

CHAPTER 5.50 EAST TOUKLEY – MAIN ROAD COMMERCIAL

5.50.1 INTRODUCTION

The purpose of this Chapter is to provide planning and traffic strategies that facilitate development for business purposes in the land at East Toukley to which this Chapter applies.

5.50.1.1 Land to which this Chapter Applies

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

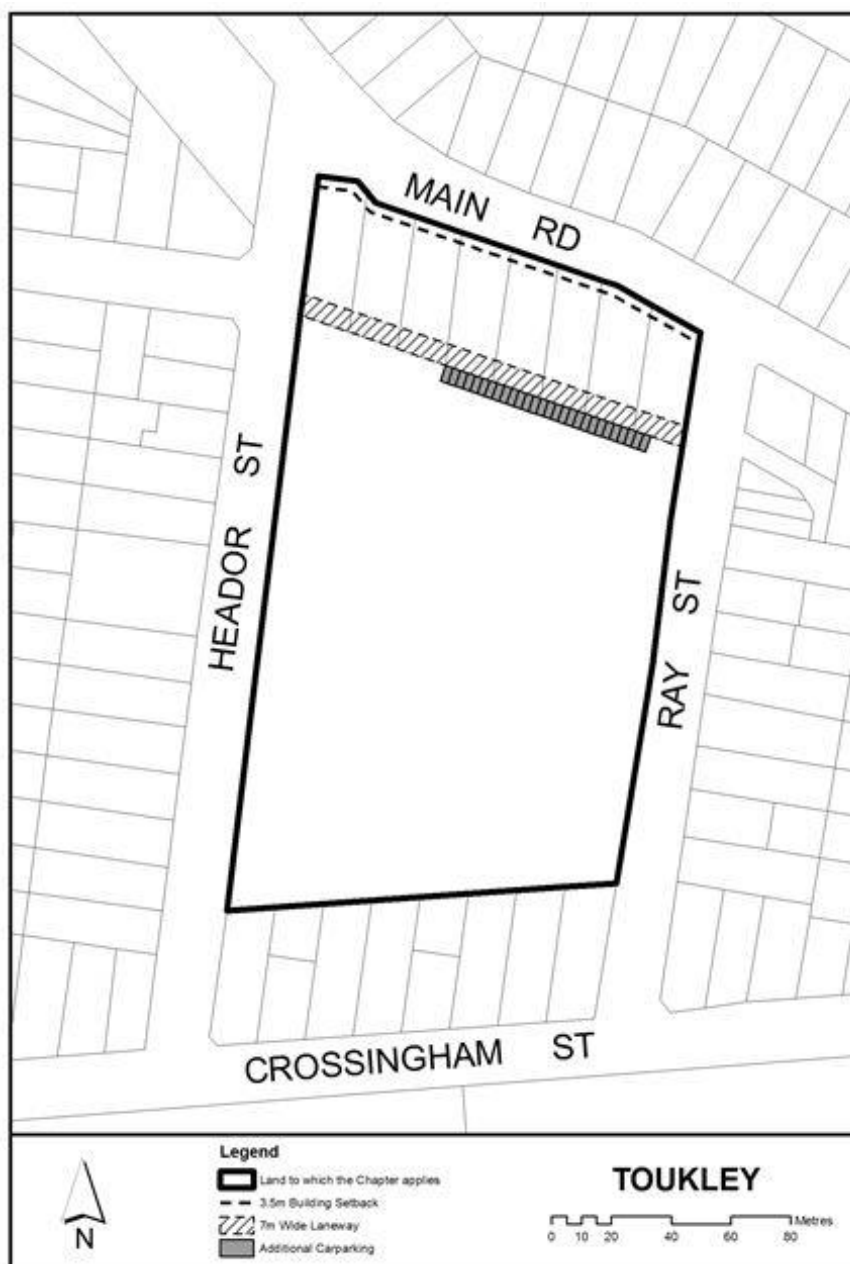


Figure 1 Land in East Toukley to which this Chapter applies and the proposed laneway

5.50.1.2 Relationship to other Chapters and Policies

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 2.4 - Subdivision
- Chapter 2.13 – Transport and Parking
- Chapter 2.14 – Site Waste Management
- Council's Civil Works Specification

5.50.2 INTRODUCTION

5.50.2.1 Access

OBJECTIVES

- To provide for the transfer to Council and construction of a rear service laneway between Hedor 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

REQUIREMENTS

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.

5.50.2.2 Car Parking

OBJECTIVE

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

REQUIREMENTS

- a On-site car parking is to be provided in accordance with the requirements of Chapter 2.13 Transport and Parking. The method of calculating car parking shall be the gross floor area less the area occupied by stairs and amenities.
- b Where the required amount of car parking cannot be provided wholly on-site, Council is prepared to accept a cash contribution for the provision of car parking 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.

5.50.2.3 Floor Space Ratio

OBJECTIVE

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

REQUIREMENT

- a 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.