

# CHAPTER 6.12 OURIMBAH – COMMERCIAL AREA

## 1.0 INTRODUCTION

### 1.1 Objective of this Chapter

- To provide for the orderly and economic development of certain land in the Ourimbah Commercial Area

### 1.2 Land to which this Chapter Applies

This Chapter applies to Lots 20 and 21 DP 1064048, Lot 9 DP 20723 and Lot 24 DP 1064049 Pacific Highway, Ourimbah, as shown by heavy black edging on Figure 1.

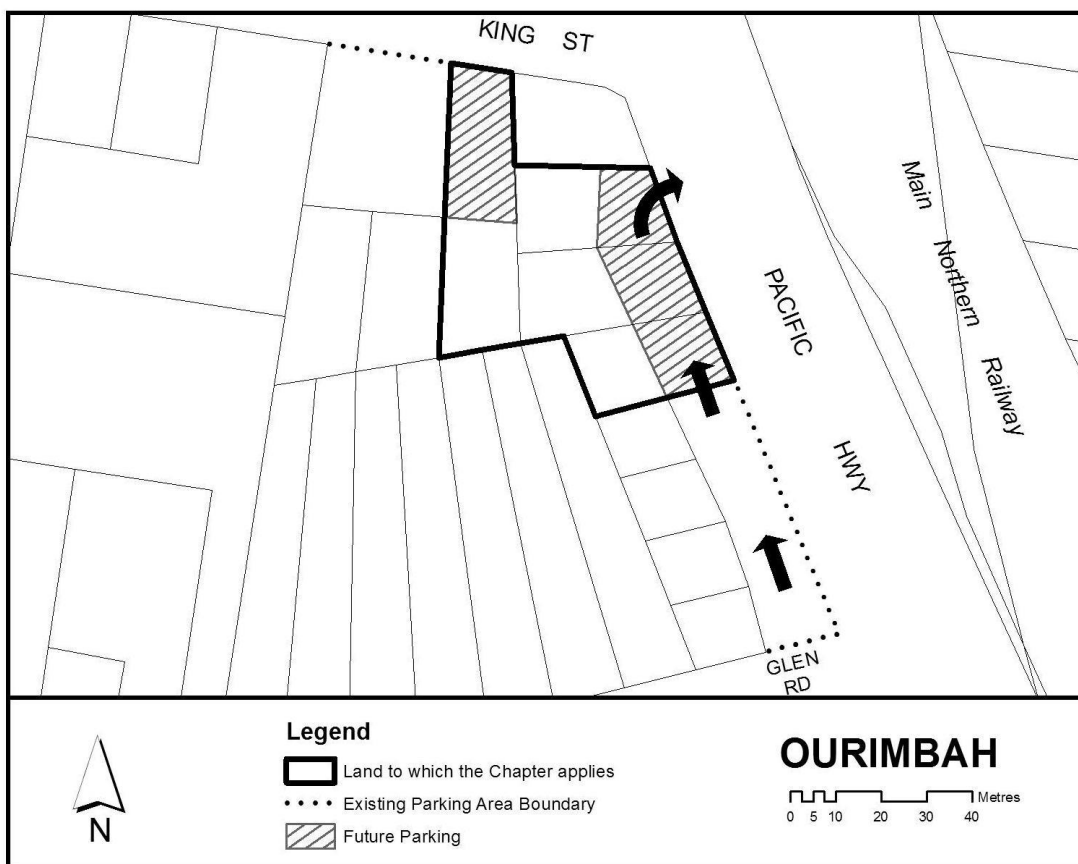


Figure 1 Land to which Chapter 6.12 applies

### 1.3 Relationship to other Chapters and Policies

This chapter is to be read in conjunction with other relevant Chapters of this Development Control Plan, including, but not limited to:

- Chapter 2.11 – Parking and Access
- Council's Civil Works Design Guideline and Construction Specification

## 2.0 DEVELOPMENT PRINCIPLES

### OBJECTIVES

- To provide for a service access lane, car parking, landscaping and appropriate controls for the appearance of the development
- To alleviate traffic impacts from the development of this land by restricting access to the Pacific Highway

### REQUIREMENTS

- a In its determination of the application for the development of properties to which the plan applies, Council will require the dedication of land and the construction of works to the satisfaction of Council involving service access, car parking, landscaping, kerb and guttering, drainage and footpaths for land shown in Figure 1.
- b The construction of works together with the dedication of required land is to be free of any cost to Council.
- c It is intended by the implementation of the Chapter to limit direct vehicular access to the Pacific Highway to the northern boundary of Lot 20 DP 1064048 generally in accordance with Figure 1. This vehicular crossing is to provide egress only.
- d During the development of this plan, temporary access to the Pacific Highway may be permitted where considered appropriate by Council and the NSW Department of Roads and Maritime Services.
- e Car Parking is to be provided in accordance with Chapter 2.11 – Parking and Access and Council's Civil Works Design Guideline and Construction Specification.