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To: DPTI:Planning Engagement
Subject: Planning and Design Code - Phase 1
Attachments: Comments on Phase 1_Burnside 150219.docx; Submission by Campbelltown City Council staff on the P & D Code Phase 1.docx

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Hi

Please find attached comments collated by Burnside and Campbelltown Councils

Cheers
Jodie

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Part 3 – Overlays - Hazards (Bushfire Protection) Overlay	
Reference & Issue	Comments / Suggested Wording
PO 1.1 Current Wording: <i>Residential, tourist accommodation and other habitable buildings sited away from vegetated areas that pose an unacceptable bushfire risk.</i>	This policy only refers to development being sited away from vegetated areas. The policy needs to be expanded to include other risk situations. For example: a) Residential, tourist accommodation and other habitable buildings sited away from vegetated areas that pose an unacceptable bushfire risk as well as sites with: <ul style="list-style-type: none"> • poor access, • rugged terrain, • Inability to provide adequate building protection zone and inability to provide adequate water supply for firefighting purposes. b) Buildings and structures designed to reduce the potential for trapping burning debris against the building or structure.
Land Division?	There are no performance outcomes for land division. Add: <ul style="list-style-type: none"> • Ensure each allotment contains a suitable building site located away from vegetation that would pose an unacceptable risk in the event of bushfire.
Referrals?	It is assumed that the Regulations will require referral to the CFS. Without details of what will be required it is difficult to provide comprehensive comment. Does word “none” actually mean that this section is not yet complete? - If so, ‘TBA’ would be better to avoid confusion.
Part 3 – Overlays Sloping Land	
Reference & Issue	Comments / Suggested Wording
Access driveways Current wording: DTS 1.1 <i>The average gradient over the length of the access driveway is no steeper than 25% (1-in-4).</i>	a) Replace word ‘average’ with ‘should not exceed’. Average may mean that certain sections are unreasonably steep and does not consider the length of the driveway. b) A ‘maximum’ driveway gradient of 1 in 5 preferred over 1 in 4. c) A flat section (transition area) of at least 5 metres long at either end is critical for safety and manageable access in and out of vehicles for all people, particularly for those with any level of disability or mobility, children, babies in capsules, carrying bags or parcels etc. It is also essential where there is any adjacent restriction of visibility. Reword as follows:

	DTS 1.1 – Driveways <i>should not exceed a gradient of 1 in 5 at any point and should have a near level gradient at either end for a length of a least 5 metres.</i>
Design criteria lacking	<p>There is a lack of siting and design criteria. Add minimum siting and design criteria which addresses:</p> <ul style="list-style-type: none"> • minimization of cut and fill • achieving a building profile that blends with the topography of the land bulk and scale so that development does not dominate the landscape • Screening of built form and excavation/or fill from view. • Set back form boundaries to reduce visual impact • Stabilization of slope to prevent erosion

Comments on other sections	
Table of Contents	This page is difficult to navigate. The various subheadings/parts eg Zones and Subzone should be either separated or indented so that they are easily distinguished from each other
Part 4 - Design and Siting - Energy Efficient Design	
(Pg 229) Current wording: <i>Buildings sited and designed to reduce the need for artificial heating and cooling by providing for natural ventilation.</i>	<p>The current wording of the draft refers only to ventilation. Ventilation is important as one of a number of design techniques for cooling, however, heating requires passive solar access design techniques.</p> <p>Passive solar design techniques and orientation-appropriate sun shading enables solar gains in winter and excludes solar heat in summer.</p> <p>Reword as follows:</p> <p>Buildings sited and designed to reduce the need for artificial heating and cooling by providing for <i>passive solar design</i>, natural ventilation <i>and orientation-appropriate sun shading</i>.</p>

Submission by Campbelltown City Council staff on the Planning and Design Code – Phase One:

Land Use Definitions Table and Residential Liveability Table

We realise this is just the first draft but we have concerns about the lack of definition for apartments and that there is no option that covers the current popular development type which is the two storey dwelling residential flat building or townhouse.

If once defined this type of built form becomes an apartment we feel that 15 square metres of private open space is inadequate.

Service Industry is also excluded from the definitions and wondering where uses such as bakeries that bake on premises and have a smaller retail component might fit.

Happy to discuss any of these comments on [REDACTED] or [REDACTED]

Cheers
Jodie