

DCP 1

COLERIDGE ROAD

COMMERCIAL CENTRE

This plan shall be known as:

COLERIDGE ROAD COMMERCIAL CENTRE


DEVELOPMENT CONTROL PLAN NO 1

OBJECTIVES

This Development Control Plan aims to achieve the following:

- 1 The aim of this plan is to provide a carparking layout for the commercial centre in accordance with the physical characteristics of the area and having regard to carparking demands generated by development of the existing neighbourhood business zone affecting the above lots. This document is to be read in conjunction with Map No TP 228-1.

This Development Control Plan (DCP) may be amended from time to time by Council. Proposed amendments are required to be advertised and exhibited in draft form and any submissions received must be considered by Council before the amended Plan is adopted. Persons using the DCP should ensure that they have the current copy of the Plan including any amendments. If in doubt, please check with Council's Customer Service Centre.

Adopted as per council resolution number: Adopted 4/10/90 Effective: 18/10/90 Certified in accordance with the Environmental Planning and Assessment Act 1979 and Regulations	Dated 4/10/90
General Manager	
Date:	

INTRODUCTION

The Coleridge Road Commercial Centre Development Control Plan has been prepared pursuant to Section 72 of the Environmental Planning and Assessment Act 1979 and Clause 24 of the Environmental Planning and Assessment Regulation 1980.

LAND TO WHICH THE PLAN APPLIES

This plan applies to Lots 342-352 DP 228747 Coleridge Road, Bateau Bay and adjoining public roads.

IMPLEMENTATION

In its determination of applications for the development of land to which this plan applies, Council will require construction of works or contributions pursuant to the provisions of Section 94 of the Environmental Planning and Assessment Act 1979, for carparking as indicated in Map No TP 228-1.

RETAINING WALL

A retaining wall is to be designed and constructed along the eastern side of the rear service lane to Council's requirements and at no cost to Council, for the full extent of each of the lots concurrent with the development of each lot.

CARPARKING

Construction of an additional two carparking spaces within the rear of Lots 342-351 shall comply with Council's requirements at the time of application.

TRAFFIC MOVEMENT

Traffic movement along the rear service laneway shall be one way only as indicated on Map No TP 228-1.

SAVINGS PROVISION

Any person making an application for the development of properties affected by this plan should have regard to the provisions of the prescribed Wyong Planning Scheme Ordinance and of any other development codes, as are adopted by Council at the time of application. Council reserves the right to vary the carparking layout to a minor extent, having regard to the physical constraints of any given site or any improvements erected thereon. Council also reserves the right to require a cash contribution in lieu of the provision of carparking spaces. Such contributions will be used for the upgrading of the adjoining public road.

