

## CHAPTER 5.13 TERRIGAL, SCENIC HIGHWAY (GEORGE'S FRUIT BARN)

### 5.13.1 LAND TO WHICH THIS CHAPTER APPLIES

This chapter applies to Lot 11 DP 1039852 (previously Lot 11 DP 860715) Scenic Highway, Terrigal, as identified on the map below.

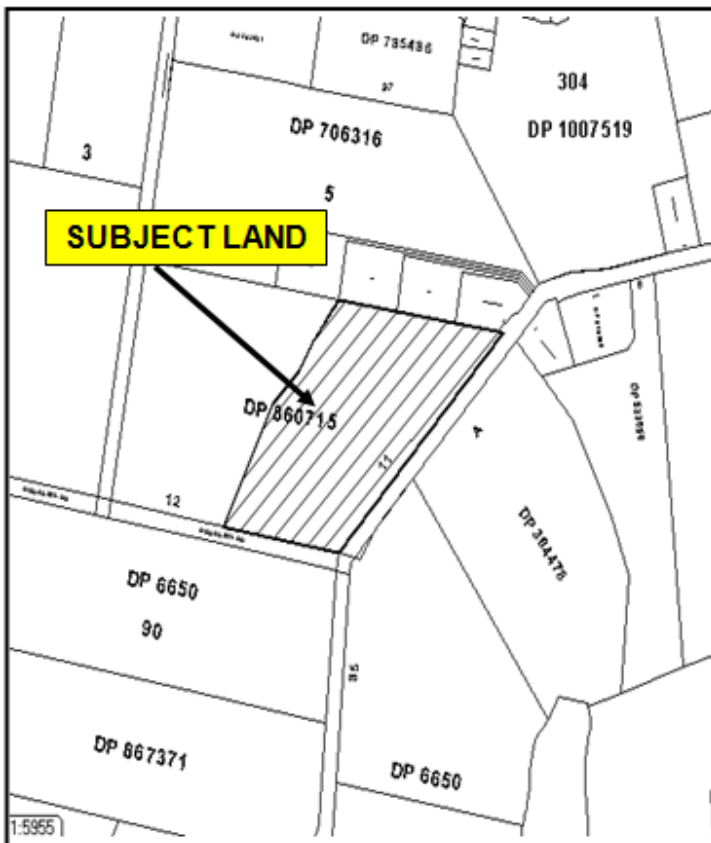


Figure 1 – Land to which this chapter applies

### 5.13.2 PURPOSE OF THIS CHAPTER

The purpose of this chapter is to introduce additional controls to improve the overall appearance and functioning of the development.

### 5.13.3 OBJECTIVES

- To facilitate vehicular access to the site and to ensure development does not have an adverse impact on the existing road network
- To ensure that an adequate number of on-site car parking spaces are available on site
- To ensure development design and scale is sensitive to the visual and scenic character of the surrounding rural area
- To control advertising materials
- To limit floor space area

## 5.13.4 SPECIFIC REQUIREMENTS

### 5.13.4.1 Vehicular Access

The Scenic Highway is an arterial road which provides a significant link between Avoca Beach and Terrigal. The site is located on the north-western side of the Scenic Highway which traverses the ridge between Terrigal and Picketts Valley, forming an important tourist route. Due to its high traffic volumes and poor sight distances, any development application submitted in relation to the site must comply with the following:

- a Only one access point permitted to/from Scenic Highway. The northern access shown in the submitted plan is to be deleted and replaced with suitable landscaping.
- b Provision of AUSTRROADS Type B intersection in Scenic Highway for right turning vehicles into the development (pavement widening and line marking to enable a passing bay).
- c Provision of AUSTRROADS left turn deceleration lane, including 15 metres taper, at Avoca Drive for the entry driveway.
- d Provision of a "Type 3" entry/exit driveway (6m entry and 4m-6m exit with a minimum separation of 1m-3m) in accordance with the *RTA (RMS) Guidelines for Traffic Generating Development*.

These requirements will improve the existing traffic situation by allowing through vehicles to pass vehicles stopped/slowing to turn right/left, respectively, into the development and reduce the rear-end accident potential.

### 5.13.4.2 Car Parking Spaces

The area currently available for on-site car parking and manoeuvring is inadequate. To ensure that sufficient, well designed parking provisions are available on-site, the following must be complied with:

- a Any increase in floor space must also result in an increase in the number of car parking spaces, in accordance with the Transport and Parking Section of this Development Control Plan (DCP), i.e. one (1) space to be provided for every 30m<sup>2</sup> gross floor area.
- b The layout and design of car parking facilities is to be in accordance with the Transport and Parking Section of this DCP.
- c Delineated car parking spaces must not encroach onto the existing road reserve, with landscaping to be provided between the spaces and the road reserve.

### 5.13.4.3 Visual and Scenic Character

Having regard to the location of the building on a visually prominent site and the high scenic quality of the surrounding area, the following issues must be complied with:

- a Any new buildings are not to encroach any closer to the road reserve than the existing buildings and must be located no less than 15 metres from the front property boundary.
- b Any development application must ensure that the style and scale of the development reflects the rural nature of the area.
- c The colour and texture of external building materials are to be compatible with the colours, hues and textures of the surrounding natural environment.

#### 5.13.4.4 Advertising Material

The site is visually prominent and current advertising arrangements are haphazard and not complementary to the rural nature of the area.

- a Any advertising materials should be minimised and co-ordinated in order to improve the overall appearance of the development and make it more sympathetic with its rural environment.

#### 5.13.4.5 Floor Space Area

Having regard to the surrounding rural environment, the bulk and scale of the fruit barn should be limited so as to not dominate the surrounding land uses nor detract from amenity.

- a Any proposal to increase the floor space area must result in a gross floor space of the building not exceeding 475m<sup>2</sup>.
- b On 4 June 2002 Council resolved (Minute No. 129/2002) that it will not consider any further requests for additional floor area in relation to this development.

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