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**From:** Ralph Tambasco [mailto:tambascor@juneensw.gov.au]  
**Sent:** Tuesday, 23 August 2011 4:29 PM  
**To:** Oberon Council  
**Subject:** Proposed Amendment to DCP 2001-Part K- "Riverdale and Llambeda"

The General Manager  
Oberon Council  
PO Box 84  
Oberon, NSW, 2787

**Attention: Mr Gary Wallace ( Hi Gary!!)**

Dear Leanne,

I refer to the Council's letter dated 16 August 2011 regarding the proposed amendment of Clause K.7.1.5 "Ancillary Buildings" of Part K of DCP 2001. Please accept this email as my submission to the Council's proposed amendment.

I would like to support the Council's intention to amend this clause to increase the total allowable floor area of ancillary buildings from 100 square metres to 150 square metres. In fact, I respectfully request that the Council consider increasing the floor area from the proposed 150 square metres to **180 square metres** or possibly **220 square metres**. As you are aware, all of the lots in the Llambeda ( Rosemeadows) Estate range in size from approximately 6 hectares to 11 hectares. This size of "Rural Small Holding" lot easily allows for an outbuilding to be of a size nominated above without having any adverse effect on the use of the land. There is still ample land available to have gardens, play areas for children, reserve areas for onsite wastewater disposal, horse stables and yards, orchards, vegetable patches and other land uses that are common on Rural Residential/Rural Small Holding lots.

Most pre-fabricated metal sheds/barns/garages have bays between columns spanning 3metres, 3.5 metres, 4.5 metres and 6 metres. By allowing a maximum floor area of say 220 square metres, a person could theoretically construct a shed of dimensions up to 18metres x 12 metres (216 sq.m- that is, 4 bays of 4.5 metres by 12 metres in depth) without the need for the DA to be referred to Council for determination. A shed of this size is quite common in these zones, as are sheds within the range of 120 sq.m to 180 sq.m. which allow for greater storage of equipment/machinery and other items commonly acquired by persons residing in these zones.

Thankyou for considering my submission.

Regards to all at Oberon Council.

Ralph Tambasco  
Director of Development and Environmental Services  
June Shire Council



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