

## ZONE COMPARISON FOR APPLICATION AND PROTECTION OF THEGOA LAGOON

RU1 PRIMARY PRODUCTION ZONE	E2 ENVIRONMENTAL CONSERVATION ZONE	E3 ENVIRONMENTAL MANAGEMENT ZONE
<p><b>Objectives of the zone</b></p> <ul style="list-style-type: none"> <li>• To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</li> <li>• To encourage diversity in primary industry enterprises and systems appropriate for the area.</li> <li>• To minimise the fragmentation and alienation of resource lands.</li> <li>• To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> <li>• To ensure the protection of both mixed dryland and irrigation agricultural land uses that together form the distinctive rural character of Wentworth.</li> <li>• To ensure land is available for intensive plant agricultural activities.</li> <li>• To encourage diversity and promote employment opportunities related to primary industry enterprises, including those that require smaller holdings or are more intensive in nature.</li> </ul>	<p><b>Objectives of the zone</b></p> <ul style="list-style-type: none"> <li>• To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.</li> <li>• To prevent development that could destroy, damage or otherwise have an adverse effect on those values.</li> </ul>	<p><b>Objectives of the zone</b></p> <ul style="list-style-type: none"> <li>• To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.</li> <li>• To provide for a limited range of development that does not have an adverse effect on those values.</li> </ul>
<p><b>Permitted without consent</b></p> <p>Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems</p>	<p><b>Permitted without consent</b></p> <p>Extensive agriculture; Water reticulation systems</p>	<p><b>Permitted without consent</b></p> <p>Extensive agriculture; Home-based child care; Home businesses; Home occupations; Water reticulation systems</p>
<p><b>Permitted with consent</b></p> <p>Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive</p>	<p><b>Permitted with consent</b></p> <p>Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Community facilities; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Information and education facilities; Jetties; Moorings; Open cut mining; Public administration buildings; Recreation areas; Research stations; Roads; Waste or</p>	<p><b>Permitted with consent</b></p> <p>Agriculture; Animal boarding or training establishments; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Cemeteries; Charter and tourism boating facilities; Community facilities; Dwelling houses; Eco-tourist facilities; Electricity generating works; Emergency services facilities; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Helipads; Home industries; Home</p>

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industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Jetties; Landscaping material supplies; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems	resource transfer stations; Water recreation structures; Water recycling facilities; Water supply systems	occupations (sex services); Information and education facilities; Jetties; Kiosks; Moorings; Recreation areas; Recreation facilities (outdoor); Research stations; Roads; Roadside stalls; Secondary dwellings; Sewerage systems; Signage; Waste or resource transfer stations; Water recreation structures; Water supply systems
<b>Prohibited</b> Dual occupancies (detached); Schools; Any other development not specified in item 2 or 3	<b>Prohibited</b> Business premises; Dairies (pasture-based); Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3	<b>Prohibited</b> Advertising structures; Biosolids treatment facilities; Dairies (pasture-based); Industries; Intensive livestock agriculture; Intensive plant agriculture; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Sewage treatment plants; Warehouse or distribution centres; Any other development not specified in item 2 or 3
<b>Summary</b> This zone has been applied to the lagoon and reserve, including the crown land lots that are subject to western lands leases, since the conversion of the WLEP 1993 to WLEP 2011.  The extent of uses permitted in the RU1 zone, would arguably not protect the environmental and cultural significance of Thegoa lagoon.  The Thegoa Lagoon Management Plan highlighted the inaccuracy of the zone applied to the reserve and recommended that the area be rezoned to a suitable conservation zone that would reflect the	<b>Summary</b> The E2 zone is more restrictive of type of development that is permissible in comparison with the E3 zone.  Thegoa Lagoon and Reserve has the following mapping applied: <ul style="list-style-type: none"> <li>- Flood Planning Area Map</li> <li>- MLS 10,000 ha</li> <li>- Watercourse (Lagoon only)</li> <li>- Wetlands</li> <li>- Terrestrial Biodiversity</li> </ul>	<b>Summary</b> The E3 zone is restrictive of the types of development permissible, however, there is more flexibility for the development of dwellings and associated uses of such for example home businesses, industries and occupations. This zone also provides greater flexibility for the development of animal board/training establishments, farm buildings, farm stay accommodation and secondary dwellings.  It is considered that this zone may be too liberal with its permissibility of a larger range of development that could have an irrevocable adverse

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<p>environmental and cultural significance of the natural asset.</p> <p><b>Recommendations</b></p> <ul style="list-style-type: none"> <li>- To ensure that existing use rights of the holders of the western lands leases are upheld and maintained, those lots should remain as RU1 Primary Production zone.</li> <li>- To ensure the environmental and cultural significance of Thegoa Lagoon and Reserve, the areas should be rezoned to either E2 or E3 zone.</li> </ul>	<p>It should be noted that under Crown ownership and reserve status, there are severe limitations and restrictions for the use of the lagoon and reserve.</p> <p><b>Recommendation</b></p> <p>Based on studies done for Thegoa Lagoon and feedback from DPIE (Biodiversity and Conservation), this would be the best option for protecting the high environment and heritage values of the area.</p>	<p>effect on the environmental and cultural significance of the lagoon and reserve.</p> <p>It should be noted that under Crown ownership and reserve status, there are severe limitations and restrictions for the use of the lagoon and reserve.</p> <p><b>Recommendation</b></p> <p>Although the zoning is more restrictive than the RU1 zone, it is not restrictive enough to adequately protect the significant environment and heritage value of the area.</p>
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