



SCALE:- 1:
 ALL DIMENSIONS ARE IN METRES

LOCALITY: BASIN VIEW

PARISH: WANDRAWANDIAN

LEGEND

- Area Of Development Control
- Road Widening To Be Dedicated in Subdivision
- No New Access To Wool Road
- Bushfire Buffer - Cleared As A Condition Of Subdivision Approval
- Roadworks To Improve Traffic Sight Distance (Sec.94 To Be Levied At Time Of Subdivision Or Development Consent)
- Access Roads - Minimal Width Bitumen Seal - Construction Required At Time Of Subdivision Or Contribution Under Section 94 As A Condition Of Development Approval
- Drainage Reserve
- Scenic Preservation Area - No Trees To Be Removed
No New Buildings To Be Erected Within 50 Metres Of Wool/Grange Roads
- Shared Access - Dedication Of Road Widening In Subdivision (Location Indicative Only)
- 10 Metre Vegetation Buffer Within Lots On All Boundaries To Be Left In Subdivision
- Building Line - 15 Metres From Access Roads, 50 Metres From Wool/Grange Roads
- Closed Road And Vegetation Buffer
- Possible Pedestrian Path

ADDITIONAL REQUIREMENTS IN SUBDIVISION

1. Underscrubbing of Lots by Subdividor
2. 30 metre Low Fuel Zone Restriction as to User
3. Restriction as to User 15 metre Building Line
4. Restriction as to User No Buildings to be Erected or Trees to be Removed in Scenic Preservation Area
5. Restriction as to User Colours/Materials

SUBJECT LAND

CITY OF SHOALHAVEN DEVELOPMENT CONTROL PLAN 2014

CHAPTER N21

BASIN VIEW