

Large Lot Residential Development

1. Objectives

The objectives of these controls are to:

- ensure that the development establishes appropriate and attractive streetscapes, which reinforce the function of the street and is sensitive to the landscape and environmental conditions of the locality
- promote space around separate dwellings and buffers between ownerships
- allow for flexibility in the siting of buildings and the provision of side and rear setbacks
- encourage the creation of attractive, well designed residential development
- site and design buildings to meet projected user requirements for visual and acoustic privacy
- reduce total energy use in residential buildings by reducing heat loss and energy consumption for heating and cooling
- provide appropriate sewage disposal that minimises potential public health and environmental risks
- ensure water tanks are provided with residential development.

2. Specific Development Controls

The following development controls apply to Large Lot Residential development

Front Setbacks

Dwellings are to be setback a minimum of 30 metres from the front boundary, being either a road or lot boundary.

All garages and carports are to be setback at least 6m from the front setback.

Side & Rear Setbacks

Dwellings, garages and carports are to be setback a minimum 30 metres from side and rear boundaries.

Building Envelopes

Applicants shall have regard to any building envelope that has been included in a relevant plan of subdivision.

Colours and Materials

Roof, external wall and trim colours are to be in neutral tones comprising off whites through to blue greys or natural earth colours suitable to the existing landscape. Materials and colours are to be non-reflective. Zinalume may also be permissible subject to roof pitch and building orientation consideration

Roof Form

Unnecessarily complicated roof forms should be avoided. Flat or low pitched roofs are generally discouraged. A minimum of 450mm eaves overhang is required where possible.

Privacy and Amenity

In the case of two storey dwellings, it is important to design and site the dwelling to minimise overlooking of adjoining properties. In order to improve visual and acoustic privacy careful consideration of the location of windows, balconies and outdoor entertaining areas is required.

Windows in a habitable room that are within 9 metres of, and allow an outlook to a window of a habitable room in the neighbour's house:

- are offset from the edge of one window to the nearest edge of the other by a distance of at least 0.5metre, or
- have sill heights of at least 1.7 metres above floor level, or
- have fixed obscure glazing in any part of the window below 1.7 metres above floor level/

Windows should not directly overlook the adjoining properties' private open space.

Residents are required to retain and maintain any landscape planting included as a condition of development consent, for reasons of neighbour amenity.

Energy Efficiency and Sustainability

The following are principles that Council seeks to encourage in new building design:

- minimise windows along western facades
- the main living area and private open space is to achieve three hours of sunlight between 9.00am and 3.00pm on June 21
- all development must meet BASIX requirements.

Fencing

Front Yards

- a fence to a height of 900mm and/or a hedge to a maximum height of 1.0m across the primary street frontage and along the side boundaries to a setback of 1.0m from the building façade. Refer across for corner lots.
- front fences shall enable outlook from buildings to the street for safety and surveillance
- the entrance to the dwelling shall be clearly identifiable.
- any landscaping is to be integrated into the fence design and contribute to the streetscape
- appropriate vegetation should be used to provide shade to the northerly and westerly elevations of buildings in summer, while allowing sunlight in winter.

Site Facilities and Services

All sites within reasonable proximity to Council's sewer shall be connected to same.

All sites outside sewered areas must provide a report from an appropriately qualified person such as a soil scientist that confirms that the site can cope with sewage effluent. The report must detail the design parameters for such disposal system and be in accordance with the Australian Standard 1547 On-site domestic waste water treatment.

Clothes drying areas shall be provided to each lot in the rear yard.

Rainwater tanks must be provided with all residential developments. Rainwater tanks must not be located within the front setback.

Land Management

Council has endorsed the following three (3) guidelines to assist with the management of rural land within the Shire.

- *Guidelines for Sediment and Erosion Control in Rural Subdivisions*
- *Guidelines for Small Area Rural Subdivision Planning and Land Management*
- *Guidelines for Drainage Management in Rural Subdivisions. Establishment of Drainage Reserves*

These guidelines were prepared by the Department of Conservation and Land Management (Soil Conservation Service) and are adopted for rural residential style development including large lot residential development.

Land Capability Study Cost Recovery

Where new subdivision occurs in the Bundawarra Road estate or Rosella Street estate, as identified in Temora Local Environmental Plan 2010 Amendment 3, a contribution towards the fee involved with the preparation of the soil capability study, to support the amendment, shall be collected as part of the issue of the relevant subdivision certificate.

3. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to large Lot Residential Development includes:

- *Bed and Breakfast Accommodation*
- *Bushfire Protection*
- *Car Parking*
- *Contaminated Land*
- *Development Applications*
- *Dwelling houses (Second Hand)*
- *Engineering Standards*
- *Environmentally Sensitive Areas*
- *Erosion and Sediment Control*
- *Flood Prone Land*
- *Landscaping*
- *Notification of Development Applications*
- *Sewage Management*
- *Signage*
- *Subdivision*
- *Temporary Occupation of Land*
- *Village Development*