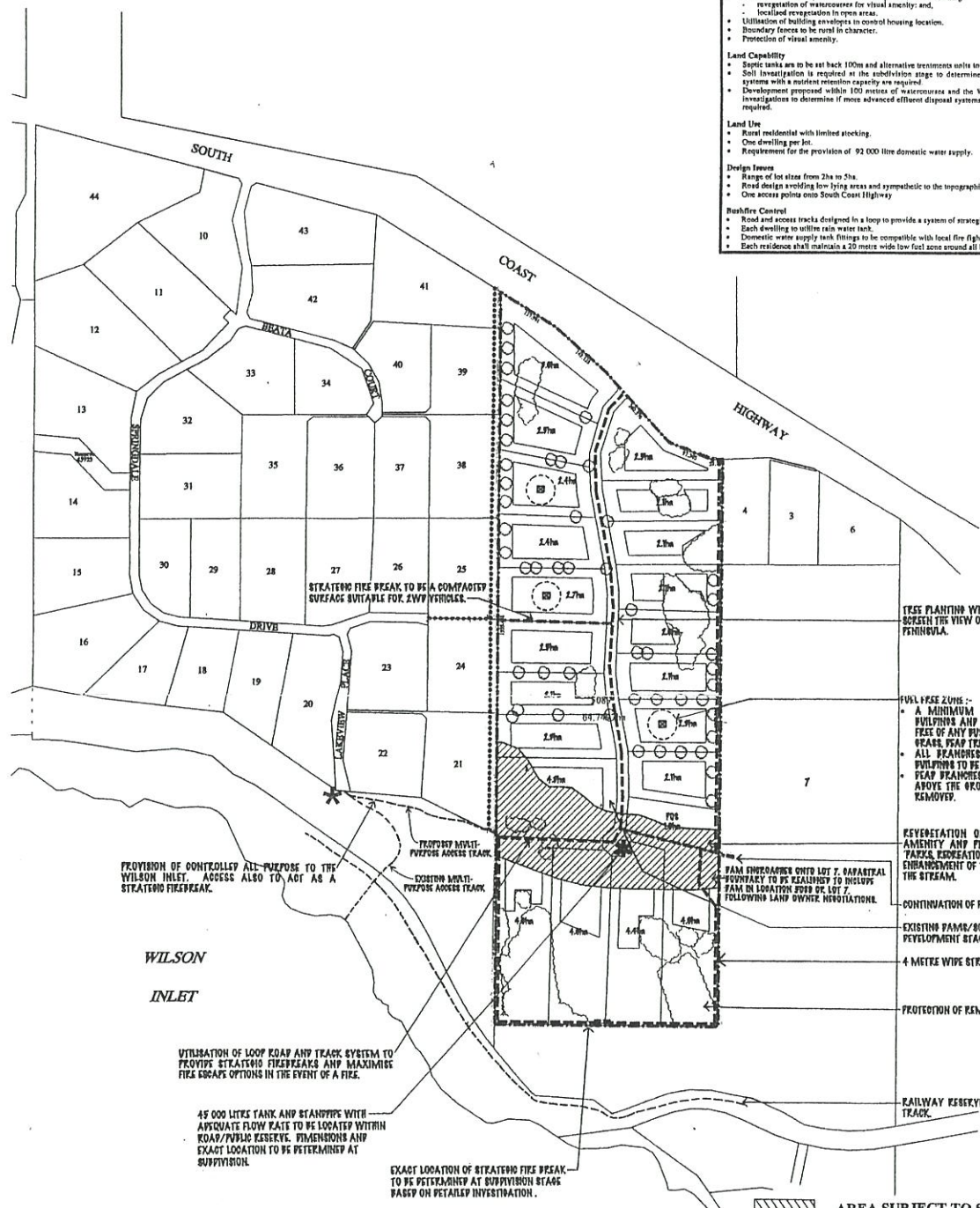


THIS PLAN HAS BEEN PREPARED FOR PLANNING PURPOSES. AREAS, CONTOURS AND DIMENSIONS SHOWN ARE SUBJECT TO SURVEY.

- KEY PROPOSALS BY ISSUE**
- Environmental and Visual Impact**
- Discouragement of special rural uses which are more conducive to controlling noise and light.
 - Indicative lot size and configuration responsive to landform, soil, land capability, environmental constraints and landscape sensitivity.
 - Identification of tree preservation and revegetation areas including:
 - revegetation of watercourses for visual amenity; and,
 - localized revegetation in open areas.
 - Utilization of building envelopes to control housing location.
 - Boundary fences to be rural in character.
 - Protection of visual amenity.
- Land Capability**
- Septic tanks are to be set back 100m and alternative treatment units to be set back 50m from watercourses.
 - Soil investigation is required at the subdivision stage to determine if more advanced effluent disposal systems with a nutrient retention capacity are required.
 - Developments proposed within 100 metres of watercourses and the Wilson Inlet will require detailed soil investigations to determine if more advanced effluent disposal systems with a nutrient retention capacity are required.
- Land Use**
- Rural residential with limited stocking.
 - One dwelling per lot.
 - Requirement for the provision of 92 000 litre domestic water supply.
- Design Issues**
- Range of lot sizes from 2ha to 5ha.
 - Road design avoiding low lying areas and sympathetic to the topographical.
 - One access point onto South Coast Highway.
- Fire/Fire Control**
- Road and access tracks designed in a loop to provide a system of strategic firebreaks.
 - Each dwelling to utilize rain water tank.
 - Domestic water supply tank fittings to be compatible with local fire fighting equipment.
 - Each residence shall maintain a 20 metre wide low fuel zone around all buildings within this area.



STRATEGIC FIRE BREAK, TO BE A COMPACTED SURFACE SUITABLE FOR 2WD VEHICLES.

TREE PLANTING WITHIN ROAD YARDS TO PARTIALLY SCREEN THE VIEW OF THE ROAD FROM THE INLET AND PENINSULA.

FUEL FREE ZONES -

- A MINIMUM OF 20 METRES AROUND ALL BUILDINGS AND ELECTRICITY POLES TO BE KEPT FREE OF ANY PESTICIDE BARRIERS INCLUDING PEAR BARRIERS, PEAR TREES AND LEAF LITTER.
- ALL FRAMES WITHIN 10 METRES OF THE BUILDINGS TO BE REMOVED.
- PEAR FRAMES FOR A HEIGHT OF 1.5 METRES ABOVE THE GROUND ON ALL LIVE TREES TO BE REMOVED.

REVEGETATION OF WATERCOURSES FOR VISUAL AMENITY AND PROTECTION BY INCLUSION IN A PARKS, RECREATION AND PEANINGS RESERVE. ENHANCEMENT OF THE ENVIRONMENTAL QUALITY OF THE STREAM.

CONTINUATION OF FIREBREAK SYSTEM INTO LOT 7.

EXISTING DAMS/SOAKS TO BE FILLED AT DEVELOPMENT STAGE.

4 METRE WIDE STRATEGIC FIREBREAK.

PROTECTION OF REMNANT VEGETATION.

RAILWAY RESERVE HERITAGE TRAIL, ALL PURPOSE TRACK.

PROVISION OF CONTROLLED ALL PURPOSE TO THE WILSON INLET. ACCESS ALSO TO ACT AS A STRATEGIC FIREBREAK.

PROPOSED MULTI-PURPOSE ACCESS TRUNK

FARM ENVELOPE ONTO LOT 7. BARBARAL BOUNDARY TO BE KEPT FREE TO INCLUDE FARM IN LOCATION ZONE OF LOT 7. FOLLOWING LAND DIVISION INVESTIGATION.

WILSON INLET

UTILISATION OF LOOP ROAD AND TRACK SYSTEM TO PROVIDE STRATEGIC FIREBREAKS AND MAXIMIZE FIRE ESCAPE OPTIONS IN THE EVENT OF A FIRE.

45 000 LITRE TANK AND STANDPIPE WITH APPROPRIATE FLOW RATE TO BE LOCATED WITHIN ROAD/PUBLIC RESERVE. DIMENSIONS AND EXACT LOCATION TO BE DETERMINED AT SUBDIVISION.

EXACT LOCATION OF STRATEGIC FIRE BREAK, TO BE DETERMINED AT SUBDIVISION STAGE BASED ON DETAILED INVESTIGATION.

- AREA SUBJECT TO SEASONAL WATERLOGGING
- EXISTING DAMS/SOAKS
- POSSIBLE BUILDING SITE AND 20m FUEL FREE ZONE
- APPLICATION AREA
- STAND PIPE
- EXISTING STRATEGIC FIREBREAK
- PROPOSED STRATEGIC FIREBREAK
- BUILDING EXCLUSION AREA
- STRATEGIC TREE PLANTING AREAS (Species to be determined at subdivision stage.)
- TREE PRESERVATION AREAS

SEAVIEW STRUCTURE PLAN
FIGURE 5

**SEAVIEW STRUCTURE PLAN
LOC. 5089 SOUTH COAST HIGHWAY
DENMARK**

SCALE 1 : 5000 DATE NOVEMBER 2000



PLAN No. 99036P-06

