

# DCP 34

## CHARMHAVEN

### INDUSTRIAL ESTATE

This plan shall be known as:

#### CHARMHAVEN INDUSTRIAL ESTATE


#### DEVELOPMENT CONTROL PLAN 34

#### OBJECTIVES

This Development Control Plan aims to achieve the following:

- 1 Provide access, carparking and development strategies to complement the zoning of the land and to allow development consistent with the zoning of the land.
- 2 Provide for construction of a service road 10 metres wide and parallel to the Pacific Highway.
- 3 Improve traffic flow along the Pacific Highway by restricting the location of driveways.
- 4 Identify roadworks required to be carried out on the Pacific Highway to enable safe and convenient access to the land.
- 5 Prohibit direct access to the Pacific Highway, other than as permitted by this Plan.
- 6 Identify the need to discharge stormwater drainage from Lot 2 DP 787758 and the service road across the Pacific Highway frontage of Lot 1321 to the existing drainage course.
- 7 Identify setbacks required for development from the Pacific Highway.
- 8 Provide for landscaping of the Pacific Highway frontage.
- 9 Identify the land and the proportion of floor space which may be utilised for the purpose of retail and display purposes for goods manufactured or assembled on site.

**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: 14 August 1991 Effective: 29 August 1991 Certified in accordance with the Environmental Planning and Assessment Act 1979 and Regulations	Dated: _____ General Manager:  Date: _____
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This 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.

#### CITATION

This plan may be cited as "Development Control Plan No 34 - Charmhaven Industrial Estate".

#### LAND TO WHICH THE PLAN APPLIES:

This Plan applies to Lot 1 and 2 DP 787758, Lots 5 and 6 DP 738274, Lots 2 and 10 DP 24696, Lot 1321 DP 541399, Lot 19 DP 569097, Lot 202 DP 712607 and Lot 4 FP 431647 Pacific Highway, Charmhaven, between Chelmsford Road and Arizona Road, and zoned 4(a) General Industrial and 6(c) Proposed Open Space and Recreation under Wyong Local Environmental Plan 1991 (as amended).

#### IMPLEMENTATION

In its determination of applications for the development or redevelopment of land to which this plan applies, Council will require:

- 1 Development to be carried out in accordance with Council's Industrial Code, Carparking Code and Trade Waste Policy.
- 2 The construction of a service road, 10 metres wide and parallel to the Pacific Highway generally in accordance with the Development Control Plan map.
- 3 The provision of separate entry and exit driveways as shown on the Development Control Plan map.
- 4 The construction of the following works on the subject land and/or Pacific Highway to the requirements of Council and/or the Roads and Traffic Authority and at no cost to Council;
  - a The construction of an acceleration lane from the exit driveway to the second lane of the roundabout at the intersection of the Pacific Highway and Chelmsford Road.
  - b The construction of a median or other traffic management device on the Pacific Highway opposite the exit driveway.
  - c The construction of a median on the Pacific Highway opposite the entry driveway.
  - d The construction of pavement widening of the Pacific Highway to accommodate the traffic management facilities required in b and c above.
  - e The provision of an easement and the construction of drainage works for drainage across the Pacific Highway frontage of Lot 1321 from Lot 2 DP 787758. The cost of acquisition and construction to be borne by the owners of Lot 2 DP 787758.
- 5 All development including carparking and buildings to be setback at least 15 metres from the future boundary of the Pacific Highway.
- 6 The front setback to the Pacific Highway incorporating the 6(c) zoned land is to be landscaped in accordance with Council's Landscaping Policy for Category 3 development at no cost to Council.

- 7 The maximum proportion of floor space of any development which may be utilised for ancillary retail or display purposes for bulky goods manufactured or assembled on site is restricted to 20%.
- 8 The land zoned 6(c) and service road are to be dedicated to Council, at no cost to Council.
- 9 No carparking is to be permitted on land zoned 6(c) Proposed Open Space and Recreation.

#### **STAGING OF DEVELOPMENT**

The commencement of development on Lots 1 and 2 DP 787758 or on any future allotment subdivided from this land will be required to acquire land for the service road and construct all road and drainage works for the service road and improvements to the Pacific Highway as identified in the draft Development Control Plan.

Negotiations between the above land owners is required to resolve cost sharing or bankrolling of works.

#### **ACCESS TO PACIFIC HIGHWAY:**

Other than as provided for under this plan, direct vehicular access to the Pacific Highway is prohibited.

#### **LANDSCAPING:**

The highway frontage and side and rear setback areas are required to be landscaped in accordance with Council's Landscaping Policy.

#### **SITE COVERAGE AND FLOOR SPACE RATIO**

For the purpose of calculating floor space ratio or site coverage 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 open space and service laneway.

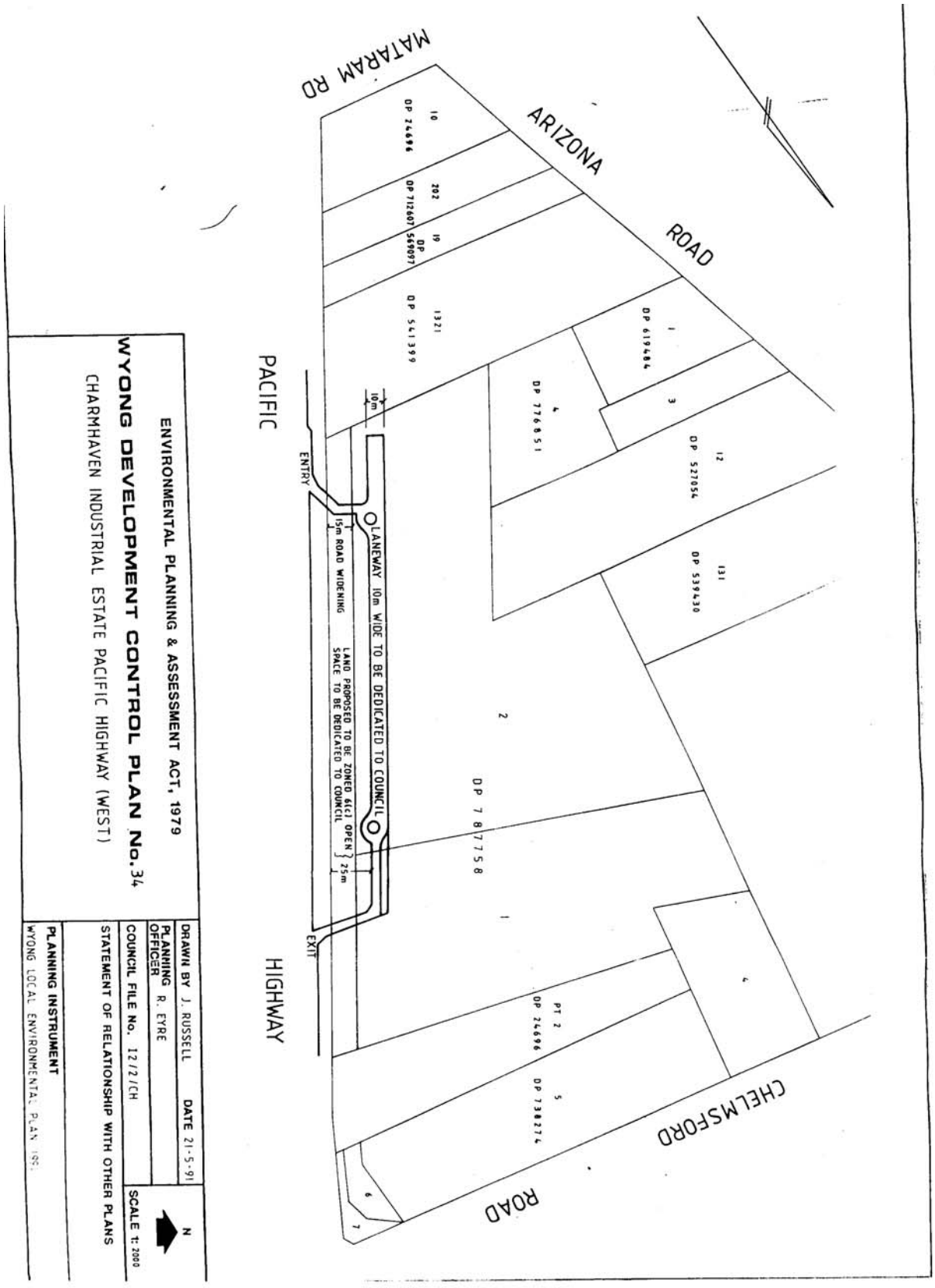
#### **SAVINGS PROVISION**

Any person making an application for the development of properties affected by this Plan shall have due regard for the provisions of the Wyong Local Environmental Plan 1991, as amended, 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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Wyong Development Control Plan No 34  
Charmhaven Industrial Estate



<p>ENVIRONMENTAL PLANNING &amp; ASSESSMENT ACT, 1979</p> <p><b>WYONG DEVELOPMENT CONTROL PLAN No. 34</b></p> <p>CHARMHAVEN INDUSTRIAL ESTATE PACIFIC HIGHWAY (WEST)</p>	
<p>DRAWN BY J. RUSSELL</p> <p>PLANNING OFFICER R. EYRE</p> <p>COUNCIL FILE NO. 12/12/CH</p> <p>STATEMENT OF RELATIONSHIP WITH OTHER PLANS</p>	<p>DATE 21-5-91</p> <p>SCALE 1:2000</p>
<p>PLANNING INSTRUMENT</p> <p>WYONG LOCAL ENVIRONMENTAL PLAN 1991</p>	