

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Ross and Eileen Dobbie	HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	92.1	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) in Peddie Street, Taradale and Greenmeadows will result in a loss of neighbourhood character, sunlight, privacy, Peddie Street property values 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 increased noise to 70db all night, street parking and vehicle movements. Greenfield land should be used for development instead.	Seeks consultation with residents and that Peddie Street, Taradale and Greenmeadows are exempt from intensification in the MRZ and HRZ as notified.(Inferred decision requested)
Ross and Eileen Dobbie	MRZ - Medium Density Residential Zone /MRZ - Medium Density Residential Zone - Standards Table /MRZ-S1: Height	92.2	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) in Peddie Street, Taradale and Greenmeadows will result in a loss of neighbourhood character, sunlight, privacy, Peddie Street property values 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 increased noise to 70db all night, street parking and vehicle movements. Greenfield land should be used for development instead.	Seeks consultation with residents and that MRZ and HRZ provisions are deleted from Peddie Street, Taradale and Greenmeadows.(Inferred decision requested)
Ross and Eileen Dobbie	MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	92.3	Oppose	Considers the MRZ (Medium Density Residential Zone) in Peddie Street and HRZ (High Density Residential Zone) around Taradale, Greenmeadows will result in a loss of neighbourhood character, sunlight, privacy, existing Peddie Street property values and result in commercial building typologies. MRZ-O4: Neighbourhood character and identity is contrary to MRZ intensification provisions and will result in an unreasonable standard of amenity with noise, street parking and vehicle movement increases. Develop vacant greenfield land instead.	Seeks consultation with residents and that Peddie Street, Taradale, Greenmeadows are exempt from intensification in the MRZ and HRZ as notified.(Inferred decision requested)

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Ross and Eileen Dobbie	TPT - Transport /Issues /TPT-I4: Traffic generation may detract from environmental and amenity values values.	92.4	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) around Peddie Street, Taradale and Greenmeadows will result in a loss of neighbourhood character, sunlight, privacy, devaluing of Peddie Street property values and result in commercial building typologies. Transport ("TPT") Issues such as TPT-I4: Traffic generation may detract from environmental and amenity values are contrary to the planned intensification that 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.	Seeks Council consultation with residents and that Peddie Street, Taradale and Greenmeadows are exempt from intensification in the MRZ and HRZ as notified.(Inferred decision requested)
Ross and Eileen Dobbie	NOISE - Noise /NOISE - Noise - Standards Table /NOISE-S1: General noise limits	92.5	Oppose	Considers the MRZ (Medium Density Residential Zone) in Peddie Street and HRZ (High Density Residential Zone) around Taradale, Greenmeadows will result in a loss of neighbourhood character, sunlight, privacy, Peddie Street property depreciation and result in commercial building typologies. Noise-S1: General noise limits Standard is inconsistent with MRZ and HRZ intensification and will lead to an unreasonable standard of amenity with increased noise, street parking shortages and vehicle movement congestion.	Seeks consultation with affected residents and that Peddie Street, Taradale and Greenmeadows are deleted from MRZ and HRZ provisions as notified.(Inferred decision requested)
Ross and Eileen Dobbie	HRZ - High Density Residential Zone /HRZ - High Density Residential Zone - Standards Table /HRZ-S1: Height	93.1	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) in Peddie Street, Taradale and Greenmeadows will result in a loss of neighbourhood character, sunlight, privacy, existing Peddie Street property values (Nos. 31 and 26 Peddie Street) and result in commercial building typologies. MRZ and HRZ Standards such as HRZ-S1: Height standards will lead to an unreasonable standard of amenity with increased noise, street parking and vehicle movement pressure.	Seeks consultation with residents and that Peddie Street, Taradale and Greenmeadows are deleted from intensification in the MRZ and HRZ as notified.(Inferred decision requested)

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Ross and Eileen Dobbie	MRZ - Medium Density Residential Zone /Objectives /MRZ-O4: Neighbourhood character and identity	93.3	Oppose	Considers the MRZ (Medium Density Residential Zone) in Peddie Street and HRZ (High Density Residential Zone) around Taradale, Greenmeadows will result in a loss of neighbourhood character, sunlight, privacy, existing Peddie Street property values and result in commercial building typologies. MRZ-O4: Neighbourhood character and identity is contrary to MRZ intensification provisions and will result in an unreasonable standard of amenity with noise, street parking and vehicle movement increases. Develop vacant greenfield land instead.	Seeks consultation with residents and that Peddie Street, Taradale, Greenmeadows are exempt from intensification in the MRZ and HRZ as notified (Inferred decision requested)
Ross and Eileen Dobbie	TPT - Transport /Issues /TPT-I4: Traffic generation may detract from environmental and amenity values	93.4	Oppose	Considers the MRZ (Medium Density Residential Zone) and HRZ (High Density Residential Zone) around Peddie Street, Taradale and Greenmeadows will result in a loss of neighbourhood character, sunlight, privacy, devaluing of Peddie Street property values and result in commercial building typologies. Transport ("TPT") Issues such as TPT-I4: Traffic generation may detract from environmental and amenity values are contrary to the planned intensification that 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.	Seeks consultation with affected residents and that Peddie Street, Taradale, Greenmeadows are deleted from MRZ and HRZ provisions as notified.(Inferred decision requested)

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