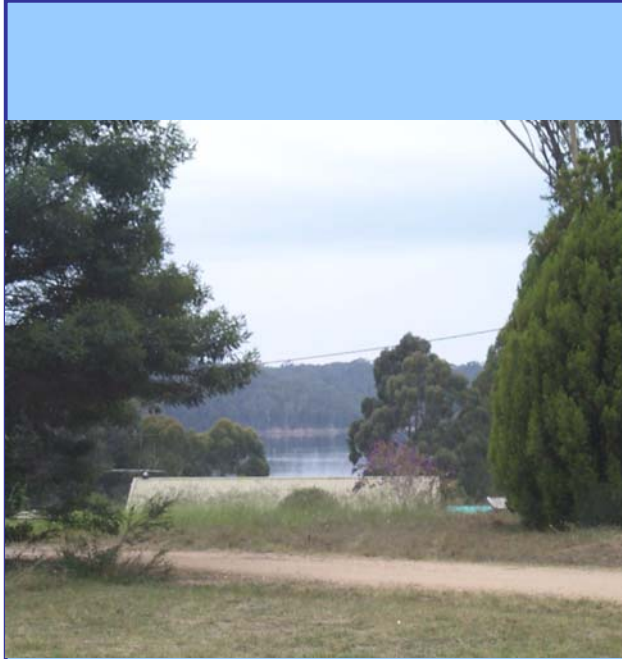
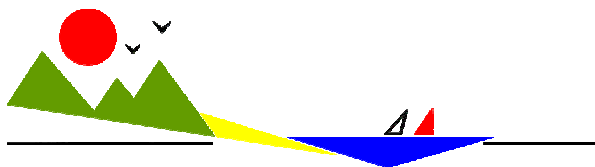


BROADWATER



Development Control Plan No.33



I, David Jesson, General Manager, Bega Valley Shire Council, certify that this is Development Control Plan No.33 – Broadwater and was made pursuant to Section 72 of the Environmental Planning and Assessment Act, 1979 and approved by Council at its meeting on the 12 November 2002.

.....
DAVID JESSON
General Manager

Record of Amendments

Name of Amendment	Date Approved by Council	Date Plan Came into Force
Original Plan	13 July 1993	21 July 1993
Update of references included in the plan	12 November 2002	15 November 2002

DEVELOPMENT CONTROL PLAN NO.33

BROADWATER

1. NAME OF THE PLAN

This plan is Development Control Plan No.33 - Broadwater.

2. AIMS OF THE PLAN

The aims of the plan are to:

- a. Impose appropriate density controls over the subject land given relevant development constraints and the need to protect adjoining water bodies from any adverse affect.
- b. Set in place design guidelines and requirement with respect to the disposal of effluent, building appearance and general development coordination.
- c. Rationalise access points to the Princes Highway from the subject land.

3. LAND TO WHICH THIS PLAN APPLIES

This plan relates to land being shown edged heavy black on Map 1 Development Control Plan No.33 - Broadwater.

4. RELATIONSHIP TO OTHER PLANS AND POLICIES

- a. This plan should be read in conjunction with Bega Valley Local Environmental Plan 2002 and all other Codes and Policies adopted by Council relating to the development of land in the Shire of Bega Valley.
- b. Where there is any inconsistency between this plan and other Council policies or codes, then this plan prevails.
- c. Variations to the standards applied in this plan may be considered where such inconsistencies are justified in relation to the aims and objectives of this plan.

5. DEVELOPMENT CONTROL

- a. Any development of the land to which this plan applies shall take place in accordance with the map marked Development Control Map No.33.

- b. On-site waste disposal incorporated in any development subsequent to the enforcement date of this plan shall be by means of a recognised system to the satisfaction of Councils Manager Environmental Services.

Installation of effluent disposal systems shall be such that effluent is wholly contained within the respective allotment and will not enter any water course what so ever.

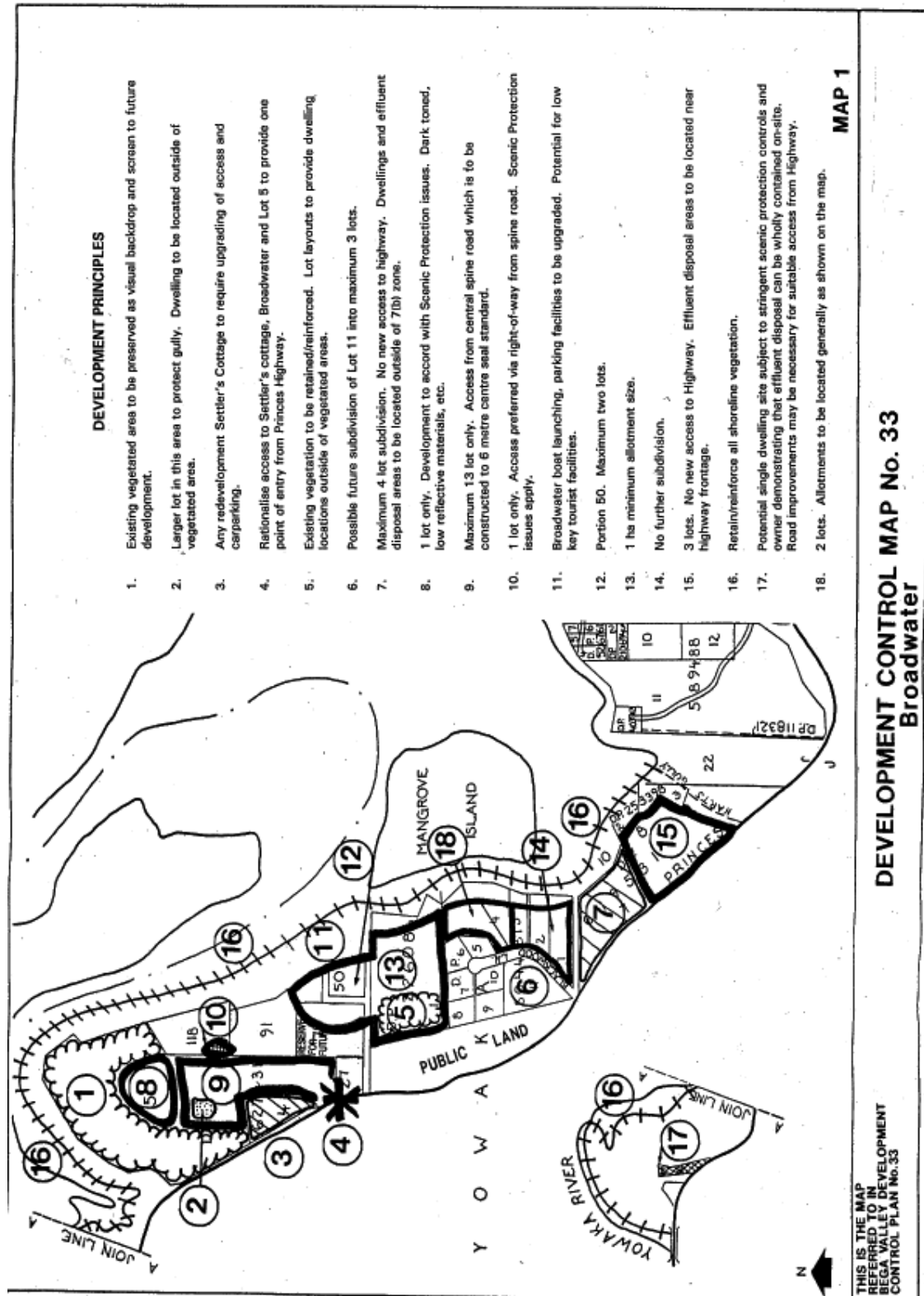
- c. All external building materials used in construction shall be non-reflective and shall be coloured in natural tones, such that they blend with the surrounding environment.
- d. Access to the Princes Highway shall be generally in accordance with the arrangement shown on the accompanying map.

Council may require the carrying out of works, or a cash contribution to the upgrading of access, or both, pursuant to Section 94 of the Environmental Planning and Assessment Act, toward the upgrading of highway and local road access to any development.

- e. The volume and/or velocity of stormwater from any given site at a given point in time shall not be greater subsequent to development then the existing (undeveloped) discharges. A detailed soil and waste water management plan for any development involving or foreshadowing the clearing of land shall be submitted with building plans or in the case of subdivision with the engineering design plans, for the approval of Council.

The abovementioned soil and waste water management plan should achieve a discharge standard of 30 mg/L (Suspended Solids) for storms up to a 20 percent AEP, 2 hours duration.

Development Control Plan No.33



DEVELOPMENT PRINCIPLES

1. Existing vegetated area to be preserved as visual backdrop and screen to future development.
2. Larger lot in this area to protect gully. Dwelling to be located outside of vegetated area.
3. Any redevelopment Settler's Cottage to require upgrading of access and carparking.
4. Rationalise access to Settler's cottage, Broadwater and Lot 5 to provide one point of entry from Princess Highway.
5. Existing vegetation to be retained/reinforced. Lot layouts to provide dwelling locations outside of vegetated areas.
6. Possible future subdivision of Lot 11 into maximum 3 lots.
7. Maximum 4 lot subdivision. No new access to highway. Dwellings and effluent disposal areas to be located outside of 70m zone.
8. 1 lot only. Development to accord with Scenic Protection issues. Dark toned, low reflective materials, etc.
9. Maximum 13 lot only. Access from central spine road which is to be constructed to 6 metre centre seal standard.
10. 1 lot only. Access preferred via right-of-way from spine road. Scenic Protection issues apply.
11. Broadwater boat launching, parking facilities to be upgraded. Potential for low key tourist facilities.
12. Portion 50. Maximum two lots.
13. 1 ha minimum allotment size.
14. No further subdivision.
15. 3 lots. No new access to Highway. Effluent disposal areas to be located near highway frontage.
16. Retain/reinforce all shoreline vegetation.
17. Potential single dwelling site subject to stringent scenic protection controls and owner demonstrating that effluent disposal can be wholly contained on-site. Road improvements may be necessary for suitable access from Highway.
18. 2 lots. Allotments to be located generally as shown on the map.

MAP 1

DEVELOPMENT CONTROL MAP No. 33
Broadwater

THIS IS THE MAP
REFERRED TO IN
BEGA VALLEY DEVELOPMENT
CONTROL PLAN No.33