



# APPENDICES

## Appendices

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# APPENDICES

## A. Engagement invitation

## A. Engagement invitation



**NOARLUNGA**

*Land boundary and site area are approximate*



# HAVE YOUR SAY

INVITATION

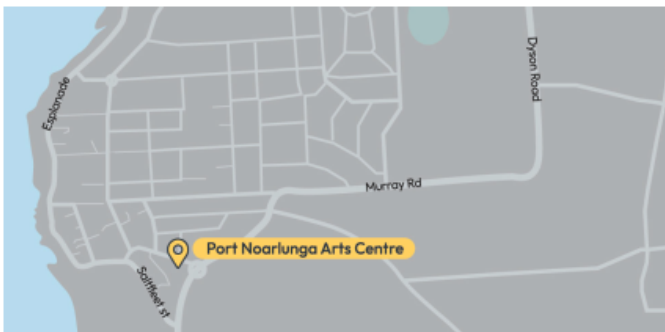
Renewal SA is committed to ensuring that key stakeholders, including the local community, are engaged as part of the planning and design process for the Noarlunga project.

The overarching vision for the Noarlunga project is to create a coordinated, integrated and master-planned residential development, with a mix of new affordable, social and market housing across the 22-hectare project area, east and west of Lovelock Drive.

The project is planned to deliver more than 600 new homes, new infrastructure and in particular, quality open public space and streetscapes with an extensive tree canopy, creating high-quality neighbourhood amenity.

Renewal SA invites you to share your views at our Noarlunga community drop-in sessions where you can:

- ▾ view and provide feedback on the draft master plan for the Noarlunga project
- ▾ meet and talk with Renewal SA project team members
- ▾ view and learn how you can also provide feedback online any time from **27 July – 18 August 2024**.



To secure your preferred time to attend the community drop-in sessions, bookings are recommended and can be made by visiting: [events.humanitix.com/noarlunga-community-engagement](https://events.humanitix.com/noarlunga-community-engagement)

For assistance with securing your booking please call the Renewal SA Engagement Team on 1800 993 439.

### ALTERNATIVELY

You can provide your feedback online anytime between **27 July – 18 August 2024** by visiting:

[renewalsa.mysocialpinpoint.com/noarlunga-community-engagement](https://renewalsa.mysocialpinpoint.com/noarlunga-community-engagement)



Should you require further information, including alternative ways to provide feedback, or to be kept informed on the progress of the planning for the Noarlunga project, please register your interest by visiting: [renewalsa.sa.gov.au/projects/noarlunga](https://renewalsa.sa.gov.au/projects/noarlunga).

You are invited to share your feedback at the community drop-in sessions on:

- ▾ Saturday 27 July 2024 from 11am–2pm, or
- ▾ Tuesday 30 July 2024 from 4pm–7pm

**Venue:** Port Noarlunga Arts Centre

**Address:** 22 Gawler Street, Port Noarlunga

Your feedback will help refine the Noarlunga Master Plan.

A COMMUNITY BY

**Renewal SA**





# APPENDICES

## B. Engagement area map

## B. Engagement area map



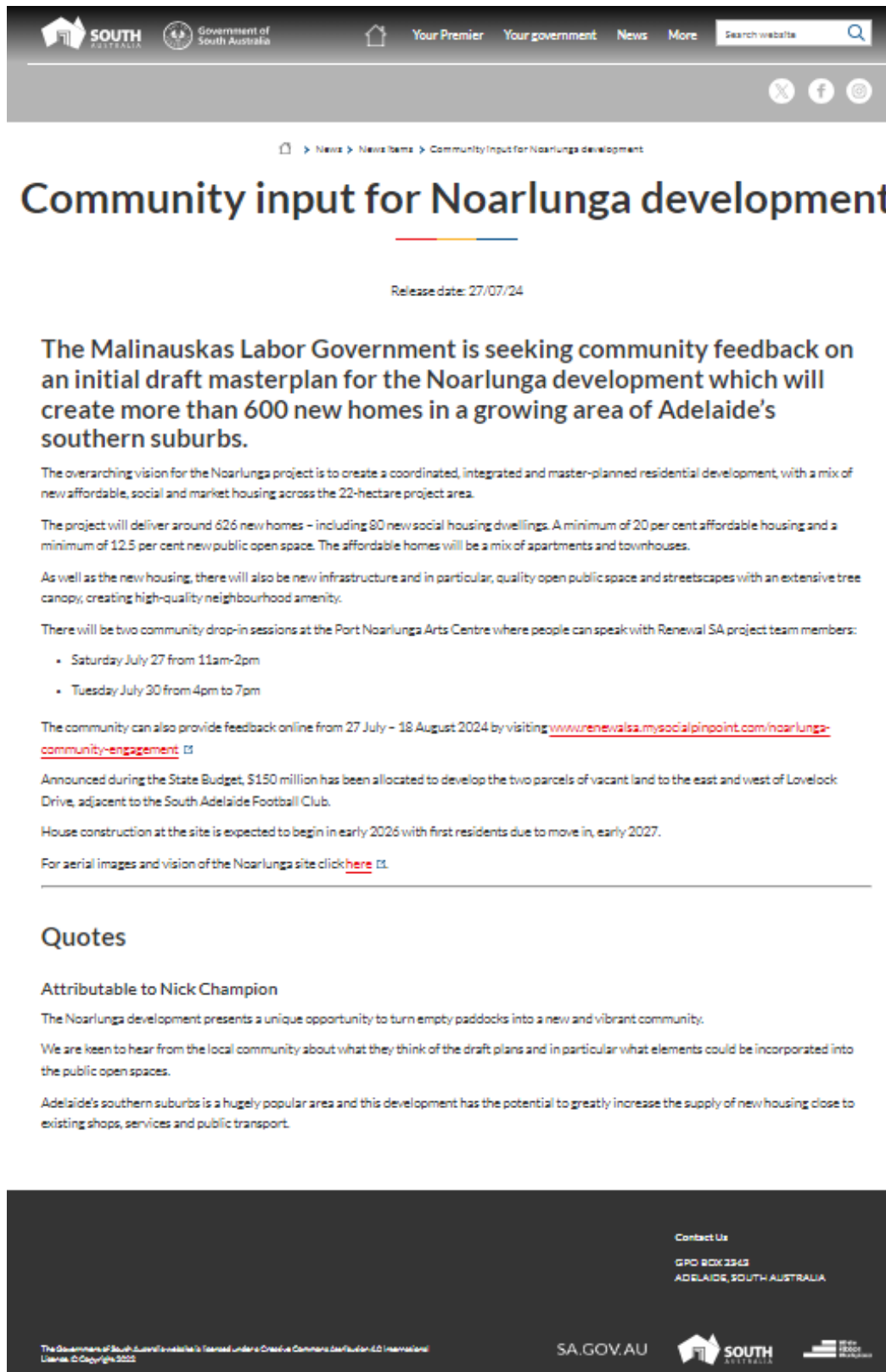


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## C. Media release

## C. Media release

### [Community input for Noarlunga development | Premier of South Australia](#)



The screenshot shows a news article titled "Community input for Noarlunga development" on the Government of South Australia website. The page includes a navigation bar with the South Australia logo, "Government of South Australia", and links for "Your Premier", "Your government", "News", and "More". A search bar is also present. The article's release date is 27/07/24. The main text describes the Malinauskas Labor Government's initiative to seek community feedback on a draft masterplan for the Noarlunga development, which will create over 600 new homes in Adelaide's southern suburbs. It details the project's vision, the types of housing (including social, affordable, and market housing), and the inclusion of infrastructure and public space. Two community drop-in sessions are listed for Saturday, July 27 (11am-2pm) and Tuesday, July 30 (4pm-7pm). Online feedback is available from July 27 to August 18, 2024, via a specific website. The article also mentions a \$150 million budget allocation for the development and the expected start of house construction in early 2026. A "Quotes" section follows, featuring a quote from Nick Champion, stating that the development offers a unique chance to transform empty paddocks into a vibrant community and that the government is keen to hear from the local community about the draft plans and public open spaces. The article concludes by noting that Adelaide's southern suburbs are a popular area and that this development has the potential to significantly increase the supply of new housing near existing amenities and public transport. The footer of the page contains contact information for the Government of South Australia, including the website SA.GOV.AU and the address GPO BOX 2243, ADELAIDE, SOUTH AUSTRALIA. It also includes the South Australia logo and the "We're about business" slogan.

**Community input for Noarlunga development**

Release date: 27/07/24

**The Malinauskas Labor Government is seeking community feedback on an initial draft masterplan for the Noarlunga development which will create more than 600 new homes in a growing area of Adelaide's southern suburbs.**

The overarching vision for the Noarlunga project is to create a coordinated, integrated and master-planned residential development, with a mix of new affordable, social and market housing across the 22-hectare project area.

The project will deliver around 626 new homes – including 80 new social housing dwellings. A minimum of 20 per cent affordable housing and a minimum of 12.5 per cent new public open space. The affordable homes will be a mix of apartments and townhouses.

As well as the new housing, there will also be new infrastructure and in particular, quality open public space and streetscapes with an extensive tree canopy, creating high-quality neighbourhood amenity.

There will be two community drop-in sessions at the Port Noarlunga Arts Centre where people can speak with Renewal SA project team members:

- Saturday July 27 from 11am-2pm
- Tuesday July 30 from 4pm to 7pm

The community can also provide feedback online from 27 July – 18 August 2024 by visiting [www.renewalsa.mysocialpinpoint.com/noarlunga-community-engagement](http://www.renewalsa.mysocialpinpoint.com/noarlunga-community-engagement). [E](#)

Announced during the State Budget, \$150 million has been allocated to develop the two parcels of vacant land to the east and west of Lovelock Drive, adjacent to the South Adelaide Football Club.

House construction at the site is expected to begin in early 2026 with first residents due to move in, early 2027.

For aerial images and vision of the Noarlunga site click [here](#). [E](#)

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### Quotes

**Attributable to Nick Champion**

The Noarlunga development presents a unique opportunity to turn empty paddocks into a new and vibrant community.


We are keen to hear from the local community about what they think of the draft plans and in particular what elements could be incorporated into the public open spaces.


Adelaide's southern suburbs is a hugely popular area and this development has the potential to greatly increase the supply of new housing close to existing shops, services and public transport.

Contact Us  
GPO BOX 2243  
ADELAIDE, SOUTH AUSTRALIA

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SA.GOV.AU

 SOUTH AUSTRALIA

 We're about business





# APPENDICES

## D. Social Pinpoint engagement handout

# Social Pinpoint

Renewal SA uses Social Pinpoint, a widely used and successful online engagement tool, to collect community feedback for its projects.



Social Pinpoint has been used for public engagement successfully by many councils and government agencies (including Renewal SA) in Australia and globally.

Social Pinpoint features include interactive maps, ideas walls, surveys and informative pages.

## How do I use Social Pinpoint?

Social Pinpoint allows you to access information and provide feedback quickly and conveniently using a computer (desktop/laptop) or a mobile device.

Start by reading the information provided on the Welcome page, then access more information from the sidebar menu (left) to learn more about the project and how you can provide your feedback.

The 'map' presents the project site where you can access more detailed information by selecting your area of interest from the legend or by clicking on the specific area of interest on the map. Project information, images, illustrations and mini-survey questions will appear for your feedback (ideas/comments, image upload, voting, rating and much more).

You can visit the Social Pinpoint project site as many times as you wish during the engagement period.

If you require further information or assistance, including alternative ways to provide feedback please contact the Renewal SA Engagement Team on 1800 993 439 or email us at [RenewalSA.Engagement@sa.gov.au](mailto:RenewalSA.Engagement@sa.gov.au)



# APPENDICES

E. Full responses from drop-in session

## E. Full responses from drop-in session

### Open space

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#### What top 3 features would you most like to see in the open space areas

1. **Trees and Shade** – 25 votes
2. **Lawn Picnic Area/Kick-About Space** – 27 votes
3. **Fitness/Sport Equipment** – 14 votes
4. **Nature Play** – 13 votes
5. **Public Shelters and Seating** – 11 votes
6. **Indigenous Plantings** – 11 votes
7. **BBQ** – 10 votes
8. **Event and Gathering Spaces** – 7 votes

---

#### What top 3 features would you most like to see in the open space areas – Other

- **20 post-its**
- 25% minimum meaningfully created green space
- Don't outsource the building to private profiteers – quality control only happens inhouse
- Community garden food security. No green space – no community garden
- Outside basketball court (small) that is accessible all days of the week. You have netball and tennis but no outside basketball
- Dog parks
- Playgrounds
- Walkways
- Please ensure council has agreed on additional and sufficient resources to maintain the landscaping and other amenities. Council seems already stretched keeping up

- No hidden pockets of space – open transparent visible. No dark spots or alleyways.

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- 12.5% open space is insufficient

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- Inclusive playground

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- To keep it all parkland, no houses

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- Bigger kids' playground

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- Exercise equipment

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- Interactive playground

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- Playgrounds café shops

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- Space for gophers to travel. Currently none

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- Youth drop in centre

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- Cricket net for a variety of sport options

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- Green space must be above 12% min – closer to 25% for mental and physical health, ecological health; research is clear!

---

### **What cultural heritage focus would you like to see featured in the design of the public open space? Please tell us your preference**

1. Indigenous Plantings and Vegetation – 13 votes
2. Naming of Open Space – 10 votes
3. Wayfinding/Education about the Space and its Significance – 5 votes
4. Other – 0 votes - No feedback received

## **Movement**

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### **What ideas do you have to improve traffic, access and safety?**

- **32/33 post-its**

- Road structure will need improve

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- Roundabouts are not safe single lane

- Dyson Rd + Lovelock Rd us already an issue with traffic

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- Start on the Roads before the amount of housing we need to be safe from our driveway

---

- Have spoken to DIT + aware but cannot give a timeline

---

- Need designated left turn lanes at lovelock + Goldsmith and Goldsmith + Dyson before building. No good doing it after. Presently 2 lanes verge into 1 lane so inefficient. Promotes traffic flow, stops road rage

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- Honey Pot doesn't cope now with traffic with school buses

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- The congestion from commercial road development and Noarlunga will put huge traffic pressure on the area. Already bad!!

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- No thought given to residencies on Lovelock Rd. This is a major headache trying leave the drive already

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- Murray St bumper to bumper now!!

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- Traffic – congestion already + will be worse

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- Pressure on local roads Dyson/Murray Rd. Condition needs to be improved. Commercial Rd housing development – too many people on small roads

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- Corner Goldsmith roundabout Goldsmith cnr Dyson + Murray already traffic congestion

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- Consider existing house located by Murray Rd. Old Honeypot Rd

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- Fix Dyson Rd – Murray Rd junction & fix Old Honeypot + Murray Rd intersection – safer

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- I live on Murray Rd. The cars already congested outside my gate. 20% more way too much!

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- Goldsmith, Dyson + Murray Roads all need to be dual lane. There needs to be improvement to the Hinton St roundabout

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- No dual lane please

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- Roundabout of Old Honeypot/Lovelock + Deane Avenue is going to be overrun. As no one will go to Murray Rd

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- Cnr Dyson + Murray Rd needs traffic lights to manage traffic flow

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- Traffic movement for residents staying on lovelock drive, it's already difficult reversing out. With increased traffic & housing it will get worse, please look into this if possible

- traffic blocks everywhere – need a bridge from River Rd across to Grand Blvd in Seaford. Shift traffic from Murray St

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- Insufficient parking – there will be vehicles parked on side streets

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- Dyson and Murray Rd needs upgrade

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- Corner of Dyson & Murray will be very busy. Will need traffic lights or roundabout. Important as it is congested now

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- Intersection Dyson to Murray Rd is already congested and turning right from Dyson onto Murray is dangerous (roundabout?). Also suggest another exit onto Old Honeypot for more exit options

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- Traffic lights or roundabout Murray Rd + Dyson

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- Eastern development consider road work as an exit onto Goldsmith Drive

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- Murray Rd/Dyson Rd intersection is already very busy & difficult to get around. This will only get worse with more traffic

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- Lovelock drive is already congested + poor parking available to townhouses

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- Lovelock Drive struggles with traffic today, especially when football is on. Improve existing roads

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- Old Honeypot Rd River Rd are trapped, trying to turn left to go to into township between 3.30 am – 5.30pm. Excess from this housing estate already we are bumper to bumper from Murray Rd Dyson road through Pt Noarlunga township, over to a small bridge

### **Do you have any thoughts specifically on pedestrian and cyclists shared pathways?**

- **8 post-its**
- Bicycle lanes need to interconnect once leaving the estate, not ending on major roads. No point having bikes exiting onto busy Goldsmith Drive without another bike lane

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- Area behind oval coming out Liguria then Lovelock going to be too congested

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- We will on be on bikes it will be faster than cars

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- No through traffic in Port Noarlunga divert to South Rd

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- New development would not allow for future rd development i.e. (north-south)

- Need pedestrian access way on west side of train line to bus and train station
- River Rd, Mar, Honeypot & Dyson Rd – already get lots traffic and as soon as accident on expressway – it’s 100x worse – need wider roads
- Need to be wide enough for a gopher. Currently no access

---

### Do you have any thoughts on parking?

- **9 post-its**

Serenity Rise has 44 houses and not enough parking

- Definitely off-street parking/agreed on
- Design your garages to fit – SUV’s so they don’t spill out onto road. Profit motive developers minimise size of garages
- Lovelock Drive parking already busy – there needs to be plenty on Eastern development
- Bigger garages to house more vehicles
- More indented parking bays on Lovelock
- More parking townhouses
- More streets wider than Seaford Downs allow access for trucks or emergency services
- Use permeable paving for parking spaces (+offer incentives for using those when building)

## Residential

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### Please let us know your feedback for the residential

- **21 post-its**
- Roads are currently congested in area!! Need to be sure to have good roads for free-flowy traffic
- Please ensure building meet construction code NO shortcuts
- Community housing: important to be monitored + managed. Responsible landlords



- We need more (something unreadable) type developments in the city

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- Need to make sure lots of options for disability friendly designs

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- Very well planned, cannot wait for the development. Good for local economy! (something unreadable) the best!

---

- Please be mindful of current roads= River Rd, Honeypot Rd – already congested. Pls don't make it worse

---

- Not like the Christies Downs Apartments

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- Apartment blocks: modern, safe, no dark alleys or spots

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- Single story houses next to Redwood Close. No 2 story houses

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- We don't want to lose view Redwood Close

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- Please ensure codes/rules adhered to regarding homes/balconies overlooking existing dwellings

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- Please incentivise single story for detached housing blocks

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- Not 4 story apartments

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- Congested traffic & carbon monoxide – effects birdlife. Where is your enviro. Report??

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- We need public housing but locating in one place creates a ghetto

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- I would like to have our reserve (which is the tree-lined nature strip) which is currently community land rather than two story townhouses built on my fence line

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- Which is land part of the reserve location proposal?

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- Standards should ensure quality workmanship

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- Design of housing should complement each residential. Not individual different houses with no flow

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- Lots of trust housing in one area will create social problems

## Ideas and comments

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**Is there anything else you wish to comment on that hasn't been addressed?**

- 11/12 post-its

- New estates need to be developed with existing residencies in surrounding area being considered, quite often new developments have major effects on lifestyle of existing residents

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- No real strategies for addressing congested created in last 8 years, by developers

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- Lovelock drive and Murray Rd needs to be addressed – traffic congestion

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- Road and bridge from River Rd to Grand Blvd at Seaford to help with traffic it's out of control NOW

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- Emergency serviced increases? To manage increase in population

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- Will there be any mixed-use spaces in the ground floor apartment?

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- We need someone here to talk about the road structure from River Rd, Old Honeypot Rd

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- Construction vehicles using surrounding roads need to be restricted

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- Need to listen about congested roads

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- Roads need to be addresses before more houses are added. Already problems from Dyson Rd/Murray Rd and Lovelock Drive on gameday. Access to shops is limited when traffic is already bad. Problem continues all the way to Pt Noarlunga roundabout is 20x worse in summer

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### **What did you think about today's drop-in session?**

- **7 post-its**

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- Where is the environmental report for effects on the estuary + river of traffic?

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- Thanks for opportunity

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- This session was very well organised & planned. Thank you all

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- This is not a consultation. It is an “insultation” being told what will happen. Shame!

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- We are being told what will happen, not listened to

---

- Well organised. Please build a ½ court basketball for the kids (outside) accessible 24 hrs a day

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- It was very informative + good to speak to people. Displays for people who struggle with reading would be nice (e.g. video, animation)



# APPENDICES

## F. Full responses to Social Pinpoint

## F. Full responses to Social Pinpoint

### Open space

---

#### What top 3 features would you most like to see in the open space areas

1. **Trees and Shade** – 14 votes
2. **Lawn Picnic Area/Kick-About Space** – 7 votes
3. **Public Shelters and Seating** – 5 votes
4. **BBQ** – 4 votes
5. **Indigenous Plantings** – 4 votes
6. **Nature Play** – 3 votes
7. **Fitness/Sport Equipment** – 2 votes
8. **Event and Gathering Spaces** – 2 votes

---

#### What top 3 features would you most like to see in the open space areas - Other

- *The land used for something else than housing. The government needs to look after and maintain the parks we already have and provide more open space for better mental help.*
- *Dog Park*
- *Proper pathways for walking especially along the borders to get to shops, public transport and schools.*
- *Would like to see this entire space - especially the hilltop western portion of land (near Murray Rd) to be utilised completely as a community public open green space.*

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#### What cultural heritage focus would you like to see featured in the design of the public open space? Please tell us your preference - Naming of open space

1. Indigenous Plantings and Vegetation – 6 votes
2. Wayfinding/Education about the Space and its Significance – 5 votes
3. Naming of Open Space – 4 votes

**Other Comments:**

- Two people suggested there should be a focus on the present, not just the past – who we are now
- One suggested we should honour the land and First Nations people past, present and future by avoiding excessive development of the land – it should be carefully designed into a public space for community gatherings, recreation and wellbeing

## Movement

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### What ideas do you have to improve traffic, access and safety?

- The whole road infrastructure around the area needs to be looked at. It's a constant battle to move around the area during peak times. Trying walk anywhere is also a nightmare. There not even a proper walk crossing on goldsmith drive to get to colonnades. When ever there's construction pedestrian/students can't cross roads as they fences everything off. If you live port noar u cant move around.
- I fully support this development, and I would encourage planners to consider movement of existing traffic in nearby roads. Goldsmith/Burgess/Lovelock roundabout is already extremely busy and traffic banks up significantly as it is. It would be great to see this turned into a double lane roundabout on all sides to cater for extra traffic and avoid inconveniencing existing residents.
- Local traffic is becoming very congested on weekdays. Access to Noarlunga South, Seaford must be improved. Dyson road and Murray road cannot cope with current demand. Increasing housing in the area must include upgrades to these roads. Some roundabouts need to be removed and traffic lights installed to help with flow.
- The infrastructure is not capable to keep up with the amount of traffic in the area as it is. Stop building unless the roads are upgraded.
- more entry and exit points needed. I am concerned about the access point onto goldsmith drive, it is already hard to get accross lanes there. adding something like a roundabout or traffic lights would make it far easier.
- A lot of residents that walk and ride mobility scooters use this as an access to Colonnades between South Adelaide Football Oval & Cardijn College. I hope plans are made to keep the access open for them during and after construction.
- Don't allow right turn into estate from Dyson Road northbound carriageway, unless a dedicated right turn lane can be provided. Traffic back up at the round about past this point without right turns.
- Emphasis on walkability to the train station and shopping centre should be ensured. Can it be explored as part of this project (in collaboration with council) to provide safer pedestrian walkways between this area and the train station? Noarlunga station precinct feels unsafe to walk through at the best of times, but especially at night.
- Local roads will have to upgraded to accommodate 1000 more cars. Murray/Dyson Roads are already at crawling pace from 8-9am & 4-6pm so traffic lights/roundabouts are not an option as this would back traffic up to Pt Noarlunga. Consistent traffic flow from/to

Goldsmith Drive causes Lovelock Drive to be congested at weekends at the roundabout where they intersect. Again this will be made worse

- Don't build 600 houses in an area where traffic flow is already congested without improving traffic infrastructure in the surrounding area. It is already impossible to turn right from Dyson Road into Murray street at certain times in the day. If there is a traffic accident on the Expressway the whole area becomes gridlocked.
- Roads need to be doubled, Murray road is already a nightmare at peak hour.
- Wide paved/cement footpaths to allow prams, mobility scooters and little kids learning to ride bikes without having to be on the road. There's currently a track that lots of people use which is often boggy when it's wet, and this track seems to have disappeared from the plan. If there are paths to Colonnades please consider access from the school oval side. Walking access to Noarlunga Primary?
- a round about at the dyson road-murry road intersection would make it a lot easier for traffic to flow north, at the moment it is really hard to turn right (north) there due to the amount of traffic and it will only get worse with more houses with only a couple of exit points from the new development.
- Bypass Dyson Road/Murray Road intersection
- Avoid turning right onto Dyson Road. Have a roundabout at the intersection of Murray Road and Dyson Road.
- Traffic is already a problem in Noarlunga and it only takes an incident on South Road to cause a major traffic jam in Noarlunga Centre - exactly where you want to add more people. Don't presume the public transport system is the answer.
- This is Councils role to carefully consider this idea and should have been done earlier. The area around Murray Road is already congested if you responsibly looked into first. With the large elderly citizens home at Perry Park - River Road / off Dyson Rd needing ambulance triage. This added vehicle traffic congestion to the already busy area will sadly cost lives with traffic delays .
- The route to the Noarlunga Hospital should not be congested. Please visit the area yourself around busy times and you will see for yourself the congestion is excessive now.
- The T junction of Goldsmith and David Witton Drive will need some changes/improvement. It is already impossible to turn right from David Witton onto Goldsmith during peak hour or the weekend
- roundabouts or traffic lights
- Traffic is already banked up on Murray road in peak times, worst at Xmas. Having roads closed during this building stage is going to be a nightmare for people who live in Port Noarlunga. It's hard getting out your street someday. We have to go Lovelock and double back some days. With as extra 1200 cars and that's not even the kids cars. You are just introducing more road rage in the area. It's sa
- I'm very concerned with the increase in traffic that this development will create. Not all will be walking to work/school/shopping nearby, plus should households have past times/hobbies that increase the need of travelling by vehicle. When school finishes end of day it can get chaotic. When there is accidents on expressway or south Rd near Seaford road, Dyson/Goldsmith/Commercial Rd are choking.

- The proposed pedestrian corridor on the Eastern Boundary of Hickinbotham Oval should be made into a road as well. I live in Lovelock Drive. The increased traffic coming from the western side of the railway will make Lovelock Drive extremely busy. Not to mention the increased traffic flow from the eastern side. A roundabout on the exit of the development on Lovelock Drive is essential.
- Make ways to reduce entries and exits to the space. Not go through the sporting grounds.
- I have lived on Dyson Road for over 30Years and know the area well.
- Decrease the amount of housing - due to the density proposed the traffic will be choked, limited flow because of the density of population. Murray road is already jammed at peak hour, with additional volume it will be deadlock. This plan is a monstrosity and shouldn't go ahead.
- Murray Road / Dyson Road T-Junction will need to be drastically improved to reduce bottlenecking at the turn off
- Murray rd and Dyson rd will require a new round about to handle increased traffic in the area.

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### **Do you have any thoughts specifically on pedestrian and cyclists shared pathways?**

- Yes they need to be wide. I don't want to share a pathway with cyclist. Students will use it and they will be young children dropping siblings off at childcare before going to school. Themselves. What about security for pedestrians. Safety???? I think you would be surprised by how many children walk through that are to and from school, bus and train station.
- Need to be well lit. The area is dangerous at night.
- As I have hearing loss I find these shared pathways dangerous. Not all cyclist ring their bells and I cannot hear them approaching.
- Yes, we need more pathways built
- no
- Keep access open to Colonnades from Liguria Crescent for those that walk through from Noarlunda Downs.
- They should consider connections to existing networks outside of the development, i.e. connections to Cardijn and Colonnades.
- Would a pedestrian/ cyclist overpass (over Goldsmith) that traverses the Western side of the train line be explored to enhance accessibility of this area. Suggest emphasis on safety/ accessibility to the train station is key in attracting residents less dependent on cars. This would also alleviate concerns around parking associated with the proposed medium density urban form.
- What is the point of the pedestrian access to Old Honeypot Road? If there is no vehicle access then it feels like an unnecessary path
- no
- Not enough room to add them in, car traffic is too high through this area already
- A lot of people use the current path from Napier Court, across the reserve to the under road/bridge (under Goldsmith Drive) access into Colonnades. There doesn't appear to be to

pedestrian/mobility scooters access to the bridge area without going to the edge of the football club. Appreciate the school is probably expanding but paths should access the underbridge area from the school oval side

- No
- Safe ways to cross Murray Road. It is too dangerous already
- Make it safe for pedestrian and dog walkers to cross the road. it would be good to cross Murray Road when I'm walking my dog but it is too dangerous with the volume of traffic already. How will you reduce the build up of traffic at the Dyson/Murray Road intersection. It will be an accident waiting to happen!
- I think shared pathways are dangerous.
- There should be zero they will hold up the traffic more.
- There should be no cycle paths. The roads must be wide enough for large vehicles including ambulances to pass through smoothly.
- I like the idea of the pedestrian bridge over the train line, it would be good to see more paths/access to the train station itself
- lots of trees, shrubs for screening
- The pathways need to be wider. I hate having to step off the pathway because you're going to get taken down by cyclists. I don't think it's fair they get nice new pathways when the pathways in Port Noarlunga are in such poor condition. Unleveled, wonky, too narrow. We should fix what's already broken first. There needs to be security cameras where children walk through to get to schools train etc.
- To be well lit and maintained, not like the nearby pathway & green space always looking sad. Should there be trees, ones that are fine leaf (eg crepe myrtle) that easily decompose & not a huge litter leaf for suburbia bitumen/concrete roads & pathways.
- The shared pathways on Lovelock Drive will undoubtedly take away street parking for Lovelock Drive residents visitors. Speedhumps along Lovelock Drive will improve safety.
- No
- They seem o.k. on the plan
- If you insist on having housing - then bicycle lanes should be prioritised, the urban design of the place should promote walking and bicycles. Cars should be banned from main thoroughfares apart for residents needs. There should be more green spaces - in fact the whole space should be left for green space and developments for community now. This is prime position land that should be shared.
- Pedestrian bridge over the rail line to Lovelock Drive would be extremely beneficial too. Couldn't see where to add this in open space but and consideration for playgrounds?
- I think current shared pathways look good as they go through green spaces.

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### **Do you have any thoughts on parking?**

- It's already a nightmare. Look at the road outside south Adelaide football club it's always packed with cars. Buses fly up and down it. It's not wide enough and the town houses there have



a second car in the drive way with the boot hanging out in the parking lane. Thats a design joke that set up. This whole building 600 house is going to be a worst nightmare. .

- No
- Every house should have a double driveway. Almost all households have 2 cars and the streets are not wide enough to have street parking on both sides.
- Stop on street parking, make sure that new housing has their own parking.
- all houses and apartments need to have dedicated parking. there also needs to be a good amount of street parking not sure what is there is enough.
- Need a lot more parking. Roads need to be wider to accommodate cars parked on both sides of the roads. Please don't make it like Seaford Meadows and other new developments where roads aren't wide enough when cars park opposite each other on the road.
- Streets need to be wide enough to have parking on both sides.
- Promoting the walkability and accessibility of parking will be critical in ensuring the proposed medium-urban density of the development is successful. Public access should be restricted to shared parking spaces (especially for the apartments to prevent anti-social behaviour within the new development.
- Visitor parking should be provided for residents. The private development on Serenity Rise (adjacent) does not have this and at weekends the road is very busy with visitors cars
- more off street parking - 600 houses will equate to approx 1200 cars. Ensure appropriate parking consideration for houses that have caravans, trailers, boats
- No
- I agree with off street parking on every property. Possible parking bays (3 or 4 spaces?). People will park their cars/boat/trailers on the road, please consider that the roads are wide enough! Garbage trucks struggle around whats parked on the road.
- there will need to be ample parking. underground parking for appartment buildings? please realease plans and informtion about appartmet parking asap
- Make streets wide enough for parking
- Housing needs driveways for cars and streets need car parks for visitors to housing. Ghetto in the making!
- There is never enough parking in areas like these. You want to encourage families but eventually they all want a car each. Just because they are near public transport doesn't mean they will use it, especially if heading south.
- make the streets wide enough its pretty plain and simple.
- refer above
- No
- homes with garages that are too small for a car to fit in, narrow access roads due to people parking on both sides of the street. dedicated parking inlets or more suitable garages
- All household parking should be on the block. Mum, dad and kids have a car each that's 4 cars per house. You have visitors and there's no where for them to park. Now too the streets are to thin and there isn't parking. There's already issues over on lovelick drive with the back half of cars hanging out in the parking spots as there are trying to squeeze 2 car in a 1 car driveway. Wrecked that st.

- Roads that have accessible on street parking. A lot of households will have 2 vehicles. Our vehicles all seem to be getting bigger taking up a lot of road space. Not to mention the garbage trucks manouvering in & out of narrow streets full of cars parked
- See previous comment above.
- This is just creating chaos on football days with people parking everywhere around houses. This is not attracting people to live here.
- houses should have at least carports for 2 cars. I was unable to voice my opinion about the traffic and will complete it here. The corner of Dyson and Murray road is going to be chaos when the houses are built and I think a perfect solution would be to construct a large roundabout like the one on Commercial Road Seaford , corner of Geraldton because four roads converge yet traffic slows free
- Parking should be across the road at Colonnades in an underground carpark. Limited cars in the park space - that has limited houses - aside from social community housing that are designed for social engagement.
- Dedicated parking bays as seen in Seaford Vista, this keeps the traffic flowing and allows room for parked cars. Given most houses will likely have single driveways with 2 cars, this is a must on some of the main thoroughfares. Look at Serenity Rise for example, the road is too narrow and the cars fill the streets making it quite dangerous to drive through with blind corners
- Parking should be taken off the road as much as possible. Developments that favour on road parking end up extremely messy.

## Residential

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### Please let us know your feedback for the residential.

600 houses which is 1200 cars and that's not including children with cars. We need more infrastructure before we build more house. The traffic is already congested around Murray road, colonnades, commercial road. Doctors are not taking patients and you wait in emergency 4 to 5 hours to see a doctor. Also building creates movement of land. First the train gas line. Big machinery land movement.

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There needs to be a much higher percentage of affordable housing in this development. The fact that it has to be stated means that the other 80% is NOT affordable. This is not acceptable.

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There are not enough schools, footpaths, or infrastructure for this type of development. Land was already sold further up near port noarluns south when you never listened to community objections. The land was taken where kangaroos reside and rubbish is blowing across fields. You can not be trusted to be environmental developers

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Morning I feel it's a good thing for the growth of Onkaparinga, however the problems such as doctors, and health services are not up to coping as it is. Growth is a good thing if the infrastructure is there as well but it's not.

Please no more housing in this area!! It is already impossible to drive in and out of the estates as it is. Fix the roads first!

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Too many social houses in small areas increases drug use and crime rates and creates discomfort for hard working families

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need to have more options for single story/disability accessible housing. all apartments need to have dedicated parking. please release some floorplan examples. More affordable housing needed and price needs to be lower than the "shared equity" option. people in this area are not making the wages to get loans of that amount.

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Please let do not destroy this beautiful area by adding more public housing. This will only encourage more crime and mess. Just look at Christie downs for examples on what public housing does to an area. There is already massive congestion on Murray road at peak times and this is only going to cause havoc on the roads.

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There's too many public housing dwellings. Will just create a ghetto. The area is already really bad, adding more public housing will make it worse. Blocks should be larger to accommodate families and so they can actually have a backyard to plan in.

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Where there is higher density (townhouses and apartments, the roads and verges should be wider to enable street tree planting and greening and ample onstreet carparking where cars are often not accommodated on these blocks but the residents still have several cars.

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I am supportive of the smaller/ denser dwellings being located closer to the shopping centre and train station. I think as many apartments as possible should be integrated along Goldsmith Drive. Noted that plans state 'potential apartment sites', in order to serve the communities needs apartments should be implemented. It is also worth exploring ground floor commercial opportunities.

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Love the idea of apartments close to an already upgraded train station. Hopeful the increased population will drive an increase in vibrancy of centro collonades which is a disappointing an under utilised area. Would love to see stakeholders such as SA government engage with centro collonades to use this increased population to drive improvements to the outdoor area by library be alfresco dining

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I like the mix of housing and provision for affordable housing. However, for this to be a desirable living area, the actual constructions must be built with a high standard of sound proofing and energy efficiency. What requirements must developers adhere to, and how are these monitored?

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How does the plan support improvements to infrastructure necessary to support the additional population in the area?

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There is not enough infrastructure in the area to cope with a large increase of housing like this. Before new dwellings are approved, hospitals, roads, emergency services and facilities (community centres, schools etc.) need to be increased/improved.

Please consider enough parking for units (although not all may have a car). Most of the area surrounding are single with the occasionally 2 storey property. I believe that the housing should be limited to one level, and townhouses to two level. I'd prefer three story apartments so they don't tower over other properties.

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City Onkaparinga website does not have facility to take feedback on this issue....Existing green zone "allot 289 Liguria Cres" needs to be retained as green space. Addition of Townhouses will add to existing gheand has a ghetto feel of the housing area which is old Housing stock. The area is utilised by community and with addition of more residential there there will be a need for a green buffer.

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I am wondering how long before homeowners start complaining about activities at the oval - the noise, the lights, the increased traffic on game day etc. How long before South Adelaide Football Club is forced to change their schedule or worse still, move away?

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No way! We have enough houses going up and it's ruining the beautiful atmosphere. Traffic is congested enough there is already too many going up in seaford and aldinga

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Anywhere there is housing trust, there is crime and violence. 4-storey apartment buildings will make this worse. This is a concerning part of the project..

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Far too many dwellings for the area, this kind of over populated design was implemented in parts of Seaford Meadows, knowing many people who built there, most have moved on stating the area is not the family friendly area they were sold off plan. Noarlunga already has issues which will be further enhanced by this kind of high density living. Fewer properties larger blocks is the better optio

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Love the idea of apartments. They are well located so nobody can complain about them being too close to their home etc

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i sincerely hope that any housing is subject to purchasers living in them and working in the area instead of houses standing empty or purchased by interstate and overseas buyers. we need houses for people to live in not as monetary investments. it would be negligent to spend money on infrastructure and putting in utilities only to make others rich who do not contribute to the community in any way.

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homes built with eaves, light coloured rooves and smaller windows so that you do not have to run heating/cooling all year round.

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affordable homes for rent or purchase for singles

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Concerned re development close to our fence line (Napier Court)\_unable to work out where everything will be. will there be a path way and green space behind our house

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Your overcrowding an area that is already full. The traffic is ridiculous in this area and your adding another 1200 cars. Schools are already full. You can't get into Doctors. They don't even take a waiting list. The wait at Emergency is bad. Also your building on a fault line. The heavy equipment building this will cause movement right through this area affect homes already built. It's too much.

needs to be a mix of 2 & 3 bedroom apartments available for the affordable housing scheme. Needs to be dedicated parking for the apartments (underground?). Disability accessible options for all housing (single floor townhouses and single floor detached houses). Affordable housing also needs to be priced according to the average income of the local community \$660000 (shared equity) is too high

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I object to the use of the current Community Land bordering the North end of Dunedin Court for building of housing. This strip of land is used daily by locals for exercise, dog walking and recreation and will be more important to residents, current and future, as the rest of this area is built on. Building on this strip will only yield about 12 homes but sadly impact the quality of life.

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Why is there a plan when the Onkaparinga Council own the land and no agreement has been made to sell it? What about leaving space for future expansion of the sporting precinct that could make this a sporting hub of the south of Adelaide. There seems to be no space around regulated trees. What about the other trees and maintaining a higher portion of green space to protect climate change.

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This shouldn't be allowed to go ahead - the land is too prime, too special to just stick roads and houses on - why don't go and find a distant paddock to put your houses on. This land should be cultivated to provide community space, with community care/recreational infrastructure for the surrounding current communities - due to increasing density in local surrounding areas no more is needed.

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Will the zoning allow for

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Anywhere there is housing trust, there is crime and violence. 4-storey apartment buildings will make this worse. This is a concerning part of the project..

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This should not go ahead without considering increased infrastructure including Noarlunga Hospital already being unable to cope with the current residents of the area. Terrible plan the traffic congestion will be a nightmare to deal with. Have any of you people been out to the area at peak hour traffic time? I would say that would be a definite NO.

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## Ideas and comments

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### Is there anything else you wish to comment on that hasn't been addressed?

- Nothing here about services for all these extra people. Doctors offices here are all full, ct scans have a month long wait, schools are full with wait lists, shops at peak time have long lines and no car parks. Constant crashes already because we have too many people without the road infrastructure to support it. It's about more than just this parcel of land, you need infrastructure for the whole area to support this many more people and cars!!
- I feel the Govt has totally missed the boat on having housing in this area. Before long residents will complain about noise from Football Oval and School. This could of been made into a recreation area with netball courts, basketball courts, athletics track, new swimming centre. It would of been a perfect spot to make it a sports hub as there isn't one

down South. You are building all these houses Down South, but where are they going to play sport and exercise? There isn't anywhere.

- To ensure road infrastructure supports this many houses. One lane of Dyson road will not suffice
- Traffic MUST be considered and the infrastructure should be upgraded first. Traffic in the area is already becoming a significant problem and needs to be addressed before adding more houses. Another road south across the Onkaparinga river needs to be considered, Gray St/Saltfleet St and Main South Road are already major choke points.
- why are buildings being built on Onkaparinga council land? you have an abundance of green space where these proposed houses can be built, north of the Liguira round about with west facing front windows and the single dwelling homes could be put on the western end on your new road behind the town houses with your first new road that runs East/West. retaining the existing green space/walking path between Liguria crescent and red wood close/ south/east part of the road.
- Consideration of: 1. Ensuring the government and developers work with the council to ensure surrounding infrastructure and social supports are appropriate to support the communities that will be moving in. Ensure long term arrangements to support the infrastructure within the development. It needs to be at the expected level per what other areas are provided, and be sustainable to maintain in the long term. Safe non car transport options. Solar infrastructure and water collection and reuse
- Vehicle access points to Dyson Road will increase traffic to the intersection of Dyson Road and Murray Road. Already congested intersection with difficulty turning right onto Dyson Road due to traffic from the south, via Commercial Road passing Port Noarlunga and what comes from Lonsdale Highway and the Expressway at Noarlunga down Goldsmith Dr and Dyson Rd. Living on Riverview Dr, Pt Noarlunga, it is difficult/dangerous to walk/cross Murray Rd. Consider the impact of 1000 extra vehicles!!!!
- Social Pinpoint is a terrible option for elderly people to provide feedback.. I should note have to agree with terms and conditions on social pinpoint provide my private email in order to leave a comment.
- You need to look at the infrastructure on Murray Road and the bridge that was built when the horse and cart was here before you add any future homes.
- Good open space, what safety features? There is significant vehicle congestion at peak times on Dyson/Murray Roads. There are no traffic lights from Beach/Dyson Road to Commercial/Griffiths Drv. How are you going to manage the additional traffic for the Onka Hills/Seaford/Aldinga developments? Especially when there is an accident! Also, it is near impossible for pedestrians to safely cross Dyson/Murray Roads now, what are you going to do about improving safety with increased traffic flows?
- The hilltop field space (edging Dyson rd) is a special piece of land - it shouldn't be ruined with housing - it could be a special community open space. Your design plan doesn't recognise the lay the land - not accounting for water runoff. Your plans are basic and boring - lacking any visionary benefits to the community - just see how many residents you can squish into a space.
- The current design does not seem to address traffic issue that occur along Dyson rd and Murray Rd. This corner is currently extremely dangerous and will be even worse with the

introduction of 600 homes. Happy to have this development occur but need to ensure infrastructure in the area is upgraded to suit.

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**To help us improve the online engagement experience for future projects, please tell us how you found using Social Pinpoint to provide your feedback today.**

- Poor
- Was relatively easy, would be easier if pop up survey's appeared.
- horrendous looks like it has been designed by a 4 year ikd
- Annoying to provide general feedback. Questions asked don't really address the real issues with the ideas being presented, no faith that the feedback will be listened to. Please upgrade the road infrastructure before adding more people to the area.
- average. should show the number of all proposed blocks especially from Dunedin Ct and Napier court where new house will be built behind existing homes. Also you should connect your new road to Redwood close, to elevate the bottle neck you will create at the Liguria/Old honey pot road round about and the Lovelock Dr/Goldsmith DR round about as everyone leaves this new housing estate for work and access for emergency services limited to 1 access point, this will give residents more options.
- Why is the feedback restricted to 500 words?? Obviously, not taking feedback seriously so is it only tokenism???
- Social Pinpoint is a terrible option for concerned people to provide feedback.
- Only because RenewalSA put a postcard in my mailbox. You make it look like such a done deal and then ask for ideas. This land should be given back to the First Nation people - Im sure they could think of a better use for i



# APPENDICES

## G. Full written submissions



**G. Full written submissions**

Format	Feedback
Email	<p><b>proposed new housblock numbers for Dunedin Court Through to Napier Court Noarlunga Downs</b></p> <p>Can you please tell me how many new housing blocks there will be between Dunedin Ct and Napier Court, and behind which existing houses at these two locations and the corresponding existing houses that will now have new neighbours directly behind them.</p> <p>why do you need to build town houses and single dwelling houses here, currently on City of Onkapringa council land when you have an abundance of green space land where some of this green space could have been utilised for these town houses and single dwelling homes instead, leaving the existing green space/Stone walking path infrastructure for the past 8 years untouched and remain in place for existing and new Noarlunga Downs residence to enjoy, by not building these townhouses and single dwelling houses on the land directly behind Dunedin Court and Napier Court in Noarlunga downs?</p>
Email	<p><b>State Government Housing Project</b></p> <p>I'm writing in relation to the Proposed Government Housing Development at Noarlunga Downs.</p> <p>I built my house in [details removed for privacy] 25 years ago with the intention to retire in a quiet well to do area.</p> <p>The proposed Government Development will detrimentally affect us all in the Estate. Inevitable foot and motor traffic past our front door will increase dramatically. Most concerningly this Government housing will bring with it an element of crime, drugs, addicts, violence, noise pollution, hoon driving etc.</p> <p>I vehemently oppose this Development and how it will affect our lives in this area as does everyone I have spoken to in the Estate.</p> <p>We DO NOT want this Development within 500 metres of our front doors.</p>
Email	<p><b>Noarlunga Community Engagement</b></p> <p>The South Adelaide Football Club have reviewed your masterplan proposal and seek further engagement on the following items that could benefit the precinct and complement the recently completed SAFC masterplan.</p> <p>Item 1 – Precinct Connection and Pathways and Water Supply Option</p> <p>As we understand Renewal SA has advised they have been requested to provide a community and pedestrian link from the new development through to the Colonnades Shopping Centre. SAFC is willing to review this request through a purchase of the land required to enable this along with the Renewal SA funding all capital works associated with the construction of new pathways, new fencing and associated work. We also understand this route could be utilised by SA Water as a</p>

Format	Feedback
	<p>potential for water supply to the residential site – north of SAFC’s site that would enable a more cost-effective solution rather than around Lovelock Drive.</p> <p>Item 2 – Centralised Green Open Space</p> <p>The opportunity exists for Renewal SA to be provided additional centralised green space by SAFC to facilitate the construction of a new adventure playground that is accessible to new and existing residents, and the wider community. This is seen as a key activation for the Precinct and a way to start to integrate the community with the SAFC. By providing Renewal SA additional space, Renewal SA could increase the number of blocks being developed at Stage 2E and generate additional sales revenue of circa \$3m. This along with the Renewal’s existing budget for their playground and payment for the pathway land can fund the larger adventure playground.</p> <p>Item 3 – Collaboration</p> <p>Renewal SA mentioned during their consultation session the desire to use part of SAFC site for a sales office from February and review partnership opportunities to activate the sales office on game days.</p> <p>We would welcome the opportunity for a further meeting with your executive team to discuss the above items.</p> <p>[Pages from 23-0704 South Adelaide Football Club Masterplan 2024 Item 1 and Item 2 attached with email]</p>
Email	<p><b>Proposed land revocation Noarlunga downs</b></p> <p>[details removed for privacy] to the engagement team representing your say for the public consultation of the proposed revocation of community land allotment 289 lingerie crescent noarlunga downs. My letter is stating my objection to the proposed revocation for the reasons that I specifically purchased my house for the position of were it was situated,at the end of a culdersack nature reserve,a reserve on which i pay my to up keep and protect for our community,land which you would reasonably assume and expect not to be developed on.I was informed by coucil at the time i purchased my home 9 years ago that not only cant the reseve next door cant be devoloped on but the land beyond that cant be touched either because it was set aside, earmarked for future sportfield and recreation, which the area is lacking and is greatly needed,an application was made for the site and granted,but the the plans for the site could take awhile to eventuate..For a year now a have neen aware of plans to realease land in port noarlunga which later included the land next door to me were the sport and rec facilitys and 90 million recteation were proposed in past.The original map drawings which are still use today that show the devopemnt site not boardering our homes,so you could understand my shock when renewl sa have already taken over of planned recreation site and now coming for the linear park which they plan to break up and build on leaving a small portion which cant be utilized proprley because if steep decent and any flat area will be used for storm collection.5 years ago a walking trail was built the this green belt reseve were around 20 native figs and several rare looking gum trees,which some are over 3 meters now,were planted and line the walking trail.Many people are are utilising the the</p>

**Format**

**Feedback**

walking trail which is a important part of our community it encourages people to get out and enjoy the open space and nature this promotes exercise and well being,which i also use to walk to the shops,so you can understand my shock were not only do they want to take this precious resource from under us,but then to propose to build on our reserve 13 allotment were four a proposed to go along my 35 metre side boundary were 2 would be double story town houses ,but all four could possibly be 2 story high density housing which our neighbourhood is not zoned as, this sounds outrageous and i find it hard to believe this could happen in this country.The thought of having four new neighbours,which very well could be housing trust residents which could be addicted to drugs and alcohol and be abusive and threatening,this is a troubling thought for me especially when i have dealt with problems from neighbouring housing trust where person were placed nextdoor from street to home program were 10 people were living there at any given time, except for tenant who had lease on home.There were drunken parties at all hours of night ,violent abusive yelling,sound system in back yard blaring loud music which affected my sleep regularly,children who should not be living there, were living in unsafe conditions were rubbish was piling up and broken windows,there were so many people there they were sleeping on mattresses on front lawn,i witness bloody fights where they were hitting each other with construction timbers on the front lawn,polie and ambulance were called regularly,housing trust refused to remove them after numerous complaints from neighbours until i informed housing trust i was about book online a date for the housing tribunal were the next day they agreed to relocate them since then the house was sold off and later i found out they were all relocated to a big house at walkerville were they all fit.I still hear constant abuse from my corner neighbour house who shares a wall with a housing trust tenant which is not fair considering he purchased his house from housing trust, thankfully i cant hear the noise from inside my house due to proximity,but that will not be case if they are right next door to me tenants that could pose a danger to me, neighbours i do not was and should have expected next to me, and what is also trouble some for me is all the construction which i would have to put up with, regular dust and noise and the inconvenience of not being able to walk to shops for groceries and may not be able to grow food on my north boundary were my back yard might be over shadowed by double story town houses and this will hinder any future plan to extend my living areas facing a reserve for views,views i have for now from my windows and my wrap around porch which is position to take in views to the reserve, and also hinder any plans if i was was to build a hammer head development were i was told in the past, this was allowed in because i live next door to reserve.If this proposal goes ahead the purposes i purchased my home for and the things i have enjoyed will be diminished it will devalue my property for me and monetarily if all these events occur i will probably have to move which will incur more moving cost in selling and buying of new property which will force me to down grade homes which i really shouldnt have to do. this uncertainty has been going on for a couple weeks,where my mental health has suffered and i have been getting around half the amount of sleep i usually get i feel that my rights as a resident homeowner will be breached, and to have the argument that that we need extra housing when 650 homes are proposed to get built, an extra 13 allotment at the price of nature reserve and encroachment on existing properties does not stack up, craming

**Format**

**Feedback**

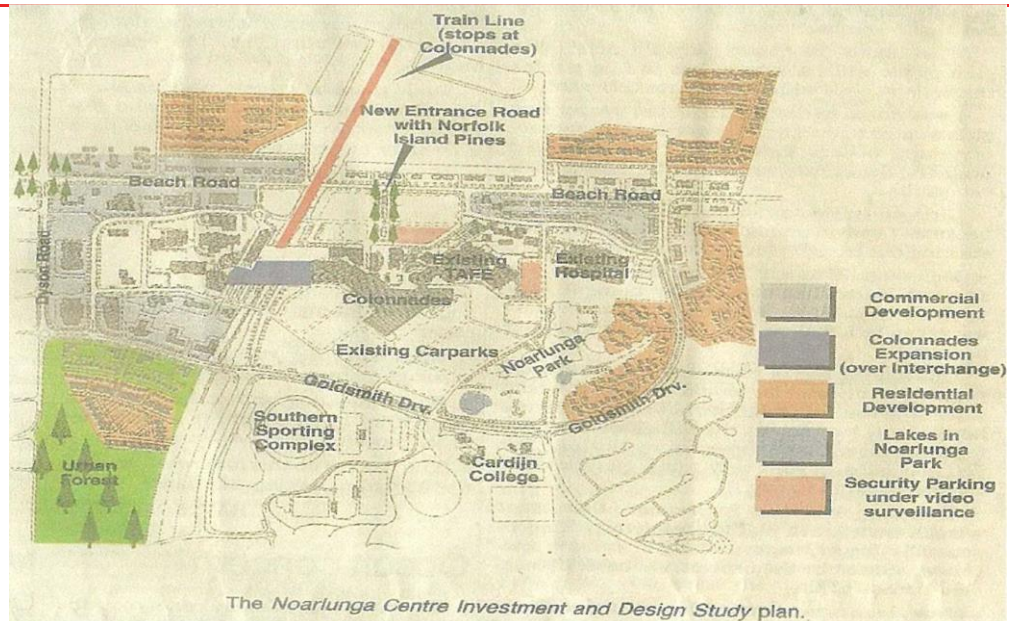
as much houses in will not improve living standards when were all living on top of each other and will put more pressure on surrounding infrastructure like traffic etc. They should be adding more park land instead of building on it especially for global warming and big subdivision neighbourhood warming, more recreation space is a right and vital to peoples well being were illness and obesity is prevalent in society and in this case were 250 plus residence will be across from my location surely you would think to keep the park space for these residence and even add to it than take more away, and change the demographic nature in the area which would force me to live in a high density area against my will and take away my right and choice to in a more less densely populated area of my choosing. I think it is irresponsible to build these vast amounts of building subdivisions when were trying to meet emission targets. Our fertility rates in Australia are dropping, but they allow half million people in a year people we can't residentially accommodate or environmentally, people which aren't even construction workers, big business is profiting at our expense when at the end of the day we all lose, these developments will be mostly be financed with loans were people are getting more and more in debt, if people start defaulting on loans this could mean economic ruin for all of us. My last point is the whole proposal process I feel has been misleading how can I feel confident that this process will be conducted in an appropriate manner when for starters I didn't receive a letter, some of neighbours didn't receive either, letters which were hand delivered, from the signs outside my home that was only put outside my house 2 weeks ago which which did not have clear transparent information of plans for reserve, same with letters were people did not understand, neighbours I spoke to did not interpret that house were to be put on reserve and on fencing lines after reading letters or reading signs. Upon reading the sign outside my home I googled land revocation because QR code didn't work, not all signs in area had QR codes, after googled site I clicked on 1 of 3 question bars which stated if revocation goes ahead there would be 12 allotments on west side of reserve which is wider at the end so I thought this would not encroach on my house because I'm located in middle of reserve so I rang go to person for info at council head of consultation, when I questioned her about allotments she was unaware and said what 12 allotments I had to go to council and physically show her she said we don't know of any plans, I wanted to know if they would be on my boundary she said ring up Renwel SA when it was Onkaparinga Council responsibility to inform their staff of details to properly consult us inform us of these important details. If I had read letter and not looked at internet and just rang council I would not have known about plans like my neighbour who was told by engagement team and was told they will not be building in reserve in question, they can verify this in future if needed. Upon ringing Renwel SA their secretary did not have information, upon trying again second day someone filled me in. On my second visit to council I was lead to a meeting where I was told there will be more info. there was no one there from council, upon seeing the master plan where it showed my house with proposed dwellings next door I was told by Renwel SA reps that they can't comment on this because they haven't purchased the land yet. Four months before the bulldozer break ground on project, why are they putting master plan including our reserve and fence lines in, where there's going to be a more refined master plan in October a plan which will come before consultation and revocation process is over, isn't this isn't the developer being a little presumptuous. I

Format	Feedback
	<p>have been in discussions with sollicitors over thie matter where they are waing for futher instructions i hope we can come to a resonable solution were we can keep our reveeve my views and privacy and work together for an amicable desicion i hope you give careful consideration to my wishes,</p>
Email	<p><b>Onkaparinga Council new housing projects</b></p> <p>Before any consideration of new housing projects could you please organize the road connections or and from and within these areas. The roads going to and in the south are very congested and need immediate attention and possibly an extra road over the Onkaparinga River at Port Noarlunga because if there is an accident on the Southern Expressway traffic on Commercial Road /Dyson Road/Lonsdale Highway and South Road become Car Parks . Please Please consider ROADS ROADS ROADS,!!!</p>
Email	<p><b>Re: Proposed new house block numbers for Dunedin Court Through to Napier Court Noarlunga Downs</b></p> <p>Can you not see the peak hour bottle necks at the roundabout at Liguria crescent and Old Honeypot road as everyone in this new subdivision leaves for work along with the current traffic leaving for work now, that utilise this roundabout and the lengthy delays you will now create with having this as the only entry point into and out of this subdivision and again the traffic at the next bottleneck you have now created at lovelock drive and Goldsmith drive as everyone heads North to work with most using the southern expresway.</p> <p>You need to do extensive stuidies now looking at the sheer amount of peak hour traffic at these roadabouts to see the gravity of the massive issue and situation you are about to create and extending and inconveniencing the public with extended commute times as a lot of people use these roundabouts especially lovelock drive/Goldsmith drive roundabout as everyone from Port Noarlunga make a righthand turn at the Dyson Road/Goldsmith drive Roundabout and follow Goldsmith drive to the end making a right turn at the lights then a left turn soon after onto the southern expresway.</p> <p>You need to give commuters in this subdivision another alternative by connecting this sub division to Redwood close so they can get out of Noarlunga Downs by giving easier access to South Road via Redwood close/Selaru way/East onto Liguria crescent/left onto Barcelona Road/Right onto Honeypot Road and then connect with South Road. As they drive south along Barcelona Road to South road</p> <p>This will also help emergency services access this new sub division should the Old Honeypot /Liguria crescent roundabout be blocked due to some sort of traffic issues and they cannot access the new subdivision this way.</p> <p>I hope some common sense will prevail with peak hour traffic flow monitoring being done now to mitigate the headache commuting wise you are about to unleash on Noarlunga Downs and Port Noarlunga residents as people move onto these new subdivisions or face public backlash if you dont have a good traffic flow plan in place going forward.</p>

Format	Feedback
Email	<p><b>Renewal sa master plan noarlunga downs houding project</b></p> <p>[details removed for privacy] I am apposed to the part of the project were community land is taken and the building of high density housing built on my fence line which will take away enemitys that i pay for and enjoy a scence of open space views and privacy which should be protected for me,not force me to live in a high density living arrangement not of my choosing.I would like renewl sa to do what right by insuring the local community is not compromised and were by the existing reserve could be revegitated and covered seated recreation areas are added for the enjoyment of the current residence and 250 estimated new residence to the location , something we can all be proud of.I have sent previous correspondence to renewal sa and have not recieved a response .i would greatly appreciate agnowlegement and response to this this email</p>
Letter	<p><b>Noarlunga Downs Development</b></p> <p>2 August 2024</p> <p>As you would be aware William Goldsmith bought 80 acres of land section 313 in the Hundreds of Noarlunga in 1847. Part of this land is now being proposed for a high-density housing development.</p> <p>This land has been ploughed, planted, harvested along with sheep grazing, for over 130 years; after farming ceased the vegetation was kept in check first by the CFS with yearly burn off, and then by cutting. Many people now use this land for recreational purposes. At least part of it should remain so.</p> <p>This latest proposal is one of many over the years; in 1993, the Noarlunga Centre Investment &amp; Design Study; being the best one so far as it had some housing and an urban forest. It was said it had federal funding through the Better Cities Program and work was supposed to have been completed in 2011.</p>

Format

Feedback



With climate change the proposal of an urban forest has much to be commended for.

The building of such a high-density housing project is not suitable for the surrounding area, it has limited access points and those indicated, especially the one opposite no 13 Dyson Rd Port Noarlunga, is especially a problem. You have indicated no access at all from Old Honey Pot Rd Port Noarlunga, even though space exists for one. Studies have shown that people living in densely crowded housing leads to social upheaval. Housing built so closely together with air- conditioners running 24/7 and no gardens of such, become hot boxes. While extensive street tree planting and green space is beneficial, everybody needs their own personal green space.

There is plenty of land available. Australia is a big country, and we should not be copying Europe. Planners should learn from the past and not cram houses so close together or allow houses to take up more than one third of a block of land.

So, with the projected number of cars of approximately 1500 leaving that estate. This will for the residents especially between 1-27 Dyson Rd Port Noarlunga, formerly Goldsmith Rd. further intensify the amount of traffic using the road with noise and speeding to contend with. There also exists a problem with traffic merging onto Murray/Dyson Rd, with traffic backed up due to heavy traffic coming to and from Seaford.

This traffic problem exists because of the lack of foresight and planning and dithering over plans for a road over the Onkaparinga River. When the train extension was first proposed a Road and Rail Bridge together was the preferred option. The traffic problem has exacerbated because of the failure of planners to take in account the increased population from Seaford, Aldinga and Sellicks Beach using Commercial Rd – Murray Rd - Dyson Rd . which is only one lane until Beach Rd. Whether someone uses the Southern Expressway depends on their destination. There is also increased

Format	Feedback
	<p>traffic from the River Rd: from the subdivision as there is limited access to Barcelona Rd and Honeypot Rd Noarlunga Downs.</p> <p>With the additional 627 houses the existing roads will not be able to cope without causing even more of a bottleneck. When there is a hold up on the expressway traffic on South Rd is congested and Murray- Commercial Rd is at a standstill for some considerable distance, causing problems for commuters and especially emergency service vehicles. as there is no alternative route over the rivet.</p> <p>Therefore. whilst I sympathise the need for more housing the number of dwellings proposed for the western section of the Noarlunga Downs is unsustainable; a plan closer to the one proposed in 1993 With housing on the top section and open space/urban forest for the remainder would be more appropriate.</p> <p>Thank you.</p>
Letter	<p><b>Noarlunga Downs / Port Noarlunga Project</b></p> <p>I was unable to attend the meetings regarding consultation so please find my feedback about this project below.</p> <p>Firstly, I confess, I am not totally sold on the idea of building on even more of what little green land we have left in this area, however I realise this will still go ahead, so here are some of my suggestions.</p> <p>South Australia has extensive land that isn't usable for farming etc, so why not build out that way rather than on what little green land we have left in this area? (Please note, I do realise we already have some infrastructure such as the railway down here). If you look at news articles such as an article called 'The Australian suburbs and council areas most vulnerable to extreme heat' (<a href="http://www.news.com.au">www.news.com.au</a>, January 5th 2019), you will see that surface heat temperatures increase when there are no green areas to keep the suburbs cool and this can lead to health impacts and anti-social behaviour issues.</p> <p>I do note that you are looking at having 12.5 percent public open spaces in the development. If you are going to build on these remaining green areas, how about increasing this to 20 percent, as per the 2020 Vision initiative, for example? Can you (if you haven't already), look at ensuring more trees are planted in these developments? If gardens are going to be so small, or non-existent, can there be more trees? As suggested in the ABC News article 'Warning over 'heat island' effect in cities as tree coverage declines', (12th February 2020), having a diverse amount of tree species will improve our urban landscapes, and perhaps some of these trees could include fruit or nut trees, along with a variety of native trees.</p> <p>Can the verges also be edible? And can you plant vegetation that encourage bees into these new urban areas?</p> <p>Have you thought about green roofs? Or communal gardens? All these ideas if implemented (even if you do stick to your original 12.5% target) will help keep the urban temperature down and ensure the residents of these areas have not only a</p>



Format	Feedback
	<p>good life style, but are healthier and in turn, less of a burden on our already over stretched health system.</p> <p>If you do go with, or were already looking at the idea of communal gardens"- could they perhaps have some roofed spaces and rain water tanks that capture the rain?</p> <p>Can these areas have real grass too? <b>No</b> fake grass, as that actually adds to the surface temperature in urban areas rather than cooling. Naturally, real grass does have a cooling effect, Paolo Bellosillo's article published on July 8th 2019, 'Why is Grass Cooler than Concrete?' makes some valid points, which I believe could also be incorporated into your planning of these areas.</p> <p>There are many more ideas and articles that I could reference here, but unfortunately due to time constraints and the consultation deadline, I think even these few get the message across and hopefully give you alternative concepts to think about and possibly add to your existing plans.</p> <p>Thanking you in advance for reviewing these suggestions.</p>
Website contact form	<p><b>Lovelock Drive Noarlunga Development</b></p> <p>I am most concerned about the vehicular and foot traffic that will be generated up Lovelock Drive (single lane both ways) through Goldsmith Drive and Dyson Road through to the intersection with Beach Road. I imagine that the development will generate another 500-700 cars.</p> <p>The above roundabout and Dyson Road to Beach Road is single lane only. The developments in Seaford have already caused traffic mayhem, and there are lot more houses being built there. The roundabout and that section of Dyson Road should be double lane both ways.</p> <p>Can you get council out of their slumber to deal with this increasing problem, which has been pretty bad for many years, and is increasingly dangerous?</p> <p>I also base my comments on the traffic mayhem that has been generated at Cardijn College on Honeypot Road, which council allowed for development without proper traffic management, and which is now mayhem in the mornings and afternoons when the yummy-mummies arrive in their SUVs.</p>



# APPENDICES

H. Link to Social Pinpoint

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<https://renewalsa.mysocialpinpoint.com/noarlunga-community-engagement#/>





# APPENDICES

I. Links to drop-in session display panels

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**Group 1:** <https://renewalsa.sa.gov.au/assets/volumes/downloads/Noarlunga-Engagement-Group-1.pdf>

**Group 2:** <https://renewalsa.sa.gov.au/assets/volumes/downloads/Noarlunga-Engagement-Group-2.pdf>

**Group 3:** <https://renewalsa.sa.gov.au/assets/volumes/downloads/Noarlunga-Engagement-Group-3.pdf>



