

DIT:Planning Reform Submissions

From: Martin Podobny [REDACTED]
Sent: Wednesday, 9 December 2020 10:39 PM
To: DIT:Planning Reform Submissions
Subject: Recommendations for Planning Code

Dear Sir/Madam,

Thank you for the opportunity to make submissions to the planning and design code.

I make the following suggestions:

1) For Part 2; Zones and Sub Zones; General Neighbourhood Zone; D0 1 currently reads: Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities.

Please amend this section to include:

Medium-rise building levels for dwellings that are close to public open space, public transport stations and activity centres.

This is important as this will enable more walking to take place, reducing car use and the associated pollution that goes with this transport.

2) For Part 2; Zones and Sub Zones; General Neighbourhood Zone; Site Dimension and Land Division; PO 2.1 currently reads:

Allotments/sites created for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and remain compatible with the pattern of development in a low-rise and predominantly low-density neighbourhood, with higher densities closer to public open space, public transport stations and activity centres.

Please amend to:

Allotments/sites created for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and remain compatible with the pattern of development in a low-rise and predominantly low-density neighbourhood, with higher densities and medium-rise development closer to public open space, public transport stations and activity centres.

3) For Part 2; Zones and Sub Zones; General Neighbourhood Zone; Site Dimension and Land Division; DTS/DPF 2.1 Table currently reads for Detached Dwelling (not in a terrace arrangement) in Minimum site/allotment frontage column:

9m where not on a battle-axe site
5m where on a battle-axe site

Please amend this section to:

8m where not on a battle-axe site

3.5m where on a battle-axe site

Believe these are more realistic measurements for current and future generations.

4) For Part 2; Zones and Sub Zones; General Neighbourhood Zone; Site Dimension and Land Division; DTS/DPF 2.1 Table currently reads for Semi-detached dwelling in Minimum site/allotment frontage column:

9m

Please amend this section to:

8m

Believe this is a are more realistic measurements for current and future generations.

With kind regards,

Martin