

# DCP 3 OURIMBAH COMMERCIAL

This plan shall be known as:

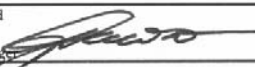
OURIMBAH COMMERCIAL AREA  
DEVELOPMENT CONTROL PLAN NO 3

## OBJECTIVES

This Development Control Plan aims to achieve the following:

- 1 Provide for a service access lane, carparking, landscaping and controls on the appearance of the development.
- 2 Deny direct access to the Pacific Highway.
- 3 Provide for the orderly and economic development of the land.
- 4 Adopt a methodology for assessment of contributions for work deferred on the construction of the service road.
- 5 Adopt a methodology for assessment of contributions for construction of the major engineering components of the Plan.

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. People using this 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:	Dated
Effective: 17/12/1987	General Manager 
Certified in accordance with the Environmental Planning and Assessment Act 1979 and Regulations	Date

## INTRODUCTION

The Ourimbah Commercial Area Development Control Plan has 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 Act, 1979. Regulation dated August 29 1980.

This document is to be read in conjunction with Plan No 7312.

## LAND TO WHICH TO PLAN APPLIES

This Plan applies to:

Lots 7, 9 to 16 DP 20723, Lot 1 DP 700915 and Lot 171 DP 627344 Pacific Highway, Ourimbah, western side, generally between King Street and Glen Road.

## IMPLEMENTATION

- 1 In its determination of applications for the development of the properties to which the Plan relates, Council will require dedications and construction of works pursuant to the provisions of Section 94 of the Environmental Planning and Assessment Act, 1979 equivalent to that part of any given property required for service, access, footpath, carparking and landscaping on a pro-rata amount of the total engineering works for the respective properties.
- 2 The construction of the service access, footpath, carpark and landscaping together with the dedication of required land to be free of any cost to Council. It is intended by the implementation of the Plan to deny direct vehicular access to the Pacific Highway.

- 3 Provision of advertising signs and structures. In this regard, all advertising material should be designed to be sympathetic with the overall development of the area covered by the Control Plan. Excessive sized and numerous signs will not be encouraged.
- 4 All building materials are to be co-ordinated with adjoining developments, eg. awnings, fascias, external colours and general appearance.
- 5 Temporary access to the Pacific Highway may be permitted.
- 6 A contribution of \$1,300 per lot will be required for work deferred on the construction of the service road (see attached indexation sheet)
- 7 A contribution is required for construction of the major engineering component of the Plan being:
 

a Entry to service road and carpark off King Street	\$ 5,205
b Service road with Lot 10	\$ 3,015
Less Lot 10's proportion to cost \$1,226	\$ 1,789
c Drainage from service road at rear of Lot 10	\$ 1,845
d Drainage from service road at rear of Lot 17	\$ 2,125
Total No of Lots = 11	\$10,964
Therefore, cost per lot	\$ 997
- 8 A contribution is required for the provision for drainage over the southern boundary of Lot 16.

Number of lots benefited 10  
Therefore cost per lot \$250

- 9 Costs in relation to 6 and 7 above will be reviewed at January 1 each year in relation to increases in construction costs. Contributions in relation to 8 above will be reviewed at January 1 each year in relation to increases in land values.
- 10 Contributions with regard to items 6 and 7 above will not be required from Lot 1 DP 700915 and Lot 171 DP 627344, as these lots have previously been developed. Contributions with regard to items 6 and 7 above will not be required from Lot 14 except in accordance with conditions of Development Consent No 86/116, issued on April 11 1986, or unless such consent lapses. Council will contribute the balance of funds needed to complete the works. The contribution with regard to item 8 will no be required from Lot 16 as land will be provided for this purpose instead. The contribution required from Lot 14 in accordance with conditions of Development Consent No 86/116 is  $1/11^{\text{th}}$  of item 7(c) above or  $1/11^{\text{th}} \times \$1845 = \$167.70$ .

## SAVINGS PROVISIONS

Any person making an application for the development of properties affected by the Plan shall have due regard to the provision of the Wyong Local Environmental Plan 1987 - Urban Lands and of any other development codes, as they are adopted by Council at the time of the application. Council reserves the right to vary the Plan to a minor extent, only having regard to the physical constraints of any given site or any improvements erected thereon.

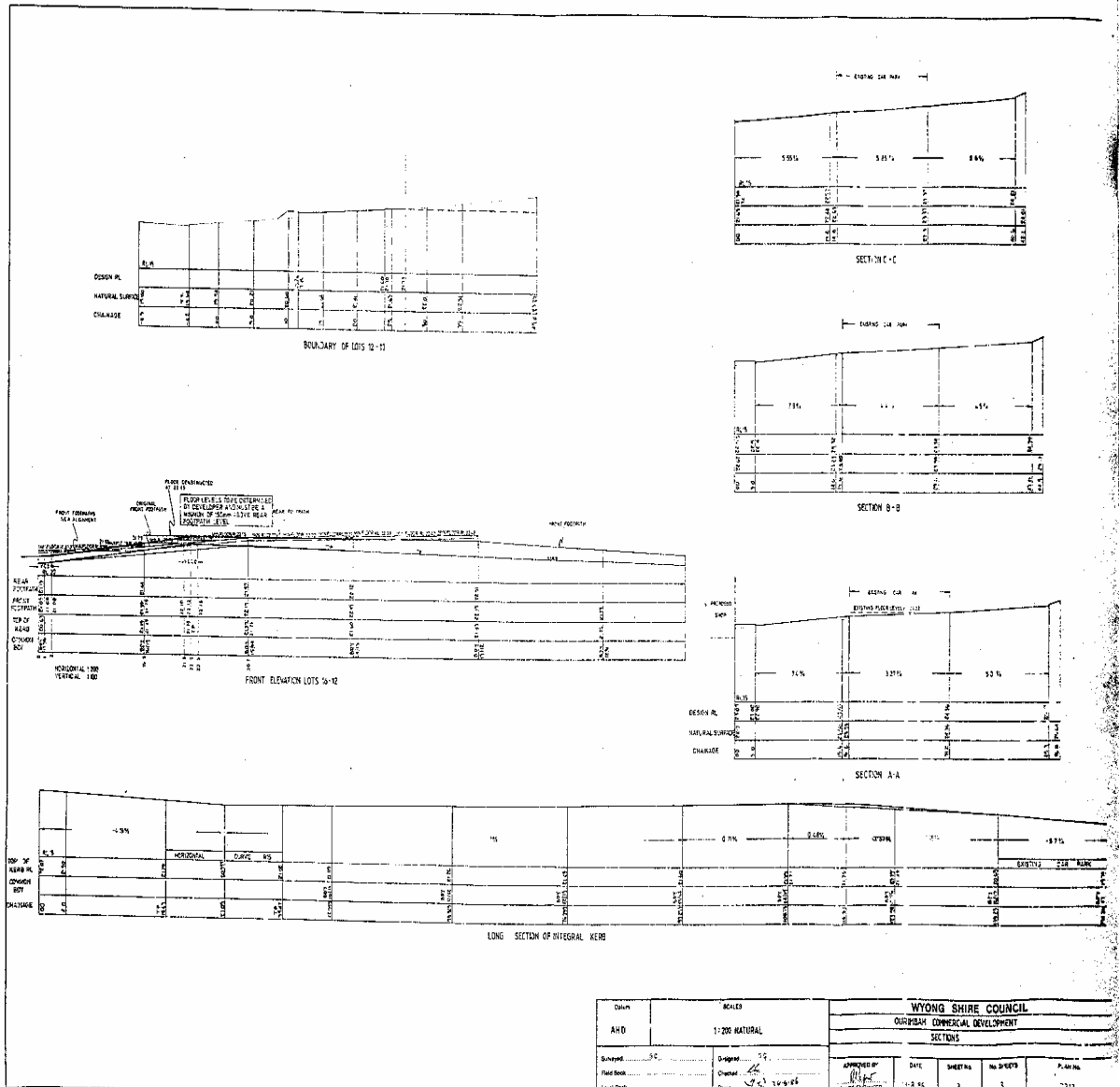
Development Control Plan 3  
Indexation Sheet

Contributions for 1990 using September 1989 factor as the base month, backdated to September 1 1987

Clause 6:	\$1,548
Clause 7:	\$1,187
Clause 8:	\$ 297







**Ourimbah Commercial - Development Control Plan No 3**