

PART D

Section 9 Residential Development

Table of Contents

About Section 9	2
Principles for residential development	2
9.1 Land Use Directions	3
9.1.1 Central Wagga Wagga	3
9.1.2 R1 Zone – established suburbs	3
9.1.3 R3 (medium density) Zone in-fill potential	4
9.1.4 R3 Zone – redevelopment areas	8
9.1.5 R3 Zone – Staunton Estate	9
9.2 Site context and layout	16
9.2.1 Site layout	16
9.2.2 Streetscape	18
9.2.3 Corner lots and secondary facades	18
9.2.4 Sloping sites	19
9.3 Site area, building form and envelope	20
9.3.1 Site area per dwelling	20
9.3.2 Site cover	21
9.3.3 R3 Zones - Minimum frontage	23
9.3.4 Solar access	23
9.3.5 Private open space	24
9.3.6 Front setbacks	24
9.3.7 Side and rear setbacks	27
9.4 Design details	28
9.4.1 Building elements	28
9.4.2 Materials and finishes	28
9.4.3 Privacy	29
9.4.4 Garages, carports, sheds and driveways	29
9.4.5 Site facilities	30
9.4.6 Changing the landform – cut and fill	31
9.5 R5 Large Lot Residential Zone - Intensification areas	TBC
9.5.1 Silverwood, Mitchel, Birch & Brunskill Road Precinct	TBC
9.5.2 Gregadoo & Tallowood Road Precinct	TBC

*** Sections not being amended have been removed for exhibition purposes ***

9.5 R5 Large Lot Residential Zone - Intensification areas

The R5 Large Lot Residential zone objectives seek to encourage residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality, minimisation of conflict between land uses within this zone and land uses within adjoining zones and minimising clearing of native vegetation.

9.5.1 R5 Zone - Silverwood, Mitchell, Birch & Brunskill Road Precinct

[subject to separate amendment]

9.5.2 R5 Zone – Gregadoo & Tallowood Precinct

Where this Section Applies

This section provides site-specific provisions for land located on the southern side of Gregadoo Road as identified in figure 9.5.2a below:



Figure 9.5.2a – Gregadoo and Tallowood Precinct

Development within this Precinct shall comply with the requirements of Section 9 of the DCP, as well as this Section.

Where there is an inconsistency between this Section and Section 9 of the DCP applying to land in this Precinct, then Section 9.5.2 shall prevail.

Explanatory Note(s):

Principles

- P1 Facilitate opportunities for the appropriate intensification of land.
- P2 Retain the established rural and landscape character of the area, including the retention of trees where possible.
- P3 Ensure that sites have sufficient areas to achieve adequate access, parking, landscaping, and building separation.
- P4 Incorporate appropriate interface/buffer treatments to minimise land use conflicts with surrounding lands.
- P5 Provide a clear and legible road hierarchy that promotes connectivity and permeability.
- P6 Minimise traffic and road safety impacts with Gregadoo Road.
- P7 Ensure that land is serviced with all necessary infrastructure and services.
- P8 Identity staging details that will achieve a coordinated and staged approach to land development.

Controls

- C1 Applications for subdivision and development (including staging) shall be in accordance with the desired connections identified in figure 9.5.2b.
- C2 The development will be staged, commencing at Gregadoo Road and progressing south to ensure orderly and economic provisions of services. If development is proposed that is inconsistent with this, the extension of infrastructure through undeveloped land will be the responsibility and at the cost of the developer.
- C3 The developer shall be responsible for providing reticulated mains sewer supply to all allotments, including associated pump stations where required, to the satisfaction of Council. Detailed sewer design plans and on-site effluent decommissioning plans must be submitted with the development application.
- C4 Subdivision within the Precinct shall occur in accordance with a stormwater management plan prepared for the area that addresses both stormwater management and overland flooding impacts. This plan shall ensure that post development flows do not exceed pre-development flows, for both quantity and quality, for storm events up to and including the 1 in 100-year storm event.
- C5 Development within the Precinct shall occur in accordance with a traffic impact assessment that identifies road and intersection improvements, including the need to restrict the number of individual access points onto Gregadoo Road.
- C6 Appropriate buffer areas shall be provided to adjoining RU1 Primary Production zoned land to the south.

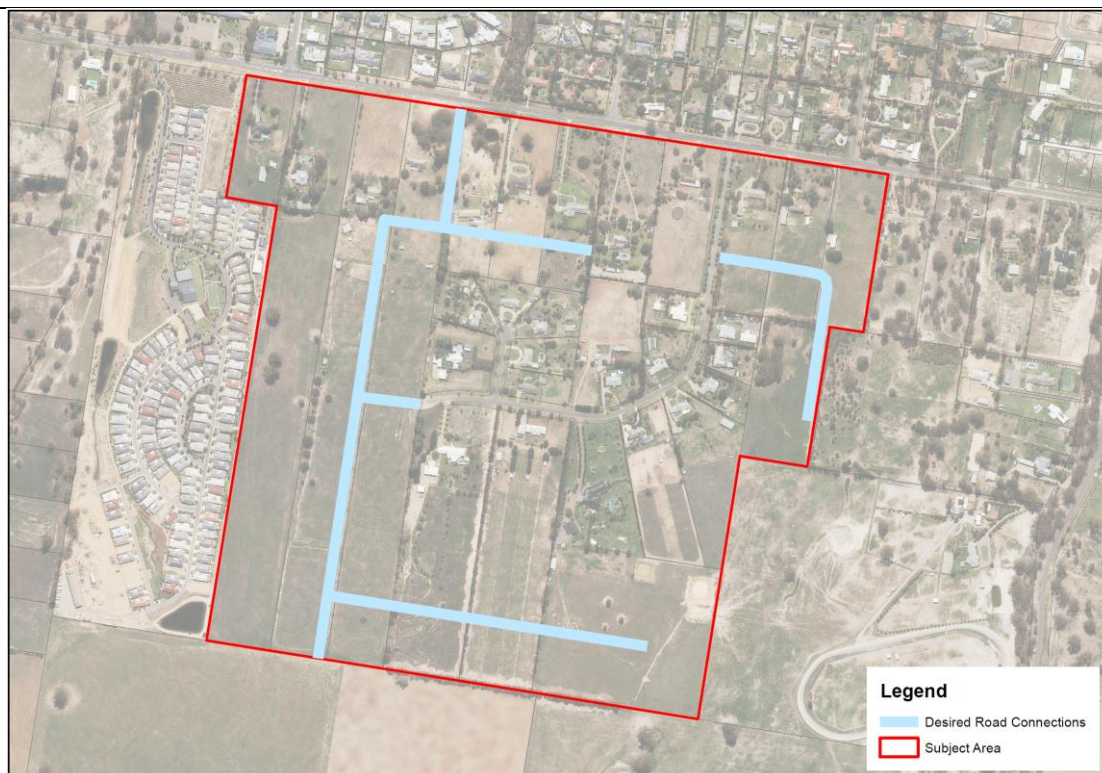


Figure 9.2.5b – Gregadoo and Tallowood Precinct Desired Connection Map