

# **PART C – “RESIDENTIAL DEVELOPMENT” - 2(v) Zone**

## **C.1 INTRODUCTION**

The form of the built environment and its relationship to the natural environment will be a crucial factor in determining the future development of the townships of Oberon and Black Springs.

Oberon Council has recognised the need to plan for residential and tourism development which will be in harmony with its surroundings, both natural and constructed and which will enhance the physical context valued by the community and by the increasing number of visitors.

Council recognises that there is a growing diversity in residential and tourist needs, reflecting changing household types and incomes, lifestyles and recreational pursuits. It is aware of the need to promote a higher quality of design within a more cost efficient development framework.

This residential development policy has been adopted by Council to incorporate controls complementing the Oberon Local Environmental Plan and as a guide to design principles to be encouraged. The controls aim at sufficient flexibility to promote the development of innovative and imaginative building forms which are related to each other and to their surroundings by careful attention to orientation, forms, materials and landscaping. Each application will be treated on its merits and strict compliance with mathematical standards will not, by itself, be sufficient to meet the objectives underlying such standards.

Any and all proposals which are at variance with the provisions of this policy will be assessed on their merits and may be approved only where it can be demonstrated to Council's satisfaction that the particular proposal meets Council's objectives.

This policy should be read in conjunction with any adopted Development Control Plans which provide details of Council's adopted policies for the control of development in the Villages of Oberon and Black Springs. (Zone 2(v) Village Zone).

## **C.2 CITATION**

This section of Oberon Development Control Plan 2001 updates and replaces “The Oberon Village and Black Springs Village Development Control Plan No 4, Part C. It shall apply in all respect as the previous plan to all land zoned as Village 2(v) in the Villages of Oberon and Black Springs.

## **C.3 APPLICATION**

This policy shall apply to all development approvals relating to the erection of, or additions or alterations to, or use of residential development in Zone 2(v) Village Zone within the Villages of Oberon and Black Springs and shall include:

- § Residential flat buildings;
- § Group dwelling developments including home units, villa homes, town;
- § houses, terraces, cluster housing and the like;
- § Duplex or semi detached dwellings;
- § Hotels, motels and hostels;
- § Holiday cabins;
- § Residential parks;
- § Caravan parks and camping grounds;
- § Dwelling-houses;
- § Dual occupancy development;
- § Bed and Breakfast.

All dwellings, residential units, duplexes, motels and hotels and caravan parks require development consent.

Adopting this policy, Council has the following objectives, which will be taken into consideration with regard to residential development.

To promote residential development, including tourist accommodation which is of a high design standard and which is sensitive to and enhances the physical environment and the social fabric particular to Oberon.

To accommodate a variety of residential forms to reflect the growing diversity of household types and incomes, lifestyles and tourist needs.

To encourage infill residential development, which is, compatible with the existing character and which enhances its surroundings.

To optimise the provision of infrastructure services in the most efficient and most effective manner.

To ensure adequate access for the disabled, particularly to medium density and non private residential accommodation.

## C.4 DEFINITIONS

In this policy, except in so far as the context or subject matter otherwise indicates or requires:

**A.S.A.** means: *Australian Standards Association standard.*

**B.C.A.** means: *The Building Code of Australia.*

**BED AND BREAKFAST ESTABLISHMENTS** means: *a class 1a dwelling-house which incorporates no more than 5 bedrooms for the use, enjoyment and overnight accommodation of the travelling public.*

**BUILDING HEIGHT** means: *the vertical distance between natural ground level and the finished level of the uppermost ceiling in the building or where there is no ceiling or a "cathedral" ceiling, the level at which the main roof beams meet the top plate.*

**BUILDING HEIGHT PLANE** means: *the plane projected at an angle of 45° over the actual land to be built upon, from a distance of 1.5 meters above the natural ground level at the boundary of the site.*

**CARAVAN PARK** means: *a property used for the placement of caravans and other moveable dwellings.*

**COMMON LANDSCAPED AREA** means: *that part of the site area not occupied above natural ground level by any building except swimming pools at or below natural ground level, which part is predominantly landscaped by way of planting trees, gardens, lawns or shrubs and which is available for common use and enjoyment by the occupants of the building erected on the site.*

**DUAL OCCUPANCY DEVELOPMENT** means:

- (a) *the conversion of a dwelling house into 2 dwellings by alteration or addition; or,*
- (b) *the erection of a building containing 2 dwellings; but only if not more than 2 dwellings will be created or result on the allotment.*
- (c) *the erection of a separate dwelling on an allotment of land on which a dwelling house is already situated; or*
- (d) *the erection of 2 separate dwellings on an allotment of land; but only if not more than 2 dwellings will be created or result on the allotment.*

**DWELLING OR FLAT** means: *a room or suite of rooms occupied or used or so designed, constructed or adapted as to be capable of being occupied or used as a separate domicile.*

**EXPANDED HOUSE** means: a group of buildings which are joined physically or conceptually to form a single dwelling where:

- (a) all habitable structures are contained within a circle of diameter no greater than 60 metres;
- (b) habitable structures are connected by paths by an all weather surface;
- (c) only one kitchen and only one laundry is included;
- (d) an identifiable common living room is included.

**FLOOR PLAN AREA** means: the area contained within the outer face of the external enclosing walls of a storey including the area of balconies, but excluding:

- (a) columns, fin walls, sun control devices and any elements outside the general line of the outer face of the external wall.
- (b) lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air conditioning ducts;
- (c) car parking needed to meet any requirements of council and any internal access thereto;
- (d) space for the loading and unloading of goods.

**FLOOR SPACE RATIO** means: the ratio of gross floor area of buildings to site area.

**GROUP DWELLING** means: that part of a building designed or constructed or adapted for use as a single dwelling, having an individual entrance and access to private open space and which forms part of a group of 3 or more dwellings such as are commonly known as group houses, villa homes, town houses, terraces or cluster houses or the like.

**GROSS FLOOR AREA** means: the sum of the floor plan areas of all floors of a building.

**HOLIDAY CABIN** means: a building containing a room or a suit of rooms used or intended to be used for the provision of holiday accommodation only.

**HOSTEL OR GUESTHOUSE** means: a building or buildings incorporating bedrooms or dormitory accommodation and / or shared bathroom facilities, substantially used or intended for use for over night accommodation of travellers and their vehicles.

**MOTEL** means: a building or buildings incorporating no less than 6 motel units, substantially used or intended for use for the overnight accommodation of travellers and their vehicles, whether or not the building or buildings are also used in the provision of meals to those travellers or the general public.

**MOTEL UNIT** means: a room or suite of rooms incorporating self contained bathroom facilities which is substantially used or intended to be used for the overnight accommodation of travellers.

**RESIDENTIAL FLAT BUILDING** means: a building containing 3 or more dwellings.

**SITE (OR ALLOTMENT)** means: the area to which title is held, excluding any land zoned or reserved for any other purpose.

**SITE AREA OR ALLOTMENT AREA** means: the area contained within the title boundaries of the site but in the case of a hatchet shape site, excludes the area of the access corridor.

**Note:** Refer to “**Part B – Subdivision**” for minimum requirements for access.

**S.T.C.** means: the Sound Transmission Class as required by the Building Code of Australia.

**STORE** means: the space within a building between one floor level and the other floor level next above or where there is no floor above, the ceiling or roof.  
It excludes drying yards, garbage collection and handling spaces and any spaces used for the movement or parking of vehicles.

Where Council deems it appropriate in terms of accessibility, treatment and appearance, the common landscape area may include rooftop spaces, terrace steps, walkways, swimming pools, pergolas or other built elements.



## C.5 RESIDENTIAL DEVELOPMENT

### C.5.1 General

The provisions of this part relate to the Siting and orientation of residential buildings; the manner in which the buildings relate to the climate, environment and streetscape; provisions for landscaping, vehicular movement and parking on site; and other relevant matters.

Attention is drawn also to other parts of this plan which contains Council's adopted policies and Development Control Plans and which will be taken into consideration regarding any residential development or building application.

### C.5.2 Drawings Or Models

Any application for development and/or with development/building costs in excess of \$500,000 is to be accompanied by suitable isometric or axonometric drawings or a model to an appropriate scale.

### C.5.3 Height Of Buildings

Council will not consent to the erection of any building which has a building height greater than 5.5 metres.

### C.5.4 Buffer Zones

***Please note Section C.5.4 was adopted by Council at the February Council Meeting  
Buffer distance requirements were adopted by Council at the 14 March 2006 Ordinary Meeting of Council.***

In order to minimise land use conflicts and avoid undue interference with the living amenity of residents, residential development shall be located so as to ensure the following minimum buffer areas around intensive agriculture establishments, the Oberon Industrial area, quarries, sewerage treatment plants and the other existing land uses with a nuisance potential:

Existing Major Industry	750 metres (from boundaries of site)
Extractive Industry (as defined in Standard LEP)	500 metres (from footprint of operations and is to be provided wholly within the proponent's land or by appropriate lease over the buffer area. Council may consider less stringent conditions based on partial use and/or annual production volume having regard for public benefit)
Intensive Livestock Agriculture (as defined in Standard LEP – see below*)	500 metres (from footprint of operations and is to be provided wholly within the proponent's land or by appropriate lease over the buffer area)
Intensive Plant Agriculture (as defined in Standard LEP – see below **)	150 metres (from footprint of operations) unless a tree buffer has been approved.
Garbage Tips	500 metres (from footprint of operations)
Inert Landfill	250 metres (from boundaries of site)
Animal Dips	200 metres (from actual dip site)
Sewerage Treatment Plant	400 metres (from boundaries of site)
Albion Street and proposed western bypass	50 metres

\* Intensive Livestock Agriculture – means the keeping or breeding of livestock, poultry or other birds that are fed wholly or substantially on sourced feed, and includes the operation of feed lots, piggeries, poultry farms or restricted dairies, but excludes operation of facilities for drought or similar emergency relief.

\*\* Intensive Plant Agriculture means:

- a) the cultivation of irrigated crops (excluding irrigated pasture and fodder crops),
  - b) horticulture, or
  - c) turf farming
- for commercial purposes.

Each case will however, be treated on its merits and consideration will be given to the operational characteristics of the activity or facility, the topography, vegetation, prevailing wind conditions and other matters relevant to the particular situation.

Comment: The aim of the buffer zone is to restrict any increase in density (eg. residential flat buildings, villa unit and town house complexes, dual occupancy and the like) within the specified setbacks and to ensure that noise, odour or other issues identified are appropriately dealt with. Additions and alterations to existing dwellings involving the construction of a "habitable room" as defined by the Building Code of Australia located within the 750 metre "Zone" of existing major industry must also comply with this clause.

Council may approve single dwellings on existing vacant lots within the specified setbacks subject to necessary design criteria being satisfied in respect of noise, odour or other issues identified relative to the existing environment of the locality.

Note: For the purposes of measuring the above distances from a dwelling, the provisions of Part 4 of the Environmental Planning and Assessment Regulation "How are distances measured for the purposes of this Schedule?" apply. Specifically the definition relating to Dwelling as produced below:

Dwelling: The distance from a dwelling is to be measured as the shortest distance between the edge of the dwelling and the boundary of the development or works to which the development application applies.

### **C.5.5 Building Height Plane**

The building height plane, in combination with building height limits, forms the maximum building envelope for all residential development except as provided in Clause C5.6 - Exemptions.

Council's objectives in this regard are to ensure that a residential development will not significantly:

- (a) increase the overshadowing of adjoining properties;**
- (b) reduce the level of privacy enjoyed by adjoining properties; or**
- (c) affect the amenity of the Rural Village**

obstruct views from adjacent existing buildings, and that the occupants of the building or buildings will enjoy the optimum use of winter sunlight.

In this Clause, a reference to a building or development includes any point on the external walls of the building, but may exclude climate control elements which are of an open character and form part of the landscape treatment of the building. Pergolas, verandahs and lattice walls are examples of such elements.

### **C.5.6 Exemptions**

An exemption from the building height plane may also be considered in relation to one or more boundaries, in the following circumstances:

- (a) where clear advantages are achieved in other aspects of the design;**
- (b) on an existing narrow allotment; or**
- (c) where the floor level is required to be significantly above ground level for the purpose of flood protection in a locality.**

### **C.5.7 Setback From The Street**

Setback requirements are designed to be flexible in order to achieve more varied and interesting orientation of residential developments with regard to sun, shade, wind and neighbouring development, and better use of allotments to create private open space and courtyards.

The street face of a building and any open space between it and the street, should contribute to the general attractiveness of the streetscape by means of good design, appropriate materials and effective landscaping. A reasonable degree of integration with the existing pattern of setbacks should be balanced with the need to provide variety in the streetscape.

Private open space and common landscaped areas of the site should be as useable as part of the living environment. Council will discourage the provision of bare spaces between buildings and the street, which are unusable.

***Strict compliance with a minimum setback will not, by itself, be sufficient to meet these objectives.***

The setback from a street frontage for a building, which is part of a residential development, will be determined on its merits having regard to:

- (a) the provisions of any development control plan applying to the specific location;***
- (b) the position of any existing buildings in the locality;***
- (c) the size and shape of the allotment.***
- (d) the effect on vehicular safety and visibility, particularly on corner sites.***
- (e) the orientation of the allotment and the proposed dwelling with regard to the sun and prevailing winds.***
- (f) the proposed location of any private open space, courtyard or landscaped areas.***
- (g) the facade of the proposed building or buildings which will face the street and the***
- (h) proposed landscape treatment of that part of the allotment which is visible from the street.***
- (i) the location and treatment of any car parking areas or car parking structures on the site.***

In any case, no residential building, dwelling or associated building shall be set within 3 metres of the street. Typically, a minimum 6 metre setback from the street boundary would be acceptable.

### **C.5.8 Design Principles**

Council wishes to ensure the incorporation of design principles appropriate to the local climate and environment into all forms of residential development. Such principles relate to siting and orientation, passive solar architecture, relationship to the surrounding built and natural environment, landscaping, visual impact, building materials, and vehicular movements.

### **C.5.9 Orientation**

Buildings should be oriented to maximise the sites positive characteristics and incorporate the principles of passive solar architecture. It is the most important factor to be considered in a comfortable energy efficient house.

Buildings should not necessarily face the street, but should be oriented with the main indoor living spaces and major window areas facing towards the North.

Appropriate orientation can:

- § Minimise energy costs and facilitate more comfortable indoor/outdoor living by maximising winter sun and access to solar energy, and minimising summer sun.
- § Reduce uniformity and add character to private open spaces and the street;
- § Maximise site advantages for best use of house and private open space areas.

To optimise orientation and exploit the sites potential, compromise may be required.

### **C.5.10 Climate Control**

The cold winters and the relatively high rainfall are two important aspects of the local climate which need to be addressed in the building design within Oberon and Black Springs.

Appropriate building forms and materials, location of glazed areas, roof shape and overhangs, and the use of pergolas, suitable landscaping and earth berming will assist in producing energy efficient residential development which is pleasant to inhabit and visually appealing.

The following are basic guidelines to appropriate climate control in building design, and these should be taken into consideration regarding residential development.

North facing glazed walls should provide major glazed areas for winter sun penetration.

South facing walls should provide minimal glazing to reduce winter heat loss;

Erect attached garages on the southern or western elevations and ***NOT Northern and Eastern to permit solar access when and where wanted and to protect the living areas from harsh weather conditions;***

Moderate the interior climate in both summer and winter by providing adequate wall and ceiling insulation. **Additional insulation a minimum of R2 for vertical walls and R4 for ceilings is required in Oberon, although now this is controlled by BASIX for the majority of new dwellings and additions and alterations.**

Consider steeper pitched roofs to provide insulating air space between roof and ceiling;

Plan landscaped areas and vegetation species to enhance the climate control features of the building and outdoor spaces.

Provide internal thermal mass to minimise rapid temperature fluctuations and to store and radiate heat in winter. Zoning of areas allows for the shutting off of rooms to isolate the effects of hot and cold weather conditions.

NB. Councils Building Surveyors are available for advice in regard to passive solar architecture and energy efficient housing.

### **C.5.11 Visual Impact**

The visual impact of any development is a product of many factors. Some of these factors will be mainly determined by the provisions of various instruments and of this and other Development Control Plans, such as building height and bulk, vehicle and servicing areas, and landscaping.

However, the actual materials of a building, the nature of its external elements, and their relationship to each other, to adjacent buildings, to the street, and to the environment can have a significant impact on the visual appearance. Therefore, Council has determined some basic principles regarding the appearance of residential buildings, which should be taken into consideration regarding any residential development:

- § Site, buildings and landscaping design shall address the climate;
- § The street face of a building, and any open space between it and the street, should contribute to the general attractiveness of the streetscape by means of good design, appropriate materials and effective landscaping;
- § There should be a reasonable degree of integration with the existing built and natural environment, balanced with the need to provide a variety of landscapes;
- § Long straight wall areas will be discouraged and should be broken up visually by a combination of building materials or changes in the wall plane;
- § Appropriately designed overhanging eaves should be provided to allow winter sun penetration (Maximum 250 mm is recommended for the northern walls, and minimum of 450mm for the eastern, western and Southern walls – NB. Northern Verandahs should be discouraged as they obstruct the sun from entering the house in winter) ;



- § No roof should have a highly reflective surface; any metal roof shall be baked enamel finish in an earth tone colour which compliments the visual amenity of the area;
- § Details of wall colours and type shall be stated at the time of submitting the development application. Earth tone colours considered appropriate are green, gold, autumn reds or beige.

### **C.5.12 Ridgetops**

No development can be carried out on or near any ridgeline where that development is likely to detract substantially from the visual amenity of the area.

## **C.6 SINGLE DWELLINGS**

### **C.6.1 General**

In this section, a reference to a single dwelling includes a reference to a house or a single house to be used as bed and breakfast establishment except where specifically stated otherwise.

### **C.6.2 On Site Car Parking**

Refer to Part F – “Vehicle Circulation and Parking” for detailed provisions regarding car parking and vehicle access.

***Note: Car parking spaces shall not be provided within 5.5 metres of the street alignment of any residential development.***

### **C.6.3 Density Control**

A single dwelling shall have a floor space ratio no greater than 0.4:1 gross floor area to site area.

### **C.6.4 Carports And Garages**

Council may issue a development consent for a garage or carport such that it does not comply with the building height plane in relation to a boundary, having regard to the matters contained in Clause C.5.8 and to the adequacy and safety of vehicular access.

Car parking structures, including garages and carports that are visible from the street shall be integrated with the dwelling in terms of design and materials and where possible, form part of the dwelling structure. Fibrous cement, fibreglass, plastic, imitation masonry and steel cladding to garages or carports should generally not be used.

The maximum total floor of garages and/or carports is to be 60m<sup>2</sup>.

### **C.6.5 Landscaping**

In order to enhance the visual quality and improve the residential amenity of the townships of Oberon and Black Springs, Council encourages the landscaping of dwelling house allotments.

In cases where a dwelling is to be erected closer than 4 metres to the street alignment, Council will require landscaping to be provided to the street frontage of the lot prior to occupation of the dwelling. Such landscaping is to be designed and constructed to conserve and enhance the visual amenity of the streetscape.

### **C.6.6 Infill Housing**

In residential areas which are already substantially developed, Council will encourage "infill housing" development to achieve optimum use of serviced residential land to provide for different household types and to enhance the residential character.

### **C.6.7 Zero Lot Line**

Walls with no windows may be constructed along one boundary with no side setbacks.

Council may consent in residential areas to the construction of one or more building walls on a side or rear boundary, such that the building does not comply with the building height plane where:

- § such wall or walls contain no openings;
- § it is demonstrated to Council's satisfaction that the development if carried out would improve the siting or orientation of the dwelling or the provision of private open space and would not significantly increase the overshadowing of adjoining properties or reduce the level of privacy enjoyed by adjoining properties and in the opinion of Council, no well founded objection is raised to the proposed development by persons likely to be affected by that development; and
- § the proposed building complies with the Building Code of Australia.

## **C.7 DUPLEXES AND DUAL OCCUPANCY**

### **C.7.1 General**

Council recognises the role of duplexes and dual occupancy development in contributing to infill development, making better use of existing services, adding to the stock of rental accommodation and widening the range of housing options. Council will encourage Duplex and Dual Occupancy development on vacant lots.

Any reference to a dual occupancy development includes a reference to a duplex, attached or detached development consisting of 2 separate dwellings but only if not more than 2 dwellings will be created or result on the allotment.

### **C.7.2 On Site Car Parking**

The provisions of Part F shall apply. On corner lots, there may be an advantage in providing access to each dwelling from a different street frontage, paying particular attention to the need to make the best use of the site and to orient buildings and landscaped areas to maximise climatic advantages.

### **C.7.3 Considerations**

In assessing any proposal for a Duplex or a Dual Occupancy development, particular consideration will be given to the topography and slope of the site, design to minimise loss of privacy, the visual impact of the proposal and the likely impact on water flows and drainage.

To encourage better visual quality and greater public acceptance, any attached Duplex development should be designed as far as possible to look like a single dwelling. Mirror- image Duplexes or Dual Occupancies are not favoured.

Private open space shall be specifically designed to be easily accessible to each dwelling.

### **C.7.4 Minimum Lot Size**

The minimum allotment size for a Duplex or a Dual Occupancy development will be:

- (a) where the development will result in the creation of 2 detached dwellings; 900 sq metres,
- (b) where the development will result in the creation of 2 attached dwellings; 700 sq. metres.

### **C.7.5 Density Control**

A dual occupancy development will have a floor space ratio no greater than 0.4:1 gross floor area to site area.

### **C.7.6 Sound Proofing**

Division between walls shall comply with Part 3.8.6 Sound Insulation of the Building Code of Australia. The floors in single storey residential buildings of two or more dwellings or group dwelling development consisting of attached dwellings shall be so constructed or treated as to minimise the conduct of sound between dwellings.

If dwellings are located above each other the dividing floors shall be of concrete construction and comply with Part F5 Sound Transmission and Insulation of the Building Code of Australia

### **C.7.7 Private Open Space**

Each dwelling shall have access to a minimum of 40 square metres of private open space at natural ground level with effective solar access. This open space shall be useable with a regular shape and consist of at least one dominant area within which privacy can be provided and which is not overlooked by adjoining development, is accessed from within each individual unit and have a northerly aspect with sustainable solar access.

## **C.8 MEDIUM DENSITY**

### **C.8.1 General**

The Council wishes to encourage variation in medium density development by providing simple, flexible controls which are intended to produce more attractive and innovative use of outdoor spaces, more privacy and better access to sunlight and shade.

This section applies to residential flat buildings and group dwelling developments.

### **C.8.2 Density Control**

A residential flat building or a group dwelling development shall have a floor space ratio no greater than 0.8:1 but not cover more than 50% of the site.

### **C.8.3 Private Open Space**

Each dwelling shall have access to an individual courtyard at ground level having a minimum area of 30 square metres and a minimum length and width each of 4 metres, not including any area used exclusively for the circulation or parking of vehicles. The courtyard shall be landscaped, have a significant northerly aspect and sustainable winter solar access to provide reasonable user comfort, privacy and enhance the amenity of the area.

### **C.8.4 Open Space Balcony**

Where dwellings are situated or have access entirely above ground level, Council may consent to the provision of private open space by a balcony which is of sufficient size and which is located so as to provide a useable private outdoor area.

A private open space balcony will have a minimum area of 25 square metres and a minimum length and width of 3 metres each. A private open space balcony shall be demonstrated to have northerly orientation and adequate provision for winter sun.

Balconies and or eaves may overhang the minimum length and width of private courtyards or private open space balconies, subject to compliance with the building height plane, and adequate access to winter sun is demonstrated.

### **C.8.5 Common Open Area**

The common open area of the site will be not less than the total of the areas required for each dwelling unit, calculated from the following table, less the total of the areas of approved private courtyards and approved private open space balconies in accordance with Clauses C.8.3 and C.8.4 (these areas are therefore EXCLUSIVE of private open space).

<b><u>DWELLING SIZE</u></b>	<b><u>LANDSCAPED AREA</u></b>
<b>Small (under 75 sq m in floor area)</b>	<b>25 sq m</b>
<b>Medium (75-100 sq m in floor area)</b>	<b>35sq m</b>
<b>Large (over 100 sq m in floor area)</b>	<b>50 sq m</b>

A minimum of 75% of the total common open area of the site should be of an absorbent finish such as grass, gardens or the like.

Particular consideration will be given to:

- § the retention and provision of appropriate trees on the site.
- § Sustaining solar access to the site and adjoining premises.
- § the use of earth mounding and terraced areas to create useful and visually pleasing recreation areas and to assist screening.
- § the orientation of landscaped areas with regard to sunlight and prevailing winds.

### **C.8.6 On Site Car Parking**

Refer to Part F – “Vehicle Circulation and Parking” for detailed provisions regarding vehicle numbers, access, dimensions and layout of car parking spaces. Large areas of car parking shall be broken up by landscaping, mounding or other means. Car parking shall be provided on the site for residents and visitors in accordance with the table in Part F, in a manner both convenient and visually satisfactory.

Screening from adjacent streets of on site car parking shall be provided. Screening may be achieved by the location of car parking areas beneath, beside or behind buildings, by fencing, landscaping, mounding or a combination of these, or by other means. Council may consent to the location of uncovered car parking areas between the building alignment and a site boundary where the screening and treatment of such areas is satisfactory.

### **C.8.7 Residential And Commercial**

Access for residents and their vehicles shall be separate from pedestrian or vehicle access to the commercial areas of the development. Privacy, amenity and security of residents shall be demonstrated to Council's satisfaction.

### **C.8.8 Sound Proofing**

Division between walls shall be of a Standard Transmission Class as prescribed by the Building Code of Australia. The floors in single storey residential buildings of two or more dwellings or group dwelling development consisting of attached dwellings shall be so constructed or treated as to minimise the conduct of sound between dwellings.

If dwellings are located above each other the dividing floors shall be of concrete construction and of a Standard Transmission Class in accordance with the relevant provisions of the Building Code of Australia

## **C.9 OTHER MATTERS**

### **C.9.1 General**

This section applies to all residential development within the Villages of Oberon and Black Springs - Zone 2v (Village Zone).

### **C.9.2 Clothes Drying Facilities**

The minimum provision of clothes drying facilities per dwelling shall be at the rate of 10 metres of line per dwelling in suitably screened external drying areas having a minimum area of 10 sq metres. These facilities shall be located in areas which provide adequate solar access and **shall not be attached to the southern wall of any building** or be in shade for more than 2 hours a day during the winter.

### **C.9.3 Garbage**

One Mobile Garbage Bin shall be provided for each dwelling. Mobile Garbage Bins are to be located so as to facilitate ease of servicing and to minimise nuisance.

Installation of incinerators is not permitted.

### **C.9.4 Hot Water**

Council encourages residents to install solar hot water heating systems on the roof of dwelling houses. Solar hot water systems shall comply with the requirements of the appropriate Australian Standard and be designed with Oberon's sub-alpine climate considered. All hot water service pipes shall be appropriately insulated to prevent freezing and failure.

### **C.9.5 Satellite Dishes And Aerials**

Satellite dishes erected on the roof of a building shall be no greater than 1 metre in diameter and the colour is to match that of the existing building.

All residential flats and dwellings shall be provided with a suitable television antenna system.

### **C.9.6 Water Tanks**

Council encourages applicants to erect water tanks on the side of the single dwelling houses to catch rainwater from the roof of the dwelling to reduce the overall household consumption of water. This is highly advantageous during droughts as the water collected can be used to water lawns. Some roofwater storage water tank installations may not require an approval - refer to the Oberon Council's Development Control Plan – Exempt Development.

### **C.9.7 Service Pipes**

All service pipes and vents shall be concealed within the walls of buildings. Access is to be provided as required by the relevant authorities. However, provision of recessed service pipes in external walls may be acceptable subject to individual assessment.

### **C.9.8 Space Heating**

Installation of wood fired heating in dwellings other than single dwelling-houses is discouraged. Connection to the reticulated natural gas service and installation of gas heating in the Village of Oberon will be encouraged for ALL dwellings.

## **C.10 TOURISM DEVELOPMENT**

Refer to Part G of this DCP.

## **C.11 MOTELS, HOSTELS AND HOLIDAY CABINS**

### **C.11.1 General**

This section applies to motels, holiday cabins, hostels and other tourist developments.

The development of motels, holiday cabins and hostels represents an important part of the provision of low key tourist accommodation. Council recognises that these forms of tourist development are similar in nature. Thus a motel may consist of a grouping of cabins rather than a single building containing attached motel units. Controls are flexible to accommodate various and innovative design forms for this type of tourist development.

### **C.11.2 Density Control**

A motel, holiday cabin development or hostel shall have a floor space ratio no greater than 1.2:1. and ground area coverage no greater than 50%.

### **C.11.3 Motel Units And Cabins**

Each motel unit or holiday cabin shall contain eating and living areas adequate for the proposed number of occupants. This is to be clearly detailed in any application.

Each motel unit or holiday cabin shall have access to an outdoor sitting area adequate for the proposed number of occupants, which shall be adjacent to the units or cabins living areas and which shall provide adequate access to winter sun. The outdoor area may, where appropriate, form part of the common access balconies.

### **C.11.4 On Site Parking**

The provisions of Clause C.8.6 shall apply except that:

The minimum number of car parking spaces shall be determined from the following:

- (a) additional car parking spaces shall be provided for employees and restaurant or function rooms in accordance with the provisions of Part F - Vehicle Circulation and Parking;
- (b) covered car parking spaces are not be required in the case of a motel, hostel or holiday cabin development;
- (c) nothing in this plan requires that a car parking space shall be located directly adjacent to a unit or a cabin.

### **C.11.5 Hostels**

Council requires that hostel accommodation be of quality design and provides a level of amenity to occupants which is equivalent to that generally available in other forms of tourist accommodation.

### **C.11.6 Hostel Access**

Each hostel bedroom or dormitory shall have access to an outdoor sitting area adequate for the proposed number of occupants, which shall be adjacent to the bedroom or dormitory. The outdoor sitting area shall be oriented towards the northern sun and the outdoor area may, where Council considers it appropriate, form part of common access balconies.

### **C.11.7 Landscaped Area**

**Motels and Holiday Cabins:**

The provisions of Clause C.8.5 shall apply except that the landscaped area of the site available for common use will be not less than the total of the areas required for each motel unit or holiday cabin, calculated from the table contained in Clause C.8.5.

#### **Hostels:**

The landscaped area of the site available for common use will not be less than 8 square metres for each bed contained in the hostel.

#### **C.11.8 Garbage**

The provisions of Clause C 9.3 apply. Provision may be made for bulk bins catering for the entire hostel.

#### **C.11.9 Vehicle Movements**

Vehicle driveways shall be designed to allow for dual transit adjacent to the office or reception area.

#### **C.11.10 Pedestrian Movements**

External pedestrian access between motel units, holiday cabins and hostel dormitories and other facilities provided as part of the development including car parking spaces, shall consist of appropriate connecting pathways or access balconies with an all weather surface and shall form part of and be integrated with the overall landscape plan for the development.

When, owing to the particular characteristics of the site or the siting of buildings relative to each other and to other facilities provided as part of the development, any or all-connecting pathways shall be appropriately paved to

#### **C.11.11 Sound Proofing**

Division walls between attached units, cabins or dormitories shall be constructed so as to comply with the Building Code of Australia Standard Transmission Class requirements pertaining to all residential separations

The floors in single storey buildings consisting of attached units or dormitories shall be separated and so constructed or treated as to minimise the conduct of sound between units or dormitories. The floors of any motel or hostel building consisting of attached units or dormitories shall be of reinforced concrete above the first floor.

#### **C.11.12 Other Matters**

The provisions of Clause C9.6 shall apply with respect to service pipes and vents and to common television antenna and satellite dishes and any associated cabling.

#### **C.11.13 The Environmental Planning And Assessment Act Model Provisions**

The provisions of Section 5(2) of the Environmental Planning and Assessment Act Model Provisions are to be referred to.

## **C.12 CARAVAN PARKS AND CAMPING GROUNDS**

### **C.12.1 General**

This policy makes provisions regarding the siting and development of caravan parks and camping grounds within Oberon with these objectives:

- (a) to ensure that the quality of design and amenity available to long and short term occupants is consistent with that available to residents and tourists within the townships generally;

- (b) to ensure that caravan park and camping ground development is consistent with Council's adopted principles regarding family oriented, low key development in harmony with the natural environment;
- (c) the reserved area shall not include any site, campsite, roadway or other area designated for any other purpose, but may be improved by trees or other plants or used to an approved extent as the site of a building devoted to recreation or communal activities.

Council may approve a building devoted to recreation or communal activities where:

- (a) the building occupies no more than 10% of the total recreation area;
- (b) it is demonstrated that the proposed activities for which the building is designed are appropriate to the proposed mix of long term and short term occupants;
- (c) the building is integrated with the overall landscaping plan for the recreation area.

### **C.12.2 Allotment Size**

The minimum allotment size for a Caravan Park and Camping Ground shall be 2 hectares.

### **C.12.3 Recreation Areas**

10% of the total area of a caravan park or camping ground (not being an existing park) is to be reserved for recreation and communal activities.

### **C.12.4 Landscaping**

The area reserved for recreation and communal activities shall be common landscaped area as defined in the plan. Council requires particular attention to be given to landscaping of street frontages and site boundaries, screening of amenities buildings and parking areas, and landscaping to increase the privacy and amenity of occupants. A landscaped plan shall be prepared for the whole of the proposed site to address the above specific matters and to enhance climate control and the visual appearance of the development.

Particular consideration will be given to:

- § The retention and provision of appropriate trees on the site;
- § The use of existing topographical features, earth mounding and terrace areas to create useful and visually pleasing recreation areas, and to assist screening where necessary;
- § The orientation of recreation areas and landscaped areas with regard to sunlight and the prevailing winds.
- § The provision of sufficient areas to allow for adequate penetration of the winter sun.
- § Any other matters contained in Part H – "Landscape".

### **C.12.5 Siting**

Council will consider carefully the appropriateness of the proposed location of any caravan park or camping ground and in this regard, applicants are referred to the Department of Planning Circular No 108 – "*Guidelines for the Location of Caravan Parks Accommodating Long Term Residents*".

Parks accommodating long term residents are best located in areas suitable for conventional housing.

Steep slopes should be avoided because of drainage, slip and potential damage to the environment.

Watercourses should not be disturbed and caravan parks should not be located in low-lying areas with poor drainage.



Existing vegetation should be protected. Sites that are difficult to landscape and integrate into the visual environment are unsuitable. Site layout and landscaping should break up or conceal the repetitive image of caravans and moveable dwellings.

Climatically or visually exposed sites such as ridges are unsuitable. Location adjacent to incompatible landuses is unacceptable.

Sites should not form a barrier to adjacent public lands. Sites with long term residents should have good access to services.