect of increased urban infill. Council has NO control over the retention of vegetation on a site that is not identified as Native Vegetation, Significant or Regulated Trees. Council has NO control over the degree of green spaces existing residents must maintain. Whilst the Code has provisions relating to impervious areas for new development, and also requires deep soil zones, there is actually no ability for Council to manage into the future the ability to retain vegetation or tree canopy for residential allotments. This is a significant concern as a resident in an affected suburb for which we intend to stay long term into the future, as opposed to an opportunistic developer who will benefit from sub dividing, removing existing vegetation, maximizing infrastructure coverage of divided land, selling at a profit, and not having to deal with future consequences of the urban infill.

7 On-street Car Parking

The proposed amendment is likely to result in a greater desire for on-street parking, in addition to the increased number of cross-overs (eg 2 per subdivision where there was only 1 for a larger sized block that is now able to be subdivided). Whilst the Code requires at least 2 parking spaces per dwelling (and this is no different to the current situation across the entire metropolitan area), it is recognised that Council can not enforce the parking of vehicles in garages or driveways. Even though the Code seeks the retention of at least 1 on-street parking space per development, Council is unable to enforce this.

Therefore, the impact of more cross-overs (ie less curbside space), more on-street parking and lack of ability from Council minimise and regulate this is yet another reason why subdivision and reduced lot frontages should NOT be allowed.

Marion Council went out to public consultation on the draft ' Parking Management Guidelines' (24 July – 14 August 2023). Whilst the results of this consultation have not yet been made available, it is interesting to note that the Council website states:

- " *Concerns about parking, including blocked driveways and streets blocked with cars, are recently raised with me, Councillors and Council staff*" Mayor of Marion Kris Hanna said.
- "*Unfortunately with more subdivisions under the State Government's planning framework, complaints have escalated. Dealing with these issues not account for three-quarters of the workload of our transport team. They received more than 620 parking investigation requests last year."*
- "*There are competing needs when it comes to street parking. We need to make sure that Council is consistent and fair while keeping to Australian Road Rules. Just as importantly, published guidelines will help us to clearly explain the reasons behind parking decisions made by Council*."

Then, there is the consideration by Australian Standards to revise standard AS/NZS 2890.1:2004 – Parking Facilities – Part 1. Off-street car parking, recommends increase in the length of off-street car parking spaces from 5.4 to 5.6 m. So, even existing curbside parking will be further impacted in the future.

In summary, the negative impact on-street car parking in relation to change in suburb character, increased social distress, and increased workload on the Council transport team is why I object to the proposed changes to Potential applicable minimum site areas and minimum frontage widths.

8 Consideration of Ecologically Sustainable Development (ESD) Principles

I am concerned that Council are not seeing a longer term future that promotes Ecologically Sustainable Development (ESD) principles and that the short term gains with urban infill are being confused with what one may expect to see in the city CBD, not a vibrant, family friendly and social suburb like Seaview Downs and this extends to Seacombe Heights as well.

Sustainable development is the development that meets the needs of the present without compromising the ability of the future generations to meet their own needs. The decisions that are made today will have a lasting effect on the future generations and change the affected suburbs.

Have Council considered aspects of the 30-Year Plan for Greater Adelaide (DPTI, 2017) when proposing a blanket overlay of the Hills Neighbourhood Zone (HNZ). Policies relevant to where more compact urban form (promoting urban infill) are described in Policies:

- P1: Deliver a more compact urban form by location the majority of Greater Adelaide's urban growth within existing built-up areas **by increasing density at strategic locations close to public transport**
- A3: Prepare an urban renewal policy to be delivered through the new planning system – to ensure infill development **is sensitively interfaced with existing suburbs**
- A4: Rezone strategic sites to unlock infill growth opportunities that directly support public transport infrastructure development

Design quality: As the face of greater Adelaide changes (through its increase focus on urban infill), it will be important to ensure new development in existing suburbs is undertaken sensitively. The planning system will therefore facilitate the development of neighbourhoods **that reflect local identity and supports decision making that builds local character.**

The above statements resonate strongly with me and yet, I believe the oppose the effect that the proposed amendments will have on the existing local identity and local character of Seaview Downs, Seacombe Heights and Darlington.

9 Consideration of Special Residential Character Area (compared to City of Mitcham)

With reference to recent rezoning process commenced as a DPA (Planning and Design Code version number 2022.5), it is noted the City of Mitcham have taken on feedback from their constituents and transitioned to zone land across Cumberland Park, Westbourne Park, Hawthorn, Springfield, Belair, Blackwood, Eden Hills and Coromandel Valley to recognise and maintain valued residential character.

Ministerial approval was granted in March 2022 for amendments which are intended to better recognise and maintain residential character in parts of the City of Mitcham. Changes to the Planning and Design Code include 'Character Area Overlays' added to the above mentioned suburbs, two of these areas have also had a change of underling zone (ie parts of Cumberland Park and Springfield have changed from Suburban Neighbourhood to Established Neighbourhood Zone.

City of Mitcham initiated community consultation back in 2018. Their information brochure was well laid out and provided an opportunity prior to Code amendments coming into effect to understand and present concepts and ideas. The "Shape your voice" brochure did a great job of informing residents of the "need to

carefully balance the need for development and progress, with the lifestyle and character of the City that our community values."

I believe Seaview Downs (and the adjacent Seacombe Heights) should be considered as having special character which is worthy of protection by additional zoning rules. These suburbs display special character because of the pattern of development and vegetation including:

- A general grid of generally regular shaped and generous sized allotments from 800 to 1200 square metres;
- Planned suburb with set design criteria in place since 1970's
- Frontage widths of average 17-20 metres
- Single width driveway crossovers and garages or carports
- Consistency of mature street tree plantings within existing allotments
- Large landscaped front yards (particularly along sloping blocks)
- Many mature and significant trees, including remnant vegetation
- General regularity of space between buildings
- Dwellings take advantage of the slope of the land
- Low density of development, including some very large (family style) and well established housing albeit varying from single to double and sometimes split level;
- Generally consistent setback distance of dwellings from front boundaries

I believe Seaview Downs (and Seacombe Heights) have special character because of the views, vistas and pattern of development and vegetation, consistent with what City of Mitcham have afforded to their special character areas and Council of Marion should consider the same.

10 References

- (Council, 2023a) Southern Suburbs Residential Policy – Code Amendment, Marion Council, Draft for Consultation (Version: 8 August 2023)
- (Council, 2023b) Southern Suburbs Residential Policy Code Amendment Fact Sheet;
- (Council, 2023c) Community Engagement Plan: Southern Suburbs Code Amendment, Marion Council, 2nd Draft (1 August 2023)
- (Council, 2023d) Southern Suburbs Residential Policy Code Amendment Lookup Tool (accessed 5 September 2023)
- (Council, 2023e) Gradient Map North -Slope Analysis – Darlington, Seacombe Heights, Seaview Downs, Seacliff Park, Marino
- (Council, 2023f) Gradient Map South -Slope Analysis – Hallet Cove, Sheidow Park, Trott Park, O'Halloran Hill
- (Council, 2023g) Existing Minimum Site areas and frontage widths.
- City of Marion Strategic Plan 2019-2029 (date unknown) as available on cdn.Marion.sa.gov.au
- (DPTI, 2017) 30 Year Plan for Greater Adelaide (2017), Department of Planning, Transport and Infrastructure
- Parliament South Australia (2023) Inquiry into the Urban Forest (Interim Report) 2nd Report of the Environment, Resources and Development Committee (PP256) Tabled in the House of Assembly and ordered to published on 18 October 2023.
- Parliament South Australia (2013) Urban Density Final Report, Seventy-Third Report of the Environment, Resources and Development Committee (PP297) Tabled in the House of Assembly and ordered to published on 12 November 2013.
- City of Mitcham (2018) Shape your Place: Community Consultation on the draft Spatial Vision for the City of Mitcham and draft Key Precinct Structure Plans.

Southern Suburbs Residential Policy Code Amendment

CITY OF MARION

Feedback Survey

Name: L. Were

Email Address: [redacted]

Contact Number: _____

Email Address: _____

1 Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

☑ Code Amendment ☑ Fact Sheet ☐ Neither

2 Is the intent of the proposed policy changes clear and easy to understand?

☑ Yes ☐ No

3 Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?

☐ Support ☐ Neither support or do not support ☑ Do not support NO

3A If you do not support, please let us know why and tell us if you have another zone suggestion?

bad for natural watercourse and native animals + habitat!

4 Do you support the proposed minimum site areas and frontage widths across the different gradients?

☐ Support ☐ Neither support or do not support ☒ Do not support

4A If you do not support, please let us know why and tell us if you have another zone suggestion?

no v. bad idea unstable ground for housing!!

Southern Suburbs Residential Policy Code Amendment

5 Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?

☐ Support ☐ Neither support or do not support ☒ Do not support

5A If you do not support, please explain why and where alternatives should be applied?

6 Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?

☐ Support ☑ Neither support or do not support ☐ Do not support

7 Feel free to make any other comments on the draft Code Amendment.

Please post this survey to:

'Southern Suburbs Code Amendment'
City of Marion
PO Box 21
PARK HOLME SA 5043

From:	Electronic Mail
To:	David Barone
Subject:	FW: Southern Suburbs Residential Policy Code Amendment - submission
Date:	Wednesday, 25 October 2023 11:48:48 AM

From: Meghan O'Rourke [redacted]>
Sent: Wednesday, October 25, 2023 9:44 AM
To: Electronic Mail <ElectronicMail@marion.sa.gov.au>
Subject: Southern Suburbs Residential Policy Code Amendment - submission

I Vote against proposed changes

I currently live in Seacombe Heights (hills zone 11).

I believe that the proposed changes will greatly affect that character of the my area, and are a bad idea environmentally. I have watched with concern as just about every full-sized family home in Seacombe Gardens has been demolished to make way for badly planned, low spec/badly constructed higher density buildings. These type of developments remove all trace of greenery from the site, including any substantial trees, to make way for dwellings that fill most of the block & any remaining areas of earth covered with large areas of paving and token minimal planting. The sort of development that has been rampant in Seacombe Gardens greatly affects the overall character and architectural and environmental diversity of an area. Character residences showcasing quality architectural styles from the 1950's, 60's & 70's disappear to make way for generic, low quality, bland and visibly built to absolute minimum possible specification modern dwellings.

The increased density causes many additional cars to park on the street and clog up the roadways. Additionally, the lack of large trees and open areas of greenery cause these suburbs to become barren concrete wastelands full of hard built surfaces, meaning that they are sweltering in summer and offer little to no habitat for wildlife. This problem is only set to increase in the future due to the effects of climate change, increased summer temperatures, and scarce resources due to drought.

It is easy to see from a quick glance at google maps that all blocks in the area with larger steeper sites are full of significant trees and green space, leaving wildlife corridors for native animals along with supporting greater biodiversity of plants and insects.

I believe that the proposed changes will be extremely detrimental to all the hills face zones included and urge the Marion Council to leave the guidelines unchanged.

Kind regards,

Meghan

Southern Suburbs Residential Policy Code Amendment

CITY OF MARION

Feedback Survey

Name: Michele / Mark PARSONS

Email Address: [redacted]

Contact Number:

Email Address:

1 Have you read the Draft Code Amendment or Code Amendment Fact Sheet?

☐ Code Amendment ☑ Fact Sheet ☐ Neither

2 Is the intent of the proposed policy changes clear and easy to understand?

☑ Yes ☐ No

3 Do you support the proposed consolidation of zones into the Hills Neighbourhood Zone?

☐ Support ☐ Neither support or do not support ☑ Do not support

Absolutely not!

3A If you do not support, please let us know why and tell us if you have another zone suggestion?

Seaview Downs has some unique architecture that needs to be preserved. Yes slope does matter in terms of block size. No Row dwellings or flat buildings should be allowed total loss of green space when row dwellings are built and environmentally poor.

4 Do you support the proposed minimum site areas and frontage widths across the different gradients?

☐ Support ☐ Neither support or do not support ☑ Do not support

4A If you do not support, please let us know why and tell us if you have another zone suggestion?

Far too small. No block size should be less than 500square metres. anywhere! Should be 800 on even the slightest slope.

We would prefer no change to current regulations in Seaview Downs!

Southern Suburbs Residential Policy Code Amendment

CITY OF MARION

5 Do you support the application of the proposed minimum site areas across the different locations of the southern suburbs?

☐ Support ☐ Neither support or do not support ☑ Do not support

5A If you do not support, please explain why and where alternatives should be applied?

Far too small. See last statement. Once block sizes are reduced green space is lost, this has already happened in Seaview Downs. Poor environmented outcome

6 Do you support the application of the Noise and Air Emissions Overlay to properties abutting Main South Road and Lonsdale Road / Ocean Boulevard?

☑ Support ☐ Neither support or do not support ☐ Do not support

Road noise from the expressway is becoming a problem. Needs to be a buffer put in place.

7 Feel free to make any other comments on the draft Code Amendment.

But prefer no density ↑

Possible ideas for increasing density

(1) Granny flats under the following conditions

- Only single storey
- Min 300sqm land size
- Under the title of house (cannot be sold seperately)
- At least 1 car park on property.

(2) Allow 3bed, 2 bathroom courtyard homes to be built where there is 15m streat frontage, at least 500sqm block size. Single storey — these cater for the needs of all family types and are in demand.

1 bed anything should be banned every where!! Except for Granny flats.

Please post this survey to:

'Southern Suburbs Code Amendment'
City of Marion
PO Box 21
PARK HOLME SA 5043

[redacted]

To: Electronic Mail <ElectronicMail@marion.sa.gov.au>
Subject: Southern suburbs Amendment

I, Nicolle Snell, DO NOT support City of Marions planned 'Southern Suburbs Residential Policy Code Amendment'.

Personally we have already had an neighbouring property approved to build a 9 metre high extension which will cause significant overshadowing and loss of privacy to our property along with the many complications mentioned below. This was approved BEFORE this proposed amendment has even been approved so this consultation with residents is a joke. Council decided and acted as though it's the current policy already. Shameful, presumptuous and grossly unfair.

With plans for up to four times the current housing density including options to build two storey residential flat buildings, my reasons are as follows;

Environmental factors
• Overshadowing by multi-storey housing in close proximity to existing homes impacting gardens and solar energy production • Increased noise due to higher density living (animal, human, machine) • Increased pollution in stormwater and increased water runoff from impermeable surfaces, already an issue especially for homes lower than street level • Increase in heat mapping from loss of tree canopy, green space and permeable surfaces • Loss of habitat and biodiversity from tree and garden removal • Decrease in air quality from loss of green canopy and increased traffic

Infrastructure factors
• Seacombe Road and Morphett Road intersection is already failing with traffic stationary multiple times a day • Local medical facilities (private and within Flinders Medical Centre) are already well over capacity • Access to Darlington and Seacliff park pharmacy is already restricted for vulnerable people due to full car parks • On street parking is already impacting traffic flow and reducing access for Service and Emergency vehicles • On street parking causing compromised safety for pedestrians, especially school children • Increase in road congestion with more traffic

Social factors
• Placing low cost residential multi-story flat buildings in-between owner occupied high cost properties will cause social tensions and lower property values for surrounding single dwelling properties • Loss of privacy and views STOP THIS AMENDMENT, AUSTRALIA HAS ENOUGH ROOM AND DOES NOT NEED TO OVERCROWD.

Sent from my iPhone

Duty Officer - **Development Services** | **City of Marion**
T: 08 8375 6600 | PO Box 21 Park Holme SA 5043

The City of Marion acknowledges we are situated on the traditional lands of the Kaurna people and recognises the Kaurna people as the traditional custodians of the land. Ngadlu tampendi Kaurna meyunna yaitya mattanya yaintya yerta

From:	Electronic Mail
To:	David Barone
Subject:	FW: Southern Suburbs Code Amendment
Date:	Thursday, 2 November 2023 12:38:01 PM

From: Pat Schinella [redacted]
Sent: Thursday, November 2, 2023 12:02 PM
To: Electronic Mail <ElectronicMail@marion.sa.gov.au>
Subject: Southern Suburbs Code Amendment

> You don't often get email from pat@schinellas.com.au. Learn why this is important

Hello,

I would like to express my support for the Southern Suburbs Code Amendment.

The proposed code amendment will result in positive outcomes in meeting modern housing requirements and will provide existing residents options to downsize on their current allotment to better suit their requirements as they change. The current Hills Neighbourhood zoning requirements are very restrictive and force current residents to age in place in accommodation that is not suited excessive to their needs.

The code amendment will also assist in the rejuvenation of housing stock within many of the neighbourhoods listed possessing homes at the end of their useful life and no longer fit for purpose.

The proposed minimum frontage and allotment sizing on various site gradients is an intelligent provision to moderate any overdevelopment as we saw in Warradale and will assist in modernising the existing neighbourhood character.

Regards, Pat

From:	Electronic Mail
To:	David Barone
Subject:	FW: Southern Suburbs Code Amendment
Date:	Monday, 23 October 2023 8:51:51 AM

From: pmacchia [redacted]
Sent: Friday, October 20, 2023 9:25 PM
To: Electronic Mail <ElectronicMail@marion.sa.gov.au>
Subject: Southern Suburbs Code Amendment

I would like to express my support for the Southern Suburbs Code Amendment.

The proposed code amendment will provide much needed flexibility in development options to the suburbs that are currently constrained by the Hills Neighbourhood zoning and Suburban Neighbourhood zoning.
The code amendment will support the revitalisation of established neighbourhoods with much of the existing housing supply in Seaview Downs, Seacombe Heights and parts of Marino at the end of their useful life. The opportunities presented for low density infill development in these areas will add character and rejuvenate the existing neighbourhood profile and provide a significant capital uplift.
The continued use of site gradient to determine minimum frontage and allotment sizing is a natural barrier to avoid the pitfalls of infill that have been observed around Warradale from extending up the hill. The infill will also make an important contribution to new housing supply that is currently lacking to the south of the Adelaide CBD whilst the existing public transport infrastructure servicing the suburbs affected by the code amendment presents a noteworthy advantage.
The Southern Suburbs Code Amendment will also provide economic growth opportunities that will not only benefit the City of Marion but will flow on into the broader economy for years to come.

I commend the City of Marion for undertaking the code amendment.

Regards,

Paul Macchia