

## Appendix 30 - Historical Summary – Land Zoning

| Environmental Planning Instrument                                           | Zoning                                                                      | Permitted without consent                                                                                                                            | Permitted with consent uses                                                                                                                                                                                                                                                           | Prohibited uses                                                                                                                                       | Other provisions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| Yarrowlumla Interim Development Order – Amendment No. 2 (14 September 1973) | The Parkwood land is zoned Non-Urban 'A'.                                   | <ul style="list-style-type: none"> <li>In the Non-Urban 'A' zone:: Agriculture; dwelling houses referred to in clause 11(1)(a); forestry.</li> </ul> | <ul style="list-style-type: none"> <li>In the Non-Urban 'A' zone: Dwelling houses; industries other than extractive industries, home industries, offensive or hazardous industries or rural industries; any other development not permitted without consent or prohibited.</li> </ul> | <ul style="list-style-type: none"> <li>In the Non-Urban 'A' zone: Motor showrooms; residential buildings; shops other than general stores.</li> </ul> | <p>In the Non-Urban 'A' zone:</p> <ul style="list-style-type: none"> <li>Dwelling houses are permitted only on lots not less than 40 hectares.</li> <li>Subdivision of lots greater than two hectares but less than 40 hectares is permitted if the consent authority is satisfied the land will be used for agriculture.</li> <li>Subdivision of lots not less than 1,000m<sup>2</sup> is permitted for the erection of a dwelling house if the consent authority is satisfied the lot will be used by the owner or relative of the land, or used by a person employed for the purposes of agriculture on the land.</li> <li>Subdivision of lots less than 40 hectares is permitted if the consent authority is satisfied will be used for any permitted with consent uses other than dwelling houses.</li> <li>There are maximum allotments provisions for land depending on the size of the land.</li> </ul> |
| Yarrowlumla Local Environmental Plan 1986 (14 February 1986)                | The Parkwood land is zoned 1(a) Rural 'A' and 7(e) Environmental Protection | <ul style="list-style-type: none"> <li>In the 1(a) Rural 'A' zone: Agriculture; dwelling</li> </ul>                                                  | <ul style="list-style-type: none"> <li>In the 1(a) Rural 'A' zone: Any other development not permitted without</li> </ul>                                                                                                                                                             | <ul style="list-style-type: none"> <li>In the 1(a) Rural 'A' zone: Boarding houses; residential flat</li> </ul>                                       | <p>In the 1(a) Rural 'A' zone and 7(e) Environmental Protection (Scenic) zone:</p> <ul style="list-style-type: none"> <li>Dwelling houses are permitted only on lots not less than 80 hectares.</li> <li>Not more than one dwelling house may</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| Environmental Planning Instrument | Zoning    | Permitted without consent                                                                                                         | Permitted with consent uses                                                                                                                                                                            | Prohibited uses                                                                                                                                                                                                                                                                                                                                                                                                                                          | Other provisions                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|                                   | (Scenic). | <p>houses.</p> <ul style="list-style-type: none"> <li>In the 7(e) Environmental Protection (Scenic) zone: Agriculture.</li> </ul> | <p>consent or prohibited.</p> <ul style="list-style-type: none"> <li>In the 7(e) Environmental Protection (Scenic) zone: Any other development not permitted without consent or prohibited.</li> </ul> | <p>buildings; shops; showrooms.</p> <ul style="list-style-type: none"> <li>In the 7(e) Environmental Protection (Scenic) zone: Abattoirs; amusement centres; boarding houses; bulk stores; car repair stations; caravan parks; commercial premises; dairying; extractive industries; feed lots; forestry; hotels; industries; junk yards; liquid fuel depots; mines; motels; motor showrooms; piggeries; poultry farms; quarries; refreshment</li> </ul> | <p>be erected on an allotment.</p> <ul style="list-style-type: none"> <li>Another dwelling house may be erected on an allotment with a dwelling house if the consent authority is satisfied the lot will be used by the owner or relative of the land, or used by a person employed for the purposes of agriculture on the land.</li> <li>Dual occupancies can be erected on land where a dwelling house may be erected.</li> </ul> |

| Environmental Planning Instrument                           | Zoning                                                                                     | Permitted without consent                                                                                                                                                                                                                                        | Permitted with consent uses                                                                                                                                                                                                                                                                                               | Prohibited uses                                                                                                                                                                                                                                                                                                                               | Other provisions                                                                                                                                                                                                                                                                                                                                                             |
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|                                                             |                                                                                            |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                           | rooms; roadside stalls; residential flat buildings; sawmills; service stations; shps; timber yards; transport terminals; warehouses.                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                              |
| Yarrowlumla Local Environmental Plan 1993 (11 January 1993) | The Parkwood land is zoned 1(a) Rural Zone 'A' and 7(e) Environmental Protection (Scenic). | <ul style="list-style-type: none"> <li>In the 1(a) General Rural zone: Agriculture; bush fire hazard reduction; extensions to dwelling houses; forestry; home occupations; tree farming.</li> <li>In the 7(e) Environmental Protection (Scenic) zone:</li> </ul> | <ul style="list-style-type: none"> <li>In the 1(a) General Rural zone: Any other development not permitted without consent or prohibited.</li> <li>In the 7(e) Environmental Protection (Scenic) zone: Dwelling houses; home industries; home occupations; public utility undertakings; utility installations.</li> </ul> | <ul style="list-style-type: none"> <li>In the 1(a) General Rural zone: Boarding houses; bulk stores; car repair stations; commercial premises; feedlots; hotels; industries; home industries; rural industries or rural home industries; junk yards; motor showrooms; offensive or hazardous industries; paintball establishments;</li> </ul> | <p>In the 1(a) General Rural zone and the 7(e) Environmental Protection (Scenic) zone:</p> <ul style="list-style-type: none"> <li>Subdivision of lots not less than 80 hectares.</li> </ul> <p>In the 1(a) General Rural zone:</p> <ul style="list-style-type: none"> <li>Subdivision of lots greater than eight hectares but less than 80 hectares is permitted.</li> </ul> |

| Environmental Planning Instrument                            | Zoning                                                                           | Permitted without consent                                                                                                                                     | Permitted with consent uses                                                                                                                                                        | Prohibited uses                                                                                                                                                                                                                                                                                              | Other provisions                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|                                                              |                                                                                  | Agriculture.                                                                                                                                                  |                                                                                                                                                                                    | residential flat buildings; road transport terminals; shops (other than general stores); taverns; transport terminals; warehouses.<br><ul style="list-style-type: none"> <li>In the 7(e) Environmental Protection (Scenic) zone:<br/>Any other development not permitted without or with consent.</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Yarrowlumla Local Environmental Plan 2002 (15 February 2002) | The Parkwood land is zoned 1(a) General Rural and 7(e) Environmental Protection. | <ul style="list-style-type: none"> <li>In the 1(a) General Rural zone:<br/>Agriculture (general farming); bush fire hazard reduction; cemeteries –</li> </ul> | <ul style="list-style-type: none"> <li>In the 1(a) General Rural zone:<br/>Abattoirs; advertisements; advertising structures; agriculture (intensive animal husbandry);</li> </ul> | <ul style="list-style-type: none"> <li>In the 1(a) General Rural zone:<br/>Boarding houses; brothels; bulk stores; bulky goods salesrooms or showrooms; bus stations; caravan</li> </ul>                                                                                                                     | <p>In the 1(a) General Rural zone:</p> <ul style="list-style-type: none"> <li>Subdivision of lots not less than eight hectares.</li> <li>If classified as Class 1, 2 or 3 land by the Department of Agriculture the subdivision of land is not to be less than 16 hectares.</li> </ul> <p>In the 7(e) Environmental Protection zone;</p> <ul style="list-style-type: none"> <li>Subdivision of lots not less than 80 hectares.</li> </ul> |

| <b>Environmental Planning Instrument</b> | <b>Zoning</b> | <b>Permitted without consent</b>                                                                                                                                                                                                                  | <b>Permitted with consent uses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Prohibited uses</b>                                                                                                                                                                                                                                                                                                                                                                                               | <b>Other provisions</b>                                                                                                                                                                                                                                                    |
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|                                          |               | private burial site; garaging of plant and trucks; home occupations.<br><ul style="list-style-type: none"> <li>In the 7(e) Environmental Protection zone:</li> </ul> Agriculture (general farming); bush fire hazard reduction; home occupations; | agriculture (intensive livestock keeping); agriculture (intensive plant cultivation); aircraft facilities; airline terminals; animal boarding establishments; animal breeding or training establishments; aquaculture; bed and breakfast; bus depots; cemeteries – private; cemeteries – public; child care centres; churches; clubs; community facilities; dual occupancies; dwelling houses; earthworks; enterinamnet facilities; extractive industries; feed lots; forestry; generating works; helipads; | parks; commercial premises; education establishments; exhibition homes; group homes; health consulting rooms; heliports high technology industries; hire establishments; hospitals; hotels; housing for aged or disabled persons; industries; light industries; manufactured home estates; markets; medical centres; motor showrooms; offensive or hazardous industries; paintball establishments; parking stations; | <ul style="list-style-type: none"> <li>Subdivision of land can only occur if the consent authority is satisfied the subsequent development will not detrimentally impact on the scientific, environmental or social significance or visual amenity of the area.</li> </ul> |

| Environmental Planning Instrument | Zoning | Permitted without consent | Permitted with consent uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Prohibited uses                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Other provisions |
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|                                   |        |                           | <p>home activities; institutions; junk yards; landfill; materials recycling facilities; mines; mineral sand mines; motels; passenger transport terminals; periodic public entertainment; piggeries; places of assembly; places of public worship; plant depots; public utility undertakings; reception establishments; recreation areas; recreation establishments; refreshment rooms; retail plant nurseries; retail wineries; roads; roadside stalls; road transport terminals; rural home industries; rural industries; rural tourist facilities;</p> | <p>public buildings; recreation facilities; residential flat buildings; restaurants; shops; units for aged persons; vehicle body repair workshops; vehicle repair stations; warehouses or distribution centres.</p> <ul style="list-style-type: none"> <li>• In the 7(e) Environmental Protection zone:               <p>Aboattoirs; agriculture – intensive animal husbandry; agriculture – intensive livestock keeping; agriculture – intensive plant</p> </li> </ul> |                  |

| Environmental Planning Instrument | Zoning | Permitted without consent | Permitted with consent uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Prohibited uses                                                                                                                                                                                                                                                                                                                                                                                                                                 | Other provisions |
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|                                   |        |                           | <p>rural workers' dwellings; sawmills; service stations; stock and sale yards; stores, convenience; stores, general; stores, produce; telecommunications facilities; tourist facilities; transport depots; transport terminals; utility installations; veterinary hospitals.</p> <ul style="list-style-type: none"> <li>In the 7(e) Environmental Protection zone:</li> </ul> <p>Advertisements; advertising structures; animal breeding or training establishments; aquaculture; bed and breakfast; community facilities; dwelling houses; earthworks; garaging of plant</p> | <p>cultivation; aircraft facilities; airline terminals; animal boarding establishments; boarding houses; brothels; bulk stores; bulky goods salesrooms or showrooms; bus depots; bus stations; caravan parks; cemeteries – private; cemeteries – private burial site; cemeteries – public; child care centres; churches; clubs; commercial premises; dual occupancies; education establishments; enterainment facilities; exhibition homes;</p> |                  |

| Environmental Planning Instrument | Zoning | Permitted without consent | Permitted with consent uses                                                                                                                                                                  | Prohibited uses                                                                                                                                                                                                                                                                                                                                                                                                                     | Other provisions |
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|                                   |        |                           | and trucks; home activities; landfill; public utility undertakings; refreshment rooms; retail plant nurseries; roads; roadside stalls; telecommunications facilities; utility installations. | extractive industries; feed lots; forestry; generating works; group homes; health consulting rooms; helipads; heliports; high technology industries; hire establishments; hospitals; hotels; housing for aged or disabled persons; industries; institutions; junk yards; liquid fuel depots; manufactured home estates; markets; material recycling facilities; medical centres; mines; mineral sand mines; motels; motor showroom; |                  |

| Environmental Planning Instrument | Zoning | Permitted without consent | Permitted with consent uses | Prohibited uses                                                                                                                                                                                                                                                                                                                                                                                                               | Other provisions |
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|                                   |        |                           |                             | offensive or hazardous industries; paintball establishments; parking stations; passenger transport terminals; periodic public entertainment; piggeries; places of assembly; places of public worship; plant depots; public buildings; reception establishments; recreation areas; recreation establishments; recreation facilities; residential flat buildings; restaurants; retail wineries; road transport terminals; rural |                  |

| Environmental Planning Instrument | Zoning | Permitted without consent | Permitted with consent uses | Prohibited uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Other provisions |
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|                                   |        |                           |                             | <p>home industries;<br/> rural industries;<br/> rural tourist facilities;<br/> rural workers' dwellings;<br/> sawmills; service stations;<br/> shops; stock and sale yards;<br/> stores, convenience; stores,<br/> general; stores, produce;<br/> tourist facilities; transport depots;<br/> transport terminals; units for<br/> aged persons; vehicle body repair<br/> workshops; vehicle repair stations;<br/> veterinary hospitals; warehouses<br/> or distribution centres.</p> |                  |