

Kate Freney

From: Mark Hitchenson <Mark.Hitchenson@esc.nsw.gov.au>
Sent: Tuesday, 20 June 2017 9:47 AM
To: DPE PS Codes Mailbox
Cc: Gary Bruce
Subject: Review of Complying Development in Greenfield Areas

To the Codes Team,

Eurobodalla Shire Council staff have reviewed the Background Paper for the development of a new Complying Development Code for Greenfield Areas and would like to make the following comments:

- The simplifications proposed for a new Greenfield Housing Code could just as easily be made to the General Housing Code. It appears that the only difference of any consequence is the front setback, where in an established area, you average the front setbacks of existing dwellings on adjoining properties. If this is the only real difference that matters, why do we need a whole new Code?
- The new Code would apply in Eurobodalla to land identified in the Eurobodalla LEP as a land release area. However, there are many other undeveloped greenfield areas in Eurobodalla to which the new simplified controls should apply.
- The proposal to allow CDCs to be issued on unregistered lots, with a deferred commencement condition, is good. But this shouldn't only apply to land release areas.
- Streamlining approvals relating to s68 approvals (on-site effluent disposal or stormwater drainage systems) and Road Act approvals is positive. The Department should determine an Australian Standard and use this as the basis for a deemed approval i.e. AS 2890 – driveways. Another alternative is to say that it does not need approval if it complies with a standard drawing provided by the council. Where there is no standard drawing, the requirement should revert back to an Australian standard.
- With regards to easements, the example used in the background paper is a maintenance easement where a neighbouring building is built to the boundary. If the subject lot also builds to the boundary, it may not necessarily reduce the maintenance needs. On the face of it, this kind of easement may be fairly innocuous but Council is more concerned about utility easement like sewer mains, stormwater easements, electricity easements, etc. These kinds of easements should not be built over without consent from the utility provider or lot benefitted by the easement.
- The whole section on a new Subdivision and Masterplan Guideline is a good thing – as long as it is not included in the Greenfield Housing Code.
- Section 3.6 (broader strategic planning context) only refers to Sydney.
- The example house diagrams at the back of the document I suspect would not comply with the side setback requirements.

Thank you for the opportunity to provide input into the proposed new controls for housing in greenfield areas. I would be happy to discuss the points raised above.

Regards,

Mark Hitchenson

Acting Divisional Manager, Strategic Services

t 02 4474 1314 | m 0400 784 515 | f 02 4474 1234

vulcan street moruya nsw 2537 | po box 99 moruya nsw 2537
www.esc.nsw.gov.au

Eurobodalla Shire Council acknowledges the traditional custodians of the land on which we work.

Please consider the environment before printing this email

This email and any files transmitted with it are intended solely for the use of the addressee(s) and may contain information which is confidential or privileged. If you receive this email and you are not the addressee (or responsible for the delivery of the email to the addressee), please disregard the contents of the email, delete the email and notify the author immediately.