

**From:** [Ian](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** The draft planning and design code  
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Ref: Chapter 3 Environment/Hazards

- Fire zones need to be clearly delineated.

For example, can Burnside council and CFS agree on where the fire zone starts. there is some 1 and 1/2 to 2 Km difference in the fire zone boundary. Planning inform us that zone starts further up hills face while CFS informs us it starts much lower at Glynburn road. A hell of a difference!

- Guidance and rules need to be included in planning approvals for tree/shrub plantings.

Trees on private land should be restricted to small/medium size trees appropriate to parcel size and should be a respectable distance from land boundaries bearing in mind the spread of a fully grown tree especially in a suburban environment like Burnside where land sizes are small. Approvals should include owner obligations to maintain at owner's expense throughout the lifetime of approval.

For example, my own experience of a neighbour's significant River Red Gum only 1 meter from the boundary between us and less than 5 meters from the East wall of our house and another neighbour's tree very close to the rear fence line.

The tree was planted some 40 - 50 years ago and has been classified as significant for some time now so both my neighbour and myself have been restricted on what we can do.

In the past, I've had the river red gum pruned several times at my cost with some help from council on one occasion.

I've also had to take other precautions such as putting seals on ridges to stop ingress of very fine blossom into the roof void onto halogen lights which created a fire hazard.

Last year, I had to have scaffold erected to give safe access to roofers to remove gutter guard, clean gutters of gum blossom and nut debris and replace the guard.

In addition, River red gums are notorious as widow makers and create a safety hazard.

Recently, I had to have scaffold put up in the rear of our garden to give professional tree pruners safe access to the higher branches of a neighbour's tree that had encroached on our space.

I make the following suggestions:-

Review the classification of significant trees that are now obviously inappropriate in the circumstances.

Failing the above, council prune the tree back to the boundary line every 1 or 2 years at council expense.

Planning regulations should stipulate that for suburban gardens, only small/medium size trees should be planted and then at a distance from boundaries such that the tree canopies will not reach beyond the land boundaries when fully grown or approvals should include owner obligations to maintain at owner's expense throughout the lifetime of approval.

Regards,  
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