

## Planning Reform Submission

With regards to the latest state urban planning policy I wish, as a member of the general public, to be allowed to give some input into a plan that, after all, is going to affect me and others like me.

May I say that, give that it affects us all, it is disappointing that the general public was not encouraged to give feed-back or submissions by the following:

- a/ the lack of publicity given to the plan and to the means by which it could be accessed;
- b/ the sheer volume of the plan's documentation;
- c/ the lack of an easily accessible version of the plan i.e. one that condenses the main points into a few pages (not thousands!) and writes them in clear, layman's language and
- d/ the brief time line given for one to digest the content, reflect upon it and give a submission

I applaud the plan's overarching desire to increase the greening of towns and cities and to reduce the 'hot spots' or 'micro climates' caused by too many boundary to boundary cement structures.

However I feel that some things that should be taken into consideration have not been included and submit them for your deliberation. My main focus is residential areas.

All developments should preserve significant and sizeable locations for native vegetation protection and pre-existing native animal (e.g. koala) corridors should also be preserved. Local residents should be consulted about this before any land or tree clearing takes place. (Sadly, in the past few weeks, our local koala has just lost his 'corridor' to development)

New residences should always respond to or be articulate with the character of the street and of the local area. This should not prevent new styles of building being built in old suburbs as both garden size and design and the choice of building materials play a big part in creating character.

Energy efficiency is increasingly important and there is a need to look closely at the design attributes of residences to minimize heating and cooling requirements. It is not good enough to let developers say that blinds and curtains will do the job!! Large windows and glass doors transmit heat easily. In South Australia, windows facing north and west create real heat problems in summer and need to have structural shading (for example their own 'eaves' of 450 mm minimum, an overhanging upper level, a verandah etc).

There are frequently little or no private open spaces or vegetation around modern houses, especially those with the front largely taken up with a double driveway to a double garage.

It would be desirable to make it compulsory for developers and builders to include a front garden and one that contains at least one reasonably sized sapling of a tree that should grow at least as tall as the residence. This should also improve the street-scape as well as minimizing heat absorption and reflection and helping the absorption of storm water. I

support the plan's objectives in this. The small sized allotments currently permitted for single dwellings may well contribute to the problem and should be looked into. These double drive-ways reduce the space available for on-street parking and for councils to plant street trees. Double garages towards the rear of the property should be encouraged where possible as these tend to have single drive-ways to the street and allow for more on-street parking and more street trees.

In a similar vein, there should be a minimum set back at the rear of residences to enable planting of vegetation (patios and swimming pools to be included as part of the residence, not the garden). Side set backs should also be included to foster the idea of planting there and to stop one residence blocking light and air from its neighbour.

It should be compulsory for driveways that slope down towards the garage to have adequate (i.e. generous) storm water drainage in front of the garage and house to prevent storm and flood waters entering the residence as it did to too many houses a few years ago.

Multi storey residences that over look adjacent private open spaces should have windows etc obscured to a height of 1.6 metres

(It would be great if councils were empowered to deal with people who let front hedges become so rampant that pedestrians have difficulty using the footpaths!)

Multi storey developments, even medium density developments may be great for the developers and their pockets but, they can be disastrous for everyone else in the neighbourhood. Before permission is given for such developments, serious consideration needs to be given to the increased on-street parking and increased vehicle movement in the street and locality, storm water run off and whether existing street widths, infrastructure and services are sufficient for the escalated call on them.

Developments of five storeys or more should include roof top gardens for the enjoyment of inhabitants whether they are residents or employees of businesses.

I have been to cities where most multi-storey buildings are set 1.5 – 2 metres back from the footpath and have gardens in front of them. It is most attractive. I propose this as an addition to the plan's call for a tree to be planted in front of the building and further suggest that, with buildings with wide street frontages, tall trees should be planted such that their canopies reach each other when fully grown.

Buildings should be clearly numbered such that the number can be easily seen from cars, buses and street level.

Out door car parks – perhaps one tree to 4 car parks would be better than one tree to 10 car parks. Some shopping centres have this already and it provides effective shade for the cars underneath and a more attractive atmosphere.

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