

NOTE: This Chapter should not be read in isolation. You may need to consider other chapters of this DCP when preparing your application.



CHAPTER N21: BASIN VIEW



Chapter N21: Basin View

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Amendment history

Version Number	Date Adopted by Council	Commencement Date	Amendment Type
1	14 October 2014	22 October 2014	New
2	23 June 2015	1 July 2015	Amendment

1 Purpose

The purpose of this Chapter is to provide guidance in the subdivision of large lot residential **development** with specific concern for road widening, traffic safety, setbacks, construction materials and reduced bushfire potential, while maintaining the scenic amenity with retention and improvement of **vegetation**.

Advisory Note: In addition to the provisions outlined in this Chapter, you must refer to the supporting map: Chapter N21 – Map 1.

2 Application

- This Chapter applies to land adjacent to The Wool Road, Basin View being land bounded by Clarendon Crescent, Grange Road, Riverside Esplanade north, Lot 7309 DP 1130954 (Crown Reserve 755968) and Lot 1 DP46892, as shown in Figure 1 below.
- The land to which this Chapter applies is zoned R5 Large Lot Residential, SP2 Infrastructure, E2 Environmental Conservation and E3 Environmental Management under **Shoalhaven LEP 2014**.



Figure 1: Subject Land Map

3 Context

The land is located between the villages of Basin View and St Georges Basin. Good vehicular access is available from the north via Grange Road and from the east and west via the Wool Road.

The majority of the land is zoned R5 Large Lot Residential with a minimum lot size of 1 hectare.

4 Objectives

The objectives are to:

- i. Co-ordinate the subdivision of land into one (1) hectare allotments in accordance with the objectives of the R5 Large Lot Residential zone.
- ii. Provide for the dedication of land in subdivision for the widening of The Wool Road.
- iii. Improve traffic safety along The Wool Road by:
 - Reducing the number of access roads and restrict vehicular access to the Wool Road from lots having frontage to the road.
 - Carrying out road works within The Wool Road to improve driver sight distance to and from the Atherton Street intersection.
- iv. Maintain the scenic amenity of the area by controlling development and tree removal within the Scenic Protection Area and by providing for natural vegetation buffers between allotments and along road frontages.
- v. Provide for the future amenity of the residents of the area by applying appropriate building setbacks and controls on colours and materials used in construction of dwellings and incidental buildings.
- vi. Reduce the risk of bushfire damage by requiring subdividers to provide cleared bushfire buffers within Clarendon Crescent and selective clearing and under scrubbing in designated areas within residential allotments in accordance with the provision of Planning for Bush Fire Protection.
- vii. Establish standards of access road construction and services commensurate with the nature of development while complying with the provisions of Planning for Bush Fire Protection, and to require the provision of such road construction at the time of subdivision or development consent.
- viii. Provide for adequate drainage of lots by the creation of a drainage reserve within Lusitania Avenue.
- ix. Provide for possible future pedestrian paths as indicated on the accompanying plan.

5 Provisions

5.1 Subdivision

1. Lots within the R5 Large Lot Residential zone to be subdivided into 1 hectare allotments in accordance with the objectives of the zone and the Minimum Lot Size Map and Minimum Subdivision Lot Size Clause 4.1 under *Shoalhaven LEP (SLEP) 2014*.
2. Clearing to be provided within Clarendon Crescent as a bushfire buffer to the north and west in accordance with Planning for Bushfire Protection.

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3. Areas within proposed lots to be selectively cleared and / or under scrubbed to reduce bushfire risk as required by a site assessment for each proposal in accordance with Planning for Bush Fire Protection.
4. 10 metres natural vegetation buffer to be retained along all boundaries of **lots** created.
5. No trees to be removed within 50 metres of the Wool Road.
6. No sound, healthy trees to be removed within 30 metres of any road except where necessary for the siting of buildings, provision of internal driveways, provision of services or fire hazard reduction works as required by **Council**.
7. Access roads to be constructed to minimum width bitumen seal standard with appropriate drainage and intersection treatment to the specification of **Council's Development Services Manager** or delegate. Roadway to meander within the road reserve. Trees not to be removed from the road reserve except where required for construction of the roadway.
8. Roadway construction to be compliant with *Planning for Bushfire Protection 2006* Section 4.1.3.
9. Provision of water and overhead electricity reticulation at the expense of the subdivider.
10. Creation of restriction-as-to-user over lots created specifying:
 - No building to be erected within 15 metres of the relevant access road.
 - No building to be erected within 50 metres of The Wool Road (those lots with The Wool Road frontage).
 - No building to be erected unless the building is of a texture and tone sympathetic with the natural surroundings.
 - No **dwelling** to be erected unless its construction and bush fire protection measures comply with the provisions of Planning for Bush Fire Protection.

5.2 Residential Development

1. **Development** to generally conform to the controls in Section 5.1 of this Chapter. Contributions, road construction and fire buffer to be provided where not obtained in subdivision.
2. **Development** will not be permitted on individual **allotments** within Deposited Plan 8399.

6 Advisory Information

6.1 Other legislation or policies you may need to check

Note: This section is not exclusive and you may be required to consider other legislation, policies and other documents with your application

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- Council Policies & Guidelines**
- Contributions Plan
 - Rural Wastewater Supply Policy
 - Driveway Access to Private Properties
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- External Policies & Guidelines**
- Planning for Bushfire Protection 2006
 - Standards for Asset Protection Zones (NSW Rural Fire Service)
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- Legislation**
- *State Environmental Planning Policy No. 14 – Coastal Wetlands*
 - *State Environmental Planning Policy No. 71 – Coastal Protection*
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