

Dept of Planning,

Thank you for the opportunity to comment on the Review of the inland Complying Development policy. It is a pleasure to be able to represent the NSW Master Builders Association as well as local builders in Orange in this extremely important policy.

Attached are a number of documents that are relevant to my submission

1. A spread sheet of the Standards that I agree with as well as the standards that I feel that need modifying including a rationale behind my thoughts
2. A page with 2 very important definitions. These have been written in very simple English. I think that these 2 definitions need to be very clear and easy to understand for this policy to work
3. Some house plans that I have recently constructed that had to be approved as a DA. All of these plans would have been able to be approved as a CDC under the new proposed inland Complying development policy (With the Consideration of my suggestions)
4. A draft check list that should be able to be used by council staff, Private certifiers and builders to see if the development can be approved as a CDC. The idea of all of this was to simplify things. We need to get it to a stage that a single page check list is all it takes to work out if the development is a CDC
5. A picture of the building envelope at 2.5m high showing a 3.0m wall

I hope that the attached suggestions are considered as I feel that the policy in its current form is still far too complex. Some items had to be read a couple of times just to work out what they meant, especially in the pool and privacy sections. Let's keep it simple, easy to comprehend and broad enough so that we can allow for more CDC's but not too broad that we create privacy and over shadowing issues. The suggestions I have made in this submission would increase the CDC's in my business from 50% to most likely 95% as well as to be able to build homes that the clients want. Not just something that fits into the current CDC policy. Many of my clients would have had Triple garages and built closer to the southern boundary but shy away from it once a DA is mentioned.

Happy to discuss further

Hear from you soon

Mick Banks

NSW Master Builders Association

Standard	My Proposal	Rationale
Min Lot Size	Agree	
Height of building	Agree	
Maximun Site coverage	75% of Site area	Site coverage should include dwellings, driveways, paths, outbuildings, pools. The remaining 25% should be soft landscaping as per definition
Maximum dwelling Floor area	55% of Site area to a Max of 600m2	Too many options proposed. I think that just what I have suggested will be sufficient. In Orange the majority of block sizes will be over 500m2. 55% still allows for 25% of landscaped area and 20% of outbuildings and hard stand pavement
Landscaped Area	25% of Site Area	Need to keep this simple. This also links in with the site coverage
Landscaping area in front of building line	6.5m wide driveway and up to a 1.2m wide footpath from driveway to front door. The remaining should be landscaping as defined by a landscaping definition	Delete the % and lets look at what we will allow. This is hard to understand in its current form. Does the 25% of the front yard also contribute to the total landscaping area? If this is the case than in some cases this is all that would be needed for the total site. If this is kept in then a landscape plan would need to be provided and in most cases the clients organise their own landscaping.
Primary road Setbacks	Agree	
Secondary Road setback	2.5m regardless of frontage	Irrespective of the width of the block I think that 2.5m is sufficient for a secondary frontage. Any further then the owner will need to fence the boundary. The garage still needs to remain at 5.5m from boundry if it is on the nominated secondary boundary.
Side setbacks	Agree with the Building envelope	Building envelope needs to be reduced to 2.5m and then 45 degrees. 3.0m is too high

Rear Setbacks	Same as side setbacks, we should adopt the building envelope theory	The building envelope should be used again for the rear boundry. In East West facing blocks people like to maximise the Northern sun into their living areas. To achieve this they usually design the house to be as long as posible and have a northern side yard. A lot of blocks have easements along the rear boundary anyway
Articulation	3.0m wide and 1.5m deep in front of the building line. Minimum distance to boundry 3.0m	Many houses have to be redesigned or facade has to be compromised so that the house can either fit on the block or so that the driveway is not too long. Being able to have the articulation zone still means that the portico can be in front of the building line. I don't believe that it should be a % I think that a set area as stated would be sufficient
Garages	Primary (double garage) should be 5.5m from boundry. Secondary (3rd garage) should be 8m from boundry. Max width of door 6.0m and 3.2 for 3rd garage	The guidelines state the maximum width of the driveway at the boundry. If the 3rd garage is only 6.5m from the boundry then it would be very hard to design the driveway so that it complies and allowes for a vehicle to turn into the 3rd garage whilst staying on the driveway
Carparking	Agree	
Privacy controls	Anything higher than 1m above natural ground level and within 9.0m of a boundary needs a privacy screen up to 1.5m	The preposed heights are too high for CDC. There will be too many complaints involving privacy. My sugestion should overcome any privacy issues. If they want to be higher and closer, then a DA assessment would be needed to ensure that neighbouring privacy is not comprimised
Driveway Width	Max 6.5m	Most garages are 6.0m internally and 6.5m overall brickwork. This would allow for the driveway to be full width of the garage
Maximum Gross floor area of an outbuilding	10% of site area, up to 120m2 and not to be greater than 50% of the boundry that it is adjacent to	120m2 allows for a 12m x 9m shed. 100m2 does not really allow for any standard size sheds. We need to be careful not to have an outbuilding the full width of a boundary

Maximum gross floor area for detached studios	Agree	
Maximum height for an outbuilding	Use the building envelope again	The building envelope should be used as this allows for the outbuilding to be closer to the boundary the lower in height it is
Minimum setback from roads for outbuilding	Agree	
Minimum side and rear setback for outbuildings	900mm and using the building envelope rule	Same as a dwelling. Outbuildings can have walls as high if not higher than dwellings. They should follow the same rules as a dwelling
Pools	Behind the building line, comply with the site coverage guidelines, comply with the deck guidelines	Very Confusing the way it is currently written
Building envelope	Building envelope should be reduced to 2.5m vertically and then at 45 degrees	I feel that having the Building envelope at 3.0m is too high. This will encourage too high a wall too close to the boundary. Especially with regards to outbuildings

Definitions	Definition	
Landscaping	Landscaping should be either grass (real or synthetic) or gardens (plain, wood chip or pebbles). Landscaping does not include concrete, pavers, pools, decks, hard stand crushed gravel or road base to be used as a driveway.	We need a simple explanation of what landscaping is
Site coverage	Site coverage includes dwellings, outbuildings, garden sheds, driveways and paths, pools and decks. Basically anything that is not landscaping.	We need a simple explanation of what is included in site coverage