

## **Environmentally Sustainable Design [ESD] of future buildings and Subdivisions**

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1. One of the most important issues is a long standing one, which is the kind of language used in the Planning Scheme documents, particularly when related to ESD. The use of discretionary words such as “should”, “is encouraged” and “where possible” etc, are only paying lip service to their good intent.
2. Discretionary terminology seems only to let developers off the hook, which only results in poor outcomes for the end user.
3. Mandatory terminology clearly written is more appropriate.
4. The use of Trade Offs should be discouraged particularly when it allows poor outcomes for the end user.
5. A higher than 7 NATHERS rating may go some way to alleviating the above issues.
6. In DADA’s view, DC’s Planning Scheme must discourage the use of all black, even dark coloured external surfaces to reduce the amount of heat absorption in all new proposals.
7. The Open Space Levy should go toward acquiring more land that will increase the amount of open space for future Darebin population.
8. On large sites, residential housing should not have to follow street edges that are on a north/south grid, so that one side of a building faces north, one side faces south and the other two face east and west. the configuration may best be explained like a diamond [building]inside a square [perimeter of the site].
9. This change in orientation will improve building energy efficiency and support the transition to a low emission future by mitigating the problem of the northern façade getting all direct summer sunlight and heat, while the south facing side gets no direct sunlight, another poor outcome for residents in light of our changing climate.
10. Regarding waste and resource recovery particularly in high rise towers, the large receptacles used private providers should be banned in order that waste separation can take place.
11. For ESD purposes, the definition of what is regarded as a significant tree and a deep-rooted canopy tree needs to be explained as currently a canopy tree could be human height.
12. If a building is rotated 45 degrees on the site as described in Point 8, the remaining corners of the site would provide open space and landscaping for deep rooted canopy trees.
13. ESD principles need to be given priority so that building design, siting and orientation are given much greater consideration and will guide the objective, “where land use and development is energy and resource efficient and **will** support a cooler environment and **must** minimise greenhouse gas emissions.”
14. Stricter enforcement and fewer variations to approved plans are considerations that could improve ESD outcomes.
15. We endorse Option 2 with the understanding that changes are made.