

RAAF Stores Depot – Residential

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I.0 Introduction

I.1 Land to which this Part applies

This Part applies to land zoned R3 Medium Density Residential within the Former RAAF Stores Depot site under *Auburn LEP 2010*. Refer to Figure I below.



Figure I – Area to which this Part applies.

I.2 Purpose of this Part

The purpose of this part is to provide land use provisions to guide redevelopment of the former RAAF Stores Depot site.

I.3 Structure of this Part

This Part is structured as follows:

- Section 2.0 addresses residential density and dwelling mix;
- Section 3.0 addresses car parking;
- Section 4.0 addresses stormwater management;
- Section 5.0 addresses tree preservation; and
- Section 6.0 addresses public domain.

I.4 Objectives of this Part

The objectives of this Part are to:

- a. encourage design that will enhance the existing character of the locality; and
- b. ensure that redevelopment is integrated with the surrounding development.

2.0 Residential density and dwelling mix

Objectives

- a. To encourage a range of housing types to meet the needs of the community.
- b. To provide interesting and varied streetscapes.
- c. To ensure development is not excessive in scale and the distribution of housing forms reflects the scale and character of existing development.

Performance criteria

- PI** Residential development incorporates a range of dwelling types and sizes.
- P2** Higher density housing is located to act as a buffer to industrial development to the south of the site.

Development controls

- D1** Residential development shall not exceed a gross residential density of 28 dwellings per hectare.
- D2** Courtyards shall not be built within the front building alignment.
- D3** Single dwelling traditional lot development shall occur along the interface with existing residential areas.

3.0 Car parking

The applicant shall refer to the Parking and Loading Part of this DCP.

4.0 Noise

The applicant shall refer to the noise provisions in the Multi Dwellings Part of this DCP.

5.0 Adaptable housing

The applicant shall refer to the relevant adaptable housing provisions in the Detached Dwelling and Dual Occupancy and Multi Dwelling Parts of this DCP.

6.0 Access and mobility

The applicant shall refer to the relevant provisions within the Access and Mobility Part of this DCP.

7.0 Stormwater management

The applicant shall refer to the Stormwater Drainage Part of this DCP.

8.0 Tree preservation

The applicant shall refer to the Tree Preservation Part of this DCP.

9.0 Public domain

The applicant shall refer to the Former RAAF Stores Depot Public Domain Plan for public domain requirements.