

Responding to the Draft Planning Code

I am concerned that recent new residential developments have led to the demolition of graceful old homes, cleared many trees, and increased housing density without regard to existing neighbourhoods. Buildings extend right to the edge of building blocks, overlooking neighbouring yards, overshadowing windows and reducing privacy. They have greatly increased hard surface covering of the block due to the mass of the building and all outside areas are paved, leading to excessive water runoff, and the loss of a valuable resource, water. Many have unshaded windows facing west, and no green space which could lead to cooling breezes. Hence there is an increased use of airconditioning during our hot summers, so more energy is used.

I appreciate that that SA is overhauling all current design codes in the new planning code, but we must use this opportunity to provide livable urban environments. I request the following points be taken into consideration

Landscaping, Tree retention and green space

It is important when redeveloping house sites that not all trees are cleared from the site at the initial construction phase. Trees take many years to develop a canopy, and planting new trees after construction takes many years to return to this same growth, so it does not provide instant shade

Residential development in suburbs should allow for green space, and deep soil zones to allow retention of existing trees, or new plantings of tall trees, as well as permeable open spaces.

Landscape design for any residential property should

- a) minimise heat absorption and reflection;
- b) contribute shade and shelter;
- c) provide for stormwater infiltration
- d) contribute to biodiversity
- e) enhance the appearance of land and streetscapes

The mental health benefits of private/communal green space is well understood by the community. Outside space is also vitally important in allowing for playspace for children, encouraging outside activity from an early age.

Design Sustainability and Building Height

All developments should be based on Principles of Good Design, so we have environmentally sustainable buildings, which promote low energy living with natural cooling as we need to adapt to climate change. Development should incorporate sustainable design techniques and features such as window orientation, appropriate width eaves and shading structures, water harvesting, green walls, and roof designs that enable the provision of rainwater tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.

Development in suburban areas of dwellings 2-3 stories high is the optimum for allowing community interaction, and allowing increased density of housing without the detrimental effects of severe overshadowing of neighbouring properties.

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Water Sensitive Design

Current redevelopment seems to allow for most of the land to be covered with hard building materials or paving, which allows for large volumes of water runoff, leading to localised flooding

Residential development should be designed to capture and re-use stormwater to:

- a) maximise conservation of water resources;
- b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded;
- c) manage stormwater runoff quality

There is a need for greater use of pervious materials (e.g. porous asphalt or permeable paving) for driveways and car parks that are traditionally constructed of impervious materials. This would reduce runoff, and help to protect our waterways and coastal areas, as they are becoming fragile environments. Rainwater tanks and rain gardens could become part of landscape planning to help with this outcome.

Thank you for providing the opportunity to have input in this planning process.

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