

WINGECARRIBEE SHIRE COUNCIL

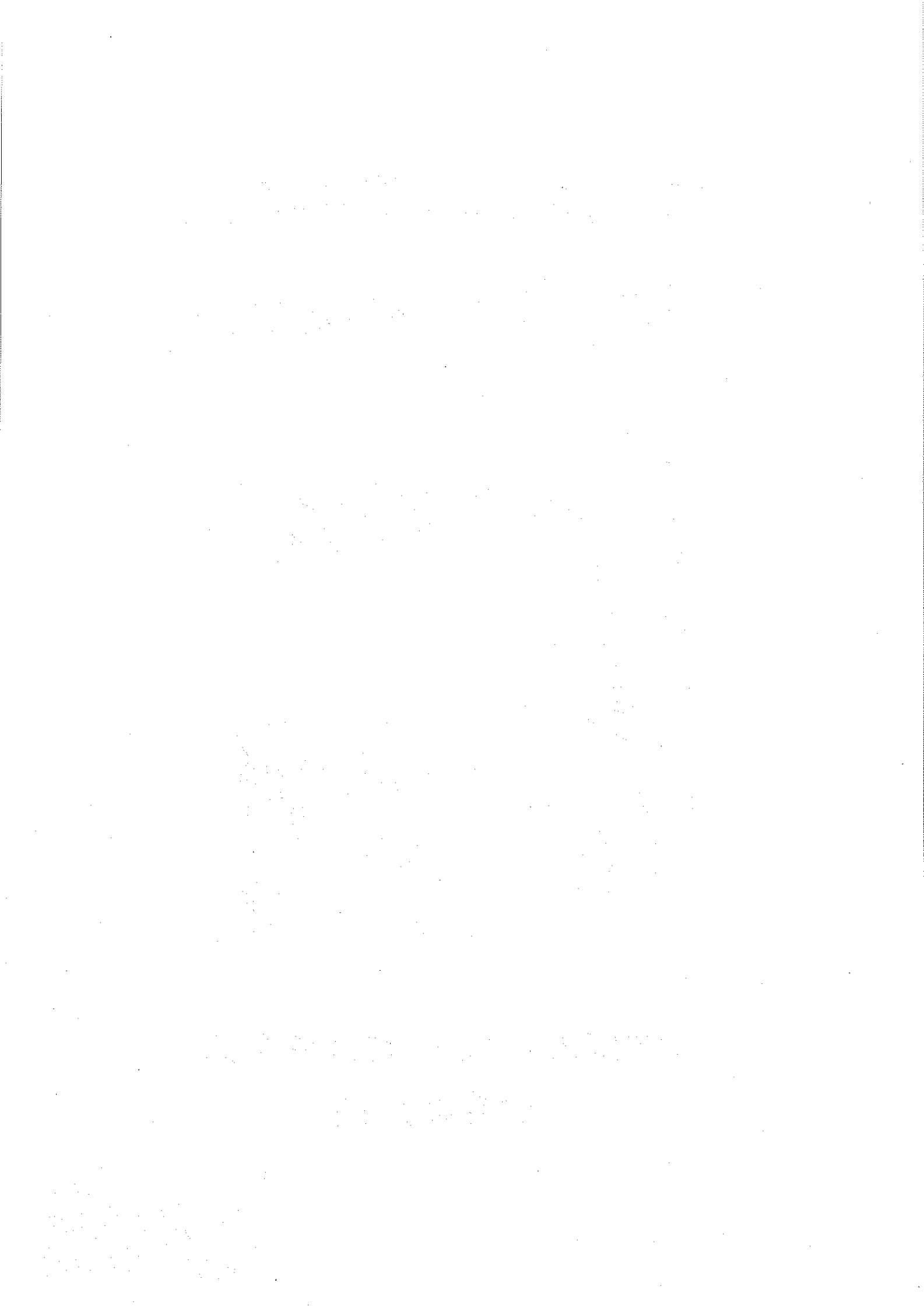
MOTELS

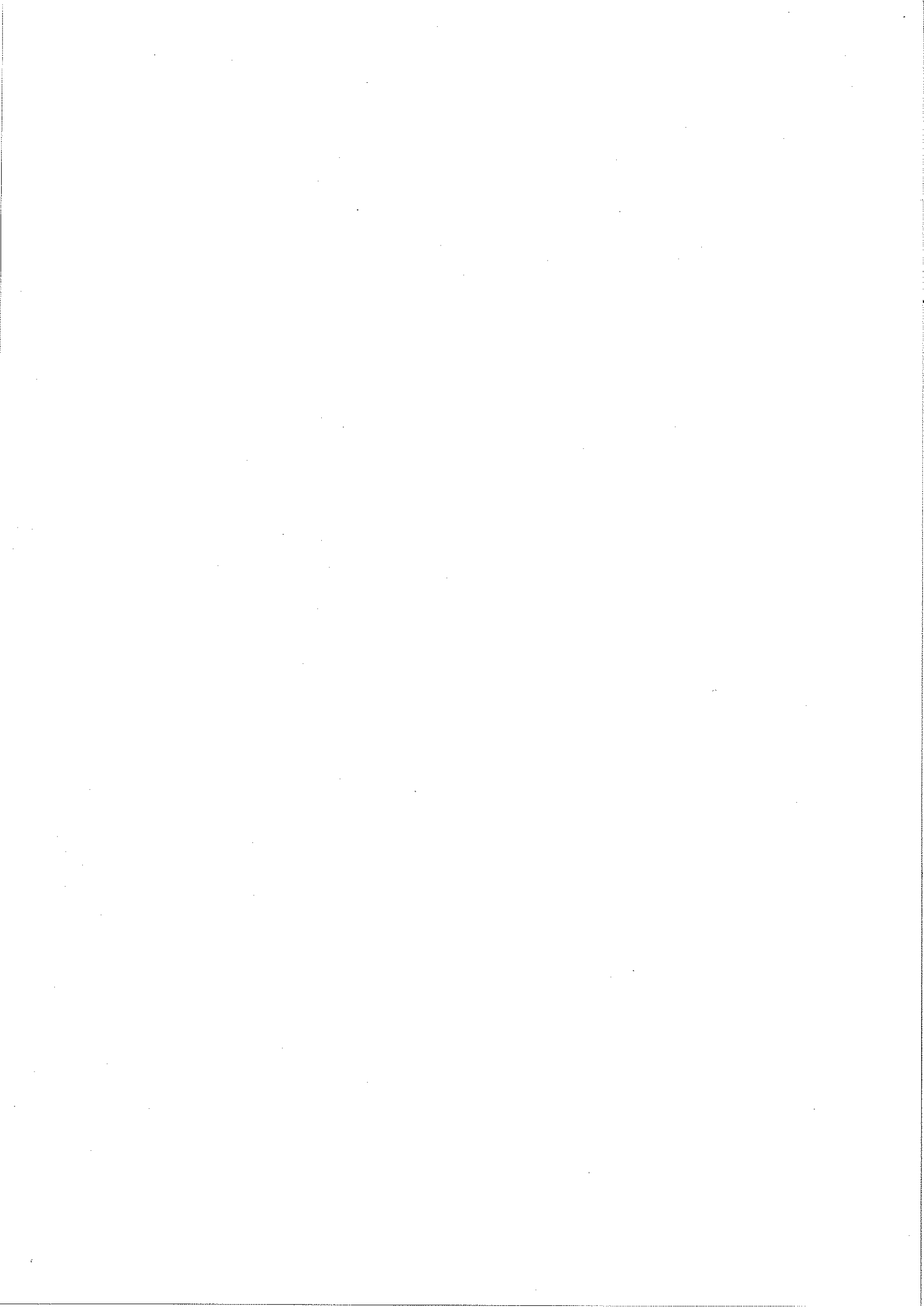


DEVELOPMENT CONTROL PLAN NO. 19

\$ 4.15 inc GST









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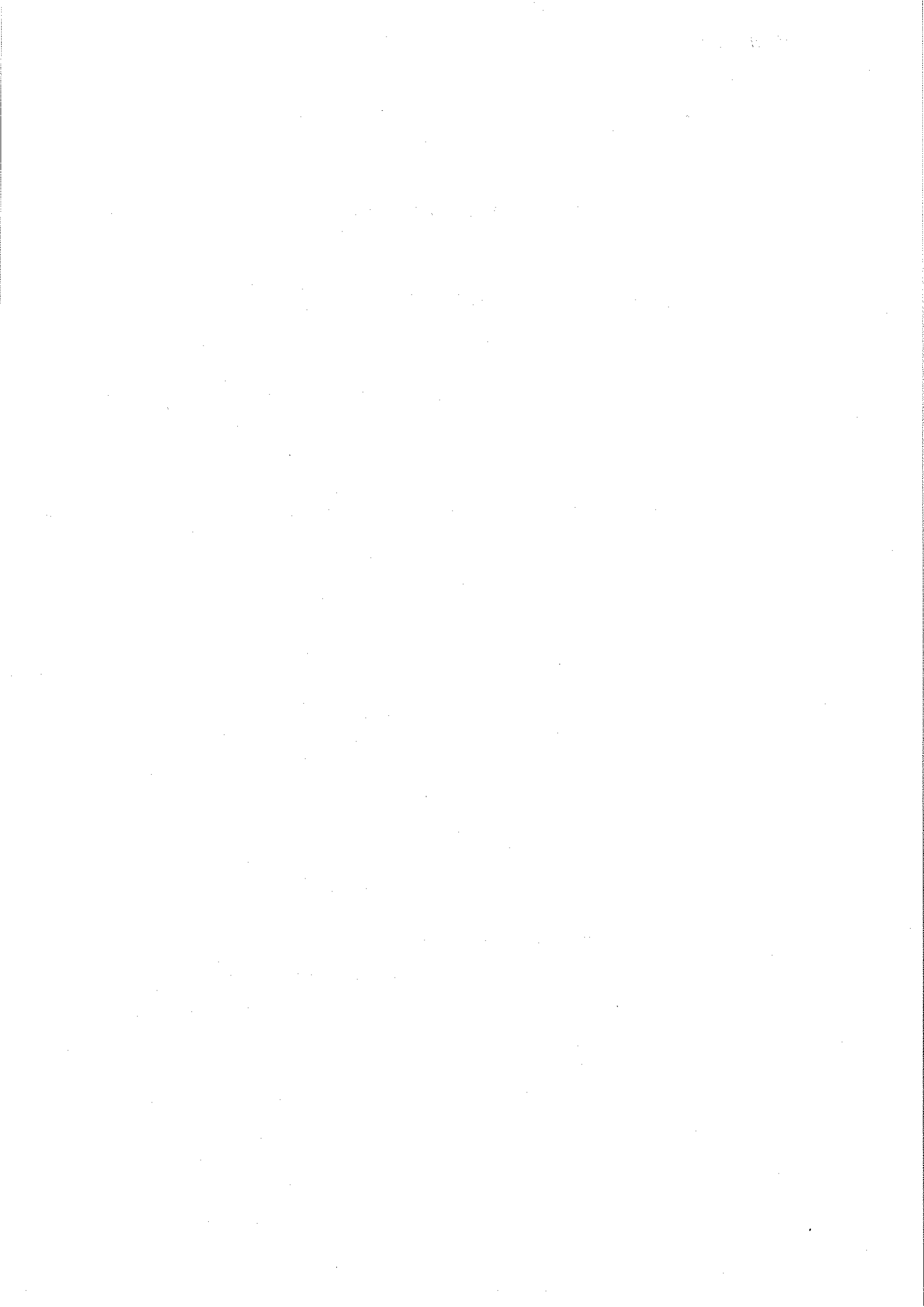
WINGECARRIBEE DEVELOPMENT CONTROL PLAN NO 19

M O T E L S

**Prepared in accordance with Section 72
of the Environmental Planning & Assessment Act, 1979**

Date of Adoption: 19 February 1990

**This Development Control Plan
became effective on: 12 January 1990**



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DEVELOPMENT CONTROL PLAN NO. 19

MOTELS

Prepared in accordance with Section 72 of the Environmental Planning & Assessment Act, 1979.

1. Aims & Objectives:

- (i) To permit motels as a primary source of accommodation for the Shire's Tourist Industry.
- (ii) To identify areas generally suitable for the establishment of motels.
- (iii) To ensure that motel development has adequate parking, loading and access facilities.
- (iv) To maintain the amenity of adjoining residential development and adjoining areas generally.

2. Definitions

"Motel" means a building or buildings (other than a hotel, boarding-house or residential flat building) substantially used for the overnight accommodation of travellers and the vehicles used by them whether or not the building or buildings are also used in the provision of meals to those travellers or the general public.

"Tourist facilities" means an establishment for providing holiday accommodation or recreation and may include a boat shed, boat landing facilities, camping ground, caravan park, holiday cabins, hotel, house boat, marina, motel, playground, refreshment room, water sport facilities or a club used in conjunction with any such activities.

3. Land to Which the Code Applies

This code applies to all land zoned as follows in Local Environmental Plan 1989:

- 1(a) (Rural "A" Zone)
- 1(c) (Rural (Smallholdings) Zone)
- 2(a) (Residential "A" Zone)
- 2(b) (Residential "B" Zone)
- 2(c) (Village or Township Zone)
- 3(a) (Business Zone)
- 4(a) (Industrial Zone)



within the Shire of Wingecarribee. All references to Zones refer to Zones identified in Clause 8 of Local Environmental Plan 1990.

4. **Application**

The Development Consent of Wingecarribee Shire Council is required for the erection of or addition to a motel within the land use zones identified at sub-clause 3 and the areas identified in sub-clause 5 below.

Motels are prohibited in all other zones.

5. **Motels in Residential "A" and "B" Zones**

A motel may only be erected with the consent of Wingecarribee Shire Council in Residential "A" and "B" zones in the areas identified on maps 1 and 2 of this Development Control Plan.

6. **Development Standards**

(i) **Site Dimensions and Areas**

(a) A person shall not erect a motel in a Residential "A" or "B" zone unless the land has an area of not less than 2,000 m² and a frontage to any road of not less than 30 metres.

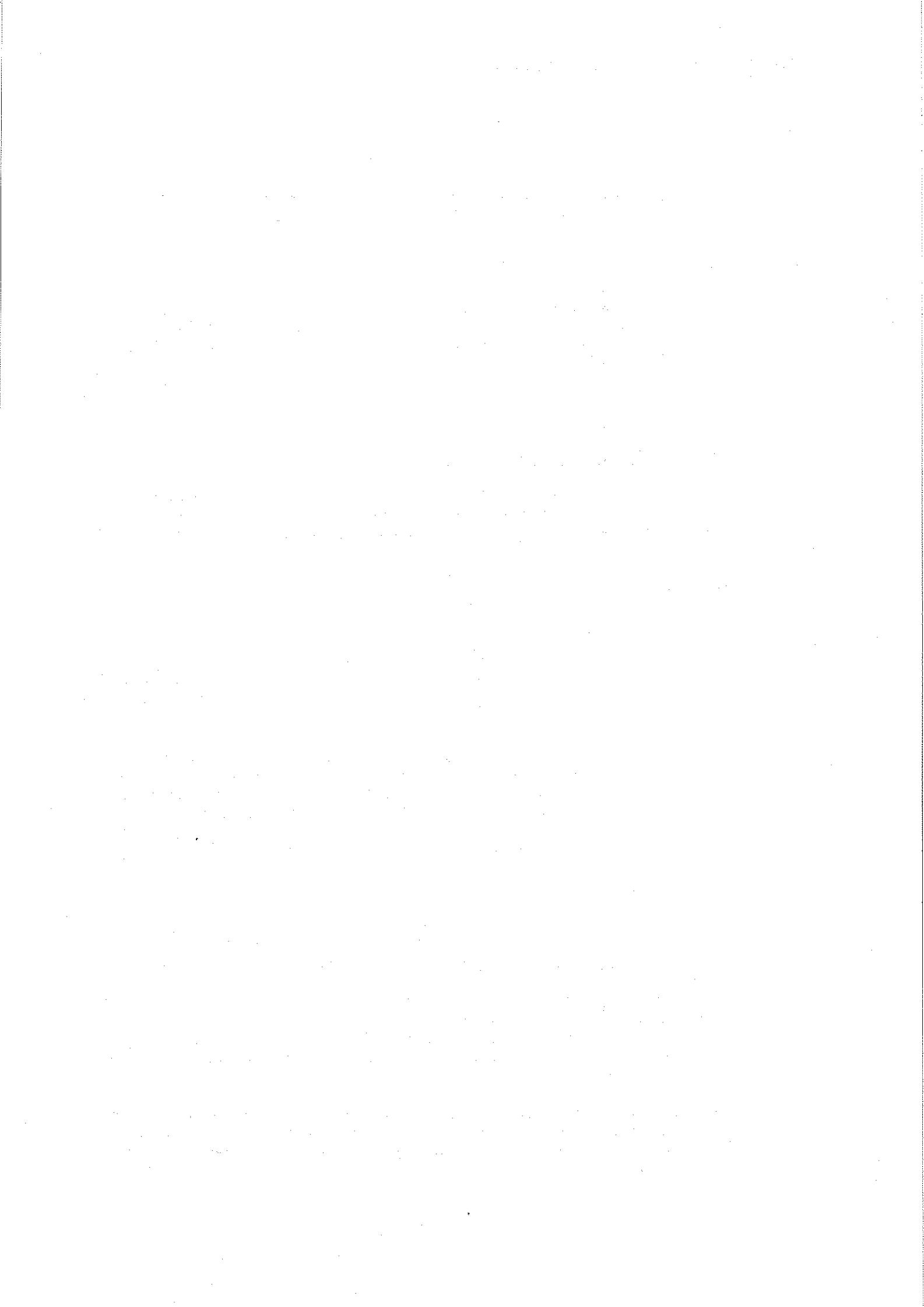
(b) A person shall not erect a motel in Rural "A" or Smallholdings zones unless the land has an area of not less than 2 hectares and an adequate frontage is available to provide access in accordance with appropriate N A A S R A Standards for turning, acceleration and de-acceleration lanes.

(ii) **Parking**

On site parking shall be provided to Council's dimensional standards specified in Off Street Car Parking Loading Facilities and Vehicular Access Code at the following rate :

1 space per accommodation unit, plus
1 space per 2 employees;
1 space per 3 seats or per 6 m² (where seating is not specified) plus 1 space per 2 employees for restaurants and function rooms.

Council may reduce the standard for restaurants and functions rooms where it can be demonstrated that such facilities are to be used primarily by residents of the motel.



The parking area/s shall be laid out in a manner capable of accommodating the on-site parking of buses otherwise specific parking areas for buses shall be provided in the ratio 1 space per 15 accommodation units.

Bus access and manoeuvring areas shall be in accordance with Council's Off Street Car Parking Loading Facilities & Vehicular Access Code.

(iii) Loading Facilities

A loading dock and garbage storage area shall be provided with any development. The loading dock shall have minimum dimensions 3.5 metres x 8 metres x 4.3 metres (headroom). Access shall be in accordance with subclause 6(iv). Off-site standing of delivery/garbage vehicles shall only be permitted from designated public service lanes.

(iv) Access and Driveways

Access shall be in accordance with Council's Off Street Car Parking, Loading Facilities and Vehicular Access Code.

(v) Setbacks

All buildings shall have a minimum street setback of 8 metres except in 3(a) (Business Zones).

All buildings shall have a minimum side and rear boundary setback of 3 metres and where the development adjoins a residential development in a Residential zone a side and rear boundary setback of 5 metres shall be provided.

(vi) Height

No buildings shall exceed two storeys in height including above ground car parking areas.

(vii) Landscaping

All motel developments shall be comprehensively landscaped and a minimum 3 metre wide landscaped strip shall be provided on all boundaries excepting required access points.

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