

## DTI:Planning Review

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**From:** Amanda Wilson <[REDACTED]>  
**Sent:** Friday, 2 September 2022 9:02 AM  
**To:** DTI:Planning Review  
**Cc:** DL Elected Members  
**Subject:** Planning review

Attention Expert Panel,

Having been a staunch critic of this current system I wish to make the following succinct submissions on how the future of planning should look in this state.

I send this in my personal capacity, not as a representation of the City of Holdfast Bay of which I am Mayor.

1. All future developments should be rated 11 stars in green efficiency. This would reflect the climate emergency as passed by legislation.
2. Black roofs should be banned.
3. Any development over two storeys should have a green belt around them proportionate in square metres to the number of storeys. The higher the building the larger the green space surrounding the building. For example, if a building is 10 storeys high, then it should have significant green space around it. If it is too difficult to achieve that because of the area, the equivalent new green space must be offset within a 500 metre proximity of the development.
4. A full heritage audit must be conducted in heritage suburbs and those facades must be protected.
5. Heights of building as determined under the code must be enforced. Neighbours buying into the area rely on those representations being enforced: 5 storeys should mean 5 storeys.
7. There should be notification for all developments and appeal rights to neighbours where the code has not been adhered to.
8. Compromise deals between State Planning and Developers should not be in secret and should be open to affected neighbours who have appeal rights.
9. Councils should have planning control back. The Council Assessment Panel is a ridiculous system that sometimes sees Council funding both an appeal and defence of a decision. It takes democracy out of decision making. The Council as elected representatives of the community are best placed to determine the applications.
10. Affordable housing initiatives must be held accountable for being just that- not just a mechanism for building higher and larger to maximise profits.

I am happy to discuss this further if you so wish.

Please acknowledge receipt of this email.

Amanda Wilson  
[REDACTED]