

DCP 6

LOTS 1-24 MAIN ROAD

TOUKLEY

This plan shall be known as:

LOTS 1 - 24 MAIN ROAD TOUKLEY

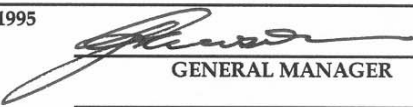
DEVELOPMENT CONTROL PLAN NO 6

OBJECTIVES

This Development Control Plan aims to achieve the following:

- 1 Help define the Toukley town centre by inhibiting and reducing ribbon development along Main Road 509.
- 2 Provide incentives for redevelopment of the land to which it applies for residential and tourist accommodation purposes whilst recognising the existing non-conforming uses.
- 3 Encourage a superior design of buildings that is sympathetic with the existing residential areas.
- 4 Improve traffic movement and reduce conflicts by reducing the potential number of access points onto Main Road 509.
- 5 Improve the residential amenity and aesthetics of the precinct through redevelopment of existing commercial uses for purposes more compatible and suitable to the location.

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 95/97-May 10 1995 EFFECTIVE: May 18 1995 CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATIONS	 GENERAL MANAGER
	DATE:

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This plan may be cited as 'Toukley West Development Control Plan'.

LAND TO WHICH THIS PLAN APPLIES:

This plan applies to land identified by Map No 1.

RELATIONSHIPS WITH OTHER ENVIRONMENTAL PLANNING INSTRUMENTS, CODES AND POLICIES

- 1 This plan operated in conjunction with Wyong Local Environmental Plan 1987 - Urban Lands and relevant Council Codes and Policies.
- 2 Where inconsistencies arise between this plan and other Council Codes and Policies, this Plan shall prevail to the extent of the inconsistency.

CONSOLIDATION OF LAND

- a Council will not grant consent to development in accordance with this Plan, until consolidation of lots occurs as indicated on Map 1.
- b Council will encourage further consolidation with lots fronting Beachcomber Parade, by providing development incentives as outlined in this Plan.

NON-CONFORMING EXISTING USES

- a Council will consider redevelopment of existing non-conforming uses only where they are incorporated in a residential flat or tourist accommodation development and consolidation of lots occurs in accordance with Clause 5.

- b Council would be prepared to waive the requirements of (a) where it is proposed to consolidate several non-conforming uses into a single commercial development on one parcel of land identified in Map 1.

VEHICULAR ACCESS

- a Where site consolidation occurs between properties adjoining Main Road 509 and Beachcomber Parade, vehicular access shall be denied to Main Road.
- b Vehicular access shall be denied onto Main Road 509 for corner lots where access can be reasonably gained from Dunleigh Street or Yaralla Street.
- c Only one point of access/egress to Main Road will be permitted in respect of any development.

HEIGHT CONTROL PRINCIPLES

- a In this clause:

'Height' in relation to a building, means the distance measured vertically from any point on a wall at the junction of the ceiling of the topmost floor to the finished ground level.
- b Maximum Height

Council will not grant consent to development exceeding 10 metres in height.

SETBACKS

- a New development shall not be located closer than 10 metres to the property boundary along Main Road, Toukley.
- b Side setbacks shall apply as follows:
- | Number of storeys | 1 | 2 | 3 | 4 |
|-------------------|-----|---|---|---|
| Setback | 2.3 | 4 | 6 | 7 |
- c The setback requirements stipulated in subclauses a and b are subject to prior compliance with Clause 11. They may be revised if it can be demonstrated that the requirements of Clause 11 can be met without strict adherence to the distances quoted.

DEVELOPMENT INCENTIVE FOR LAND CONSOLIDATION WITH SITES FRONTING BEACHCOMBER PARADE

Where site consolidation of properties in Beachcomber Parade occurs with properties adjoining Main Road 509, Council will give favourable consideration (subject to environmental considerations) of development of the Beachcomber Parade properties within the following standards:

- a Development of the site at Residential 2(c2) density.
- b Development not exceeding 7 metres in height.
- c A front building line of 6m from Beachcomber Parade and a side setback of 2.3m from adjoining properties.

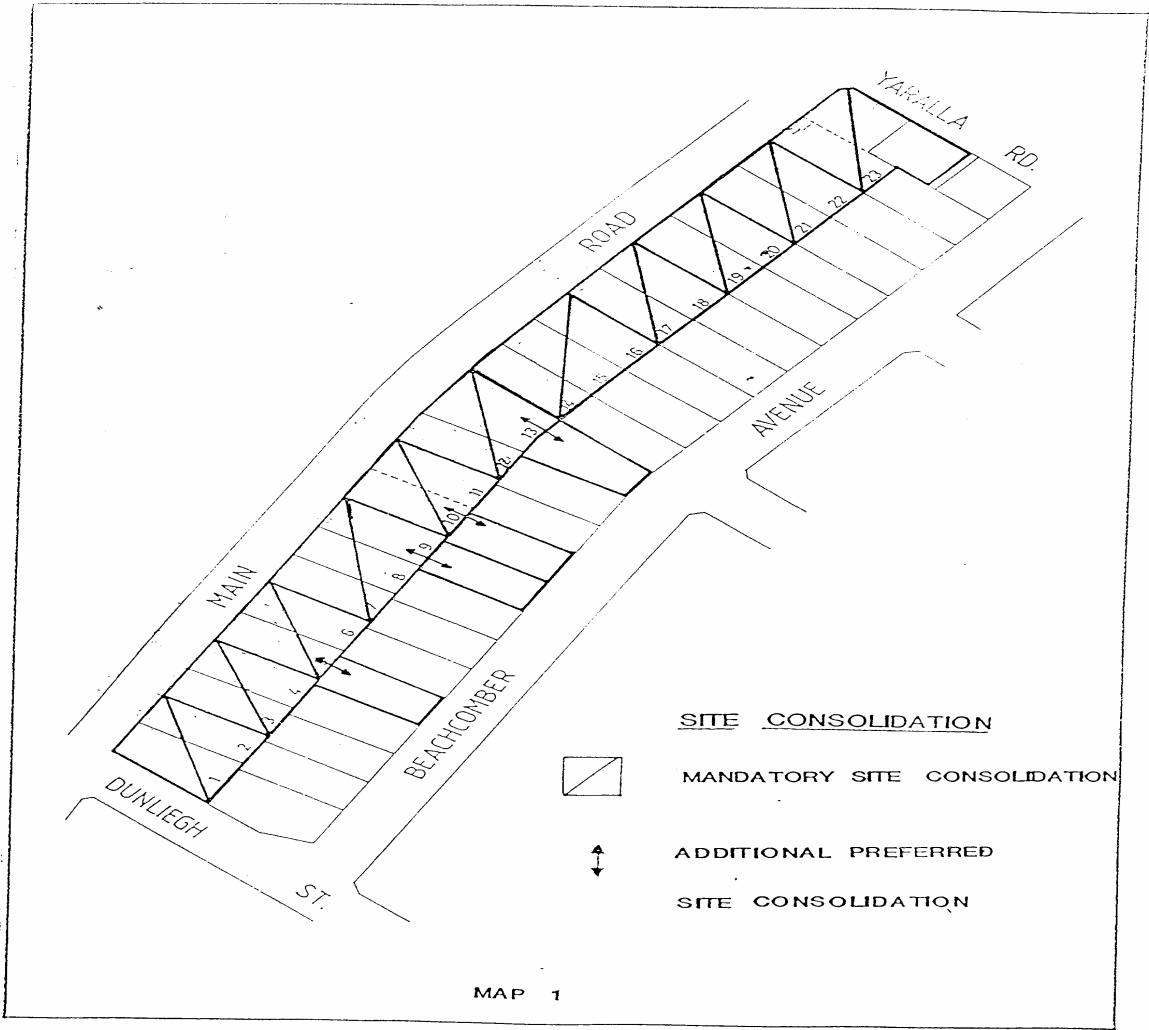
SUNLIGHT

- a Where a proposal exceeds 7 metres in height, shadow diagrams shall be submitted with the development application showing shadow cast by the proposed buildings in relation to buildings on all adjoining and adjacent lands at 9.00 am and 3.00 pm on the days of the winter and summer solstice.
- b Building height and siting will not be approved unless 50% or more of private open space of adjoining properties shall receive a minimum of 3 hours of unobstructed sunlight between the hours of 9.00 am and 3.00 pm on the days of the winter solstice.

LANDSCAPING - MAIN ROAD SETBACK

- a The appearance and treatment of this area is important, to give a high quality image along the main entry road to Toukley.

Map 1



Lots 1-24 Main Road, Toukley - Development Control Plan No 6