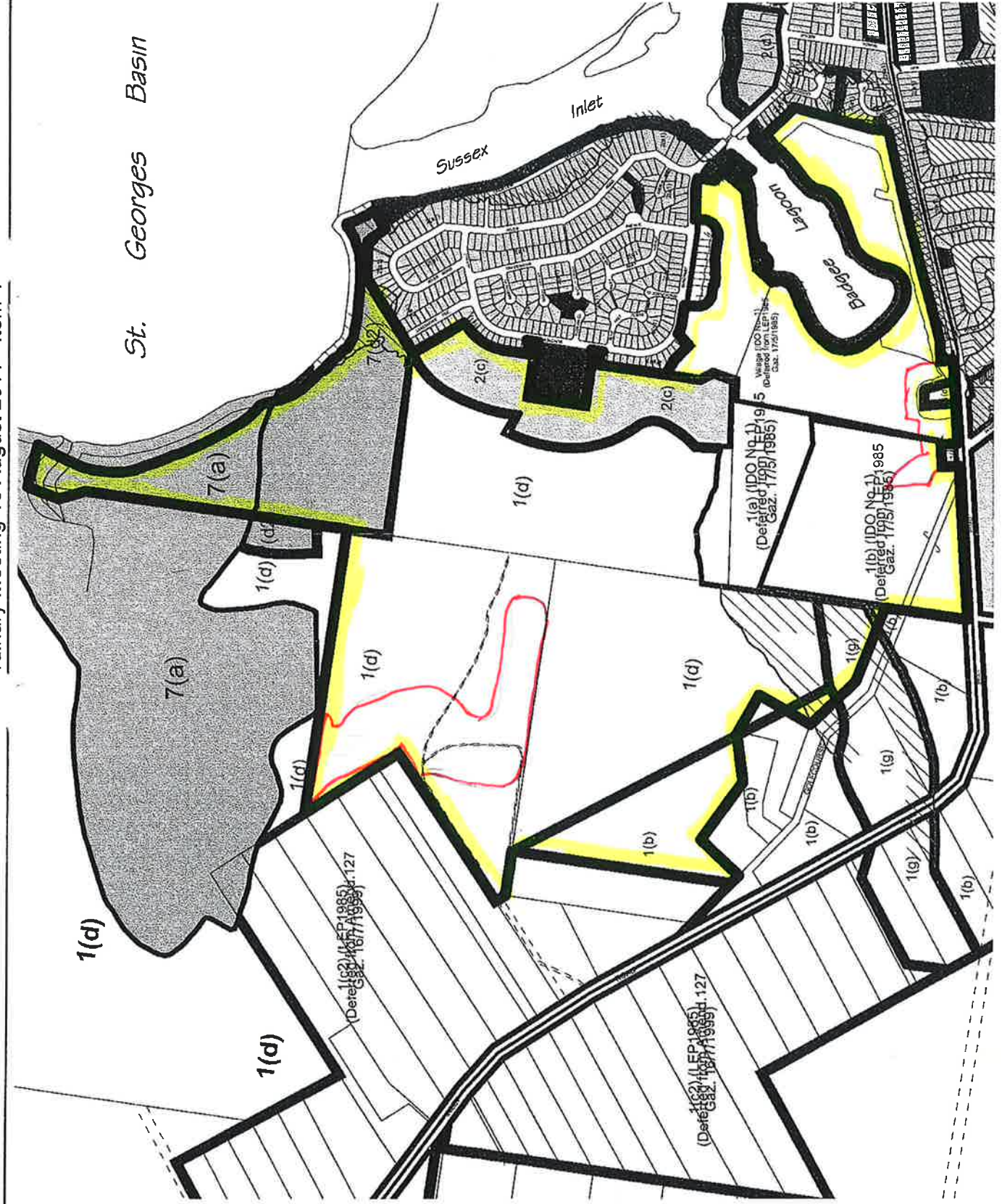




Attachment 2 EXISTING ZONING

Shoalhaven LEP 1985
As Amended



Subject Land -

LP130

Lots 123, 124 & 125

DP 528699

Lot 5

DP 568283

Lots 144 & 145

DP 755937

Lot 156

DP 40207

Lot 2442

DP 1074478

Lot 51

DP 1033684

Locality - Sussex Inlet

Parish - Farnham

Scale: NTS

All dimensions are in metres

Strategic Planning

Planner - S. Cooper

Drawn by - S. Gray

Date - 4th October, 2007

Cad File - Dlep130/LeP Panel

Mapping/Existing Zones/Badgee

Map2

Zone No 2 (c) (Residential “C” (Living Area) Zone)

1 Objectives of zone

The objectives are to provide for new residential areas with a range of housing types with provision for urban facilities to serve the local community.

2 Without development consent

Nil.

3 Only with development consent

Any purpose other than a purpose for which development is prohibited.

4 Prohibited

Advertising structures; amusement parks; animal boarding establishments; bulk stores; bulky goods premises; car repair stations; caravan parks; drive-in theatres; industries (other than those specified in Schedule 6); intensive animal husbandry; junk yards; liquid fuel depots; motor showrooms; retail plant nurseries; road transport depots; roadside stalls; sawmills; sexual services premises; timber yards; transport terminals; turf farming; warehouses.

Zone No 6 (b) (Open Space—Recreation “B” (Private) Zone)

1 Objectives of zone

The objectives are to identify land where private recreation facilities are and may be developed.

2 Without development consent

Nil.

3 Only with development consent

Buildings for the purposes of landscaping, gardening or bush fire hazard reduction; caravan parks; clubs; community facilities; public utility installations (other than gas holders or generating works); roads; tourist facilities.

4 Prohibited

Any purpose other than a purpose for which development may be carried out only with development consent.

Zone No 7 (a) (Environment Protection “A” (Ecology) Zone)

1 Objectives of zone

The objectives are:

- (a) to protect and conserve important elements of the natural environment, including wetland and rainforest environments,
- (b) to maintain the intrinsic scientific, scenic, habitat and educational values of natural environments,
- (c) to protect threatened species and habitats of endangered species,
- (d) to protect areas of high biodiversity value, and
- (e) to protect and enhance water quality in the catchment.

2 Without development consent

Nil.

3 Only with development consent

Agriculture; aquaculture (other than development above high water mark); bed and breakfast accommodation; dwelling-houses; roads; structures for educational and recreational purposes which assist in promoting and interpreting the area's ecological values; utility installations (other than gas holders or generating works).

4 Prohibited

Any purpose other than a purpose for which development may be carried out only with development consent.

4.4.3 Interim Development Order No. 1 – Shire of Shoalhaven

As a result of the deferral of certain lands from inclusion in SLEP 1985, *Interim Development Order No. 1 – Shire of Shoalhaven (IDO No. 1)*, which was gazetted in 1964, continues to be the primary planning document applying to those land parcels. IDO No.1 is a statutory planning document which formerly covered the entire Shoalhaven LGA, but was generally superseded by SLEP 1985 except where land was deferred. In the instance of the site, several land areas continue to be subject to IDO No.1, including Lots 124 and 125 of DP 528699, and part of Lot 2442 of DP 1074478.

Similar to SLEP 1985 and DSLEP 2009, IDO No. 1 provides for land use zones, however the controls and permissibility of land use is much broader. Within the land areas subject to IDO No. 1, the following zones are present;

- ▶ 1(a) – Non-urban;
- ▶ 1(b) – Non-urban; and
- ▶ V – Village.

The following table provides a summary of the zones and the permissibility of land uses within each zone.

Table 5: Summary of IDO No. 1 Zones within the site

Zone	Typical Uses
1(a) – Non-urban	Agricultural, forestry and other high impact non-urban uses (eg. industrial and extractive uses)
1(b) – Non-urban	Agricultural, forestry and other lower impact non-urban uses (eg. service stations, caravan parks, hotels)
V - Village	Residential, shops and community related facilities. Virtually any use except offensive industries and high impact non-urban uses