

**MINUTES OF THE DEVELOPMENT COMMITTEE MEETING HELD
25 AUGUST, 2003, CIVIC CENTRE, OXLEY STREET, CAMDEN - 5.30PM**

ORDER OF BUSINESS - DEVELOPMENT COMMITTEE

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1. Residential Development Code Review and Preparation of Draft
Development Control Plan No. 58 Amendment No. 2 - Residential
Development3

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Present: Cr Anderson (Mayor/Chairman), Cr Patterson, Cr Winn, Cr Batros, Cr Fekete, Cr McFadden, Cr Senise, Cr Campbell.

Staff: Acting General Manager (Director Governance & Outcomes), Director Works & Services, Director Development & Environment, Manager Outcomes, Manager Development, Senior Governance Officer.

Apologies: An apology was received from Cr Corrigan from this meeting.

Resolved on the Motion of Cr Senise, seconded Cr Winn that leave of absence be granted to Cr Corrigan for this meeting.

DC080/03 THE MOTION WAS **CARRIED.**

DECLARATION OF PECUNIARY OR CONFLICT OF INTEREST

There were no Declarations.

DEVELOPMENT COMMITTEE PUBLIC ADDRESSES

There were no Public Addresses.

**1. Residential Development Code Review and
Preparation of Draft Development Control Plan No. 58
Amendment No. 2 - Residential Development**

(File TC 4141/6) (Director, Development & Environment
Division)

Purpose of Report

This report seeks to advise Council of the extended exhibition of draft DCP 58 – Residential Development, and to seek its adoption of the DCP.

Summary of Recommendation

It is recommended that Council adopt DCP 58 amendment No. 2 - Residential Development.

Background

The current DCP 58 was adopted by Council on 17 January 1995 and amended on 6 August 1997, while DCP 78 was adopted by Council on 23 May 1994.

DCP 58 is in need of review to update its provisions and to ensure that it is consistent with the current trend for smaller lots and narrower roads. Also, Council's policies need to reflect the State government's requirements and ensure that the resultant development provides appropriate amenity for the community and our residents and that biodiversity is sustainable and maintainable.

Council resolved on 9 September 2002, to endorse draft DCP 58 - Residential Code and exhibit it for two months.

Draft DCP 58 amendment No. 2 - Residential Development

The review of DCP 58 was undertaken to achieve a document that reflects the current needs of Council. The intention was to keep the basic framework of DCP 58 and to update and consolidate the document to avoid duplication with parts of DCP 78 – Dual Occupancy and to provide solutions to issues that had arisen with the implementation of both DCP's.

The principal changes were described in the previous report to Council and included:

- more detailed assessment at the subdivision application stage to consider lot orientation, building envelopes and the provision of adequate and solar orientated private open space within the lot.
- rear building setbacks were proposed to be standardised for all lots in new subdivisions at 6m. This is to achieve a

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reasonable minimal separation of all dwellings by the creation of a rear green corridor.

- corner lots were detailed to overcome the current practice of private fencing being erected on part of the lot's secondary road boundary.
- road network hierarchy was updated to provide for standard road carriageway widths that will address some of the issues that have arisen from the combination of narrow roads and small lots. These include the potential difficulty of emergency and waste collection vehicles accessing new developments, residents reversing out of driveways and the provision of appropriate street trees.
- details for consideration of 'crime prevention through environmental design' at both subdivision and residential building stages.
- rainwater tanks to be proposed for all new residential dwellings.
- all roofs are to have a minimum eave width of 450mm.
- consideration for the provision of car washing areas within residential developments.
- minimisation of soil disturbance by clearly identifying guidelines on cut and fill. In particular this evidence focuses on the impact on adjoining properties and the issue of soil salinity.
- noise objectives and standards are detailed to ensure that the EPA's Environmental Criteria for Road Traffic Noise are to be complied with.

Public Consultation

Approximately 200 letters were sent to local developers, builders, community organisations and government authorities advising them of the review and the major changes being proposed. The public exhibition commenced on 24 September 2002 and concluded on 21 November 2002. A successful, well attended public forum was held at the Civic Centre on 30 October, 2002. Further discussions have been held both internally and with the development industry. An example of issues discussed is a productive meeting that was held with a local surveying firm who made the case that by requesting additional information on the survey plan would be an additional cost to the development. The same outcome was shown as possible by creating a s88B 'restriction as to user' that required that future applications for dwellings comply with DCP 58. The 'Road Hierarchy Table' was reviewed with Council's staff, and several amendments were made to further rationalise road standards.

Two external submissions were received, one from a local resident and the second from the Housing Industry Association (HIA). The resident submission raised a number of general issues. The resident's letter and Council's response form **Tabled Document "DC 1"**.

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There has been agreement on many of the issues that were raised in the HIA review (a copy which forms **Tabled Document "DC 2"**). These have included:

- addition to the 'Preamble',
- standardising the minimum lot area in new release areas at 450m² and battle-axe lots at 600m²,
- varying the requirement to provide s88B covenant on the subdivision plan. There is now a requirement for the proposal to comply with the DCP within the s88B instrument, thereby reducing survey costs to the developer and the home purchaser,
- building setbacks for houses have been rationalised ie the front setback has been reduced from 5.5m to 4.5m to reflect smaller lots and the desire to keep garages a metre behind the building façade at 5.5m. The HIA was also seeking to reduce the rear setback however, it is considered that it is important to keep a green corridor behind houses, where trees can be planted, rainwater tanks located and an area for the rotary clothesline provided,
- the definition of steep/unstable land changed from 1:6 to 1:5,
- overall place statement was amended to include 'cost effective',
- garages – some of the HIA suggestions, ie internal size and design features were incorporated, except for the standard of the percentage that the garage doors comprise of the front façade. It is intended to keep this at 40% to minimise the dominance of the garages on the streetscape,
- accepted that there will be some overshadowing of the area of principal private open space at some time during the 3 hour period,
- driveways and internal garage dimensions have been amended to reflect the general housing industry standard.

Issues that were not agreed to include:

- width of battle-axe handles,
- area and fencing of corner lots. This issue relates to improve visual and person safety in these areas,
- rear building setback in order to maintain a green corridor,
- habitable floor level at least 600mm above the 1% AEP flood level,
- interallotment drainage easements kept at 1.5m wide,
- principal private open space will remain the same with the exception of allowing overshadowing as previously mentioned,
- maximum site coverage remaining at 50%, although more clarification has been provided as suggested,
- suggested increases to cut and fill,
- the amount of private open space within lots,
- visual privacy – height of window sills.

Specific Changes to DCP 58 amendment No. 2 - Residential Development

The following is a summary list of the principal changes made to the draft DCP 58 after its exhibition and further internal review:

- addition of information related to 'bushfire prone land'
- addition to 'purpose of plan' in the preamble to include the issue - cost effective residential development
- reducing minimum lot area from 500m² to 450m² (page 11)
- reducing minimum lot area from 700m² to 600m² for battle-axe lots (page 11)
- building envelopes (page 13) revised in reference to not requiring it to be shown on survey plan
- street setbacks reduced from a minimum 5.5m to 4.5m, excluding garages generally for access roads and 7.5m to 6.0m for collector roads
- general revision of the 'road hierarchy table' (page 20) - road reserve for major collector road reservation standardised at 25m, previously 23 and 26m. Identification of possible cycle lanes on road. Standardising verge widths for minor collector and access roads from 4.5m to 4m
- reference to Council's 'Designing Safer Communities' added
- cut and fill (page 40) addition of 'appropriate alternative and economic solution' and change to steep land 1:6 to 1:5
- principal private open space (page 46) acknowledging 50% overshadowing of the area
- addition to (ii) Design (page 49) 'Streetscape'
- building height increase back to previous DCP 58 ie 9.5m ridge and 7m ceiling heights
- more details on the design of garages in the streetscape added
- rainwater tanks rationalised following the Departments issue of SEPP 4 amendment on rainwater tanks as exempt development
- additions to objectives multi unit development (page 57) in particular the need for deep soil zones in the rear setback
- addition to 'open space and landscaping' setting out standards for impervious areas
- change to 'vehicular access and parking' width of footpath crossing reduced from 5.5m to 4m to allow more room for on-street carparking
- internal dimension for double garage (page 68) changed from 5.6 to 5.5m width to reflect HIA building standardisation.

Camden Local Plan

The reviewed draft DCP 58 (amendment No. 2) will provide a staging opportunity to provide a smoother transfer of revised

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residential guidelines and standards into the new Camden Local Plan.

Summary

The draft DCP 58 (amendment No. 2) has been revised following a public exhibition and further internal considerations. It now reflects some of the current industry standards whilst maintaining important aspects in ensuring a high standard of residential development in the Camden LGA. This has been achieved without sacrificing affordability of new residential developments.

The amended DCP 58 is innovative in introducing new concepts to simplify the development process. The important issues of residential development will be assessed and controlled at the subdivision stage. Multi unit development now has detailed guidelines to create better designed proposals, encouraging site amalgamations, consideration of streetscape and housing mix.

New controls will enable detailed assessment of building envelopes to maximise solar access, provision of rear building setbacks, rainwater tanks, minimum eaves width, rationalisation of road network hierarchy, crime risks and the minimisation of soil disturbance. This will provide for a better environment and living amenity.

As the controls will require adjustments to many of the design and submission requirements, it is appropriate to allow a transitional period for adoption of the new plan. In this regard, a period of three (3) months is considered adequate for industry to adapt to the changes.

Recommended: That:

- (i) Council adopt Draft DCP 58 amendment No. 2 – Residential Development as referred to in **Tabled Document “DC 3”** to be effective from 1 December, 2003.
- (ii) Local developers and builders be advised by letter that DCP 58 amendment No. 2 - Residential Development will apply for all development applications for new residential development including subdivisions received on or after 1 December, 2003.

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Resolved on the Motion of Cr McFadden, seconded Cr Winn that:

- (i) Council adopt Draft DCP 58 amendment No. 2 – Residential Development as referred to in **Tabled Document “DC 3”** to be effective from 1 December, 2003.*

- (ii) Local developers and builders be advised by letter that DCP 58 amendment No. 2 - Residential Development will apply for all development applications for new residential development including subdivisions received on or after 1 December, 2003.*

DC081/03 THE MOTION WAS **CARRIED.**

The Meeting closed at 5.57pm.