



Rural, R5 Large Lot Residential and E4 Environmental Living Zones

Development Control Plan

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1.0 INTRODUCTION

1.1 Name

This plan is known as the Eurobodalla Rural, R5 Large Lot Residential and E4 Environmental Living Zones Development Control Plan (this Plan) and has been prepared in accordance with section 3.43 of the [Environmental Planning and Assessment Act 1979](#) (EP&A Act).

1.2 Date of Adoption

This Plan was adopted by Eurobodalla Shire Council (Council) on 24 September 2019 and came into operation on 14 October 2019. This Plan will be subject to amendment from time to time. Plan users should refer to Schedule 1 - Amendments of this Plan.

1.3 Aim

The aim of this Plan is to further the aims of the [Eurobodalla Local Environmental Plan 2012](#) (LEP) and the particular objectives for the RU1, RU4, E4 and R5 zones.

1.4 Land to Which This Plan Applies

This Plan applies to land zoned:

- RU1 – Primary Production;
- RU4 – Primary Production Small Lots
- E4 – Environmental Living, where the site and the minimum lot size is equal to or larger than 5000m²; and
- R5 – Large Lot Residential, where the site and minimum lot size is equal to or larger than 5000m² (except land excluded in Schedule 3 - Maps, Map 1 – Central Tilba R5 land).

1.5 Relationship to Other Plans & Legislation

This Plan supports the [LEP](#) and provides guidance for applicants to achieve the aims and objectives of the [LEP](#) in relation to development in the applicable zones.

Where there is an inconsistency between this Plan and any environmental planning instrument applying to the same land, the provisions of the environmental planning instrument shall prevail.

In addition to the above and the provisions of this Plan, in assessing development proposals, Council must consider all those matters specified in section 4.15 of the [EP&A Act](#).

This Plan repeals all DCPs that formerly applied to the land to which this Plan applies.

This Plan should be read in conjunction with the Codes of Practice listed in Schedule 2 - Codes of Practice of this Plan.

1.6 How to Use This Plan

This Plan is to be read in conjunction with the [LEP](#) and other relevant environmental planning instruments made under the [Environmental Planning and Assessment Act 1979](#).

The [LEP](#) provides the legal framework by which Council's decisions are made and sets out Council's objectives for development within the Shire. It lists objectives, permissible uses and development standards for each zone, accompanied by maps to define areas where the controls apply. In addition, the [Eurobodalla Settlement Strategy](#) and the various structure plans also provide a broader vision for the future of the Eurobodalla.

Applicants should also have regard to NSW Government legislation and policy, the requirements of the *Building Code of Australia*, the *Roads and Maritime Services Guide to Traffic Generating Developments* and any relevant Australian Standard that may apply to all or part of the proposed development. Applicants should consult with Council to identify relevant legislation, policies and standards, and to ascertain whether any other Council policies or codes apply.

The Development Controls

The intent in each of the development controls state the desired outcome sought for the relevant aspect of the Plan.

The controls are generally expressed as Acceptable Solutions and/or Performance Criteria. The acceptable solutions provide a simple measure by which a development may achieve the intent of a particular element of development control (deemed to comply). The performance criteria allow for flexibility and innovation for developers and designers who wish to depart from the listed acceptable solutions (merit assessment). The intent of the control and the objectives Plan must be met whichever course is chosen.

1.7 Definitions

Other than those listed below, terms in this Plan have the same meaning as in the [LEP](#) dictionary.

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2.0 SITE PLANNING

2.1 Siting of Development

Intent:

- To minimise visual and environmental impact of new development on the landscape.

Development Controls:

Performance Criteria	Acceptable Solution
<p>P1 All buildings are sited to minimise the risk to human life and damage to property by avoiding steep and unstable land.</p>	<p>A1.1 No development or land clearing shall occur on slopes equal to or greater than 1:4 (or 25 %).</p> <p>A1.2 Where slopes are greater than 1:6.5 (or 15%) a report prepared by a qualified geo-technical engineer or soil conservationist is required to consider the suitability of the site for buildings having regard to the stability of the land.</p>
<p>P2 The scale, location, footprint and height of buildings is such that:</p> <ul style="list-style-type: none"> – buildings recede into the landscape – do not compromise ridgelines or areas of high visual significance – visual impact on scenic, natural landscape and adjoining properties is minimised. <p>Refer to Figure 1.</p>	<p>A2 Buildings must not be located on hilltops, ridgelines or prominent knolls.</p>
<p>P3 All buildings are located to minimise the clearing of native vegetation.</p>	<p>A3 Second dwellings (in a dual occupancy development) and secondary dwellings must primarily utilise the same Asset Protection Zone as the primary dwelling.</p>

2.2 Setbacks

Intent:

- To reinforce the rural character of the area, protect rural vistas and landscapes and maintain rural amenity.

Development Controls:

Performance Criteria	Acceptable Solution
<p>P1.1 Setbacks, including front and side setbacks, of development are consistent with setbacks elsewhere in the vicinity.</p> <p>P1.2 Buildings have setbacks that minimise the potential for land use conflicts.</p>	<p>A1.1 Dwellings must be setback a minimum of 12m from all boundaries of the lot on which it is situated except where the boundary is to an unsealed public or private road on a Right of Way benefitting another lot, in which case the minimum setback is 30m.</p> <p>A1.2 All buildings other than dwellings must be setback at least 20m from the road frontage and 12m from any side or rear boundary.</p>

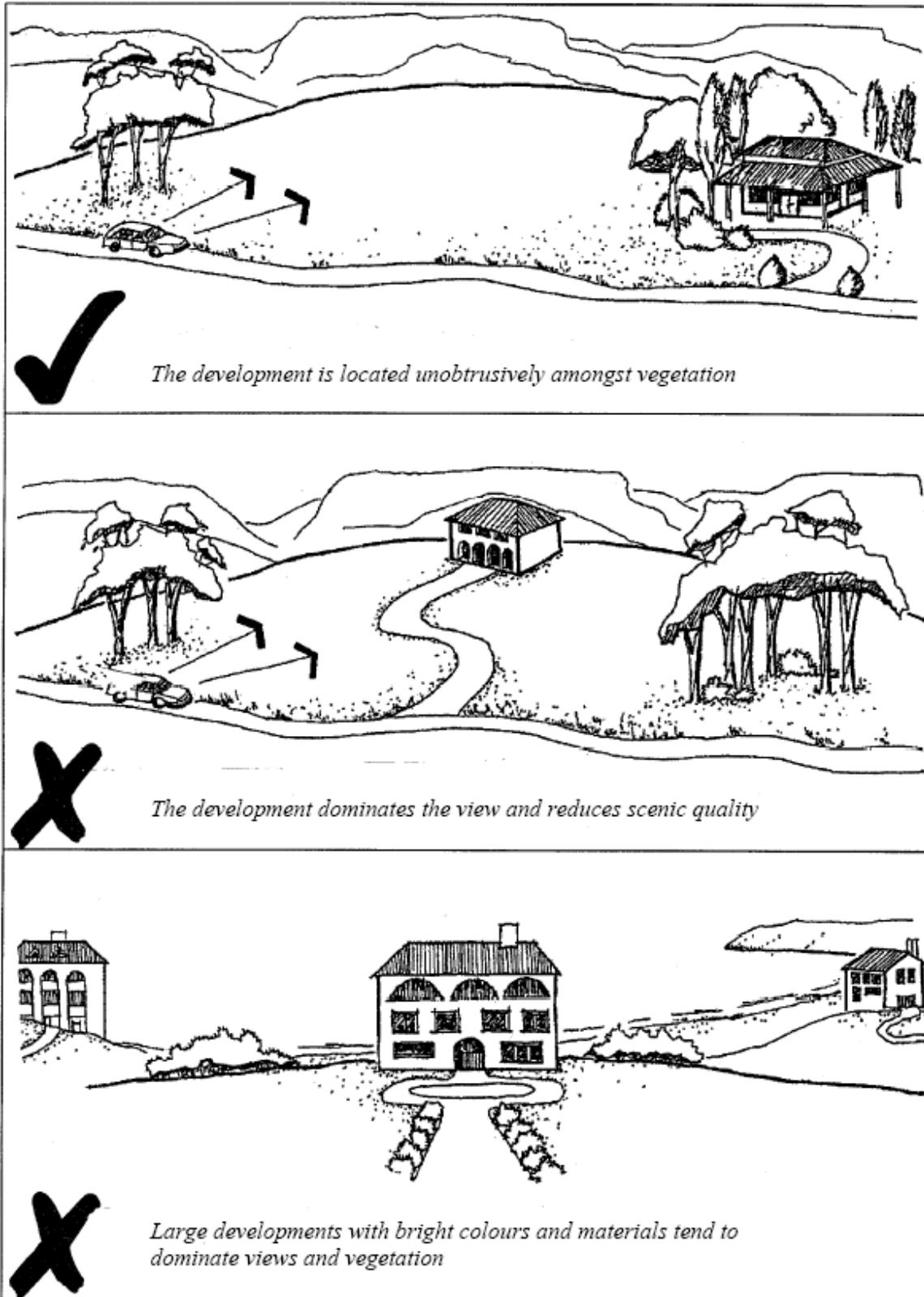


Figure 1

2.3 Parking and Access

Intent:

- To ensure development provides safe and adequate access and on-site parking arrangements.

Development Controls:

Performance Criteria	Acceptable Solution
<p>P1 The provision of parking and access sufficient to cater for the maximum demand for the development type as established by a Traffic Study. The Traffic Study is to be performed by a qualified professional and approved by Council.</p>	<p>A1 All development must comply with the Parking and Access Code.</p>
<p>P2 Access is located and designed to minimise adverse visual and environmental impact.</p> <p>Refer to Figure 2</p>	<p>A2 Driveways and other internal roads must follow natural contours where possible. Avoid unreasonably steep and visually intrusive driveways.</p> <p>Refer to Figure 2</p>

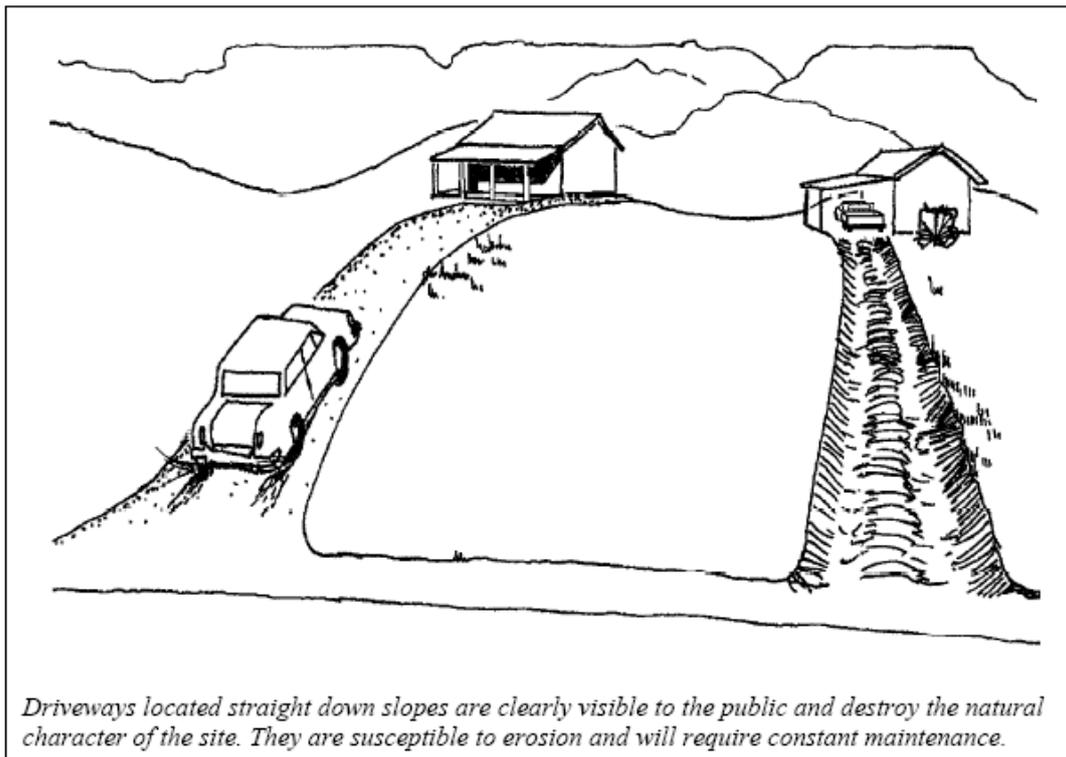
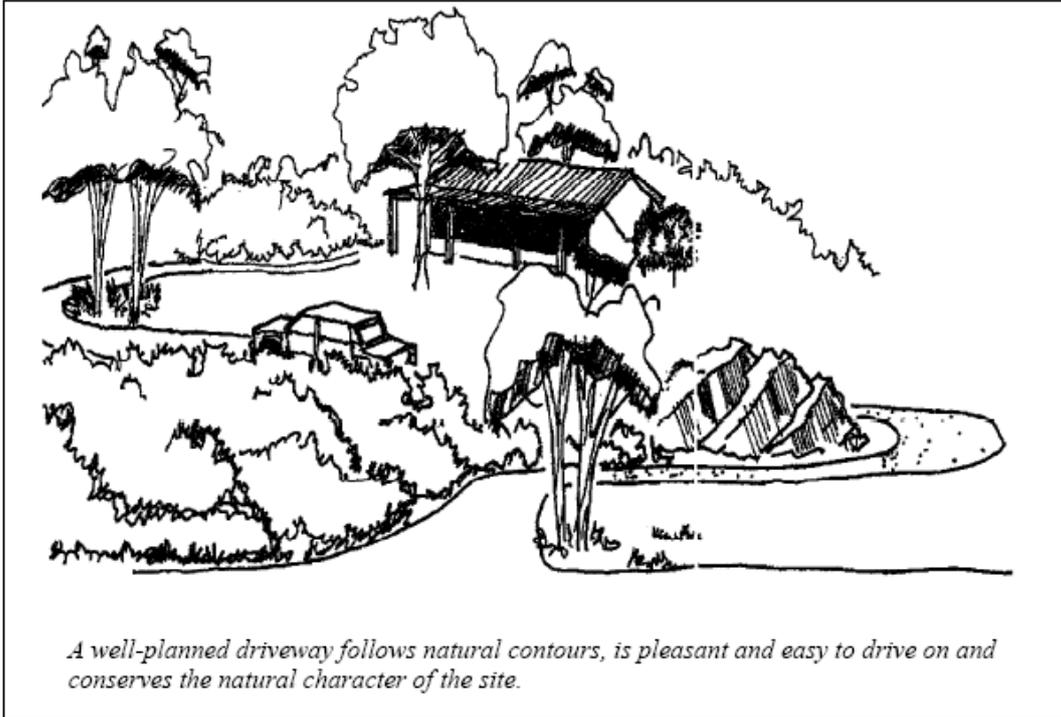


Figure 2

2.4 Views

Intent:

- To provide opportunities for view sharing, where practical, for existing and future residents by encouraging innovative design solutions.

Development Controls:

Performance Criteria	Acceptable Solution
<p>P1 Development allow for the reasonable sharing of views through the siting, height and design of buildings.</p>	<p>A1 The design of development minimises impacts on private views and shares views where necessary by:</p> <ul style="list-style-type: none"> – locating structures to provide or maintain view corridors; or – adjusting rooflines, or modifying building bulk and scale; or – demonstrating regard and consideration of views in the development design.

2.5 Signage

Intent:

- To promote a high standard of and prevent excessive signage.

Development Controls:

A1 All development must comply with the [Signage Code](#) and where relevant [State Environmental Planning Policy No 64 - Advertising and Signage](#).

3.0 SUBDIVISION

3.1 Subdivision Pattern & Lot Layout

Intent:

- To ensure that the size and layout of new lots serve the intent of the zone.

Development Controls:

Performance Criteria	Acceptable Solution
P1 All new lots must have a sufficient area of land free of environmental constraints capable of development for the purposes of a dwelling (where a dwelling entitlement exists) and/or for farm buildings.	A1 All new lots must contain a minimum 600m ² building envelope.

4.0 BUILT FORM

4.1 Building Bulk & Scale

Intent:

- To ensure that buildings respond to the topography of the site.

Development Controls:

Performance Criteria	Acceptable Solution
P1 Development responds to the topography of the site and is not of a bulk or scale that is out of character with the local area.	A1 On sloping sites, buildings must step down the block. Refer to Figure 4.

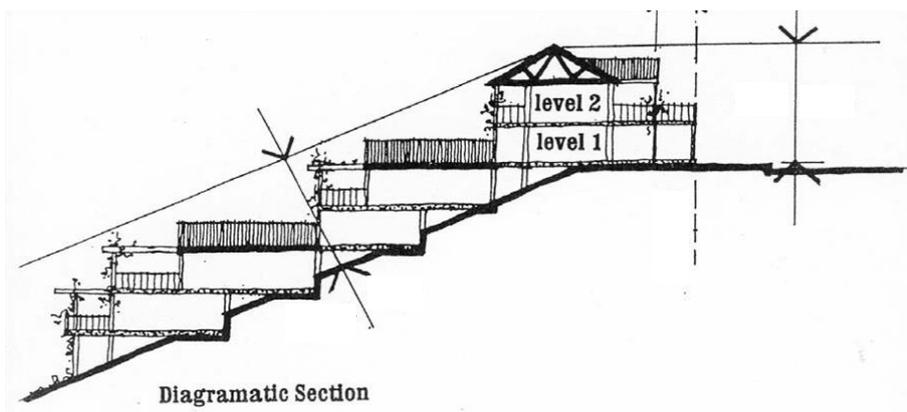


Figure 4

4.2 Style and Visual Amenity

Intent:

- To ensure that development contributes positively to the local area.

Development Controls:

Note: For land within the suburbs of Moruya and Moruya Heads as shown on Council's Suburbs Maps, refer to the [Moruya Residential Style Guide](#).

Performance Criteria	Acceptable Solution
<p>P1 New development does not compromise the design integrity of existing development and preserves and enhances the amenity of the surrounding environment.</p>	<p>A1 New development must be designed to be consistent with existing development and sympathetic with surrounding development in terms of style and orientation of openings, roof pitch, materials, colours and general style.</p>
<p>P2 Shipping containers are located so that they are not visible from any road and adjoining property.</p>	<p>A2 To preserve the character of the area, any approved shipping container must be located behind existing buildings, not be located in front of the established or proposed building line and be screened from view from any adjoining property.</p> <p>Controls for the provision of minimum boundary setbacks apply.</p>

4.3 Fencing

Intent:

- To ensure that fencing preserves and enhance the rural character of the area.

Development Controls:

Performance Criteria	Acceptable Solution
<p>P1 The choice of fencing styles and materials complements the character of the area.</p>	<p>A1 Fencing must be:</p> <ul style="list-style-type: none"> – post and rail; or – rural wire; or – of an open style.

5.0 SITE CONSIDERATIONS

5.1 Flood, Ocean Influences and Climate Change

Intent:

- To further the objectives of clause 6.5 of the [LEP 2012](#).

Development Controls:

- A1** All development within the area to which the [Moruya Floodplain Code](#) applies must comply with that Code.

5.2 Tree Preservation

Intent:

- To minimise impacts on native flora and fauna, particularly threatened species.

Development Controls:

- A1** All development on land to which the [State Environmental Planning Policy \(Vegetation in Non-Rural Areas\) 2017](#) applies must comply with that policy.
- A2** Clearing of vegetation that is not likely to significantly affect threatened species must comply with the Eurobodalla [Tree Preservation Code](#). Clause 7.2 of the [Biodiversity Conservation Act 2016](#), describes when an activity is likely to significantly affect threatened species which includes:
- (a) If it is found to be likely to significantly affect threatened species according to the test in Section 7.3 of the [Biodiversity Conservation Act 2016](#);
 - (b) If the area of clearing exceeds the threshold described in Clause 7.2 of the [Biodiversity Conservation Act 2016](#); or
 - (c) If the clearing is of native vegetation on land included on the [Biodiversity Values Map](#).

5.3 Biodiversity

Intent:

- To maintain terrestrial and aquatic biodiversity, including the following:
 - (a) protecting native fauna and flora,
 - (b) protecting the ecological processes necessary for their continued existence,
 - (c) encouraging the recovery of native fauna and flora and their habitats,
 - (d) maximising connectivity, and minimising fragmentation, of habitat.

Development Controls:

A1 Before determining a development application for development on land identified as “Native Vegetation” on the [Native Vegetation Map](#), the consent authority must consider any adverse impact of the proposed development on the following:

- (a) native ecological communities,
- (b) the habitat of any threatened species, populations or ecological community,
- (c) regionally significant species of fauna and flora or habitat,
- (d) habitat elements providing connectivity.

A2 Development consent must not be granted to development on land identified as “Native Vegetation” on the [Native Vegetation Map](#), unless the consent authority is satisfied that:

- (a) the development is designed, sited and will be managed to avoid any adverse environmental impact, or
- (b) if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

5.4 Bushfire Protection

Intent:

- To minimise impacts on development and communities from bushfires.

Development Controls:

- A1** Development in bushfire prone areas must comply with the [Rural Fires Act 1997](#).
- A2** Development on land identified in Schedule 4 - Land Requiring Additional Bush Fire Protection Measures, is identified as high bushfire risk and must take into consideration the additional bushfire protection measures outlined in the schedule, subject to satisfactory environmental assessments.
- A3** Development on land identified in Schedule 5 - Land Unlikely to Achieve Adequate Bushfire Protection for New Dwellings and/or Subdivision, is identified by the Rural Fire Service (RFS) as extreme bushfire risk and unlikely to be able to achieve adequate bushfire protection to facilitate further subdivision and/or new dwellings.

Note: Proponents are advised to discuss their proposal with the RFS prior to the lodgement of a development application.

6.0 SITE WORKS

6.1 Sustainability

Intent:

- To minimise the impact of new development on the natural environment;

Development Controls:

Performance Criteria	Acceptable Solution
P1 New development is designed to minimise the generation of greenhouse gases.	A1 New development must connect to reticulated electricity supply where available to enable any excess power created from alternative renewable resources to be fed back into the grid.

6.2 Earthworks/excavation

Intent:

- To retain the natural slope of the land and ensure that the bulk and scale of new development is responsive to site topography.

Development Controls:

Performance Criteria	Acceptable Solution
P1 Development is designed to ensure that excavation and earthworks are kept to the minimum required for the development without an unreasonable adverse visual impact on the site.	A1 Beyond the external; walls of the building, the maximum cut is to be 1m and the maximum fill is to be 1m.

6.3 Waste Management

Intent:

- To further the objectives of the [Site Waste Minimisation and Management Code](#).

Development Controls:

Note: To be considered in conjunction with Section 4.1 - Building Bulk and Scale.

Performance Criteria	Acceptable Solution
<p>P1 Application of a site specific Site Waste Minimisation and Management Plan, approved by Council having regard to the objectives of the Code. The Plan must show that compliance with the Code is unreasonable or unnecessary in the circumstances of the case.</p>	<p>A1 All development must comply with the Site Waste Minimisation and Management Code.</p>

SCHEDULES

1. Amendments

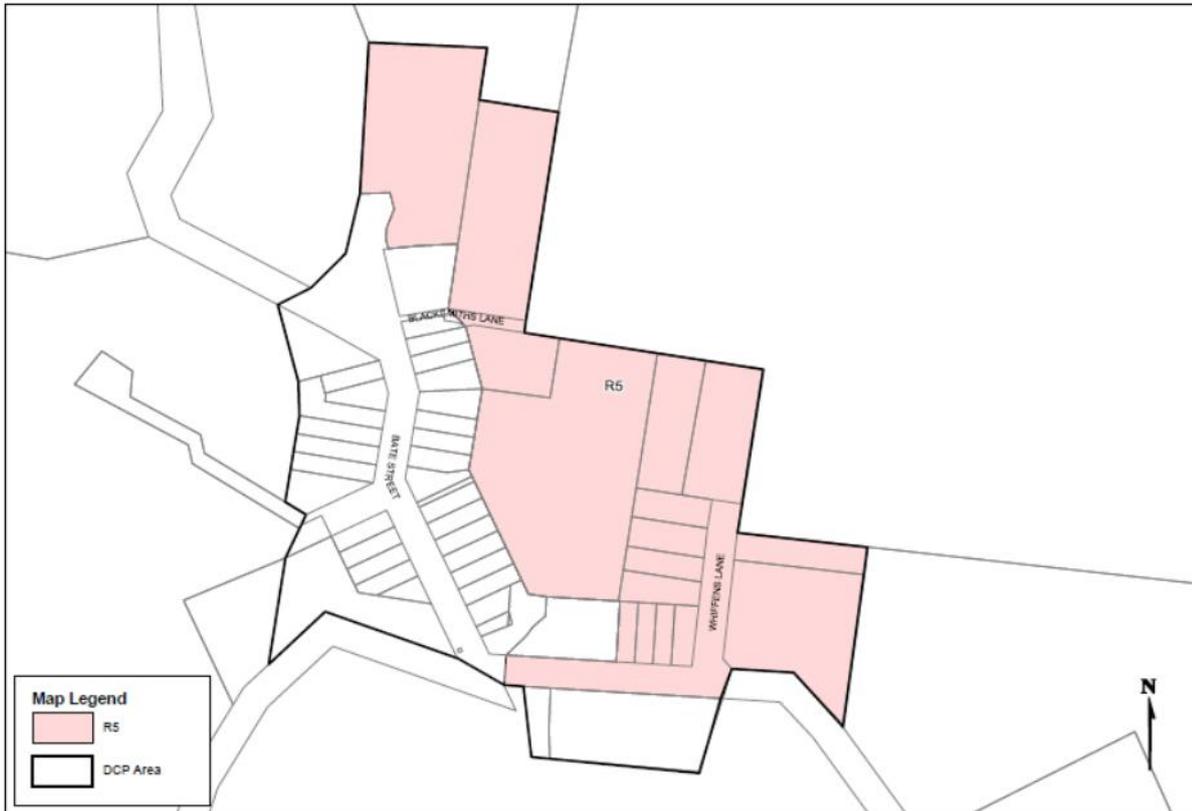
There are no amendments to this Plan

2. Codes Applicable to This Plan

- I. [SAFER BY DESIGN CODE](#)
- II. [LANDSCAPING CODE](#)
- III. [INTERIM SEA LEVEL RISE ADAPTION POLICY](#)
- IV. [MORUYA FLOODPLAIN CODE](#)
- V. [TREE PRESERVATION CODE](#)
- VI. [FOOTPATH TRADING CODE](#)
- VII. [SIGNAGE CODE](#)
- VIII. [SITE WASTE MINIMISATION & MANAGEMENT CODE](#)
- IX. [SOIL AND WATER MANAGEMENT CODE](#)
- X. [PARKING AND ACCESS CODE](#)
- XI. [ADVERTISEMENT AND NOTIFICATION CODE](#)

3. Maps

Refer to Section 1.4 - Land to Which This Plan Applies.



Map 1 - Tilba R5 land excluded from this plan

4. Land Requiring Additional Bush Fire Protection Measures

Refer to [Section 5.4 - Bushfire Protection](#).

Suburb	Lot and DP	Address	Additional Bushfire Protection Measures
Benandarah	16/755904	144 Durras Drive	To minimise bushfire risk, the preferred route of access to any future dwelling(s) is via existing cleared areas.
	61/1001010	Timber Barge Lane	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to the public road servicing the lots. Dwellings to provide 10KW APZs to shelter onsite and BAL 29 construction.
Bingie	140/1047932	216 Bingie Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Bingie Road.
	15/839455		
	12/804129	274 Bingie Road	Practical and legal access to be provided and 10KW APZs for onsite refuge.
	169/752137 320/752137	372 Bingie Road	
Bodalla	24/837516	608 Potato Point Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Potato Point Road.
	216-218/729161	632 Potato Point Road	Dwelling(s) to provide 10KW APZs for onsite refuge and BAL 29.
	1/878320	5730 Princes Highway	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Princes Highway.
	6/800167	Princes Highway	
	1/513353 1/125453 1/34254 1/34253	5371 Princes Highway	

RURAL R5 LARGE LOT RESIDENTIAL and E4 ENVIRONMENTAL LIVING ZONES DCP

Suburb	Lot and DP	Address	Additional Bushfire Protection Measures
	3/773724	Gannons Point Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Gannons Point Road. Dwelling(s) to provide 10KW APZs for onsite refuge.
	17/837516	Potato Point Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Potato Point Road. Dwelling(s) to provide 10KW APZs for onsite refuge.
	14/772053	326 Potato Point Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in the western portion of the site and in close proximity to Potato Point Road.
	13/772053	295 Potato Point Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Potato Point Road.
	1/1202563	150 Potato Point Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Potato Point Road.
Bodalla (continued)	711/867580	151 Potato Point Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Potato Point Road.
Broulee	80/616995	148 Broulee Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Broulee Road.
	1-2/842422	174 Broulee Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Broulee Road or George Bass Drive.
	1/1049526	1630 Princes Highway	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Princes Highway.
Buckenbowra	1/126865	1163	To minimise bushfire risk, the preferred location of future dwelling(s) is within the
	1 & 3/221341	Buckenbowra	

RURAL R5 LARGE LOT RESIDENTIAL and E4 ENVIRONMENTAL LIVING ZONES DCP

Suburb	Lot and DP	Address	Additional Bushfire Protection Measures
	115 & 116/704689 65/704695 29-31/755908 4-5, 13, 39, 53- 55, 57 & 104/755917 1, 3-5, 7, 16, 18- 25, 31-32 & 67-68/755969 45-46/777170 1-12/777171	Road and Quartpot Road	existing cleared area of the lots and in the north-east portion of the site and/or in the eastern portion of the site. Dwelling(s) to provide 10KW APZs for onsite refuge and BAL 29 in recognition that access to/from the site in an emergency is unlikely to be appropriate.
Cadgee	1-3/116116 1-4/752135 6-7/752135 14-16/752135 20/752135 27/752135 40/752135 53-54/752135 67/752135 11-14/752145 19-20/752145 31-32/752145 105-106/752145 169/752145	440 and 873 Wattlegrove Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in existing large cleared areas. Dwelling(s) to provide 10KW APZs for onsite refuge and BAL 29. Practical and legal access to be provided.
Coila	5/264244	131 Coila Creek Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Coila Creek Road.
	4/264244	132 Coila Creek Road	

RURAL R5 LARGE LOT RESIDENTIAL and E4 ENVIRONMENTAL LIVING ZONES DCP

Suburb	Lot and DP	Address	Additional Bushfire Protection Measures
Congo	4/709482	88 Berriman Drive	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Berriman Drive. Dwelling(s) to provide 10KW APZs for onsite refuge.
	1-2 & 12/752137 1-4/1230661	Congo Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Congo Road. Dwelling(s) to provide 10KW APZs for onsite refuge.
Congo	269/752137	Congo Road	Practical and legal access to be provided via adjoining property to Congo Road. Dwelling(s) to provide 10KW APZs for onsite refuge and BAL 29.
Currowan	26/755930 33/755930 42/755930 51-52/755930	628 The River Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to the public road servicing the lots. Dwelling(s) to provide 10KW APZs to shelter onsite and BAL 29 construction.
Deua River Valley	84/710635	1857 Araluen Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in the south-eastern portion of the lot. Dwelling(s) to provide 10KW APZs for onsite refuge and BAL 29. Practical and legal access to be provided, with the preferred route via Araluen Road which requires a crossing over the Deua River that shall provide safe access for emergency vehicles and future residents.

RURAL R5 LARGE LOT RESIDENTIAL and E4 ENVIRONMENTAL LIVING ZONES DCP

Suburb	Lot and DP	Address	Additional Bushfire Protection Measures
	1, 11, 19 & 151/752144	Araluen Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in the eastern portion of the lot. Dwelling(s) to provide 10KW APZs for onsite refuge and BAL 29. Practical and legal access to be provided, with the preferred route via Araluen Road which requires a crossing over the Deua River that shall provide safe access for emergency vehicles and future residents.
Dignams Creek	96/752155 377-378/752155	Reedy Creek Road	Future dwelling(s) to provide 10KW APZs for onsite refuges and BAL 29. It is noted that public road access via Dignams Creek would require suitable load rated bridge crossings to provide safe and practical access to lots east of Dignams Creek.
Eurobodalla	25-29/752145 23/752145 8/752145	Eurobodalla Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in existing large cleared areas. Dwelling(s) to provide 10KW APZs for onsite refuge and BAL 29. Practical and legal access to be provided.
Jeremadra	3/248634	Princes Highway	To minimise bushfire risk, the preferred location of future dwellings to be located in close proximity to the public road.
	6/248634	54 Jeremadra Road	
	7/248634	111 Goldfields Road	
	8/248634	26 Jeremadra Road	
	9/248634	109 Old Mossy Point Road	
	40/792157	25 Old Mossy Point Road	

RURAL R5 LARGE LOT RESIDENTIAL and E4 ENVIRONMENTAL LIVING ZONES DCP

Suburb	Lot and DP	Address	Additional Bushfire Protection Measures
	41/792157	2 Old Mossy Point Road	
	544/736015	1511 Springwater Road	
	1/63437	238 Old Mossy Point Road	
	16/1158098	Springwater Road	
	53/755963	Maulbrooks Road	Practical and legal access to be provided, with the preferred route across privately owned property off Maulbrooks Road. Dwelling(s) to provide 10KW APZs to shelter onsite and BAL 29 construction.
Malua Bay	22/552775	George Bass Drive	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to George Bass Drive.
	1/1012083	George Bass Drive	
Meringo	32/1185268	1179 Congo Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Meringo Road.
Mogendoura	21, 42, 46, 68, 70 & 79/755946 1-2/926143 19/63083 2/826441	360 Meadows Road and Clouts Road	Future dwelling(s) to provide 10KW APZs for onsite refuge.
	1-2/126080 1/126082 17-18, 20, 27, 53 & 81/755946 15-16/1071577	158 Clouts Road	Future dwelling(s) to provide 10KW APZs for onsite refuge.

RURAL R5 LARGE LOT RESIDENTIAL and E4 ENVIRONMENTAL LIVING ZONES DCP

Suburb	Lot and DP	Address	Additional Bushfire Protection Measures
	2/1226774	Larrys Mountain Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Larrys Mountain Road.
	852/839121	Larrys Mountain Road	Future dwelling(s) to provide 10KW APZs for onsite refuge.
	1/194794	244 Hawdons Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in the south-east of the site. Dwelling(s) to provide additional APZs and perimeter roads.
	2/924352	Clouts Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to a public access road.
	47/755946	1630 Maulbrooks Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Maulbrooks Road.
	1/1075338	1708 Maulbrooks Road	Dwelling(s) to provide a 10KW APZ for onsite refuge and BAL 29 construction.
	10/245532	669 Larrys Mountain Road.	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Larrys Mountain Road. Dwelling(s) to provide a 10KW APZ for onsite refuge and BAL 29 construction.
Mogo	92/755938	Veitch St	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to the public road.
	169/46851	Short St	
	156/720923	Buckenbowra Road	
	159/821422	11 Short St	
	154/704661	25 Veitch St	
	3/755938	Princes Highway	
	1/875990	Princes Highway	
	2/716598	Tomakin Road	

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Suburb	Lot and DP	Address	Additional Bushfire Protection Measures
	2/1002045	330 Tomakin Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Tomakin Road.
Moruya	1/581907 69-70/752151 74-77/752151 80-81, 87, 90, 99, 106-111, 115-116, 167- 169, 182, 202 & 298/752151 1/852332 201/1120014 73/1150234	72 South Head Road, 121 Congo Road and 3223 Princes Highway	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to public access road.
	94-95, 98, 100- 102 & 105/752151 3-4/882626 2/545134	140 South Head Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to public access road.
Moruya Heads	21/815392 79/610059 17/815391 201/876788	Congo Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to public access road.
	130/752151	View Place	Practical and legal access to be provided, with the preferred route from the adjoining property to the east off Hazel Road. Future dwelling(s) to provide 10KW APZs for onsite refuge and BAL 29.
	11/1068966	Congo Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Congo Road.

RURAL R5 LARGE LOT RESIDENTIAL and E4 ENVIRONMENTAL LIVING ZONES DCP

Suburb	Lot and DP	Address	Additional Bushfire Protection Measures
			Dwelling(s) to provide 10KW APZs for onsite refuge.
Mossy Point	16/1248291	George Bass Drive	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to the public access road.
Narooma	92/752162	1323 Wagonga Scenic Drive	To minimise bushfire risk, the preferred location of future dwelling(s) is adjacent to the existing approved dwelling in the large cleared area.
Narooma	4/794333	100 Hobbs Point Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in the far north east of the site adjacent to the small cleared area on lot to the north. Practical and legal access to be provided, with the preferred route via the adjoining property to Rainforest Parkway. Dwelling(s) to provide 10KW APZs for onsite refuge and BAL 29.
	5/712045	566 Wagonga Scenic Drive	To minimise bushfire risk, the preferred location of future dwelling(s) is within the large cleared area of the lot.
	26, 27, 419 7 203/752155	Wagonga Scenic Drive	The provision of a suitable perimeter road to clearly separate the hazard from future residential/rural residential development in this area is required.
	3/1035836	Wagonga Scenic Drive	
	1 & 2/1170610	Rainforest Parkway	
Narooma (continued)	1/125180 12, 15, 164, 166, 226 & 400/752155 1/1010789	1067 Punkalla Tilba Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in the existing cleared areas. Practical and legal access to be provided to lots. Dwelling(s) to provide 10KW APZ for onsite refuge.

RURAL R5 LARGE LOT RESIDENTIAL and E4 ENVIRONMENTAL LIVING ZONES DCP

Suburb	Lot and DP	Address	Additional Bushfire Protection Measures
Nelligen	29/1058243	226 Old Bolaro Road	To minimise bushfire risk, the preferred route of access to any future dwelling(s) is via Nelligen Creek Road to the south and not via forestry trails to the north.
	10/871181	Old Bolaro Road (28 Nelligen Creek Road)	To minimise bushfire risk, the preferred route of access to any future dwelling(s) is via Nelligen Creek Road.
	20/755908	351 Nelligen Creek Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to the access servicing the site. Dwelling(s) require 10KW APZs and BAL 29 construction to shelter onsite.
	28/1058243	86 Allards Lane	To minimise bushfire risk, the preferred location of future dwelling(s) is north of the paper road bisecting the lot, which runs east/west. The preferred route of access to any future dwelling(s) is via Allards Lane.
	2/1240100	Old Bolaro Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in the northern-most part of lot or east of Old Bolaro Road to ensure adequate APZs can be achieved within the site.
Nelligen	35/1077080	59 Old Bolaro Road	To minimise bushfire risk, the preferred location of future dwelling(s) is north of the paper road bisecting the lot, which runs east/west.
	144/728022 149/729185 151/729156 56-57 & 117-119/755969 3-4 & 8-9/1170303	Runnyford Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in the north-east of the site close to where Runnyford Road first adjoins the site. Dwelling(s) to provide 10KW APZs for onsite refuge and BAL 29.

RURAL R5 LARGE LOT RESIDENTIAL and E4 ENVIRONMENTAL LIVING ZONES DCP

Suburb	Lot and DP	Address	Additional Bushfire Protection Measures
Runnyford	1/871974	1991 Runnyford Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to the public road.
Tinpot	33, 35, 37 & 172/752145 1/125186	Wattlegrove Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in existing large cleared areas. Dwellings to provide 10KW APZs for onsite refuge and BAL 29. Practical and legal access to be provided.
Turlinjah	137, 259-260, 275 & 351/752137 1-3/125361	4277 Princes Highway	To minimise bushfire risk, the preferred location of future dwelling(s) is within close proximity to public access road.
Wamban	4/37552	150 Mimossa Road	To minimise bushfire risk, the preferred route of access to any future dwelling(s) is via a legal and practical extension of Cherryrise Road and not via Mymossa Road unless Mymossa Road is upgraded.
	84/746274	58 Mymossa Road	
	2/1088633 11/1011309	77 Cherryrise Road	To minimise bushfire risk, the preferred location of future dwelling(s) is within the existing cleared area of the lots and away from the forested portions.
Woodlands	1-2/584738 1-4/807062	Dunns Creek Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Dunns Creek Road.
	101/1001044	Woodlands Road	To minimise bushfire risk, the preferred location of future dwelling(s) is in close proximity to Tomakin Road / Dunns Creek Road.

5. Land Unlikely to Achieve Adequate Bushfire Protection For New Dwellings and/or Subdivision

Section 5.4 Bushfire Protection

Suburb	Lot and DP	Address
Bodalla	169/752131	Potato Point Road
	125/752131	Blackfellows Point Road
	111/752131	Horse Island Road
	109/752131	Horse Island Road
	5/883271	Horse Island Road
Deua	4-5/752140	Neringla Road
	1-2/752140	
	1/752142	
	5-8/752142	
	11/752142	
Dignams Creek	1-3/1137671	9526 Princes Highway
	504-505/752155	
	360/752155	
	379/752155	
	382/752155	
	1/812545	
Eurobodalla	181/720067	Reedy Creek Road
Kianga	207/752162	550 Kianga Forest Road
Tinpot	123/752145	Darts Road (610 Old Red Creek Road)
	67/752145	Wattlegrove Road

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