

DCP 4 NORAH HEAD NEIGHBOURHOOD BUSINESS AREA

This plan shall be known as:

NORAH HEAD NEIGHBOURHOOD BUSINESS AREA
DEVELOPMENT CONTROL PLAN NO 4

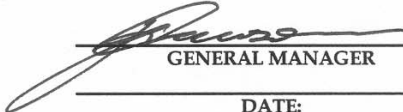
OBJECTIVES

This Development Control Plan aims to achieve the following:

This plan aims to reduce the traffic effects of the development of these properties and make proper provision for the orderly and economic development of the land to which it applies by:

- 1 Making provision for formalised on street customer carparking.
- 2 Creating a service access lane.
- 3 Implementing controls on the appearance of future development.

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 NO 7/1/86 EFFECTIVE: CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATIONS	 GENERAL MANAGER DATE:
--	--

The Norah Head Neighbourhood Business Area 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 those properties situated between Soldiers Point Drive and Bungary Road having frontage to Mitchell street Norah Head, being Lots 4, 5, 16 and 17, Section 4 and adjoining public road and is to be read in conjunction with the attached plan No DCP TP 371.

IMPLEMENTATION

1 In its determination of applications for the development of the properties to which this plan relates, Council will require construction of works and/or contributions towards such works involving service access, carparking, landscaping, kerbing and guttering, drainage, footpaths and shoulder seal. The extent of these provisions will be required in accordance with the following table read in conjunction with TP 371.

Property	Construction/ Contribution
Lot 17	A1 & A2
Lot 16	B1 & B2
Lot 5	C1 & C2
Lot 4	D1 & D2

2 The construction to be free of any cost to Council.

3 Any contribution received by Council towards deficiency in carparking and/or improvements to the Centre shall be utilised toward the completion of engineering works including kerbing and guttering, access, shoulder seal and kerbside parking in the immediate vicinity of the business area as determined by Council.

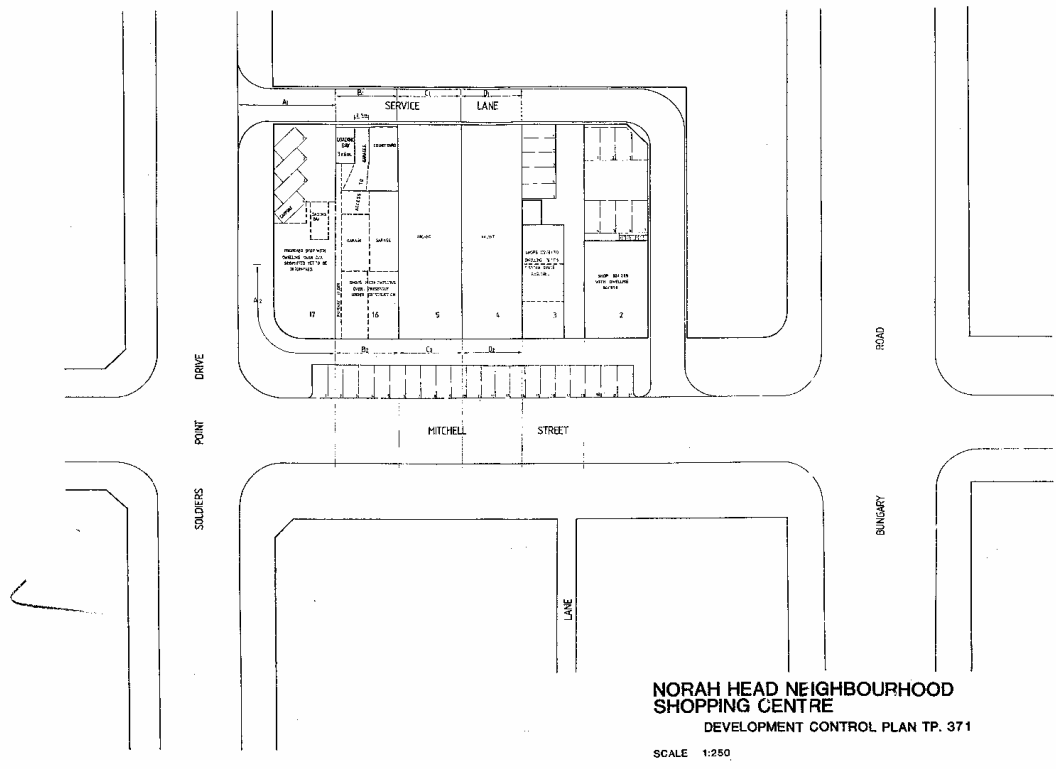
4 Provision of advertising signs and structures. In this regard, all advertising material should be designed to be sympathetic with the overall development of the area covered by the Control Plan. Excessively large and numerous signs will not be encouraged.

5 All building materials are to be coordinated with adjoining developments eg awnings, facias, external colours and general appearance.

6 Customer parking is to be provided in Mitchell Street with additional parking and loading spaces generated by development to be provided off the rear lane.

SAVINGS PROVISIONS

Any person making an application for the development of properties affected by this plan should have due 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 requirements of the plan to a minor extent, only having regard to the physical constraints of any given site or any improvements erected thereon.



NORAH HEAD NEIGHBOURHOOD SHOPPING CENTRE
DEVELOPMENT CONTROL PLAN TP. 371

SCALE 1:250

ADOPTED BY COUNCIL 10/12/8