EUROBODALLA SHIRE COUNCIL RURAL LANDS STRATEGY VOLUME THREE- MAP FOLDER



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For: EUROBODALLA COUNCIL

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How to use this map folder

The Eurobodalla Rural Lands Strategy is contained in three Volumes:

- Volume 1: A summary of the recommended strategies and actions.
- Volume 2: Ten Discussion papers with the background to the issues and options.
- Volume3: A set of larger scale maps depicting current resources and use plus recommended strategies for future land use and planning.

This document is Volume Three. It is a folder of larger scale maps to enable people to better view the detail on rural lands.

Section One of this Volume are general resource maps- providing background information on issues like agricultural capability, native vegetation and rural ownerships.

Section Two presents the recommended zones and lot sizes for the general rural area. The recommendation is to delete the current 1000 ha subdivision lot size and replace it with a range of lot sizes to reflect the capability of the particular area and, where properties are larger (over 100 ha) to aim to conserve larger holdings. Where land is already fragmented in ownership, smaller lot sizes and some minor increases in subdivision and dwelling potential are recommended.

Section Three presents data on the supply of rural residential lots in the rural small holding zones.

Note:

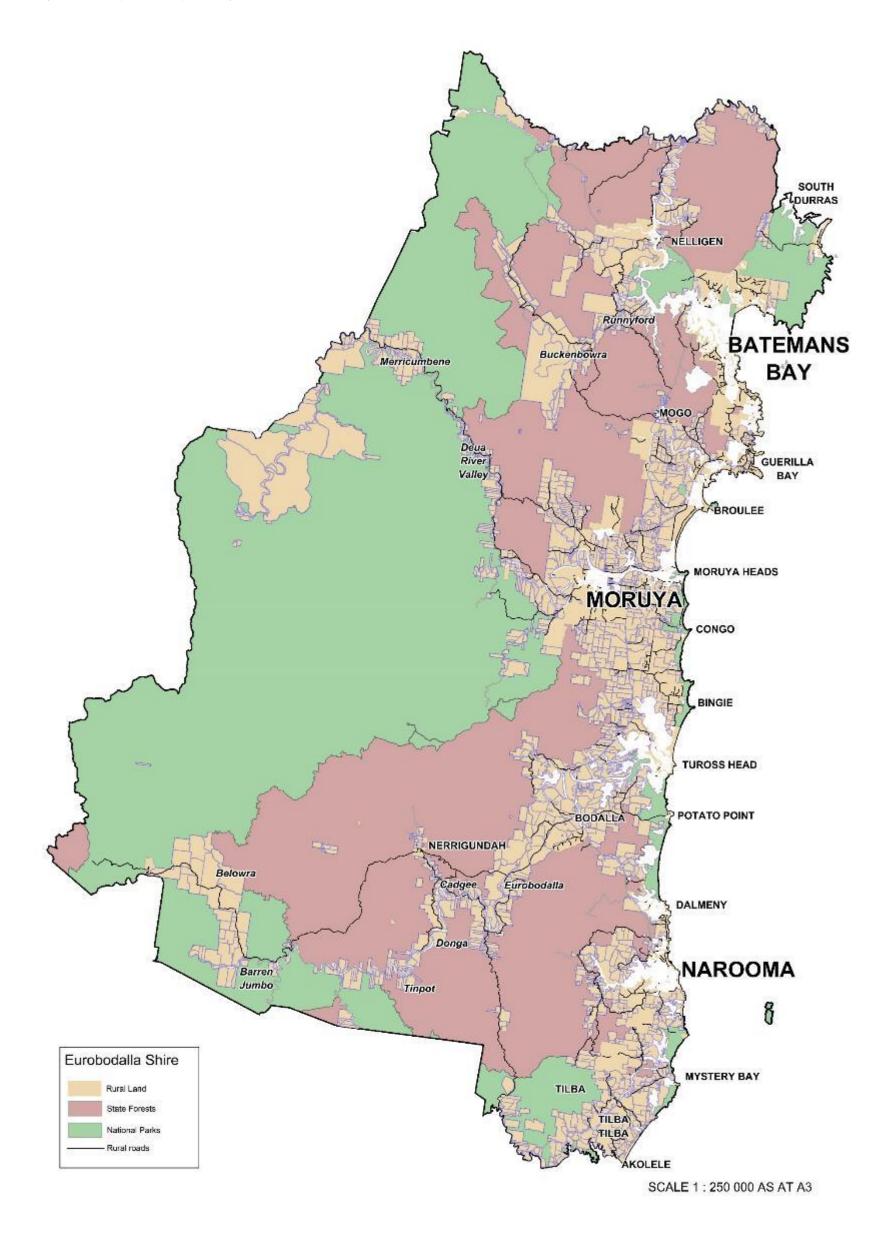
Properties in urban and village areas are not covered by this rural strategy. On most maps such properties appear white.

Disclaimer:

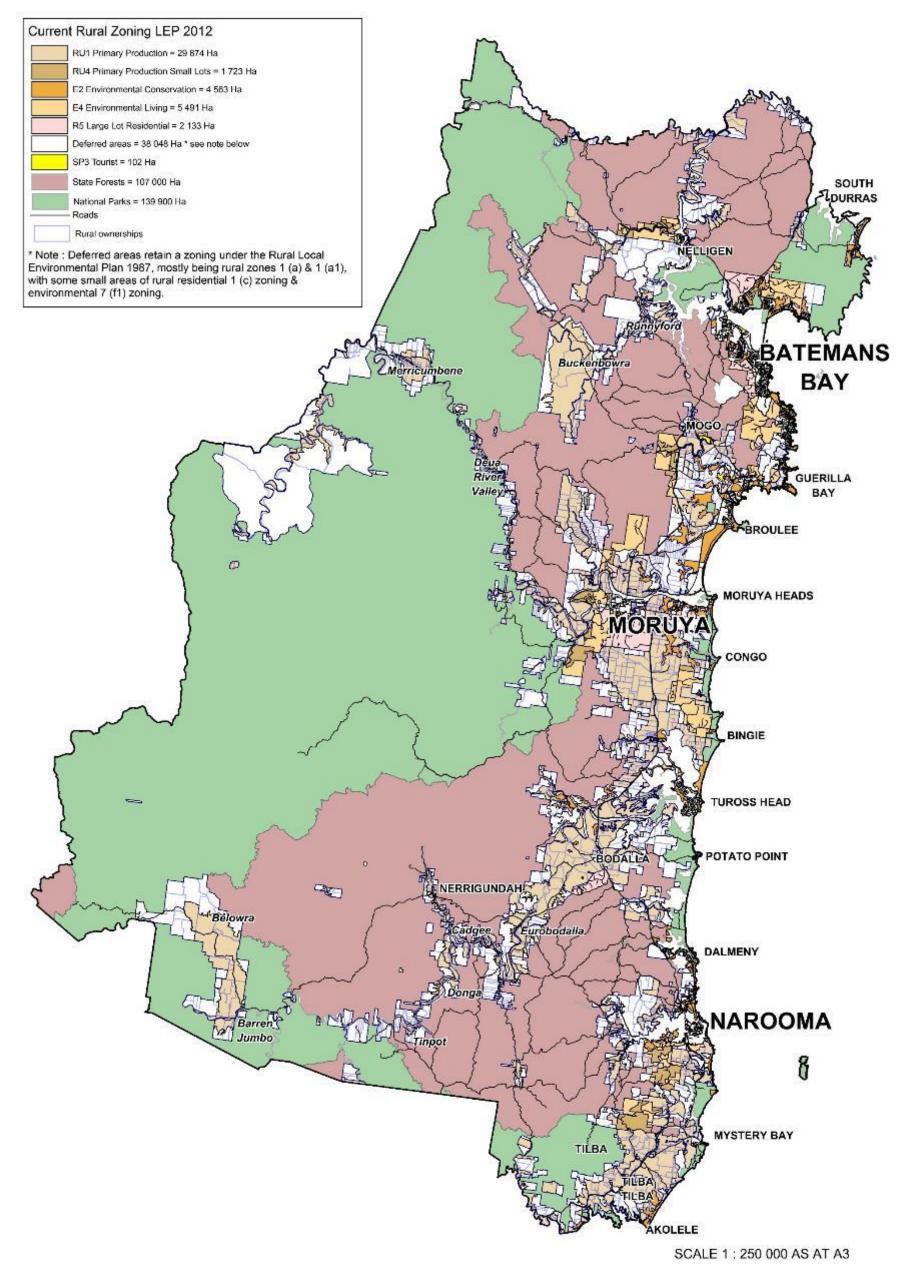
These maps are produced by the consultant from data furnished by Council and from the consultant's research. They are at regional scale and for use for the purposes of this draft rural strategy only. No responsibility or liability will be taken for other use or interpretation.

MAP 1 STUDY AREA

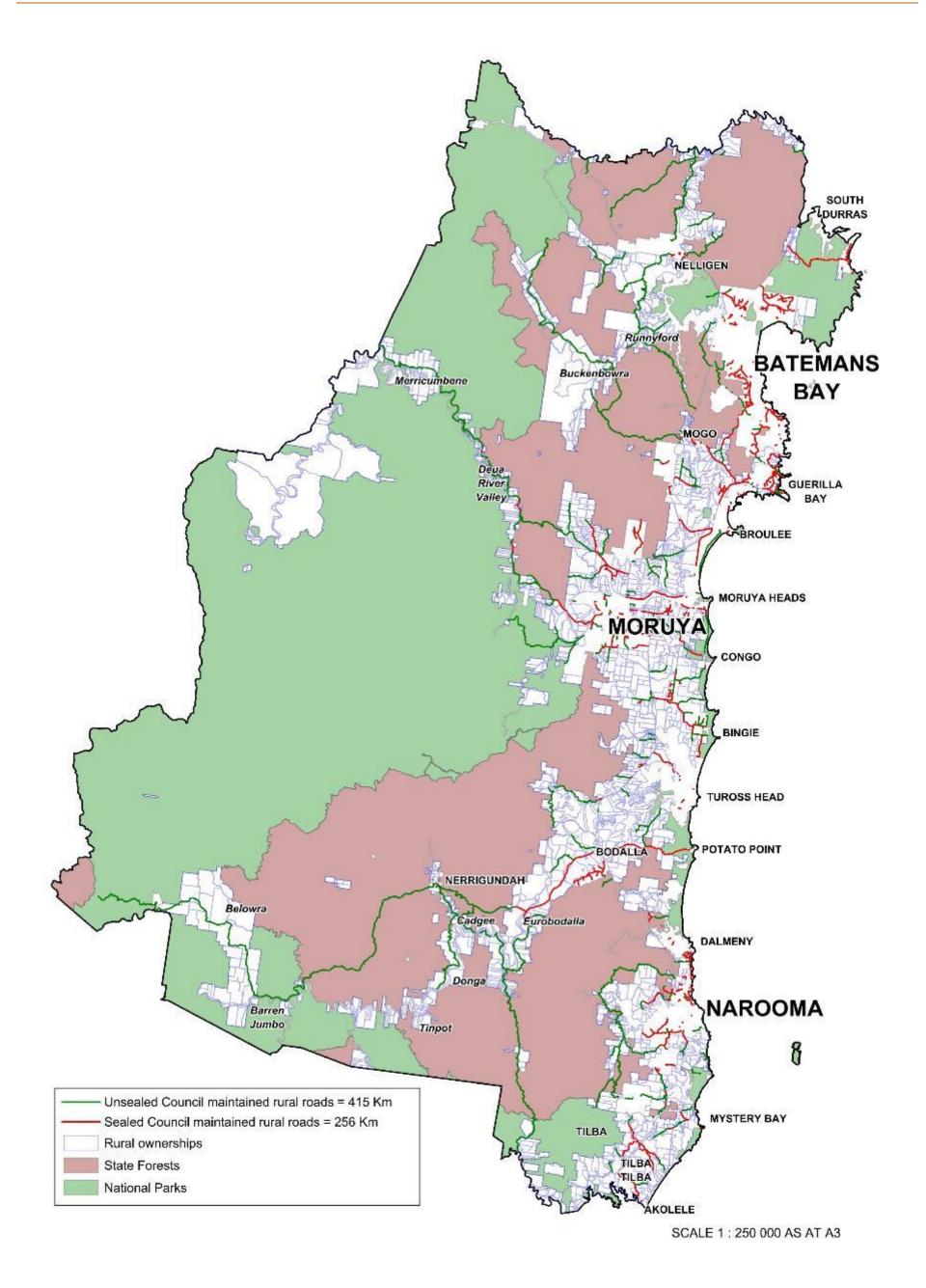
(The study area comprises all privately owned rural lands)



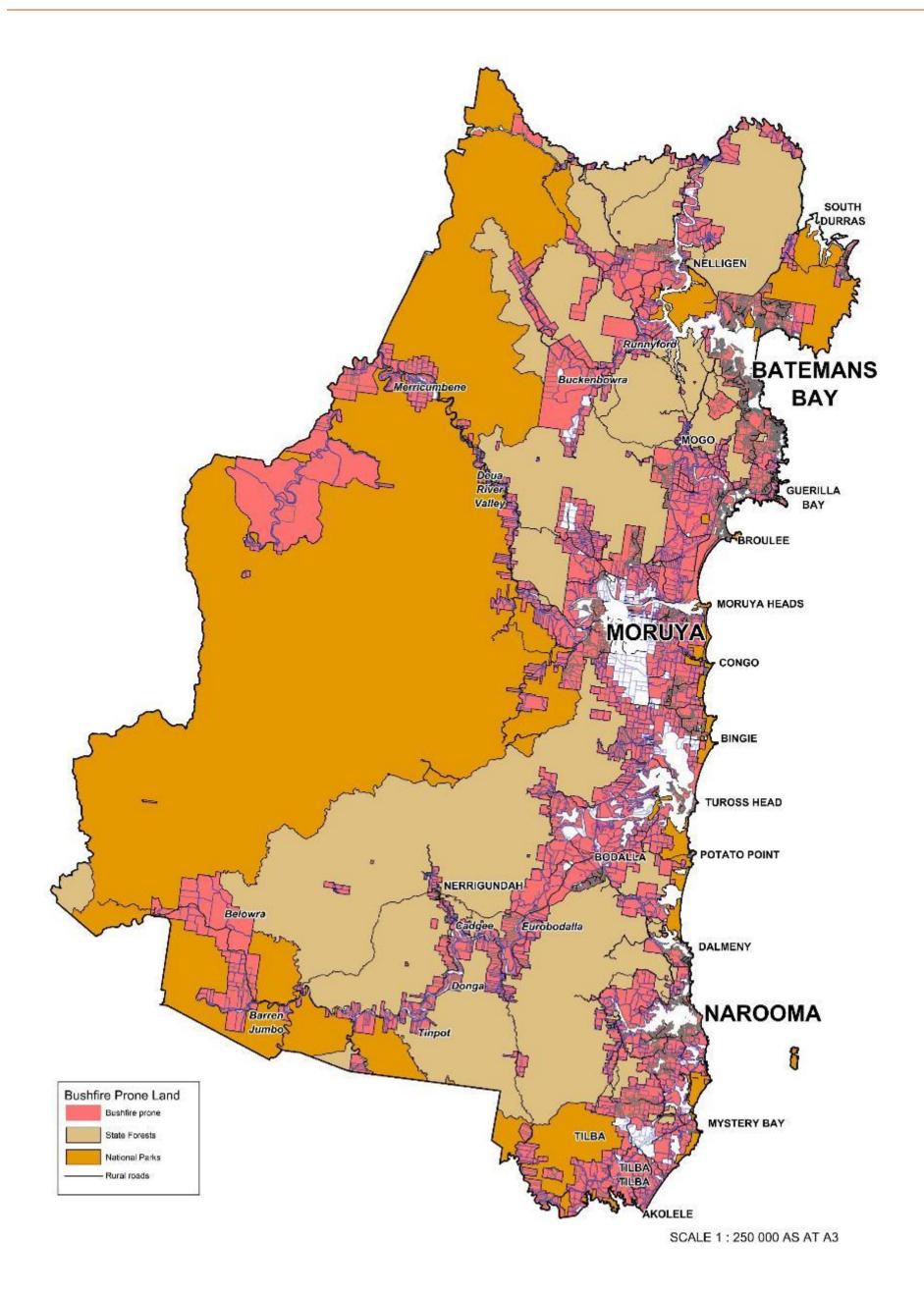
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Source: Eurobodalla LEP 2012

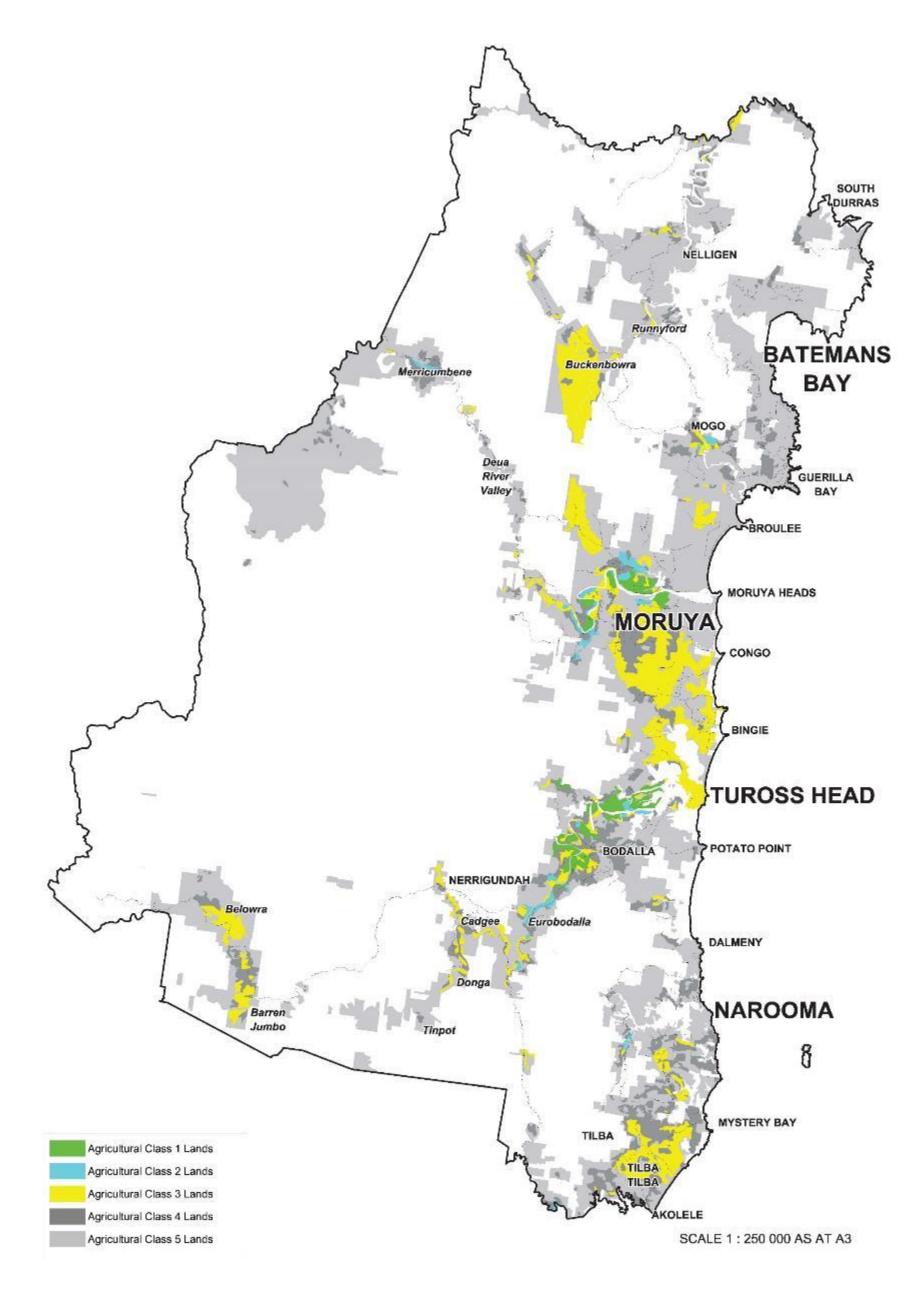


Source: Council Engineering Services Data



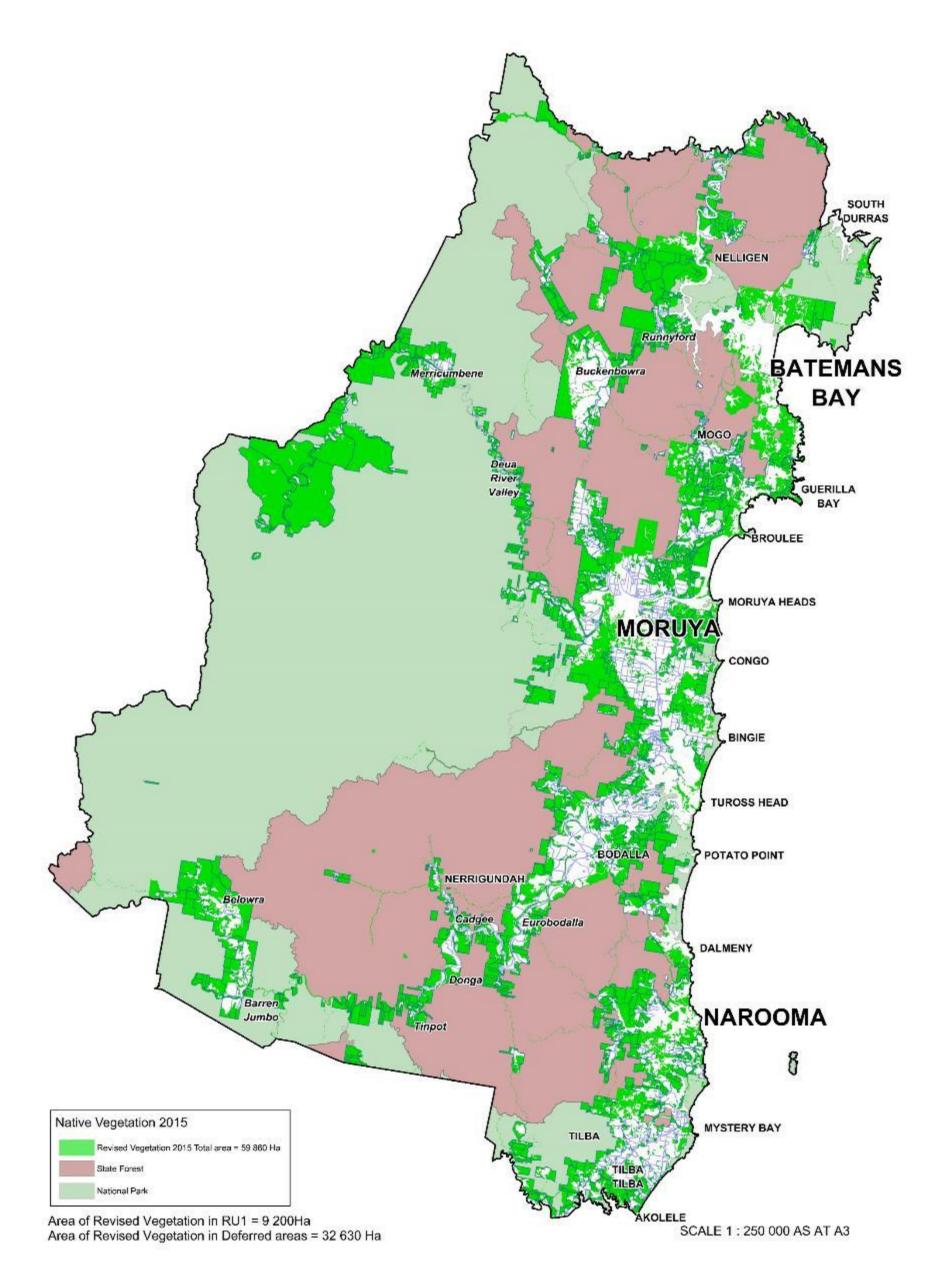
Source: Council GIS data.

(See P 31 of Discussion Paper 2)

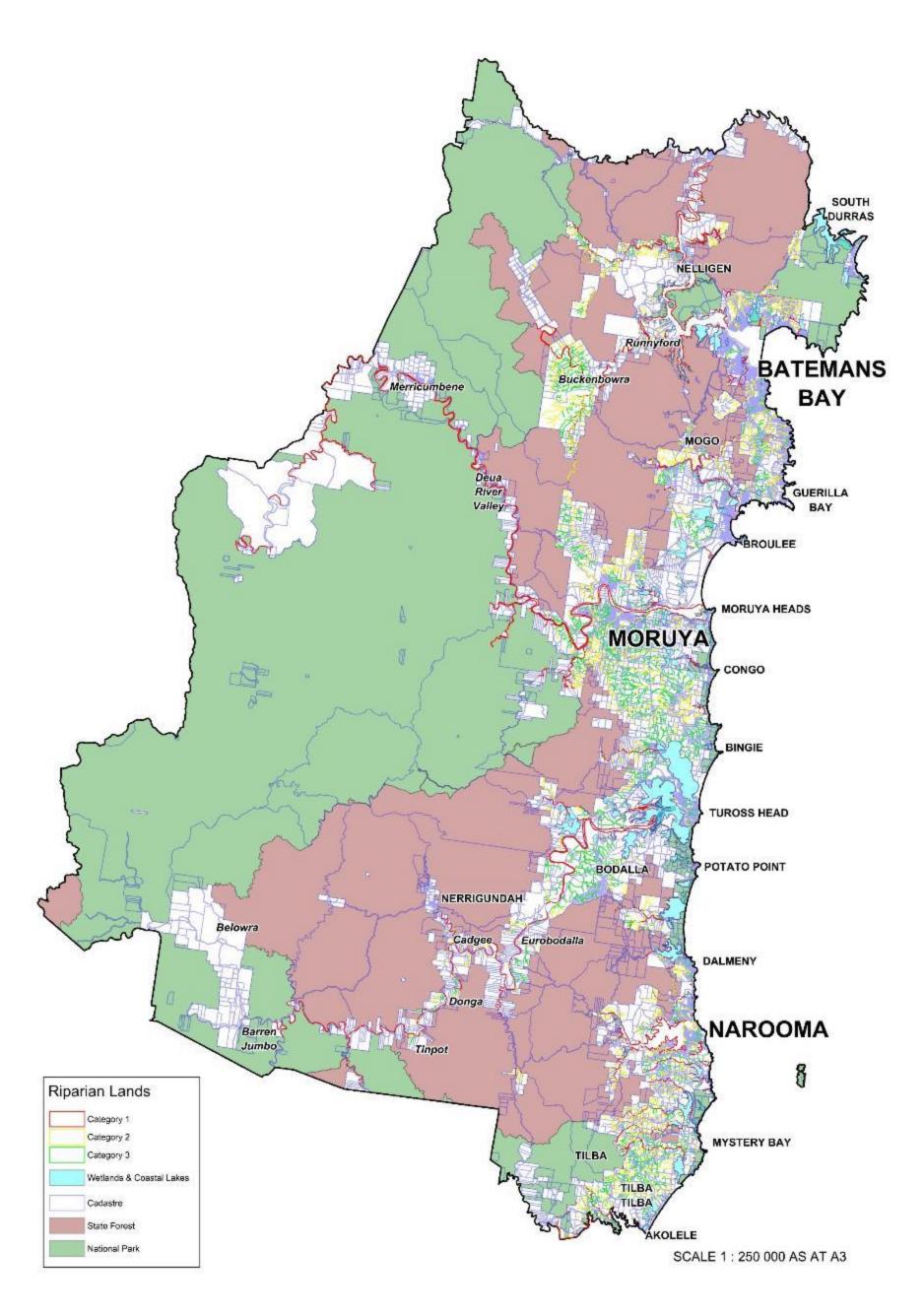


Source NSW Department of Primary Industries

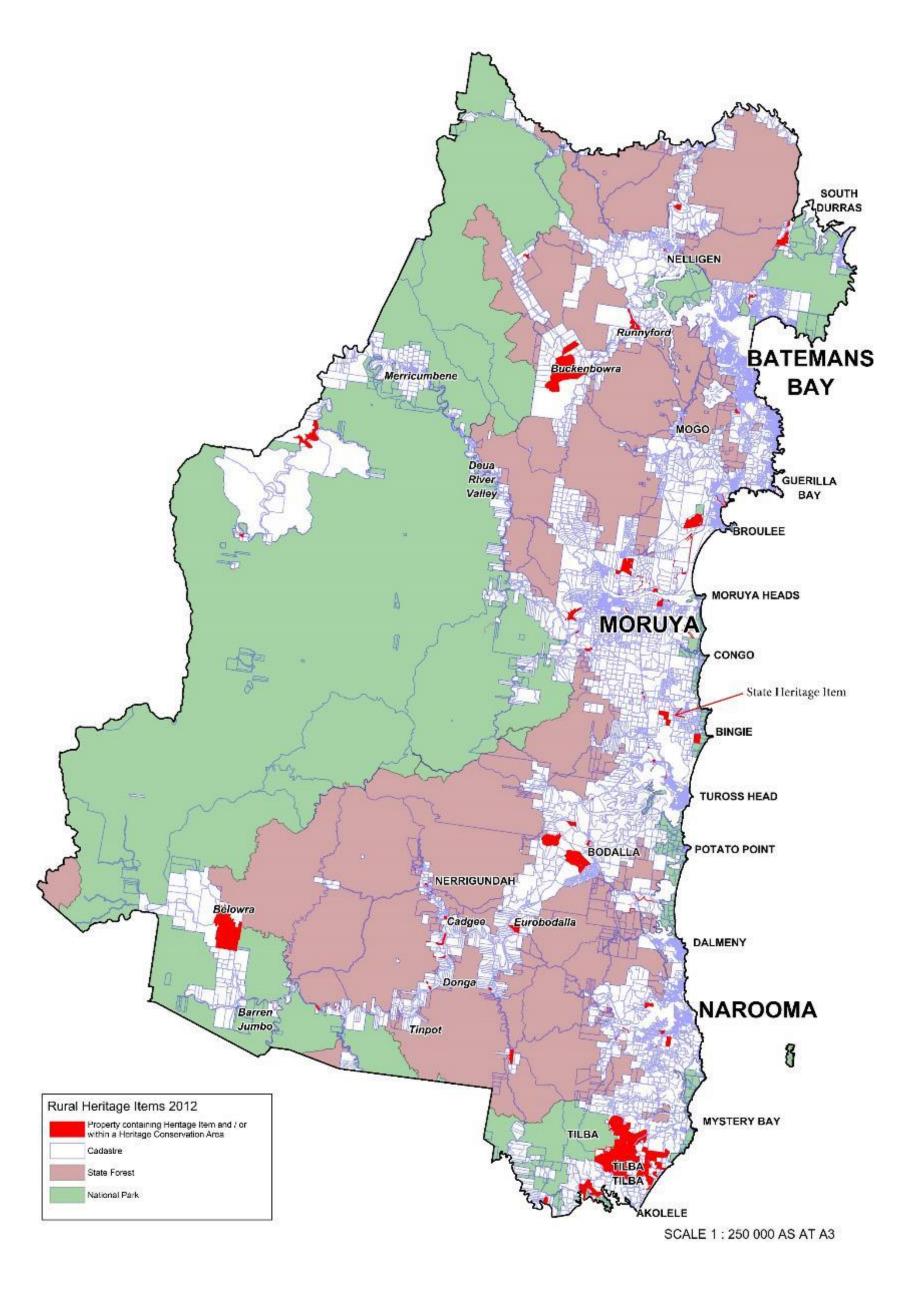
(See discussion Paper 6)



Source Office of Environment and Heritage

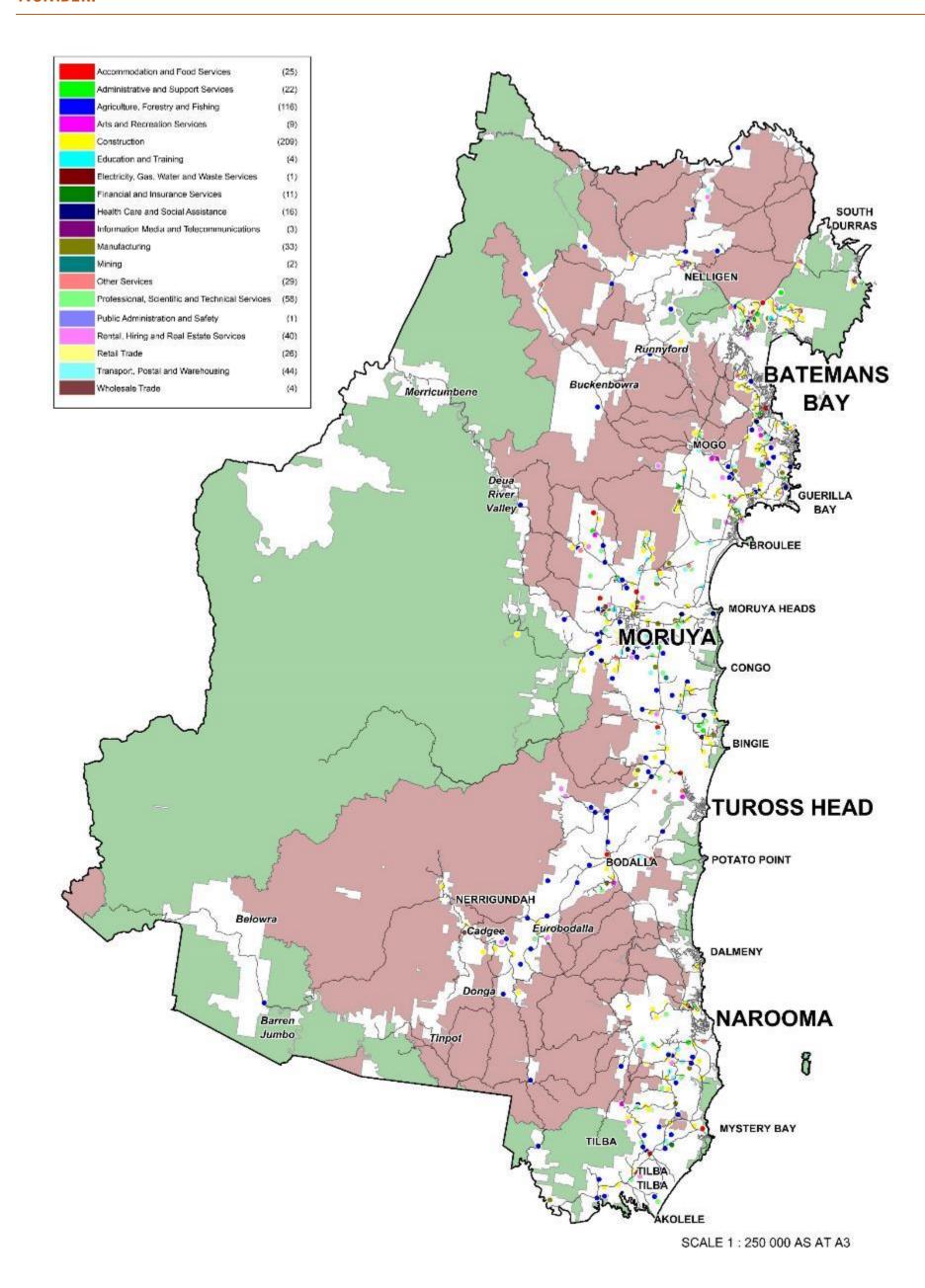


Source: Eurobodalla LEP 2012

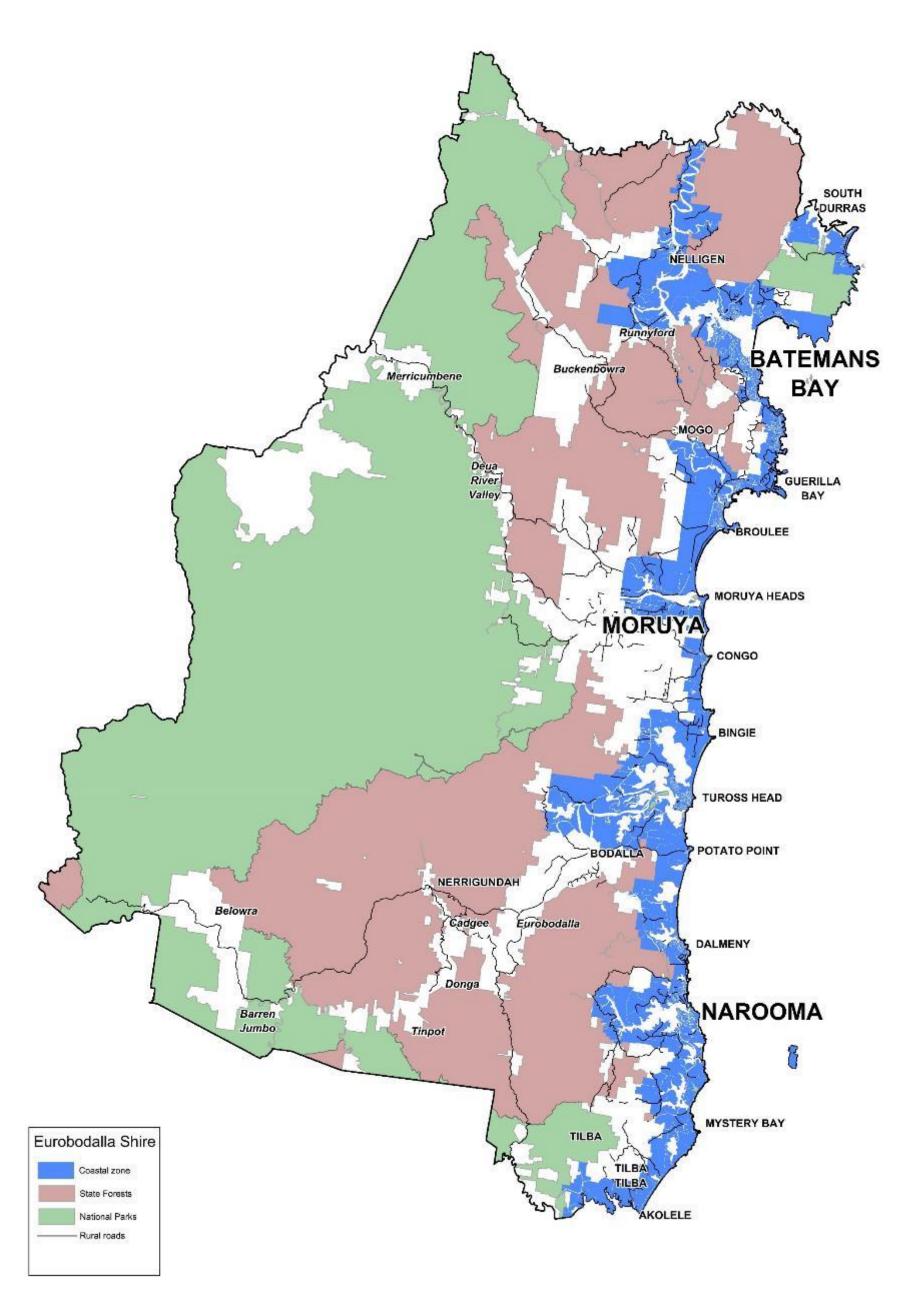


Source: Eurobodalla LEP 2012.

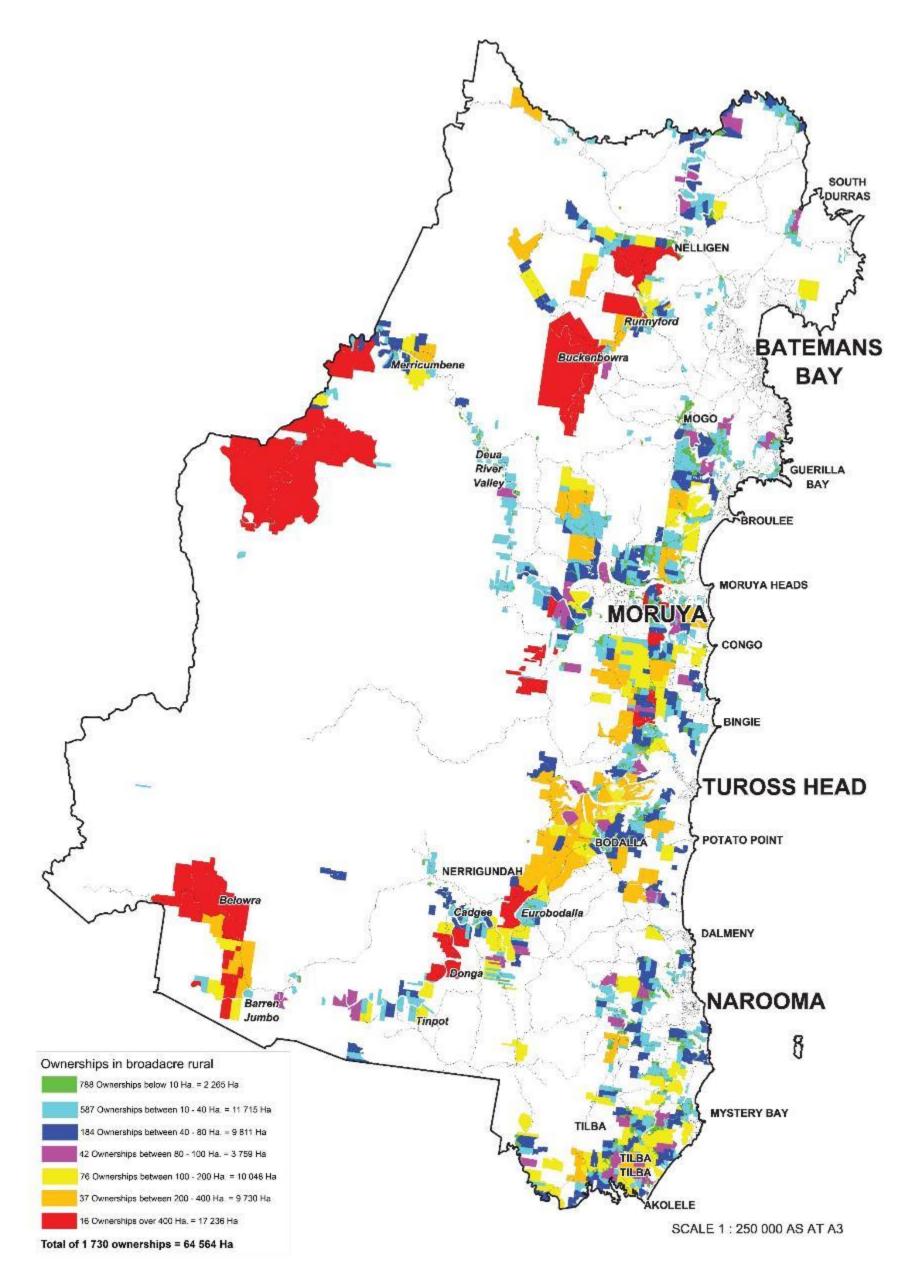
MAP 9: BUSINESSES LOCATED IN THE RURAL AREAS OF EUROBODALLA WITH AN AUSTRALIAN BUSINESS NUMBER.



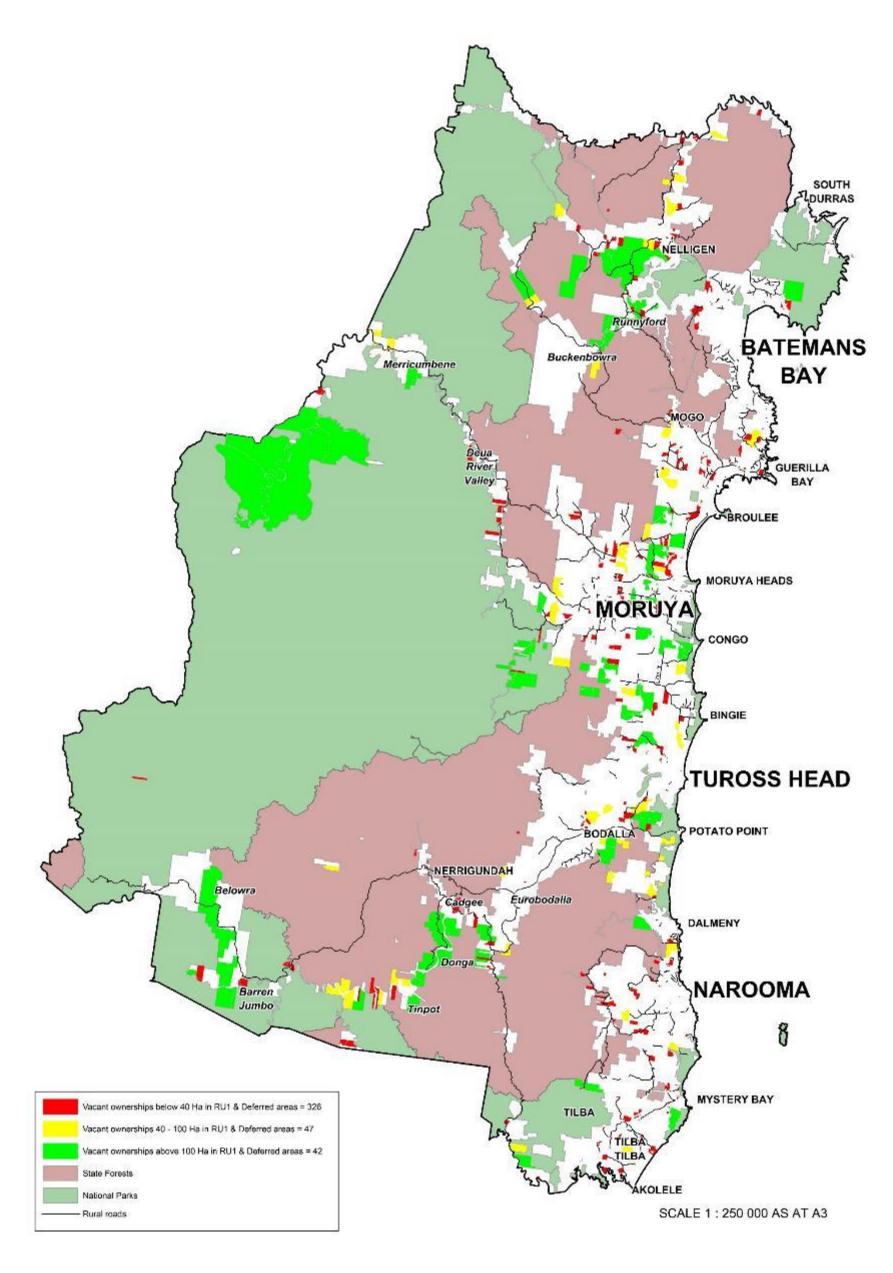
Source: Australian Business Register 2014



Source: NSW Department of Planning and Environment



Source: Council GIS property data, 2015.

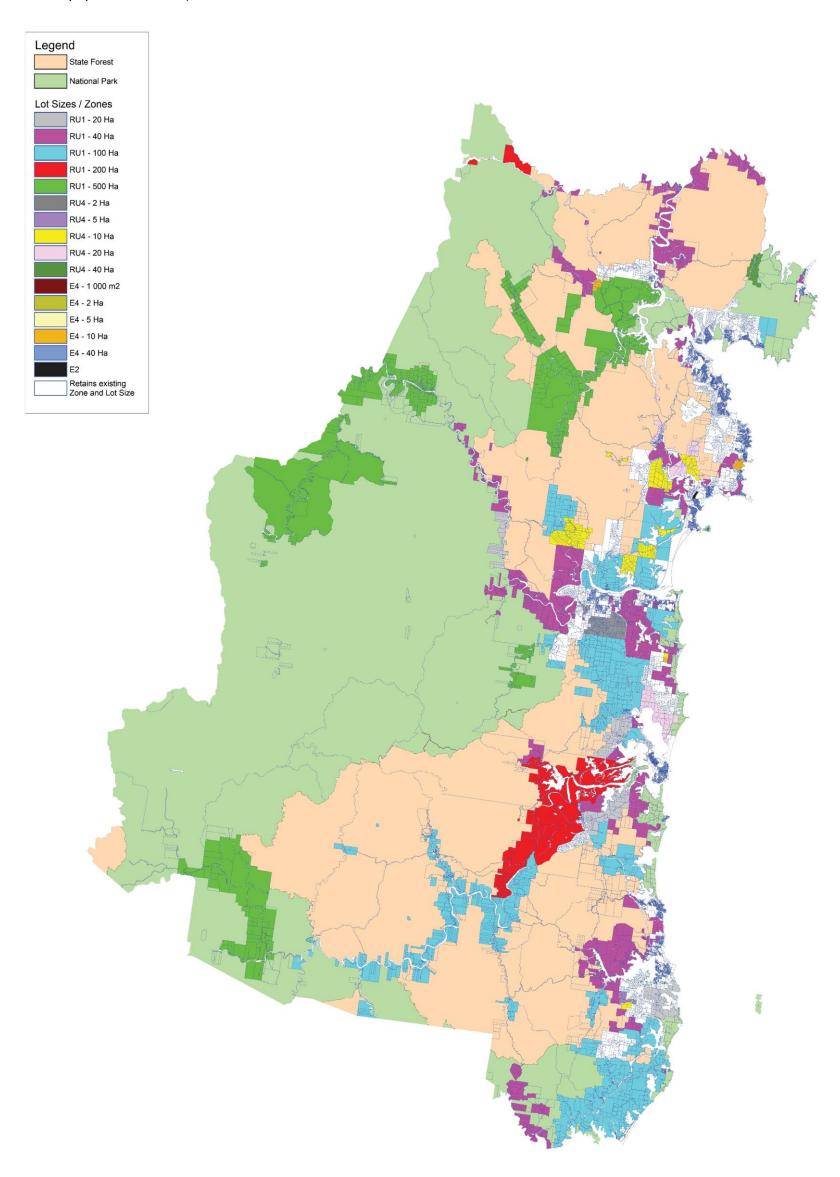


Source: Council GIS property data 2015.

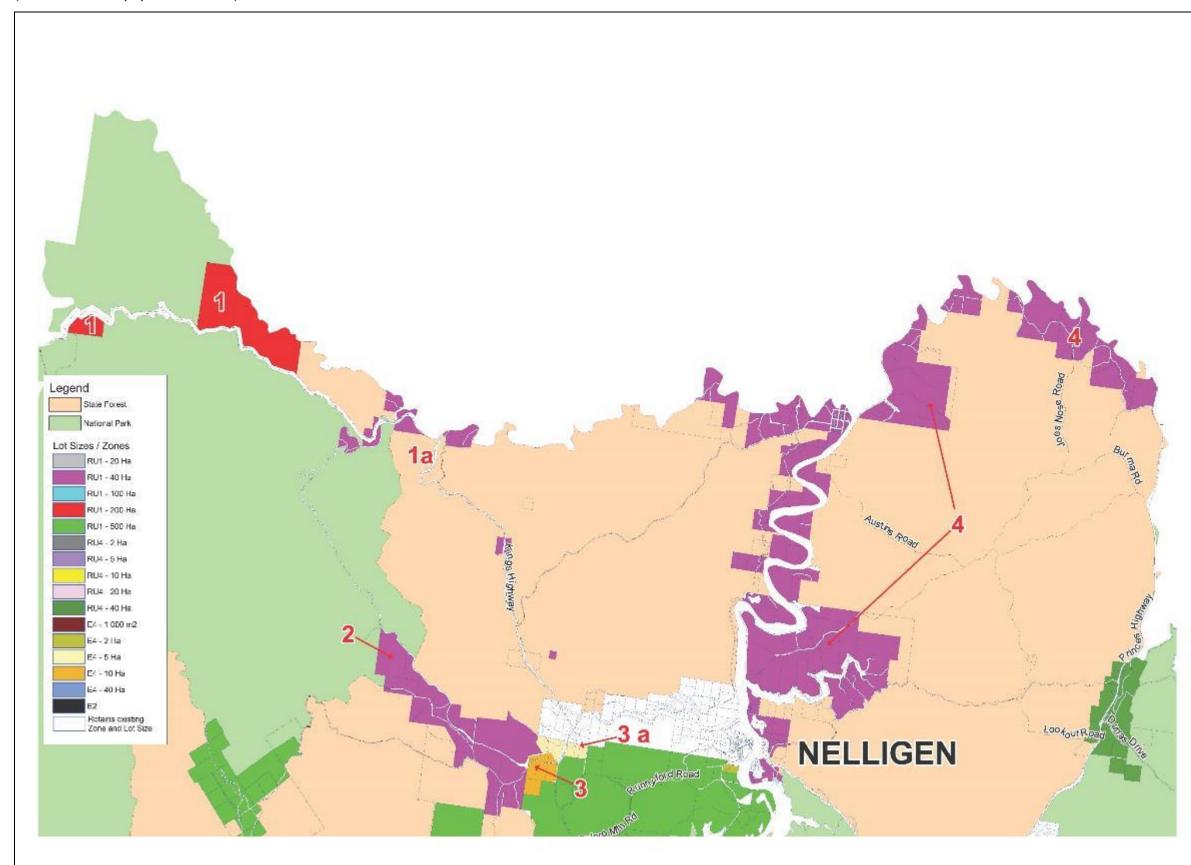
Note: Vacant for the purpose of this map means an ownership without a dwelling.

MAP 13: RECOMMENDED ZONING AND LOT SIZES FOR THE GENERAL RURAL AREA – OVERVIEW MAP

(See discussion paper 9 for details)

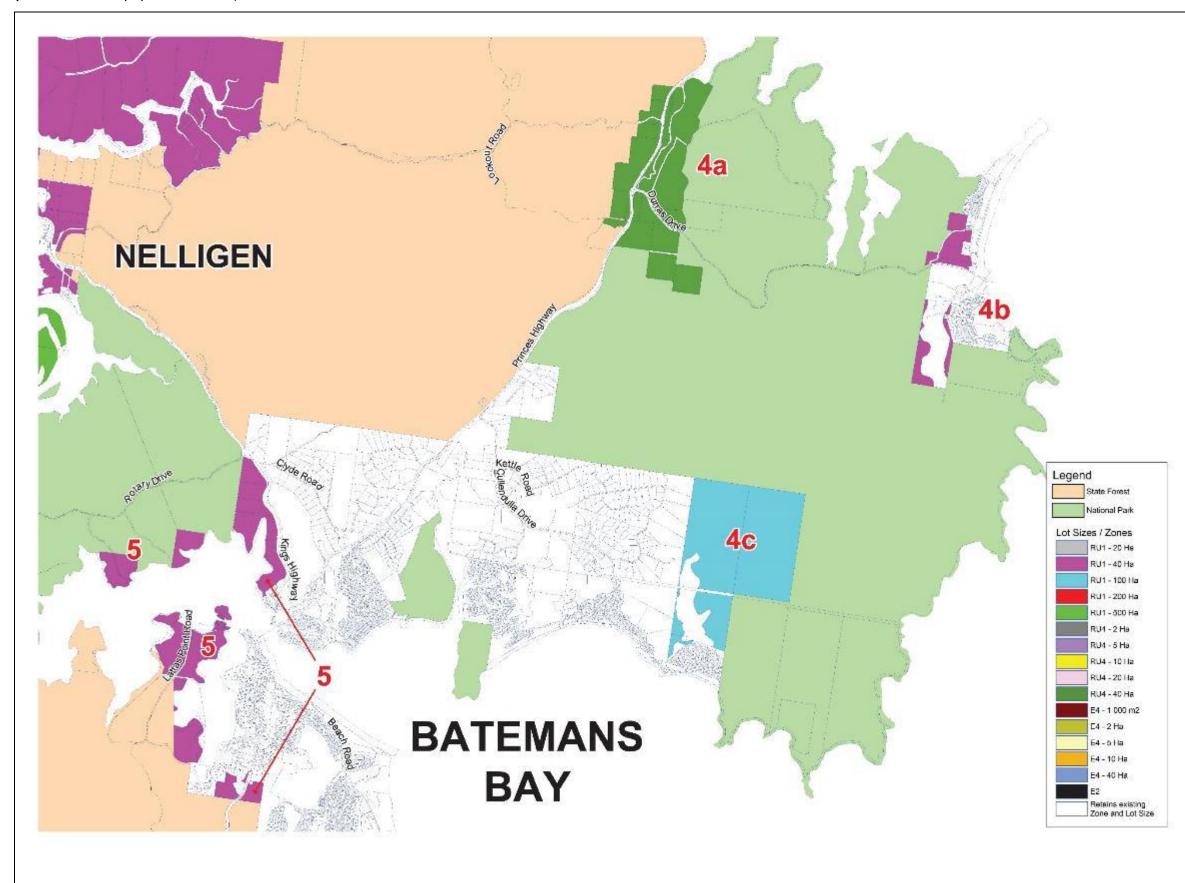


Source: prepared by GBPS.



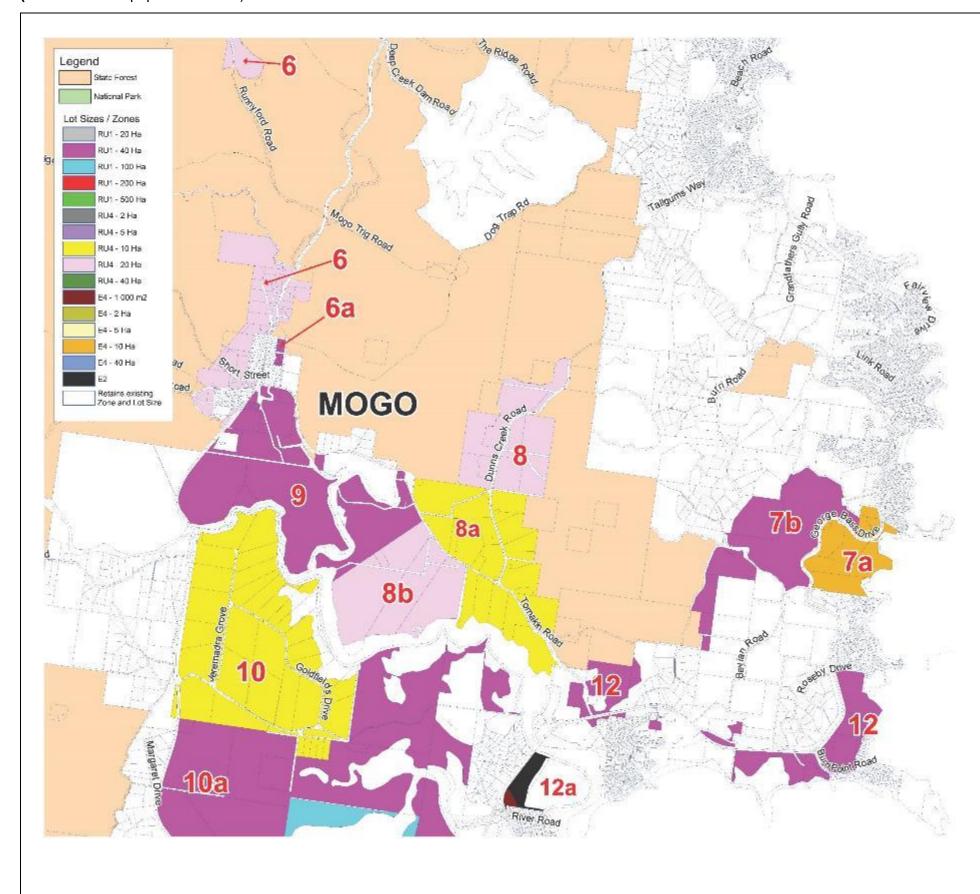
NOTES

- 1. This area at Murrengenburg would be zoned RU1 with a 200 ha lot size. No additional development is envisaged given constraints of access, bushfire and biodiversity.
- **1a.** This area at Kings Highway / Currowan would be zoned RU1 with 40 ha lot size. No additional development is envisaged given constraints of access, bushfire and biodiversity.
- 2. This area west of Nelligen would be zoned RU1 with a 40 ha lot size. No significant increase in dwellings given constraints of access, bushfire and biodiversity. This area is already in small ownerships.
- 3. This area to the west of the existing E4 zone at Nelligen would be zoned E4 with a 10 ha lot size. This would allow dwellings on current vacant lots. The land is constrained due to access, bushfire and biodiversity issues.
- **3a.** This area is to the immediate west of the existing E4 zone and would be zoned E4 with a 5 ha lot size. This would allow dwellings on current vacant lots. The land is constrained due to access, bushfire and biodiversity issues.
- **4.** This area North of Nelligen would be zoned RU1 with 40 ha lot size. No significant increase in dwellings at this time given access and bushfire constraints. There are small areas of quality river flats but the ownership pattern is already fragmented into small properties.



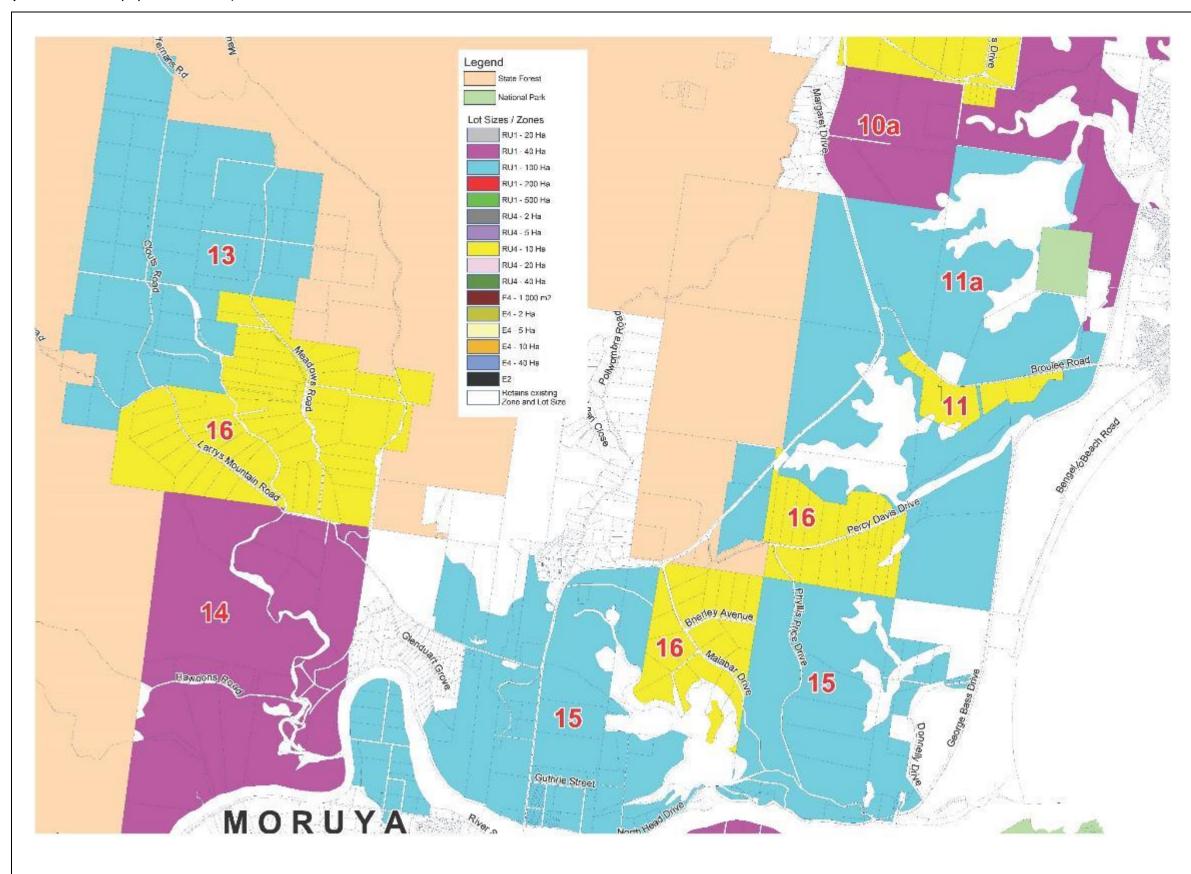
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- **4a.** This area at Bendandarah would be zoned RU4 with a 40 ha lot size. This will allow a dwelling with consent on the remaining vacant lots and ownerships. Perhaps up to 4 additional dwellings.
- **4b.** South Durras area, proposed to be zoned RU1 and 40 ha lot size. This would not increase development beyond existing levels given existing access, fire, coastal and biodiversity constraints.
- **4c.** This area at Longbeach would be zoned RU1 with a 100 ha lot size. No increase in development potential is supported given site constraints.
- **5.** These remnant areas West of Batemans Bay would be zoned RU1 with 40 ha lot size. No additional dwellings supported due to constraints.



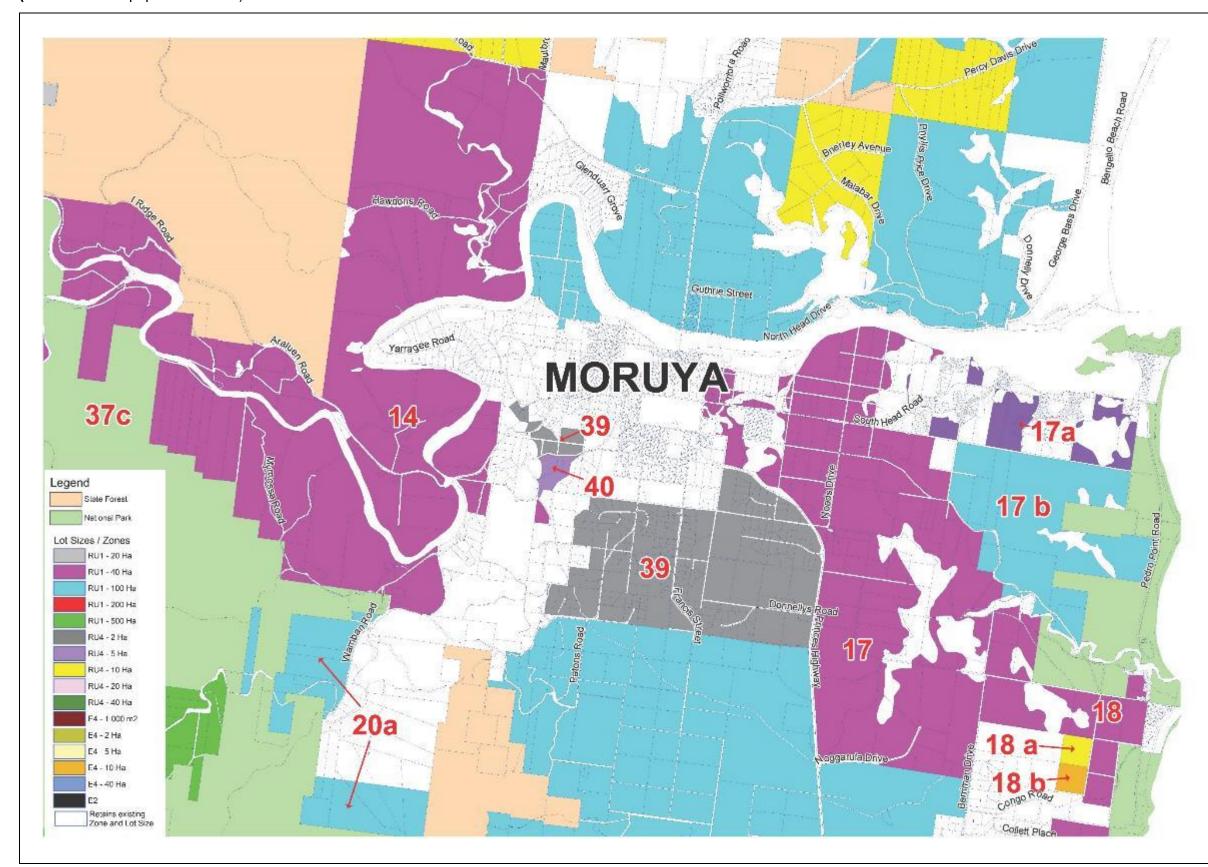
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- **6.** These small parcels North of Mogo would be zoned RU4 with a 20 ha lot size. No additional subdivision due to constraints but a dwelling permissible on existing lots.
- **6a.** These small lots adjoining Mogo Village require a more detailed planning investigation and are recommended to be zoned RU1 with a 40 ha lot size as a holding action.
- **7a.** This section north of Rosedale is already in small lots with dwelling rights. As such E4 zoning with a lot size of 10 ha will maintain the current potential.
- **7b.** North of Rosedale- proposed RU1 zoning with 40 ha lot size. Steep lands with access, bushfire and biodiversity constraints and coastal values.
- **8.** Northern area fronting Dunns Creek Road. Moderate fire risk and biodiversity constraints. Recommend RU 4 zoning with 20 ha lot size. Yield would only be 1-2 extra dwellings
- **8a.** Area fronting Tomakin and Dunns Creek road. Reasonable capacity for minor further subdivision and dwellings. Recommend RU 4 zoning with 10 ha lot size. Yield perhaps 4-5 extra dwellings
- **8b.** Area south of Tomakin Road. Already fragmented ownerships. Some prospects for 2-3 additional small lot farms if zoned RU4 with 20 ha lot size.
- **9.** This area immediately south of Mogo would be zoned RU1 with a 40 ha lot size. Minimal further subdivision or dwellings warranted at this time. The area needs further review to consider impacts of Zoo and extractive industry.
- 10. This existing estate at Jeremadra would be zoned RU4 with a 10 ha lot size which reflects the likely potential. Dwellings would be permissible on existing lots and minor further subdivision of larger lots would be possible. This area is in small ownerships and is a de facto rural residential area now.
- **10a and 12.** Recommend RU1 zoning with 40 ha lot size to retain current character and recognise constraints.
- **12a.** Recommend the majority of the property be zoned E2 given environmental and coastal constraints. However a small section adjoining Mossy Point Has potential for large lot residential and is recommended for zoning E4 with 1000 m2 lot size.



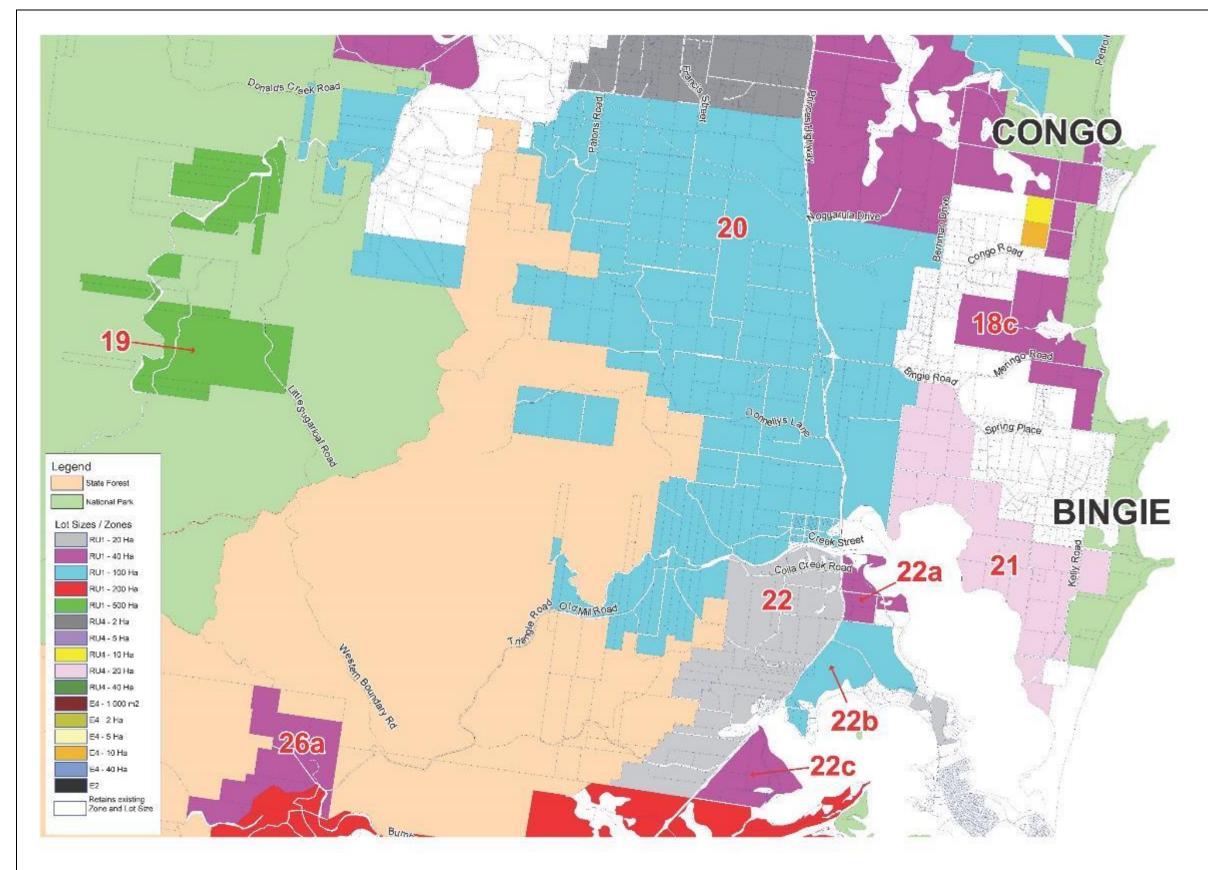
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- **10a.** Recommend RU1 zoning with 40 ha lot size to retain current character and recognise constraints.
- **11.** This area is already in small rural ownerships and has potential for further small lot hobby farms. RU4 zoning with a 10 ha lot size is recommended that might yield 2-3 additional lots
- **11a.** This area has a character of larger rural or forested holdings with fire and environmental constraints. RU1 zoning with a 100 ha lot size is recommended to retain the current scale.
- **13.** Clouts Road area currently contains commercial agricultural lands. Propose RU1 with 100 ha lot size.
- **14.** Hawdons Rd area. Propose RU1 with 40 ha lot size. Mostly fragmented ownership and constrained for further development given access, biodiversity and bushfire. May allow 2 extra lots.
- **15.** River flats and surrounding rural lands north of Moruya. Part flood prone and part constrained with bushfire and biodiversity. Propose RU1 with 100 ha lot size. This will retain current scale.
- **16.** Three existing small lot subdivisions. Propose RU4 with 10 ha lot size to reflect existing development.



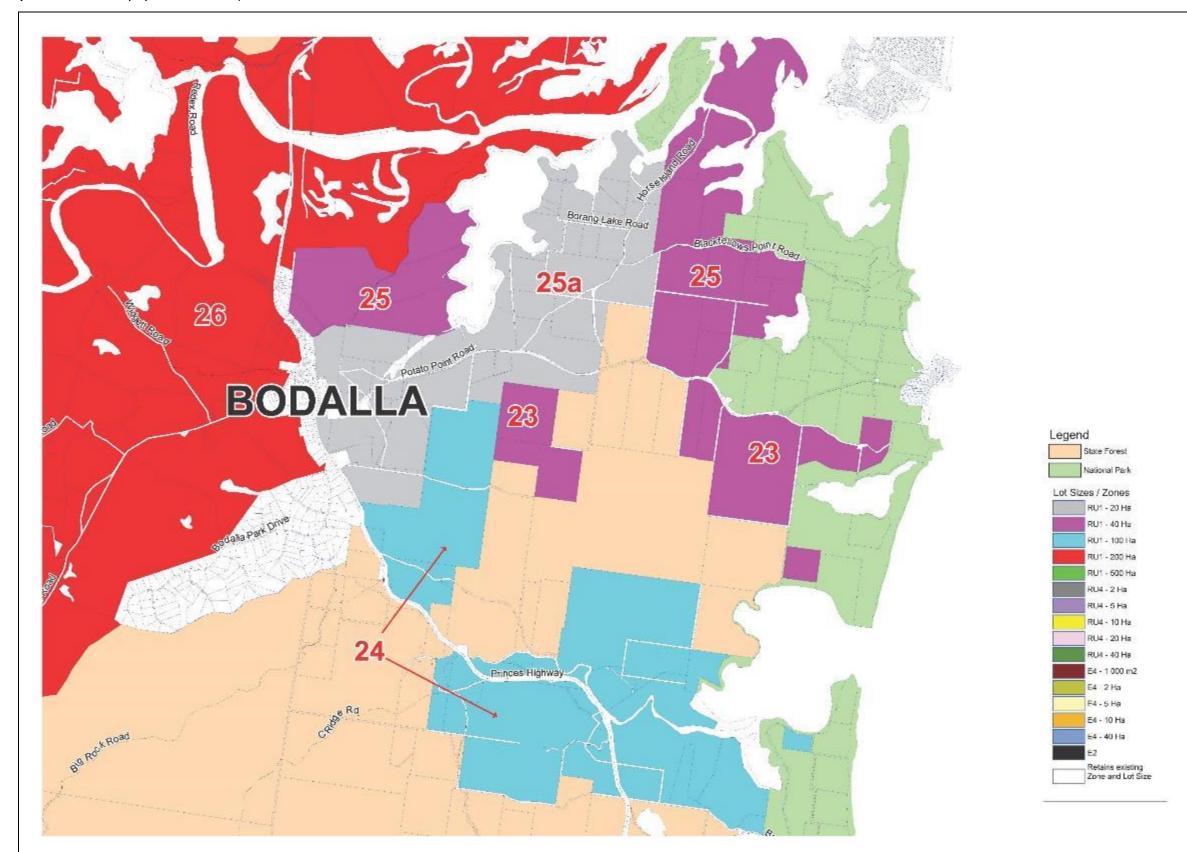
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- **14.** Hawdons Rd area. Propose RU1 with 40 ha lot size. Mostly fragmented ownership and constrained for further development given access, biodiversity and bushfire. May allow 2 extra lots.
- **17.** South East Moruya. Propose RU1 with 40 ha lot size. Mostly fragmented ownership. Possibly an area for further review at a later stage for R5 but has wetland and access constraints
- **17a.** Zoning E4 with a 40 ha lot size would allow a dwelling on each existing lotperhaps 2 additional dwellings. The environmental constraints of the land limit further potential.
- **17b.** Constrained lands south of Moruya Heads. Recommend RU1 zone with 100 ha lot size to retain current scale of development.
- **18.** Part of this area may warrant further review as addition to the Congo settlement but the majority of the land has environmental constraints. Recommend RU1 with 40 ha lot size as a holding action
- **18a.** Propose RU4 zoning with 10 ha lot size which will allow a dwelling.
- **18b.** Propose E4 with 10 ha lot size which will allow a dwelling.
- **20a.** Wamban Road area, constrained land. Recommend RU1 zone with 100 ha lot size to retain current scale of development.
- **37c.** Lower Deua area. Recommended to preserve the current scale of development through RU1 zoning and a 40 ha lot size.
- **39 and 40.** Recommend rezoning of current R5 at South Moruya to RU4 as area is more suited to small hobby farming than large lot residential. Retain current 2 ha and 5 lot sizes at this time but a review may be warranted to assess if some parts might warrant a 1 ha lot size.



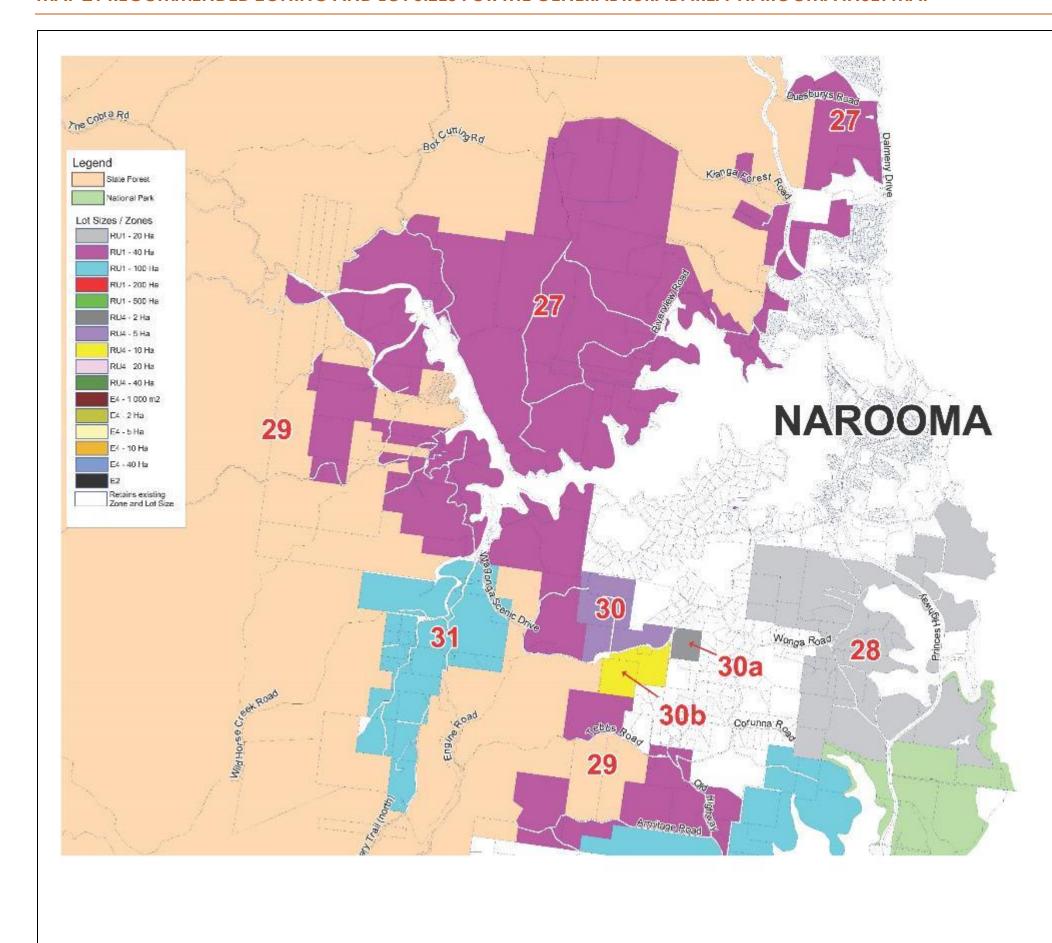
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- **18c.** This area off Meringo Road is constrained and as such zoning of RU1 with a 40 ha lot size will conserve the current scale.
- **19.** Little Sugarloaf area. Constrained land with poor access. Recommend RU1 zoning with 500 ha lot size.
- **20.** General rural area south of Moruya. This area contains good agricultural lands in larger holdings. It is proposed for zoning RU1 with a 100 ha lot size to protect the agricultural lands.
- 21. Lands immediately north of Coila Lake. This area is partially cleared lands in small ownerships with moderate slopes falling to the Lake. The area has high coastal values and the foreshore areas of Coila Lake warrant protection. Proposed zoning is RU4 with a 20 ha lot size that would conserve the amenity and environmental values but allow a slight intensification and set the long term land use pattern.
- **22.** Lands surrounding Turlinja Village. The lands west of the highway are less constrained small ownerships with sections of cleared and forested lands. Access side roads exist off the highway. Zoning RU1 with a 20 ha lot size is recommended which would allow minor infill. This area may be a target for further review in time for RU4 or similar zoning at a smaller lot size.
- **22a.** Constrained lands fronting Coila Lake. Recommend RU1 zoning with 40 ha lot size to conserve the current scale of development.
- **22b.** Prominent coastal lands adjoining the highway and access to Tuross Lakes settlement. Not considered suitable for further development given scenic quality and agricultural value. Recommend RU.1 zoning with 100 ha lot size.
- **22c.** Constrained lands fronting Tuross Lake. Recommend RU1 zoning with 40 ha lot size to conserve current scale of development.
- **26a.** This is a small fragmented area off Riverview Farm Road zoning RU1 with a 40 ha lot size will allow a dwelling on the remaining vacant ownership.

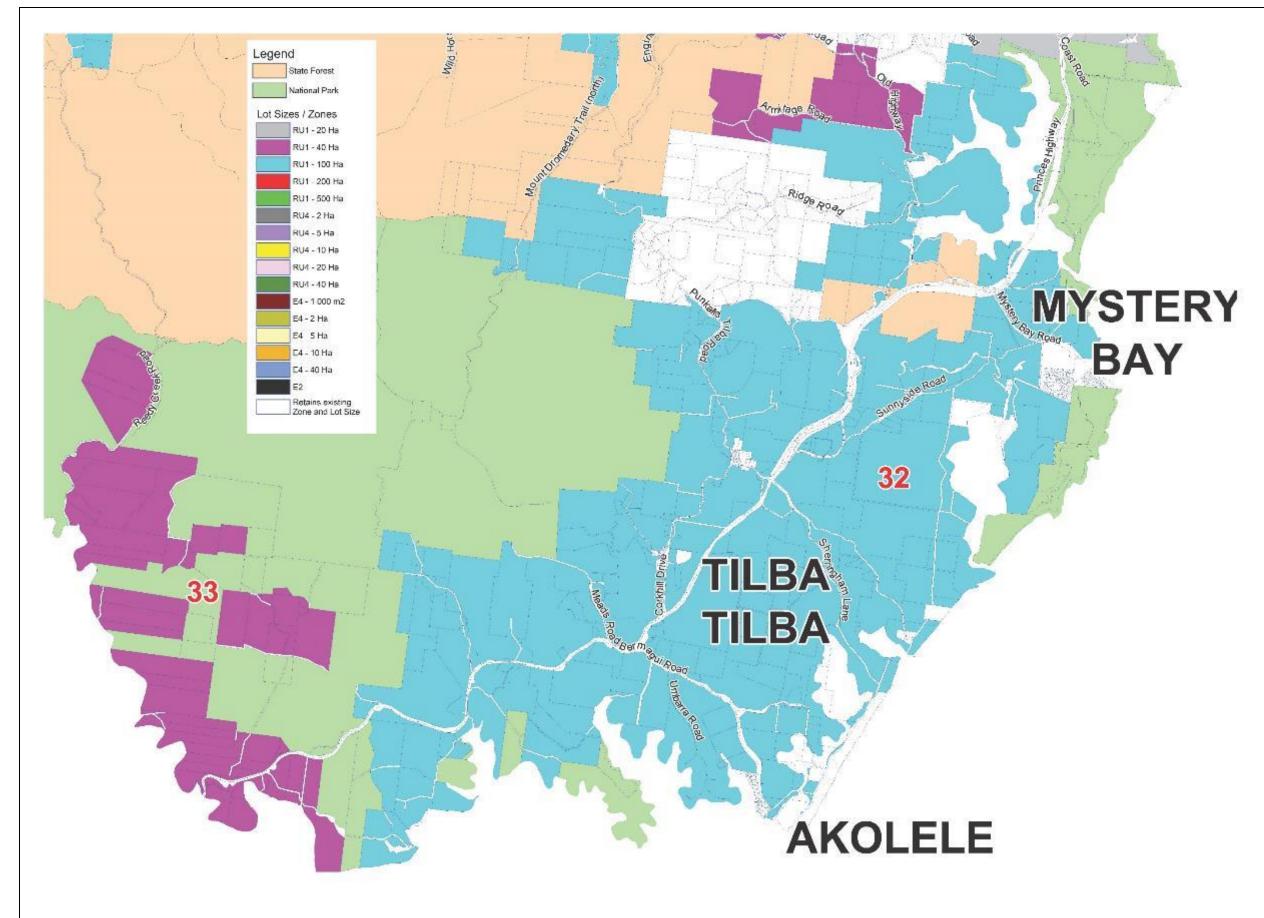


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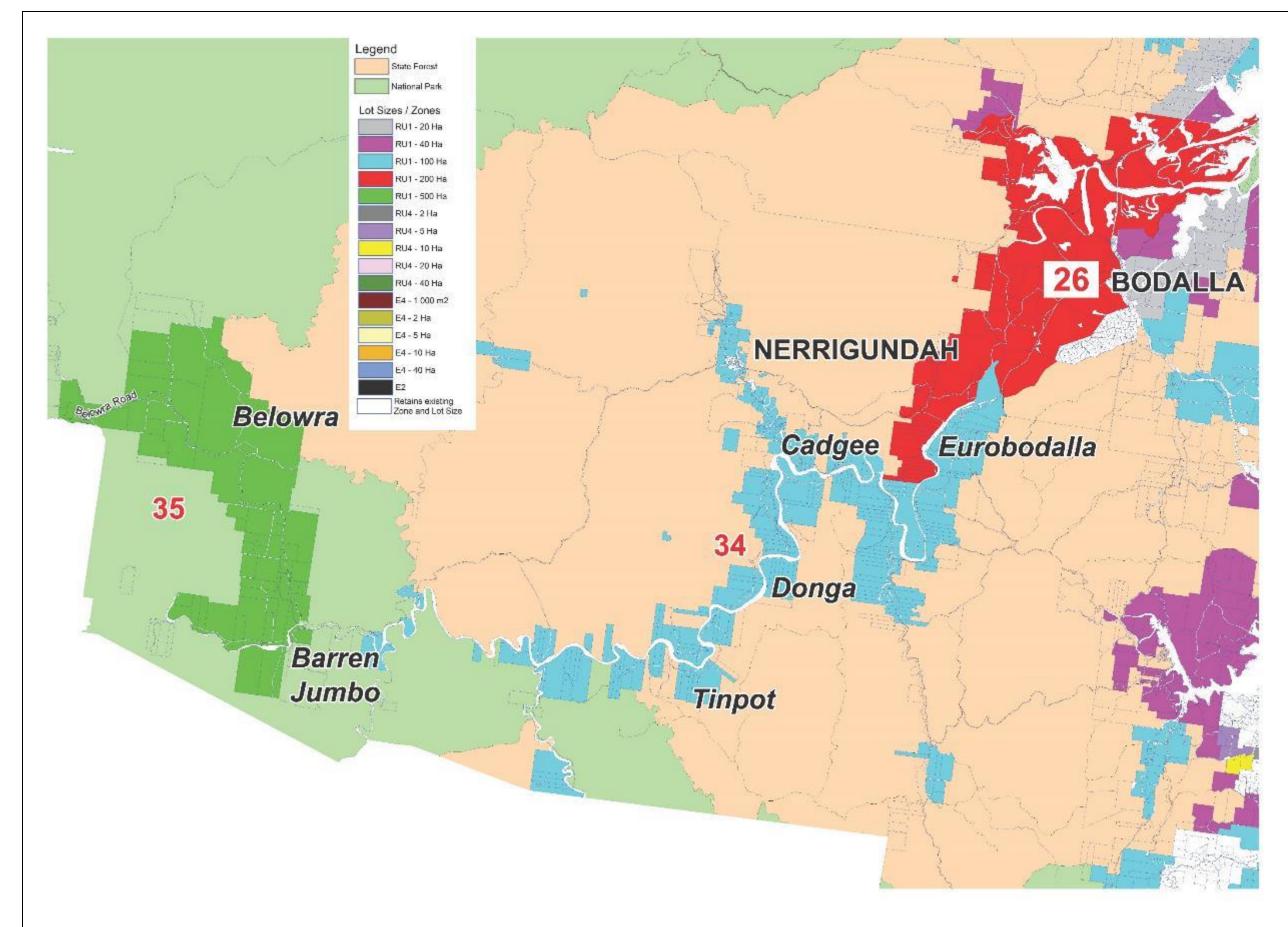
- **23.** Private lands south of Potato Point Road. Zoning RU1 with 40 ha lot size will allow 3-4 more dwelling lots from the existing fragmented ownership.
- **24.** Two areas of larger holdings south of Bodalla. Partly forested generally low value agricultural lands, difficult / costly highway access of any significant development. Propose zoning RU1 with 100 ha lot size.
- **25.** Partially cleared lands and forested lands north of Potato Point Road. Zoning RU1 with a 40 ha lot size will allow some lots fronting Potato point Road to be subdivided and a dwelling on most existing ownerships. A further yield of 2-4 dwelling lots.
- **25a.** This area is mostly held in small ownerships under 40 ha and is a mix of forested and partially cleared lands. Zoning RU1 with a 20 ha lot size would allow a dwelling on most ownerships yielding perhaps 5-6 dwelling lots.
- 26. Bodalla Eurobodalla valley system area. Significant areas of prime agricultural lands in larger holdings. Propose minimal further subdivision and dwellings with RU1 zoning and a 200 ha lot size.



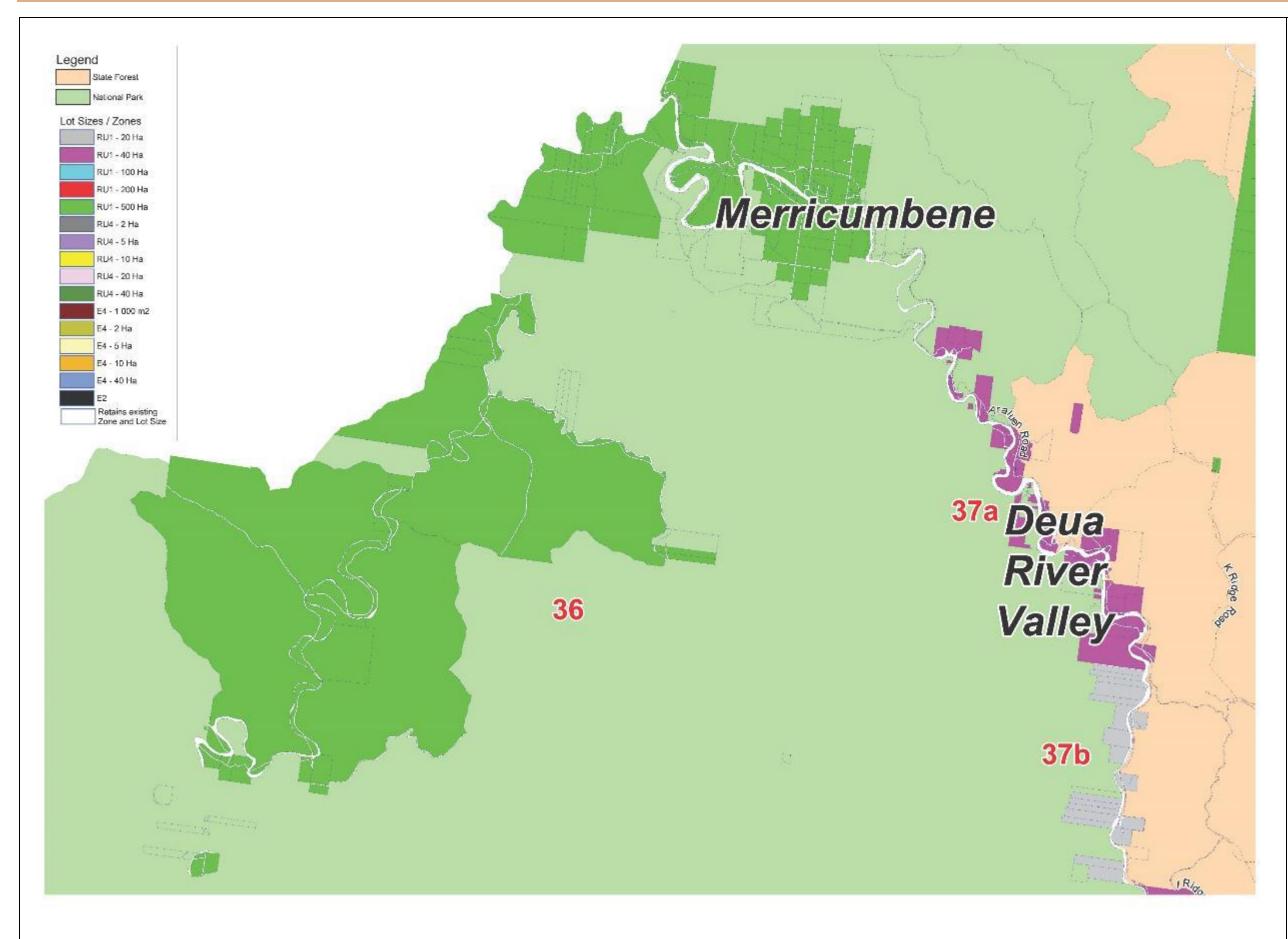
- **27.** Kianga area north and west of Narooma. Mid sized forested holdings with limited access and biodiversity and fire constraints. Propose RU1 zoning with 40 ha lot size. Might yield 5-6 additional dwelling lots.
- 28. Smaller holdings south of Narooma straddling the highway. In the direct catchment of Nangudga Lake. This area may warrant further review with some sections having potential for further rural residential development if environmental constraints can be addressed. As a holding action RU1 zoning is recommended with a 20 ha lot size.
- **29.** Several areas of smaller holdings mostly forested lands west to south of Narooma. Constrained access, bushfire and environmental constraints. Propose RU1 zoning with 40 ha lot size. Potential yield of 2-4 dwelling lots
- **30.** Small area of land fronting Wagonga Scenic Drive adjoining current RU4 zone. Propose RU4 zoning with a lot size of 5ha to reflect the topography.
- **30a.** Small area of land fronting Wagonga Scenic Drive adjoining current RU4 zone. Propose RU4 zoning with a lot size of 2 ha given the land is relatively unconstrained.
- **30b.** Small area of land fronting Wagonga Scenic Drive adjoining current RU4 zone. Propose RU4 zoning with a lot size of10 ha to reflect the topography and difficult access.
- **31.** Closed valley off Hobbs Point Road. Limited access and larger holdings. Propose RU1 zoning with 100 ha lot size.



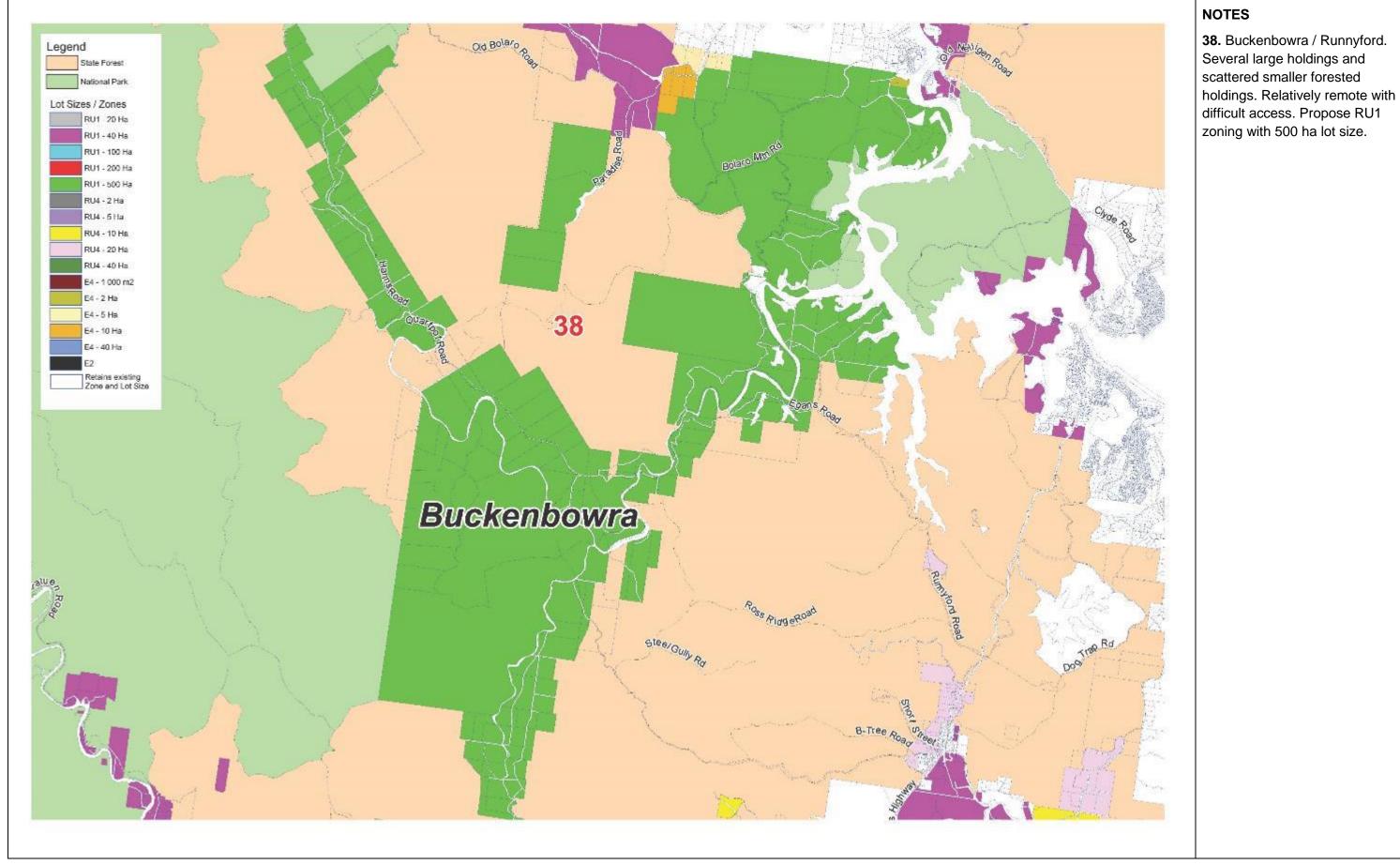
- 32. Tilba land system. Significant areas of prime agricultural lands in mid sized holdings, important landscape values. Conserve current position by recommending RU1 zoning with 100 ha lot size. Some of the lots adjoining Mystery Bay Village might be examined for village development.
- **33.** Dignam's Creek area. Fragmented small bushland ownerships. Recommend RU1 zoning with 40 ha lot size. This will allow about 3-5 additional dwelling lots



- 26. Bodalla Eurobodalla valley system area. Significant areas of prime agricultural lands in larger holdings. Propose minimal further subdivision and dwellings with RU1 zoning and a 200 ha lot size.
- **34.** Nerrigundah Valley area. Limited access, many smaller holdings significant forested areas with fire and biodiversity constraints. Propose RU1 zoning with 100 ha standard.
- **35.** Belowra. Mostly large commercial holdings with significant areas of good grazing lands. Propose RU1 with 500 ha lot size to retain current densities.

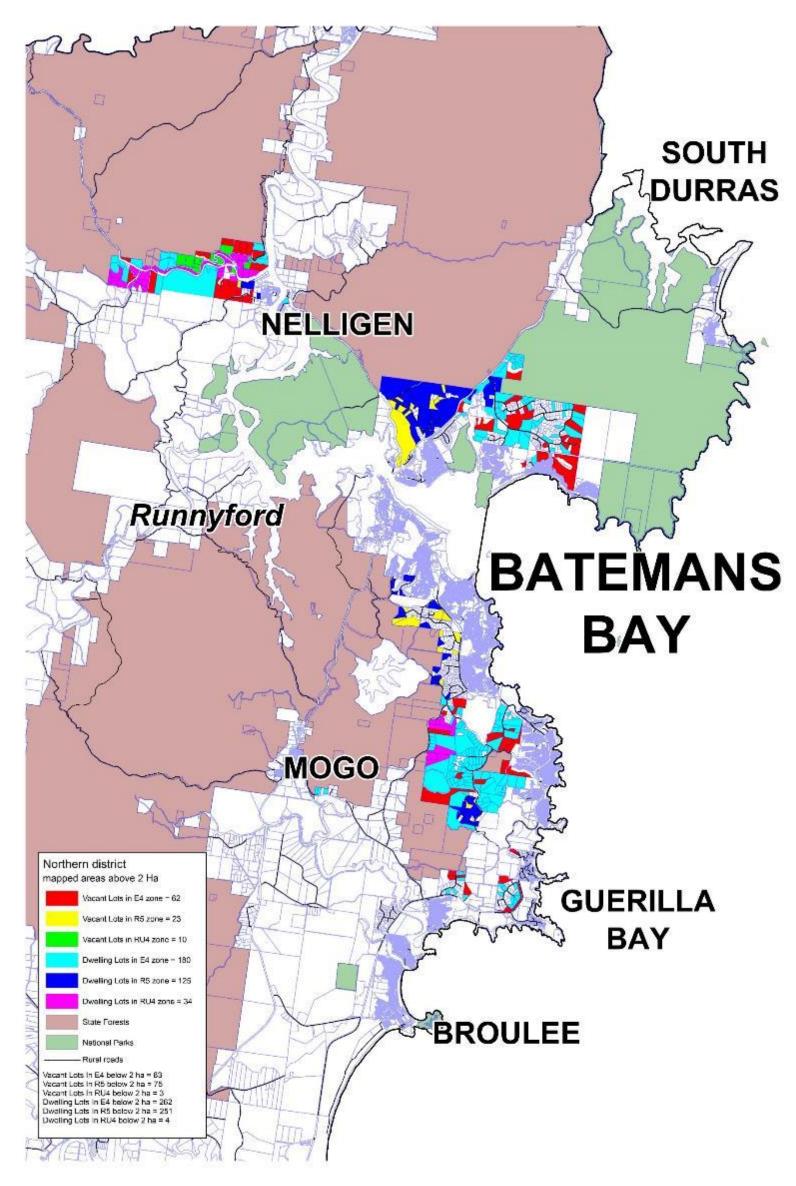


- **36.** Deua/ Merricumbene area. Several very large holdings of mostly steep, forested land. Difficult access and remote, significant fire and biodiversity constraints. Propose RU1 zoning with 500 ha lot size.
- **37a.** Upper Deua River Valley. Small ownerships and poor access. Recommend RU1 zoning with 40 ha lot size to retain current scale.
- **37b.** Central Deua River Valley. Small areas with potential for a further 3-6 small lot farms. Recommend RU1 zoning with 20 ha lot size.



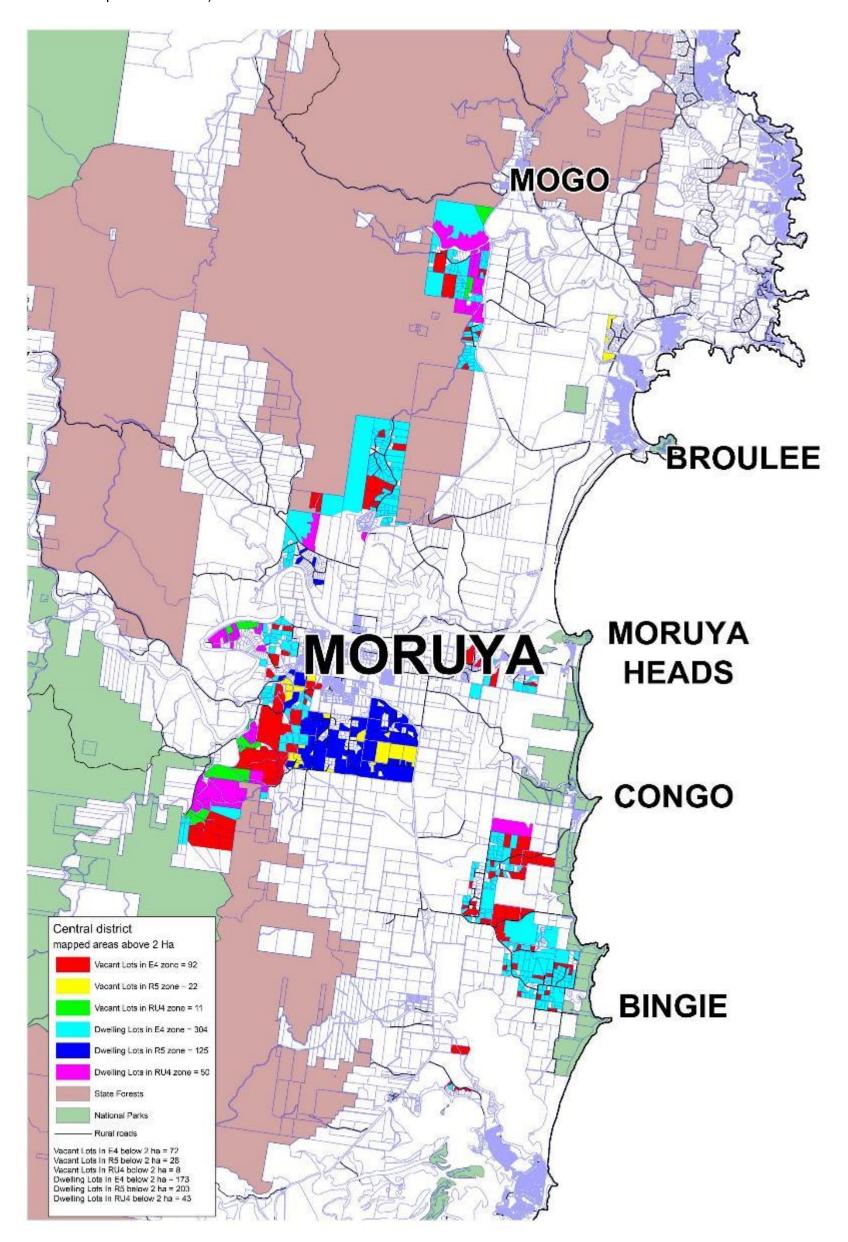
MAP 26: CURRENT VACANT AND DEVELOPED RURAL RESIDENTIAL LOTS IN THE NORTH OF THE SHIRE

(See Discussion Paper 10 for detail)



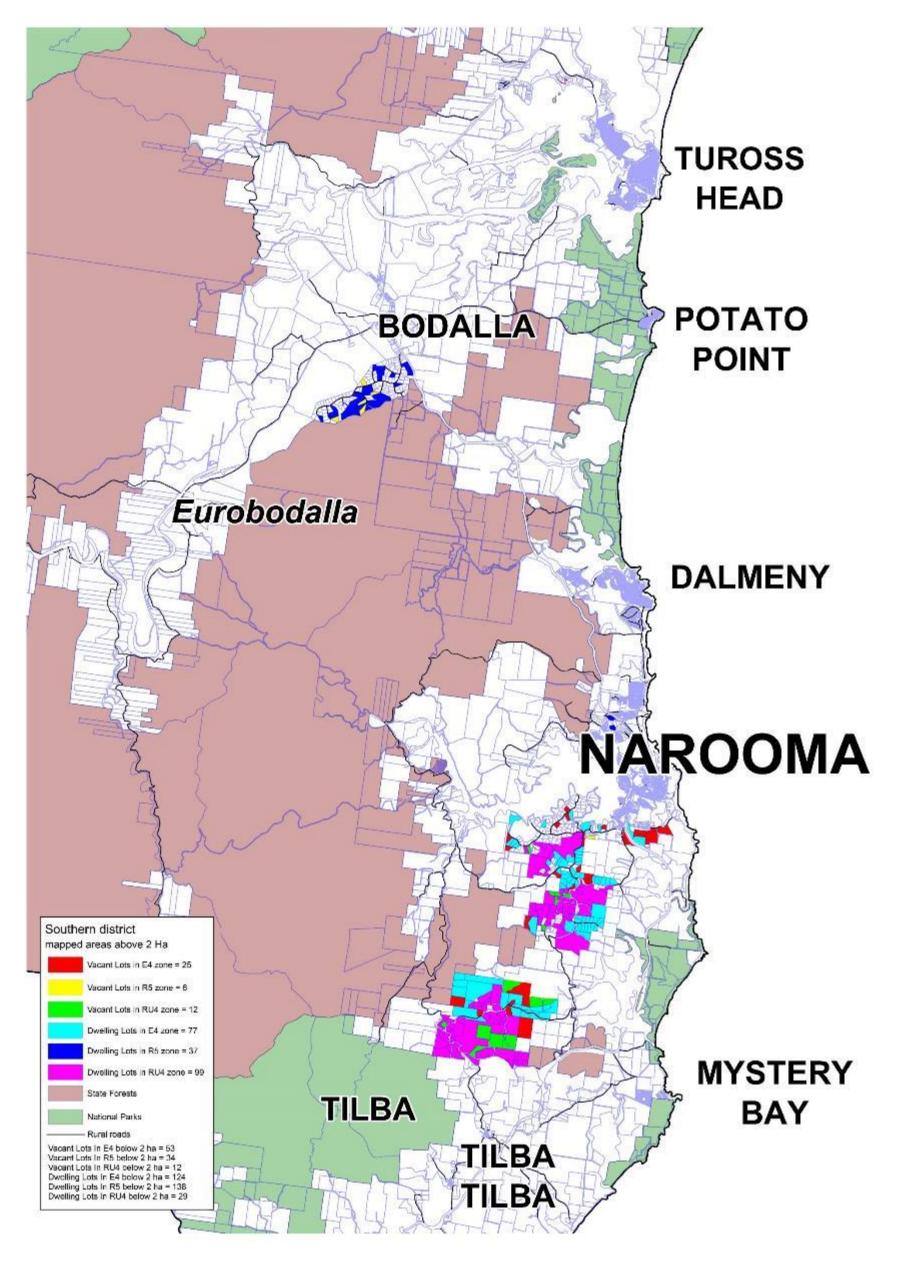
Source Council GIS data and GBPS research

Note: (1) Lots below 2 ha have not been mapped. (2) Vacant for the purpose of this map means a lot without a dwelling.



Source Council GIS data and GBPS research

Note: (1) Lots below 2 ha have not been mapped. (2) Vacant for the purpose of this map means a lot without a dwelling



Source Council GIS data and GBPS research

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