

CHAPTER 5.4 GREATER TOUKLEY

Chapter 5.4 relates to the Greater Toukley area and consists of two sections which relate to Lots 1-24 Main Road Toukley, and to lands fronting Main Road at Toukley East.

This Chapter should be read in conjunction with other relevant Chapters of this Development Control Plan and other Policy Documents of Council, including but not limited to:

- Chapter 2.1 – Housing and Ancillary Structures
- Chapter 2.4 – Multiple Dwelling Residential Development
- Part 4 – Subdivision
- Chapter 6.1 – Key Sites
- Council’s Civil Works – Design Guideline and Construction Specification

SECTION 5.4.1 MAIN ROAD TOUKLEY

1.0 INTRODUCTION

The purpose of this sub section is to provide specific development guidelines for development of lots fronting Main Road and located between Dunleigh Street and Yaralla Road, Toukley. Applicants should also refer to the provisions of Chapter 6.1 – Key Sites.

1.1 Land to which this Chapter Applies

This sub-section applies to land identified by Figure 1.

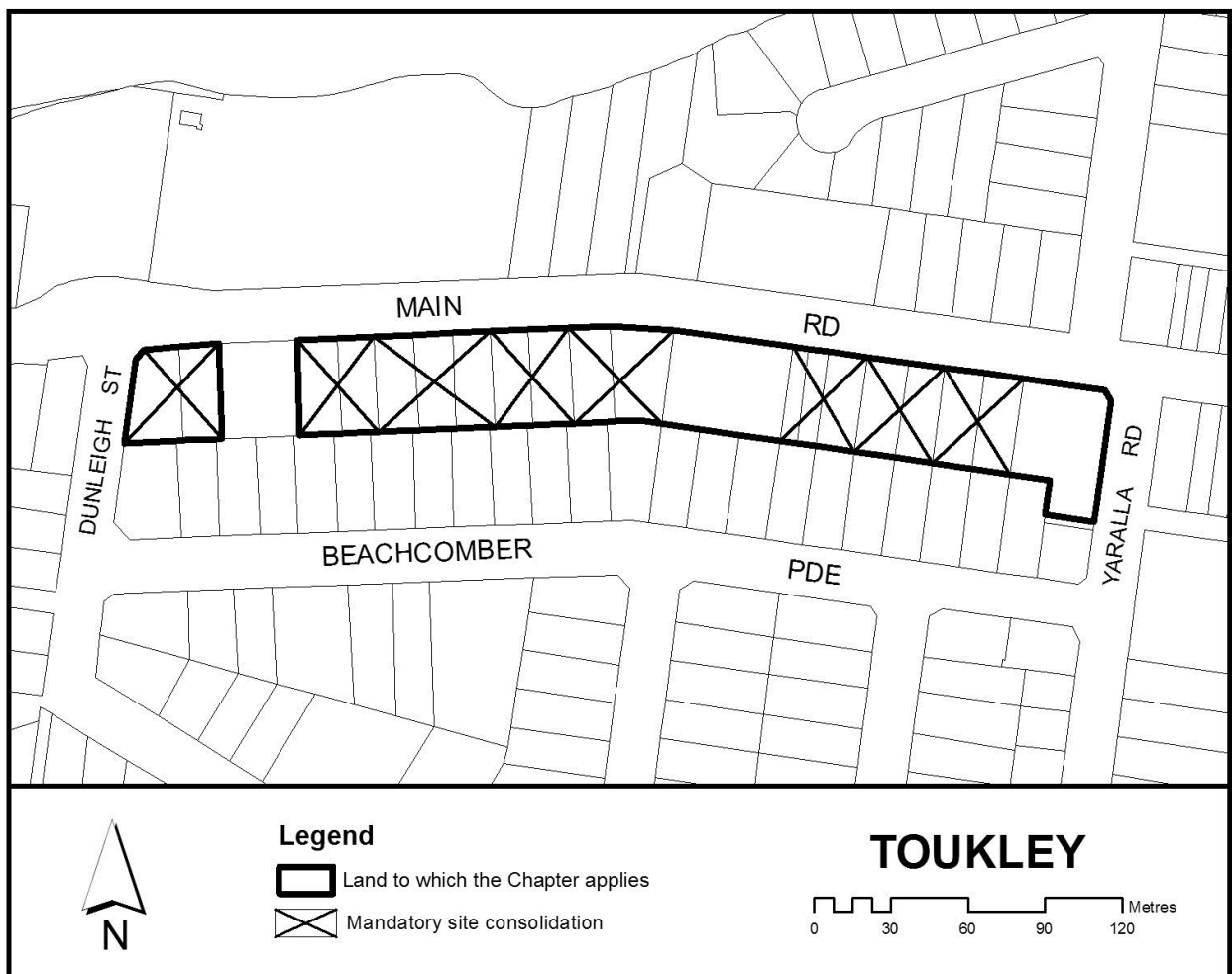


Figure 1 Land in Toukley to which Section 5.4.1 applies

2.0 DEVELOPMENT PRINCIPLES

2.1 Building Height

OBJECTIVE

- To improve the residential amenity and aesthetics of the precinct through redevelopment of existing commercial uses for purposes more compatible and suitable to the location

REQUIREMENT

Development should not exceed three (3) storeys in height.

2.2 Consolidation of Land

OBJECTIVE

- To help define the Toukley town centre by inhibiting and reducing ribbon development along Main Road and providing suitable height provisions

REQUIREMENTS

- a Council will not grant consent to development in accordance with this Chapter, until consolidation of lots occurs as indicated on Figure 1.
- b Council encourages further consolidation with lots fronting Beachcomber Parade.

2.3 Vehicular Access

OBJECTIVE

- To improve traffic movement and reduce conflicts by reducing the potential number of access points onto Main Road Toukley

REQUIREMENTS

- a Where site consolidation occurs between properties adjoining Main Road and Beachcomber Parade, vehicular access shall be denied to Main Road.
- b Vehicular access shall be denied onto Main Road 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.

SECTION 5.4.2 TOUKLEY EAST

1.0 INTRODUCTION

1.1 Objective of this Chapter

- To provide engineering, planning and traffic strategies to complement the business zoning of the land and to allow subsequent development for business purposes consistent with this zoning

1.2 Land to which this Chapter Applies

This sub-section applies to Lots 87 to 93 DP 20482, Lot 94 DP 656653 Main Road, Toukley and Lot 314 DP 21154 Ray Street, Toukley.

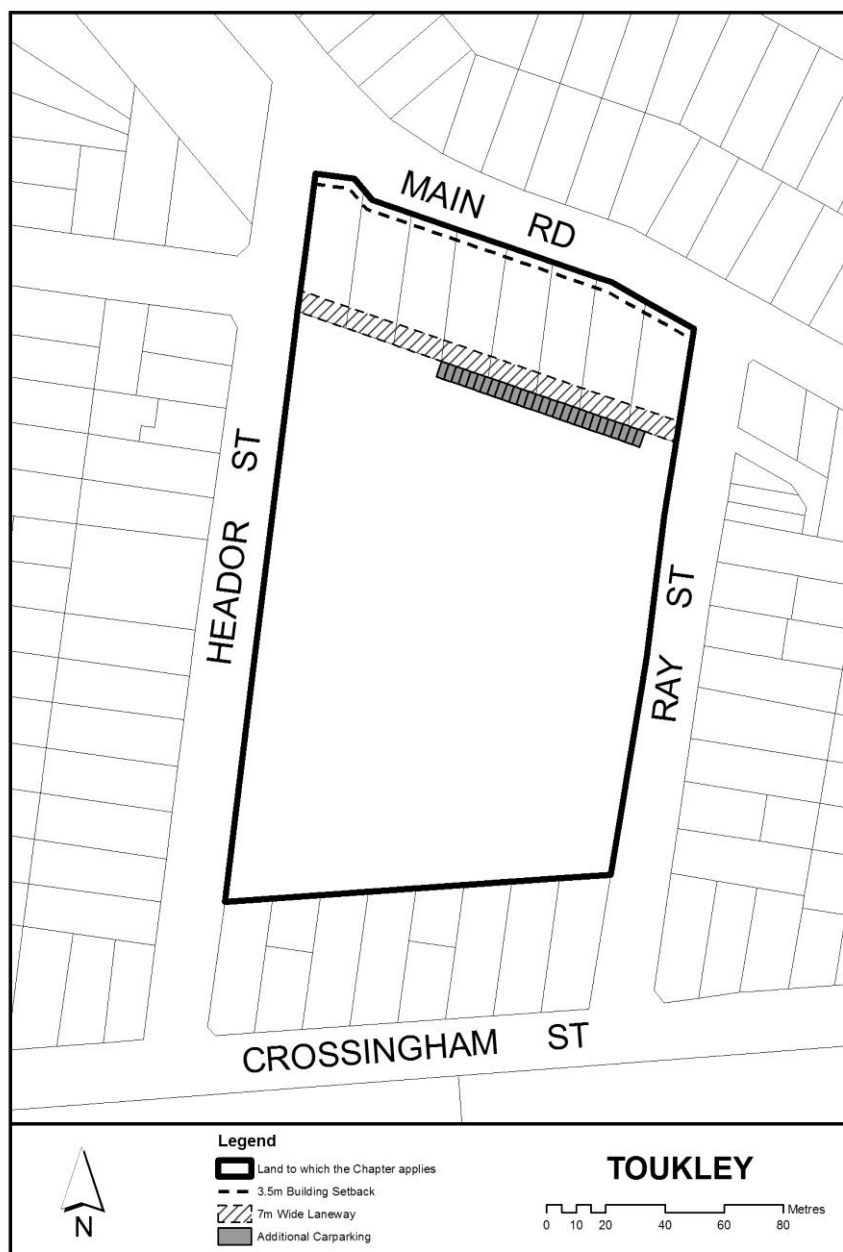


Figure 2 Land in Toukley to which Section 5.4.2 applies and proposed laneway

2.0 DEVELOPMENT PRINCIPLES

2.1 Access

OBJECTIVES

- To provide for the transfer to Council and construction of a rear service laneway between Heador Street and Ray Street as an essential requirement of any development
- To improve traffic flow along Main Road by prohibiting access to Main Road and requiring all access to be by the rear laneway as a requirement of any development
- To provide for satisfactory pedestrian space and an improved streetscape to the Main Road frontage of the subject properties

REQUIREMENT

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

- a the transfer to Council in fee simple of land required for the 7 metre wide rear service laneway at no cost to Council;
- b the construction of the rear service laneway to Council's requirements. Where development occurs on a land locked parcel the payment of a cash contribution (indexed) towards the construction of the laneway will be required in accordance with Toukley District Development Contribution Plan;
- c when access is available from the rear laneway, vehicle access from Main Road will be prohibited;
- d the adoption of a minimum setback of 3.5 metres for any building fronting Main Road.

2.2 Car Parking

OBJECTIVE

- To provide for adequate carparking either on-site or on adjoining Council owned land by way of a cash contribution

REQUIREMENTS

- a On-site carparking is to be provided in accordance with the requirements of Chapter 2.11 of this DCP – Parking and Access. The method of calculating carparking shall be the gross floor area less the area occupied by stairs and amenities.
- b Where the required amount of carparking cannot be provided wholly on-site, Council is prepared to accept a cash contribution for the provision of carparking on the adjoining reserve (Lot 341 DP 21154) up to a maximum of three (3) spaces per property in accordance with the provisions of Toukley District Development Contribution Plan.

2.3 Floor Space Ratio

OBJECTIVE

- To define the land area to be used in determining the floor space ratio

REQUIREMENT

For the purpose of any restrictions on floor space ratio imposed by any Local Environmental Plan or other Chapter within this Development Control Plan, the floor space ratio shall apply to the whole of each lot inclusive of the land required for the 7 metre wide laneway.