

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Shirley Carrington	HRZ - High Density Residential Zone /Objectives /HRZ-O2: Community wellbeing	121.1	Oppose	Considers the HRZ (High Density Residential Zone) and MRZ (Medium Density Residential Zone) in Peddie Street and around Taradale will result in a loss of neighbourhood character, sunlight, privacy, depreciation of the existing No. 5 Peddie Street property value and result in commercial building typologies. Objective HRZ-O2: Community wellbeing is inconsistent with a lack of personal safety, social wellbeing, connectivity, inequality, carparking that will lead to an unreasonable standard of amenity with noise, street parking (given there is no allowance for intensification), vehicle movements, foot traffic, congestion and exacerbation of existing infrastructural deficits.	Seeks Peddie Street and Taradale are exempt from intensification in the HRZ and MRZ as notified.(Inferred relief requested)
Shirley Carrington	HRZ - High Density Residential Zone /Policies /HRZ-P7: Sustainable design and infrastructure	121.2	Oppose	Considers the HRZ (High Density Residential Zone) and MRZ (Medium Density Residential Zone) in Peddie Street and around Taradale will result in a loss of neighbourhood character, sunlight, privacy, depreciation of the existing No. 5 Peddie Street property value and result in commercial building typologies. Policy HRZ-P7: Sustainable design and infrastructure is inconsistent with the building of more houses given existing infrastructural deficits as well as the lack of personal safety, social wellbeing, connectivity, inequality, carparking that will lead to an unreasonable standard of amenity with noise, street parking (given there is no allowance for intensification), vehicle movements, foot traffic and congestion.	Delete HRZ-P7: Sustainable design and infrastructure as being contrary to the HRZ intensification provisions outcomes and seeks Peddie Street and Taradale are exempt from intensification in the HRZ and MRZ as notified.(Inferred relief requested)
Shirley Carrington	TPT - Transport /Policies /TPT-P2: Trip generation	121.3	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) around Peddie Street and Taradale will result in a loss of neighbourhood character, sunlight, privacy, devaluing of Peddie Street property values and result in commercial building typologies. Transport ("TPT") Policies such as TPT-P2: Trip generation so as to minimise traffic patterns that will interfere with the safe and efficient operation of the integrated transport network is contrary to the planned intensification given there are already carparking issues, increased traffic and noise from businesses and without carparking prescribed ratios there will be increased vehicle movements and congestion. This will result in an increase in adverse effects on environmental and amenity values with increased demand upon finite street parking, vehicle movements (congestion) and resultant noise for residents.	TPT-P2: Trip generation is inconsistent with the HRZ and MRZ intensification provisions / outcomes and seeks that Peddie Street and Taradale are exempt from intensification as notified.(Inferred relief requested)
Shirley Carrington	HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	121.4	Oppose	Considers the HRZ (High Density Residential Zone) and MRZ (Medium Density Residential Zone) in Peddie Street and around Taradale will result in a loss of neighbourhood character, depreciation of their existing No. 5 Peddie Street property value and result in commercial building typologies. HRZ Standards such as HRZ-S1 height limits are too high and will lead to an unreasonable standard of amenity with a loss of sunlight and privacy, increased street parking, vehicle movements, foot traffic, congestion, noise, inadequate infrastructure and the loss of openness.	Delete MRZ and HRZ provisions (including HRZ-S1: Height) from Peddie Street and Taradale as notified.(Inferred relief requested)
Shirley Carrington	MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	121.5	Oppose	Considers the HRZ (High Density Residential Zone) and MRZ (Medium Density Residential Zone) in Peddie Street and around Taradale will result in a loss of neighbourhood character, depreciation of their existing No. 5 Peddie Street property value and result in commercial building typologies. MRZ Standards such as MRZ-S1 height limits are too high and will lead to an unreasonable standard of amenity with a loss of sunlight and privacy, increased street parking, vehicle movements, foot traffic, congestion, noise, inadequate infrastructure and the loss of openness.	Delete MRZ and HRZ provisions (including MRZ-S1: Height) from Peddie Street and Taradale as notified.(Inferred relief requested)
Shirley Carrington	NOISE - Noise /NOISE - Noise - Standards Table /NOISE-S1: General noise limits	121.6	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) around Peddie Street and Taradale will result in a loss of neighbourhood character, sunlight, privacy, devaluing of Peddie Street property values and result in commercial building typologies. Noise-S1: General noise limits Standard is inconsistent with MRZ and HRZ intensification that will lead to an unreasonable standard of amenity with increases in noise to 70dB all night, street parking and vehicle movement.	Seeks that Peddie Street and Taradale are exempt from intensification in the HRZ and MRZ as notified.(Inferred relief requested)
Shirley Carrington	HRZ - High Density Residential Zone /Objectives /HRZ-O4: Neighbourhood character and identity	121.7	Oppose	Considers the HRZ (High Density Residential Zone) and MRZ (Medium Density Residential Zone) in Peddie Street and around Taradale will result in a loss of neighbourhood character, depreciation of the existing No. 5 Peddie Street property value and result in commercial building typologies. Objective HRZ-O4: Neighbourhood character and identity of integrated neighbourhoods is inconsistent with a lack of sunlight, privacy, personal safety, social wellbeing, connectivity, inequality, carparking that will lead to an unreasonable standard of amenity with noise, street parking (given there is no allowance for intensification), vehicle movements, foot traffic, congestion and exacerbation of existing infrastructural deficits for an increased population.	Seeks that Peddie Street and Taradale are exempt from intensification (including HRZ-O4: Neighbourhood character and identity) provisions in the HRZ and MRZ as notified.(Inferred relief requested)

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Shirley Carrington	MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	121.8		Considers the HRZ (High Density Residential Zone) and MRZ (Medium Density Residential Zone) in Peddie Street and around Taradale will result in a loss of neighbourhood character, sunlight, privacy, depreciation of the existing No. 5 Peddie Street property value and result in commercial building typologies. Objective MRZ-O2: Community wellbeing is inconsistent with a lack of personal safety, social wellbeing, connectivity, inequality, carparking that will lead to an unreasonable standard of amenity with noise, street parking (given there is no allowance for intensification), vehicle movements, foot traffic, congestion and exacerbation of existing infrastructural deficits.	Seeks Peddie Street and Taradale are exempt from intensification in the HRZ and MRZ as notified.(Inferred relief requested)