



DEVELOPMENT CONTROL PLAN 2001

THE OBERON COUNCIL DEVELOPMENT CONTROL PLAN 2001

Adopted by Oberon Council
January and February 2002
Prepared by the Planning Policy Committee and the
Development and Environmental Services Department

1. Clause B.14.12.9 Amended 22 September 2005
2. Clause C.5.4 Amended 13 December 2005 and adopted 14 March 2006
3. New Clause B.14.12.10 Added 11 December 2007
4. Table to Clauses C.5.4 and A.2.6 Amended 15 January 2008
5. Notes added to Complying Development (Part M) and Exempt Development (Part N) on 27 February 2009
6. New Part P "Cunynghame Park Estate 2" adopted 17 March 2009
7. Clause B12.8 Amended 16 March 2010 and adopted 6 May 2010
8. Clauses D4.4, D4.5, F.10.1 and F.10.2 amended 17 August 2010 and adopted 23 September 2010
9. Clause H3.2 Amended 25 November 2010 and adopted 21 September 2010

October 2001
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“GENERAL”

1. INTRODUCTION

Oberon is in an unusual location in New South Wales and is known as much for its valuable natural environment as for its lifestyle and sub-alpine climate characteristics.

In order to manage the rapid growth of the town and encourage economic development of the area, the Council has prepared a planning package that will guide development through the new millennium.

The Oberon Local Environmental Plan, 1998 gazetted on 13th March 1998, provides the statutory framework and determines development opportunities to maintain the balance between human made and natural systems. Such a balance is essential if the area is to continue to offer its rare qualities.

To complement the Local Environmental Plan, Council has prepared a package of design controls and guidelines that are intended to assist in the achievement of the aims and objectives adopted by Council with regard to the Local Environmental Plan. The Development Control Plan 2001 provides detailed guidance for the development and redevelopment of land within the Council area.

Development Control Plan 2001 was compiled following a review and consolidation of The Oberon Council's existing Development Control Plans.

2. CITATION

This plan may be cited as the "Oberon Development Control Plan 2001." It constitutes a Development Control Plan as provided for by Section 72 of the Environmental Planning and Assessment Act, 1979 and shall apply to land within the Oberon Council area.

3. COMMENCEMENT DATE

This plan shall be effective from 15 January 2001 being the date on which it was formally adopted by Council.

4. APPLICATION

This plan shall apply, from the commencement date, to all development consents relating to, or affected by, the matters contained in the following parts of the plan:

Part A Rural Development 1(a)

Part B Subdivision

Part C Residential Development

Part D Commercial & Industrial Development

Part E Advertising

Part F Vehicle Circulation and Parking

Part G Tourism

Part H Notification - Development Control

Part I Rural Development

Part J Titania Park Heights Estate

Part K Riverdale and Llambeda

Part L Cunynghame Park Estate

Part M Complying Development

Part N Exempt Development

Part O Wind Power Generation 2005

Part P Cunynghame Park Estate 2

5. RELATIONSHIP

This plan shall apply to all land within the Oberon Council Area.

In the event of any inconsistency between this Development Control Plan and Council policies, or Development Control Plans made prior to adoption of this document, this Development Control Plan shall prevail. However, interpretation of this plan may be defined more specifically in future Development Control Plans relating to specific areas.

6. OBJECTIVES

The general objectives of this plan are:

To provide development controls and guidelines which will assist in achieving the objectives of the Oberon Local Environmental Plan, 1998.

To provide development controls and guidelines that are flexible, in order to promote innovative and imaginative building and development that will relate well to its surroundings both man made and natural.

To promote and encourage a high quality of design and amenity for all developments in the area.

To provide for and require well considered development that is environmentally and economically sustainable.

7. PREFERRED LAND USE CATEGORIES

Council proposes that the Villages of Oberon and Black Springs be divided into six preferred land use categories for the purpose of this plan. They are:

Oberon Residential
Residential (Black Springs)
Commercial
Industrial
Special Uses
Open Space.

It is envisaged that proposed Part P of this Plan will detail the preferred land use categories within the Villages of Oberon and Black Springs. Until Part P is drafted and ultimately adopted by Council, all applications within the Village zone must be compatible with adjoining land uses and conserve and enhance the amenity of the Village. All applications will be considered on their merits.