

DCP 31 CHARMHAVEN SHOPPING CENTRE

This plan shall be known as:


CHARMHAVEN SHOPPING CENTRE
DEVELOPMENT CONTROL PLAN NO 31

OBJECTIVES

This Development Control Plan aims to achieve the following:

- 1 Provide for co-ordinated development of the Charmhaven shopping area.
- 2 Require the provision and construction of a 6 metre wide rear laneway.
- 3 Provide for a service road and carparking along the front road widening area.
- 4 Provide for a landscaped buffer strip along the road frontage denying direct access to the Pacific Highway.
- 5 Generally improving the carparking, landscaping, traffic circulation and 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 number: 5 April 1990 Effective: 19 April 1990 Certified in accordance with the Environmental Planning and Assessment Act 1979 and Regulations	Dated _____ General Manager  Date: _____
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The Development Control Plan No 31 Charmhaven Shopping Area 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 THIS PLAN APPLIES

This plan applies to land zoned 3(c) Neighbourhood Business under Wyong Local Environmental Plan 1987 - Urban Lands, east of the Pacific Highway between Wyreema Avenue and Awaba Avenue and Lots 18 and 19 DP 13878 Narara Avenue, Charmhaven.

IMPLEMENTATION

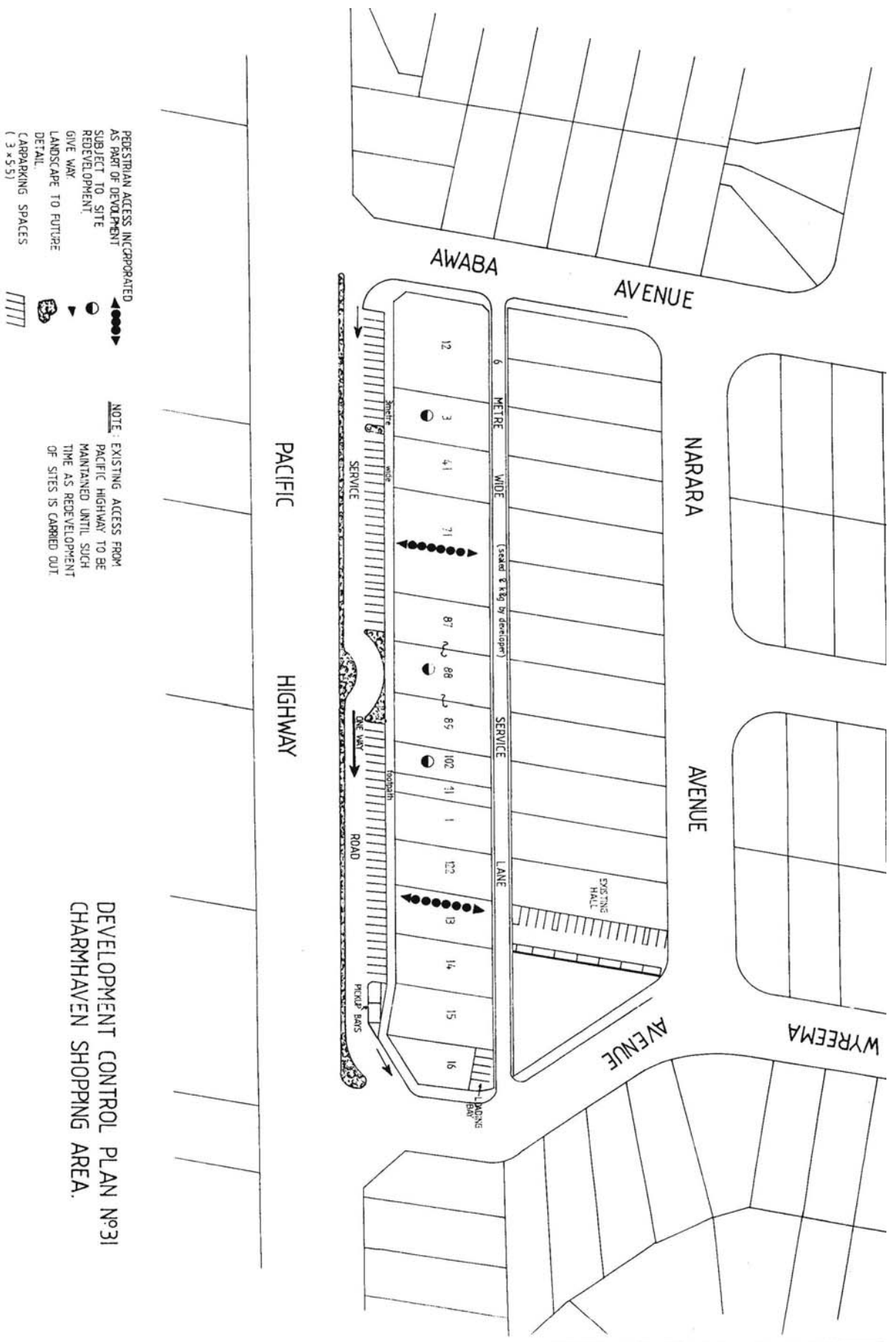
- 1 In its determination of applications for the development of the properties to which this plan relates, Council will require the dedication of the road widening, transfer of the service road land and the rear laneway land, and construction of works and/or contributions towards such works involving service access, carparking, landscaping, kerb and guttering, drainage, footpaths and shoulder seal.
- 2 The construction is to be at no 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 kerb and guttering, access, shoulder sealing and kerbside parking in the immediate vicinity of the business area as determined by Council.

- 4 Upon development of each property direct access onto the Pacific Highway will be denied.
- 5 Any proposed development on Lot 16 DP 13878 shall be restricted to a maximum floor area of 200 square metres.
- 6 Customer parking is to be provided off the service road with additional parking and loading spaces generated by the development to be provided off the rear lane. Carparking will be required to be provided in accordance with Council's Carparking Code. Council may require a contribution for any deficiency in carparking that is not provided on the land. Any contribution will be used to offset Council's construction cost of the carpark on Lot 18.
- 7 In determination of applications for development, consideration will be given to the use of building materials, external colours, awnings and facades, and signs to encourage sympathetic design with the overall development of the area covered by this plan.
- 8 Pedestrian access is to be provided as part of developments from the footpath to the rear service lane in locations shown on the plan.

SAVINGS PROVISION

Any person making an application for the development of properties affected by this plan shall have due regard to the provisions 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 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.

**Map 1 Development Control Plan No 31
Charmhaven Shopping Centre Area**



PEDESTRIAN ACCESS INCORPORATED AS PART OF DEVELOPMENT SUBJECT TO SITE REDEVELOPMENT. GIVE WAY. LANDSCAPE TO FUTURE DETAIL. CARPARKING SPACES (3 x 5.5)

NOTE: EXISTING ACCESS FROM PACIFIC HIGHWAY TO BE MAINTAINED UNTIL SUCH TIME AS REDEVELOPMENT OF SITES IS CARRIED OUT

DEVELOPMENT CONTROL PLAN N°31
CHARMHAVEN SHOPPING AREA.



