

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Andrea Furness	MRZ - Medium Density Residential Zone /Objectives /MRZ-O2: Community wellbeing	132.1	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) in Elbourne Street, Taradale will result in a loss of neighbourhood character, sunlight, privacy and sense of community. Objective MRZ-O2: Community wellbeing is inconsistent with the social mental and physical impacts upon residents (many of whom are pensioners) arising from an unreasonable standard of amenity due to the proposed intensification with increased density, population, noise, street parking pressure, congestion, natural hazards, wastewater and stormwater infrastructural deficits, social services pressure and anti-social behaviour.	Delete MRZ and HRZ provisions from Elbourne Street, Taradale.(Inferred relief requested)
Andrea Furness	MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	132.2	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) in Elbourne Street, Taradale will result in a loss of sunlight, privacy and a sense of community. Objective MRZ-O4: Neighbourhood character and identity is inconsistent with the loss of neighbourhood character, loss of greenspace and birdlife that will ensue. There will also be social mental and physical impacts upon residents (many of whom are pensioners) arising from an unreasonable standard of amenity due to the proposed intensification with increased density, population, noise, street parking pressure, congestion, natural hazards, wastewater and stormwater infrastructural deficits, pressure on social services and higher rates of anti-social behaviour.	Seeks that Elbourne Street, Taradale are exempt from all intensification provisions (including Objective MRZ-O4: Neighbourhood character and identity) in the MRZ and HRZ as notified.  (Inferred relief requested)
Andrea Furness	TPT - Transport /Objectives /TPT-O3: Public health and community wellbeing	132.3	Oppose	Considers the HRZ (High Density Residential Zone) and MRZ (Medium Density Residential Zone) in Elbourne Street, Taradale will result in a loss of neighbourhood character, trees, sunlight, privacy, greenspace, birdlife and sense of community. Transport Objective TPT-O3: Public health and community wellbeing is inconsistent with the social mental and physical impacts upon residents (many of whom are pensioners) arising from an unreasonable standard of amenity due to the proposed intensification with increased noise arising from increased density, street parking pressures, congestion and people movements around work and school.	Delete MRZ and HRZ provisions from Elbourne Street, Taradale.  (Inferred relief requested)
Andrea Furness	MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	132.4	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) in Elbourne Street, Taradale will result in a loss of neighbourhood character and result in commercial multi-storey and low-rise apartments incongruous 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, congestion, noise, inadequate infrastructure and the loss of greenspace and birdlife.	Delete MRZ and HRZ provisions (including MRZ-S1: Height) from Elbourne Street, Taradale.  (Inferred relief requested)
Andrea Furness	HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	132.5	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) in Elbourne Street, Taradale will result in a loss of neighbourhood character and result in commercial multi-storey and low-rise apartments incongruous 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, congestion, noise, inadequate infrastructure and the loss of greenspace and birdlife.	Delete MRZ and HRZ provisions (including HRZ-S1: Height) from Elbourne Street, Taradale.  (Inferred relief requested)
Andrea Furness	MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	132.6	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) in Elbourne Street, Taradale will result in a loss of neighbourhood character and result in multi-storey and low-rise apartments incongruous 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, congestion and noise. There is already inadequate infrastructure in Elbourne Street that results in flooding with stormwater and wastewater left struggling to cope. Increased population will only exacerbate this.	Delete MRZ and HRZ provisions (including MRZ-S1: Height) from Elbourne Street, Taradale.  (Inferred relief requested)