

Submission
No 100

INQUIRY INTO NEW SOUTH WALES PLANNING FRAMEWORK

Name: Mr Ned Icton

Date received: 15/04/2009

Dear Inquiry members,

I write in support of the submission by Armidale Dumaresq Council, especially comments on p.8. These relate to Council's need to have the power to impose standards potentially above BASIX, because of the special climatic and topographic features applicable at Armidale.

In my own house I have installed both solar hot water and photovoltaic electricity, but am fortunate that ensuring full access to sunlight has required only the pruning of trees on my own property. I see great value in encouraging householders both to install solar systems in their homes, and to build-in passive solar features; but to do this there will need to ensure that all those features have adequate access to solar radiation. Where new buildings are going up, Council needs the power to require that the sun is not obscured for adjacent buildings.

Because opportunities for builders have been better in Armidale because of recent growth, there is a need to ensure that builders who come up from coastal areas, for example, can be prevented from building in a coastal style that is inappropriate here.

A major problem in Armidale is caused by inversion events in winter which trap wood-smoke in the valley and cause chest disease. In my own case that smoke at night means I must shut every window to avoid an asthma attack. Council needs powers to ban new wood heaters anywhere within the valley, and to persevere with a replacement strategy.

I'm told that wood smoke is equally as dangerous as tobacco smoke. Whereas BASIX is no doubt fine as a minimum standard, I feel that local councils need the power to specify higher local standards when circumstances require.

Ned Iceton