

# **PART D – “COMMERCIAL & INDUSTRIAL DEVELOPMENT”**

## **D.1 CITATION**

This plan may be cited as Oberon Development Control Plan 2001 Part “D”– Commercial and Industrial Development.

## **D.2 AIMS and OBJECTIVES**

The aim of this plan is to control development within the the town of Oberon so as to create a business area with a special atmosphere and streetscape. It also applies to the other areas of the Council area when commercial and/or industrial development is proposed.

- (a) The aim of this plan is promote the development of a visually pleasing and appealing development of the Commercial Centre and industrial area.
- (b) The objectives of this plan are to:
  - i) control the material to be used in the façade of commercial and industrial development.
  - ii) apply specific controls for the setback of development.
  - iii) apply requirements for traffic management and parking.
  - iv) allow flexibility in the application of the controls.

## **D.3 LAND TO WHICH THIS PLAN APPLIES**

This plan applies to land within the Village of Oberon and to the other areas of the Council area when commercial and/or industrial development is proposed.

## **D.4 DEVELOPMENT CONTROLS**

Except as provided in Clause D.5, all developments will be required to:

### **D.4.1 Building Setback**

Provide a building setback minimum of 6 metres from the Street and 4.5 metres from any side street. This area is not in any circumstance to be utilised for car parking. Where an existing development provides for parking within an existing setback area, where practicable, provision should be made for that parking to be provided on the rear of the site, upon the redevelopment or extension of the development.

Where there is an existing development which is built to the front boundary along the Street, the Plan does not require that building to be set back upon redevelopment or extension.

If there is a development proposed which adjoins an existing development built to the front boundary, or closer than 6 metres to the front boundary, the setback requirement may be reduced having regard to the adjoining development and the overall appearance of the proposed development in the streetscape.

### **D.4.2 Building Façade**

The building facade should be designed to enhance the visual amenity of the area. The building designer will be required to give special consideration to the building facade and the site landscaping.

### **D.4.3 Setback Area Use**

Each development will be considered on its merits and having regard to the adjoining development and the development when considered within the existing streetscape.

### **D.4.4 Parking**

The development will be required to provide for car parking at the rear of the development site in accordance with Council's Parking Code.

### **D.4.5 Access Driveways**

The access driveways must be designed in accordance with appropriate Engineering Specifications at full cost to the Developer to Council's satisfaction. The access crossing over the footpath from the kerb of the road/street to the gateway of the development is to be concreted.

### **D.4.6 Site Access**

The design of the driveways and manoeuvring areas are to be, wherever possible, accessible to rigid trucks for loading and unloading and will enable on site reversing movements for the **forwards direction entry and exit of all vehicles**, including the rigid trucks. Council will require turning circles to be detailed on the site plan. Council may consider a variation to this standard for minor commercial &/or industrial development that is not serviced by heavy vehicles.

### **D.4.7 Signs**

The development will be required to ensure that no sign is projecting over the front boundary of the lot. Refer to State Environmental Planning Policy 64 – Advertising and Signage for the requirements for signage. The SEPP 64 provides for business and building identification signs.

Development consent is required for signage. NB. Signage design/details may be included in the Development application submission for the commercial or industrial activity.

### **D.4.8 Awnings**

Council will require all commercial development in the Oberon Street to provide awnings over the adjacent footpath to provide weather protection for pedestrians.

## **D.5 OTHER MATTERS**

The above provisions are to be considered and provided for in each development where possible, having regard to site and surrounding circumstances. The design of the development should contribute to the enhancement of the Oberon's visual amenity. The design should allow for the development to be neat and tidy. Landscape design forms a crucial part of this – accordingly Council would like the designer to consider and specify the proposed landscaping to include vegetation types, carparking, retaining walls, surface drainage, vehicle access and turning circles.