

# D12 Richardson Road - Raymond Terrace

## Application

This Part applies to the land identified in Figure DV as Richardson Road - Raymond Terrace including additional objectives and controls for the Richardson Road Western Precinct.

## D12.A Street layout and transport network

### Objectives

- To ensure that a well-planned and connected street layout for the area is delivered and not compromised by **development** on a single site
- To achieve efficient and equitable pedestrian, cycle, public transport and private vehicle connectivity between lots and precincts, the local centre and nearby service areas
- To ensure the street layout limits access to the Pacific Highway and Richardson Road

Development controls	
Street layout	
D12.1	Street layout is generally consistent with the locality controls map at Figure DW.
D12.2	No additional direct <b>driveway</b> access to and from Richardson Road is permitted.
Connectivity	
D12.3	The <b>subdivision</b> of a lot that proposes a road layout that prevents the effective connectivity of the wider street network will not be supported. <b>Development applications</b> must provide for wider street network connectivity in a grid-like structure.
D12.4	<b>Subdivisions</b> that propose street networks are to be informed by road connections to future <b>subdivisions</b> on adjoining land. <b>Development applications</b> shall identify future road connections to adjacent land where necessary.
Transport movement hierarchy	
D12.5	Local roads connecting to Richardson Road, Halloran Way and Baluster Street are constructed as bus routes in accordance with Council's infrastructure specification <sup>12</sup> .
D12.6	Pedestrian and shared paths are provided in accordance with Council's Infrastructure specification <sup>12</sup> .
Road connections to Richardson Road	
D12.7	Access to Richardson Road must be provided in accordance with Figure DW.
Street trees along Richardson Road	
D12.8	<b>Landscaping plans</b> for <b>subdivisions</b> along Richardson Road must provide for an attractive and low maintenance landscape along the road frontage, and in accordance with the <b>tree technical specification</b> <sup>1</sup> .  Note: This requirement is in addition to the requirements under Part C1.

## D12.B Staging

### Objective

To ensure that the staging of **subdivision** is informed by site analysis and infrastructure provision

Development controls	
Staging	
D12.9	<p>Stage 1 <del>is completed prior to stage 2 commencing</del> provides for continued road construction to the western intersection of Benjamin Lee Drive and Richardson Road.</p> <p>Note: The <b>Local Environmental Plan</b> requires a staging plan</p>
D12.10	<p>Stage 2 <del>can occur prior to stage 1, if:</del></p> <ul style="list-style-type: none"> <li>continuous road construction is provided to the western intersection of Benjamin Lee Drive and Richardson Road</li> </ul>
D12.11	<p>Stage 2 <del>3</del> must:</p>
D12.10	<ul style="list-style-type: none"> <li>provide continuous road construction to Baluster Street; and</li> <li>demonstrate the Halloran Way and Richardson Road intersection has adequate capacity to support traffic generated by the <b>development</b>.</li> <li><b>development</b> that exceeds the intersection capacity must provide a continuous road connection to Stage 3 <del>4</del> and can only be completed once the eastern intersection at Benjamin Lee Drive and Richardson Road identified in Figure DW is operational.</li> </ul>
D12.12	<p>Stage 3 <del>4</del> must provide continuous road construction to Richardson Road in accordance with Figure DW and the eastern intersection of Benjamin Lee Drive and Richardson Road must be operational.</p>
D12.11	

## D12.C Aircraft noise

### Objectives

- To ensure **development** satisfies the requirements of the **Local Environmental Plan**, clause 7.5
- To ensure appropriate consideration is given to land burdened by aircraft noise

Development controls	
Aircraft noise	
D12.13	<p>Richardson Road is located within the 20-25 and 25-30 <b>ANEF</b> contours.</p> <p>Note: B6.1 details what is to be considered when <b>development</b> is located within the aircraft noise planning area.</p>

## D12.D Stormwater drainage and water quality

### Objectives

- To ensure environmentally sustainable and affordable water management solutions are implemented on a catchment-wide basis and not compromised by development on a single site.
- To safeguard nearby sensitive wetlands by improving the quality of stormwater runoff.
- To improve or maintain water quality within the Grahamstown Dam Drinking Water Catchment.
- To ensure that stormwater from **development** is adequately managed to provide for common stormwater management infrastructure.

Development controls	
Stormwater drainage	
D12.14	<b>On-site detention / on-site infiltration</b> is required for all new development where impervious areas are proposed.
D12.15	<p>The <b>on-site detention / on-site infiltration</b> is to be:</p> <ul style="list-style-type: none"> <li>• Sized so that the post-development flow rate and volume equals the pre-development flow rate and volume for all storm events up to and including the <b>1% Annual Exceedance Probability (AEP)</b> storm event; and,</li> <li>• Provided by underground chambers, surface storage or a combination of the two.</li> </ul> <p>Note: Part B4 provides further consideration towards <b>on-site detention / on-site infiltration</b>.</p> <p>Note: Pre-development is prior to any development occurring on the land.</p>
Drainage reserves	
D12.16	<b>Drainage reserves</b> are located generally in accordance with the locality controls map at Figure DW.
D12.17	All new <b>developments</b> must demonstrate that there would be no adverse impact on the operation of the <b>drainage reserve</b> or adjoining land on which stormwater is discharged.
Water quality	
D12.18	When a <b>development application</b> is received for subdivision greater than three lots or would result in an impervious area greater than 60% of the site area, it must demonstrate that the quality of water that is released into public drainage achieves Council's <b>water quality stripping targets</b> for the area.

## D12.E Richardson Road Western Precinct

### Objectives

- To protect and enhance the existing low density residential amenity and character of the area
- To ensure development provides appropriate landscaping cover and maintains established vegetation where possible
- To ensure residential development does not hinder the proper and orderly development of the area
- To ensure suitable access arrangements for residential development is provided

### Development controls

#### Landscaping

D12.19 A landscape plan for any residential development is to be provided which shows:

- minimum of 30% landscaping area
- 50% of species are to be native species
- 30% of landscaped area within the front setback
- Existing trees are to be retained where possible
- Appropriate response to bushfire risk.

D12.20 Land adjoining Richardson Road must provide a landscape buffer 5m deep consisting of predominantly native and low maintenance species.

#### Setbacks

D12.21 Minimum front **setback** of 5m

D12.22 Minimum side **setback** of 2m

D12.23 Minimum upper storey **setback** of 3m

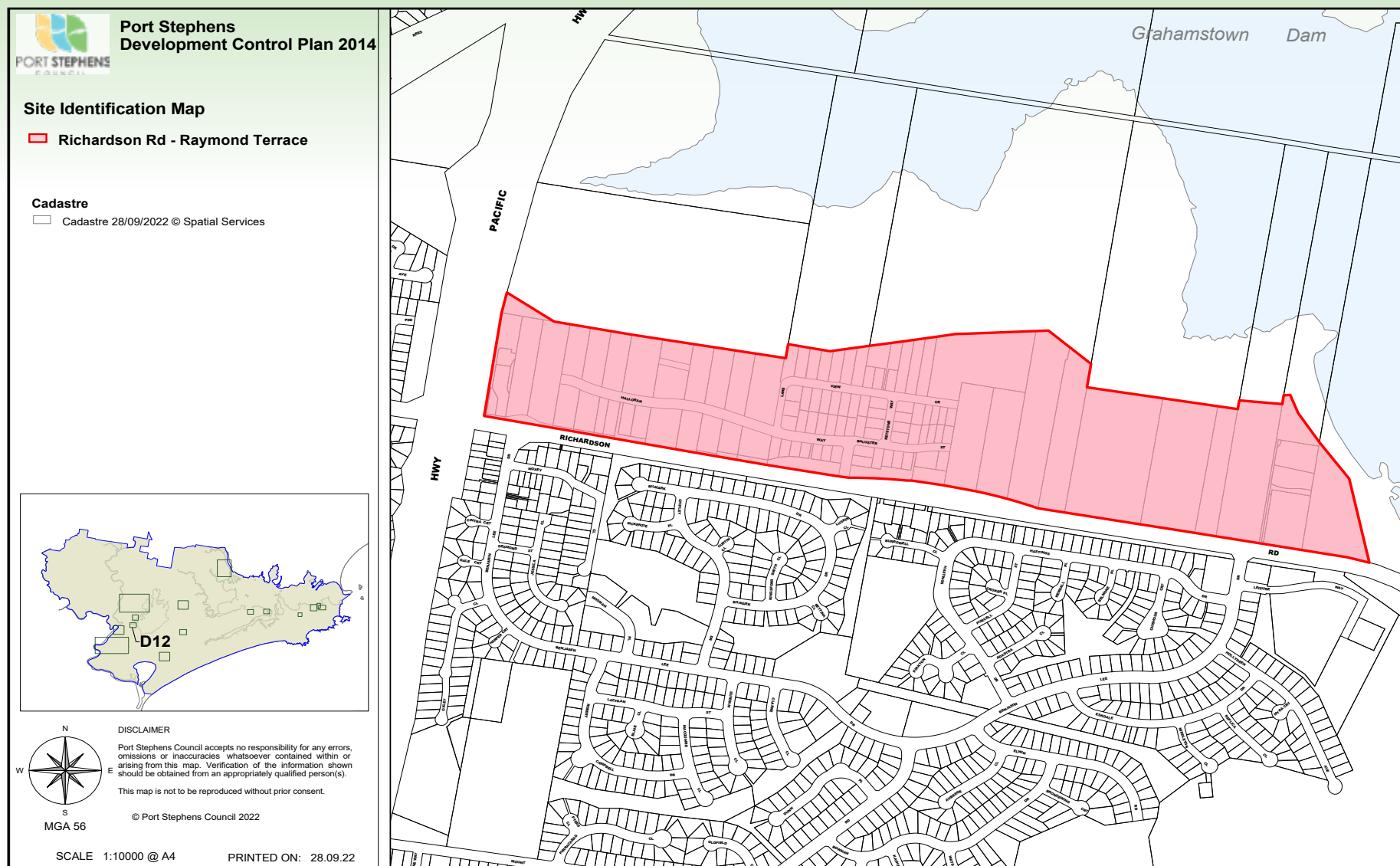
#### General

D12.24 Fencing forward of the building line is to have a maximum height of 1.2m and be in a rural style (such as post and rail fencing)

D12.25 Vehicle access must be via Halloran Way. **Subdivision development** that proposes access to Halloran Way must include road construction from the site frontage connecting to the existing road network in accordance with the road layout shown in Figure DW Richardson Road - Raymond Terrace locality controls map.

D12.26 **Subdivision development** should allow for road connection to neighbouring lots to provide consistent road development. Where this cannot be achieved, cul-de-sacs may be considered where they service no more than 10 lots and are no longer than 75 metres.

Figure DV: Richardson Road - Raymond Terrace land application map





**Figure DW: Richardson Road - Raymond Terrace locality controls map**





Figure DW: Richardson Road - Raymond Terrace locality controls map (proposed)

