

From: [Marty Pods](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Submission
Date: Friday, 28 February 2020 3:25:19 PM

Dear Development Plan Commission,

Please find below my submission to the State Government's state-wide Planning and Design Code.

I suggest the following amendments:

Site areas (or allotments in the case of land division) within 800 meters of main arterial public transport route stops, such as train, tram and the O-Bahn Busway Interchanges, should have higher density housing development permitted. For example, the O-Bahn Interchange stops (Paradise Interchange, Klemzig Interchange etc.) should have medium-density and medium-rise development zoning within 800m radius of the interchange stop. This would provide more housing to people with close proximity to public transport corridors, taking more cars off the streets and providing greater housing for direct entry into the city via already established public transport corridors. This would also be a green initiative as less cars would be used to and from the city. It would also increase revenue to the state as more people would be using public transport.

The definition for the following should be as:

- a) low-density neighbourhood= 40 dwellings/units per hectare.
- b) medium-density neighbourhood=40-80 dwellings/units per hectare.
- c) high-density neighbourhood=80+ dwellings/units per hectare.

Building setbacks from primary street boundaries for non-arterial roads should be 6 meters from the nearest street kerb. For example, if from the street kerb to primary street boundary is 3 meters, then the building setback should 3 meters from the primary street boundary.

Site areas (or allotments in the case of land division) should be not less than:

- i) 250 square meters for detached dwellings not on a Battle-axe site/allotment or in a terrace arrangement;
- ii) 250 square meters (exclusive of the Battle-axe 'handle') for detached dwellings on a Battle-axe site/allotment;
- iii) 250 square meters for semi-detached dwellings;
- iv) 180 square meters for row dwellings or detached dwellings in a terrace arrangement.
- v) 200 square meters per dwelling for group dwellings and dwellings within a residential flat building.

Street frontages not less than:

- i) 6 meters for detached dwellings not on a Battle-axe site/allotment or in a terrace arrangement;
- ii) 6 meters for semi-detached dwellings
- iii) 6 meters (averaged) for row dwellings or detached dwellings in a terrace arrangement.

The following elements should be able to extend up to 2.5 meters closer to the primary street than the minimum primary street setback:

- a) a porch or portico;
- b) balcony;
- c) a verandah;
- d) window awnings or shading features; and
- e) architectural fins or blades.

Thank you for this opportunity and consideration.

Kind regards,
Marty Pods