

# DCP 5 PACIFIC STREET AND THE ENTRANCE ROAD, LONG JETTY

This plan shall be known as:

## PACIFIC STREET AND THE ENTRANCE ROAD, LONG JETTY DEVELOPMENT CONTROL PLAN NO 5

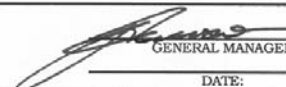
### AIMS AND OBJECTIVES

This plan aims to:

1. Provide a rear service laneway and car parking area between Pacific Street and Elsiemer Street.
2. Provide for a pedestrian pathway from the carpark to The Entrance Road along the boundary of Lots 47 and 48.
3. Provide for drainage and easement over an existing drainage pipe over Lots 47 and 48.
4. Identify contributions required from Lots 44 and 46 to 48 for the purchase of Lot 44 and construction of the rear laneway over Lot 44.

**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 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 NOs.  
EFFECTIVE: 28 May 1987 AMENDED 16 July 1990  
CERTIFIED IN ACCORDANCE WITH THE  
ENVIRONMENTAL PLANNING AND  
ASSESSMENT ACT 1979 AND REGULATIONS

  
GENERAL MANAGER  
DATE:

DCPLAN05  
RAE:RE  
Amended 6/11/1987  
Amended 9/12/1987  
Amended 16/7/1990

**DRAFT DEVELOPMENT CONTROL PLAN NO 5**

**PACIFIC STREET AND THE ENTRANCE ROAD, LONG JETTY**

The Pacific Street and The Entrance Road 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 Regulations 1980.

Land to Which the Plan Applies

This Plan applies to Lot 44 and Lots 46 to 49 Section 1 DP 13225 The Entrance Road, Long Jetty. The Plan is to be read in conjunction with the attached Plan No 5345/1 and Engineering Drawing 5345.

Aims and Objectives

This plan aims to:

1. Provide a rear service laneway and carparking area between Pacific Street and Elsiemer Street.
2. Provide for a pedestrian pathway from the carpark to The Entrance Road along the boundary of Lots 47 and 48.
3. Provide for a drainage easement over an existing drainage pipe over Lots 47 and 48.
4. Identify contributions required from Lots 44 and 46 to 48 for the purchase of Lot 44 and construction of the rear laneway over Lot 44.

Implementation

In its determination of applications for the development of the properties to which this Plan applies, Council will require the construction of works and/or contributions towards:

1. The cost of the purchase of Lot 44, being 1/6th of the total cost, or \$11,009 per lot for Lots 46 to 48 only. This contribution will be indexed as from January 1 1987 at three monthly intervals in accordance with the current bank overdraft interest rates.
2. Construction of the rear service laneway. The contribution required will be proportioned by linear frontage to the lane, being:

Lot 44 -  $0.238 \times \$21,000 = \$4,998$   
Lot 46 -  $0.238 \times \$21,000 = \$4,998$   
Lot 47 -  $0.286 \times \$21,000 = \$6,006$   
Lot 48 -  $0.238 \times \$21,000 = \$4,998$   
Lot 49 Nil

The contribution for construction will be revised in accordance with the "Construction Industry Index" as from January 1 1987 and calculated at the time of determining the development application.

3. Any contribution made in accordance with Council's Carparking Code for deficiency in carparking may be utilised towards the completion of engineering works for the rear service laneway and carparking areas, as determined by Council.
4. For development on Lot 47 Section 1 DP 13225 a pedestrian pathway at least 1.2 metres wide shall be provided on the southern boundary for access from the rear carparking area to The Entrance Road.
5. In the event of redevelopment of Lot 48 Section 1 DP 13225 a width of 15.24 metres is required to be dedicated to Council at no cost to Council for the purpose of rear service laneway and carparking. Also, a pedestrian pathway of at least 1.2 metres wide shall be provided on the northern boundary for access from the rear carparking area to The Entrance Road.
6. For development on Lots 47 and 48 Section 1 DP 13225, a drainage easement 2 metres wide is to be dedicated to Council over the existing drainage pipe through the properties, at no cost to Council.
7. In the event of redevelopment of Lot 49 Section 1 DP 13225 a width of 15.24 metres is required to be dedicated to Council at no cost to Council for the purpose of rear service laneway and carparking.
8. For the purpose of calculating floor space ratio for development on land affected by this Plan, the site area is to be taken as that existing prior to dedication to Council for the purposes of rear service laneway, pedestrian pathway or carparking.

#### Savings Provision

Any person making an application for the development of properties affected by this Plan shall have due regard for the provisions of the prescribed Wyong Local Environmental Plan 1987 - Urban Lands 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.

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### Pacific Street - Indexation Sheet

Indexation on land purchase \$11,000 at January 1 1987. Using average bank overdraft interest rates for 3 years provided by Commonwealth Bank.

1987	15% x \$11,009	=	\$12,660
1988	17% x \$12,660		\$14,812
1989	21% x \$14,812		\$17,923
1990	19.5% X \$17,923 X 6/12		\$19,670

\$19,670 as at June 30 1990.

### Pacific Street - Indexation Sheet

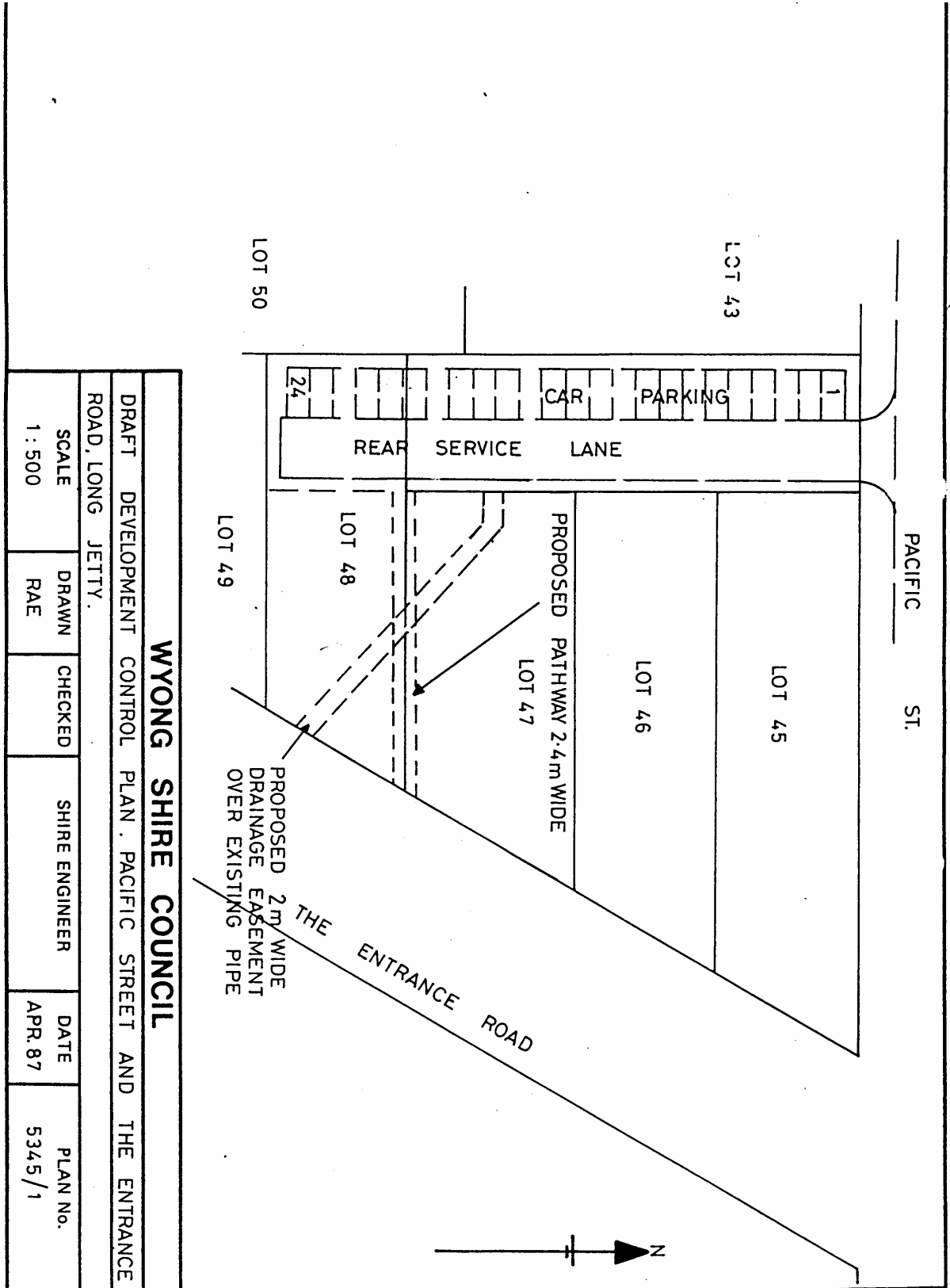
Figures as at June 30 1990	=	\$19,670
July 18.75% x \$19,670 x 1/12	=	\$19,997
August 17.75% x \$19,977 x 1/12	=	\$20,272
September 17.50% x \$20,272 x 1/12	=	\$20,567

### Development Control Plan No 5 - Indexation Sheet

Clause 2: Figures for 1990 using September 1989 factor to index:

Lot 44	=	\$ 6,127
Lot 46	=	\$ 6,127
Lot 47	=	\$47,363
Lot 48	=	\$ 6,127

Figure 1 DCP 5 - Long Jetty Pacific Street and The Entrance Road, Long Jetty



**WYONG SHIRE COUNCIL**

DRAFT DEVELOPMENT CONTROL PLAN. PACIFIC STREET AND THE ENTRANCE ROAD, LONG JETTY.

SCALE	DRAWN	CHECKED	SHIRE ENGINEER	DATE	PLAN No.
1 : 500	RAE			APR 87	5345/1

Figure 2 Plan of Rear Service Lane and Carparking, Lot 44 DP 13225 Pacific Street, Long Jetty

