



- **Small Holding Subdivision**
 - Area 1 - Area 2

Provide opportunities for 10 hectare subdivision or smaller allotments (1-2 hectares) and larger areas of common property or hobby farm activity. Overall density not to exceed 1 dwelling per 10 hectares.
 - Area 3

Provide opportunities for 10 hectare subdivision or clusters of 5-6 dwellings with small allotments (1-2 hectares) and larger areas of common property or hobby farm activity. Overall density not to exceed 1 dwelling per 10 hectares.

Subdivision design and subsequent development to be compatible with widening/alignment of proposed 132 Kv transmission line.

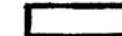
Ensure bushfire protection measures are implemented both at subdivision and dwelling stages, particularly in western sector.

Subdivision approvals to contain a Section 88 B instrument restricting further subdivision of larger residue lots where clustering of smaller lots or smaller lots are proposed in lieu of 10 hectare lots.
- **Visual Quality/Landscaping**
 - Maintain rural character by decreased densities adjacent to the Princes Highway.
 - Increase density of vegetation along Princes Highway frontage.
 - Minimise removal of vegetation to house site, including bushfire protection measures and access.
 - All buildings to be located below treed backdrops or below ridge lines when viewed from public areas or adjoining properties.
- Area 1
 - Provide additional plantings along ridge line on existing road alignment.
- **Access/Traffic Generation**
 - Restrict additional points of access and increased traffic generation onto the Princes Highway.
- Area 1
 - Redirect access to Old Princes Highway in lieu of existing unsatisfactory Y formation north of Princes Highway/Old Princes Highway intersection
- Area 3
 - Restrict access for further subdivision to single location off Murraramang Road.
- **Water Quality**
 - Maintain and enhance vegetation in drainage lines, whilst maintaining integrity of water flow.
 - Provide erosion and sediment control measures to ensure water quality of Meroo Lake is maintained. All subdivision applications to include a sediment and erosion control plan.
 - Retain timber on all slopes of 25% and over, no development.



SCALE 1:20000

DEVELOPMENT AND CONSERVATION PRINCIPLES



STUDY AREA

DRAWN BY	DATE MARCH 1992
SUPERVISING DRAFTSPERSON	
PLANNING OFFICER	
CERTIFICATE PLAN NO.	
COUNCIL FILE NO.	
DEPT. FILE NO.	
CERTIFICATE ISSUED UNDER SEC.65 E.P.A. ACT	
DATE	

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.

CITY OF SHOALHAVEN
TERMEIL ENVIRONMENTAL STUDY

CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979. & REGULATIONS.