

# 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.

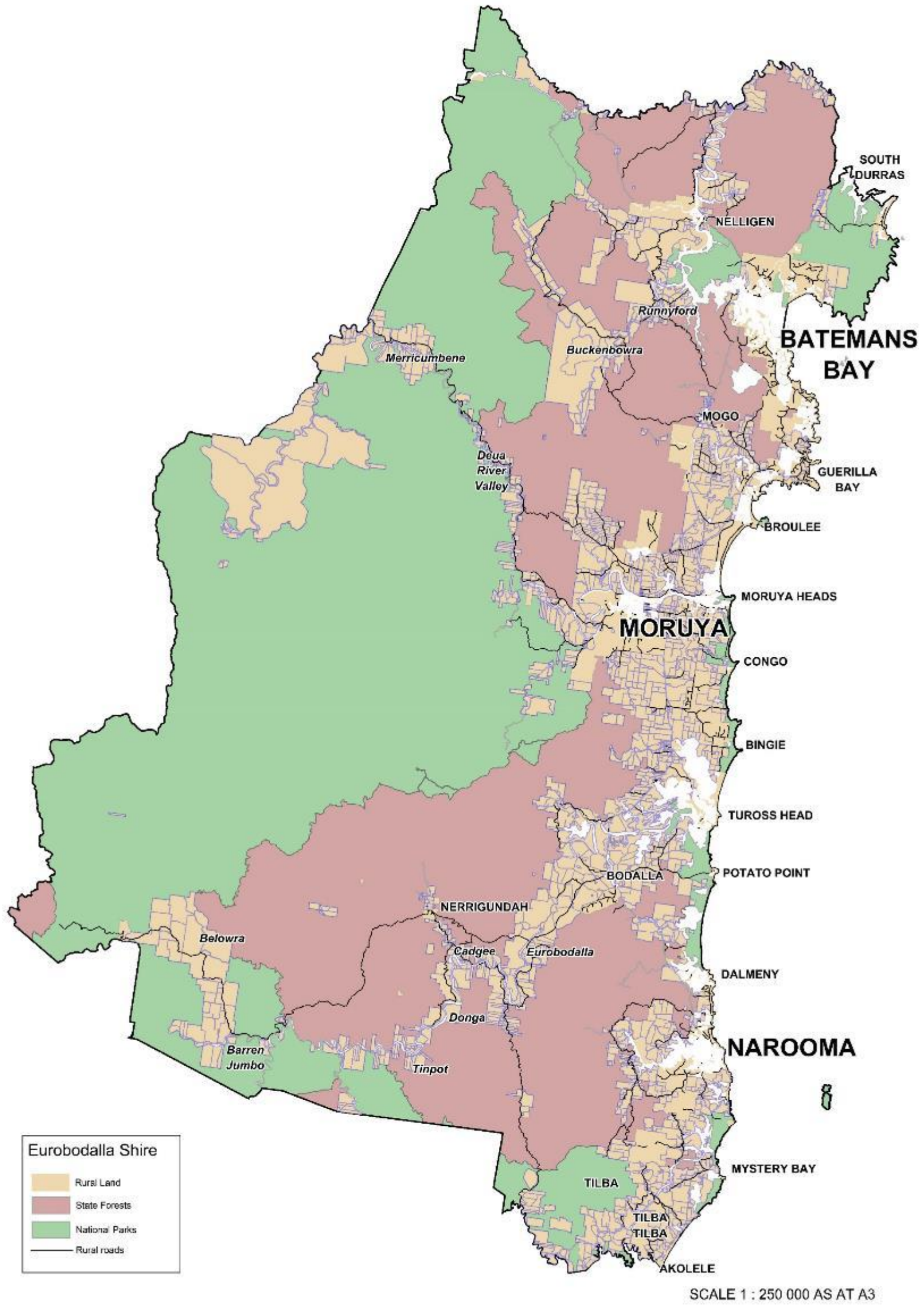
### Disclaimer:

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.

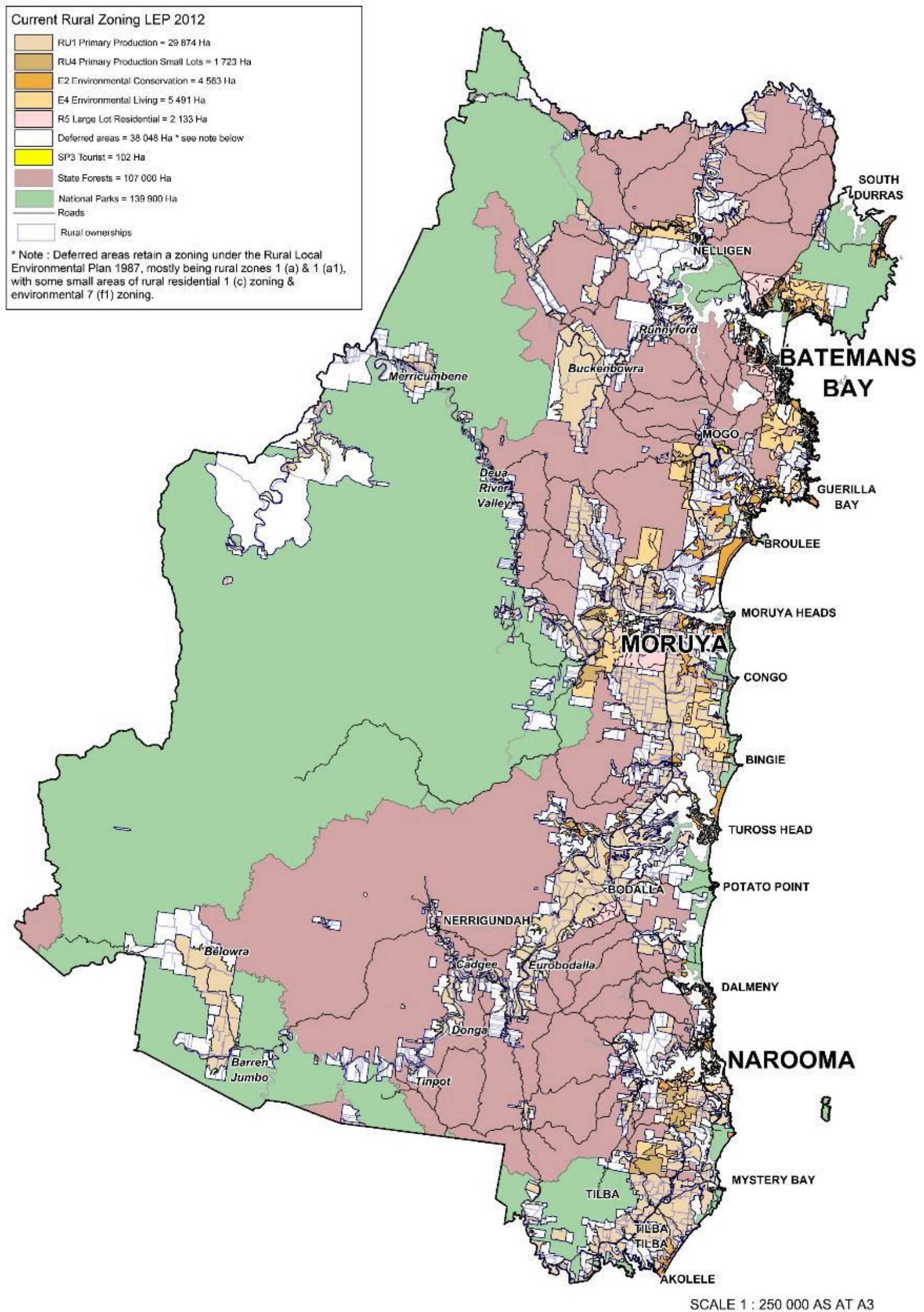
# 1 SECTION ONE: GENERAL RESOURCE MAPS

## MAP 1 STUDY AREA

(The study area comprises all privately owned rural lands)

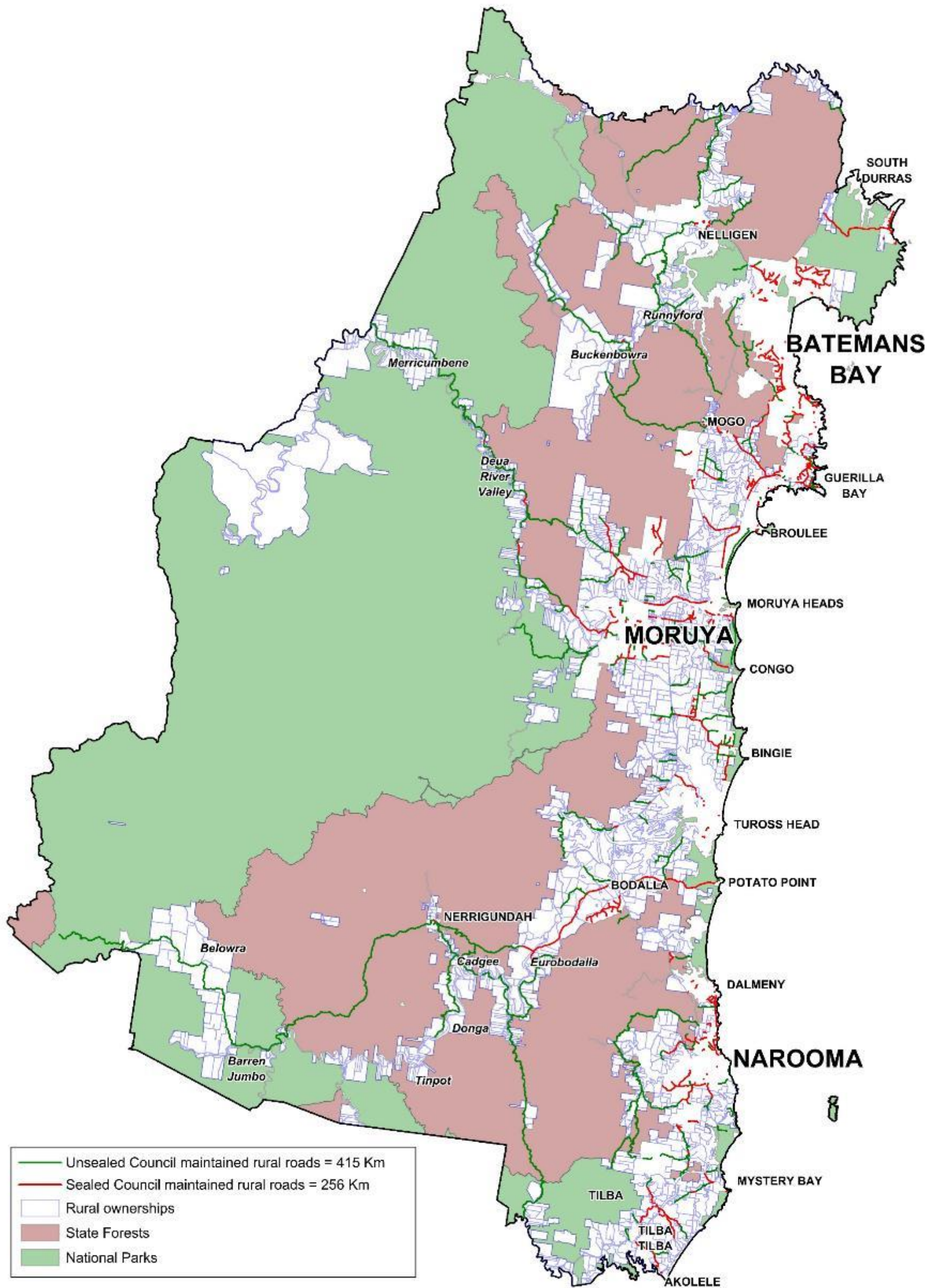


## MAP 2 CURRENT RURAL ZONING IN EUROBODALLA



Source: Eurobodalla LEP 2012

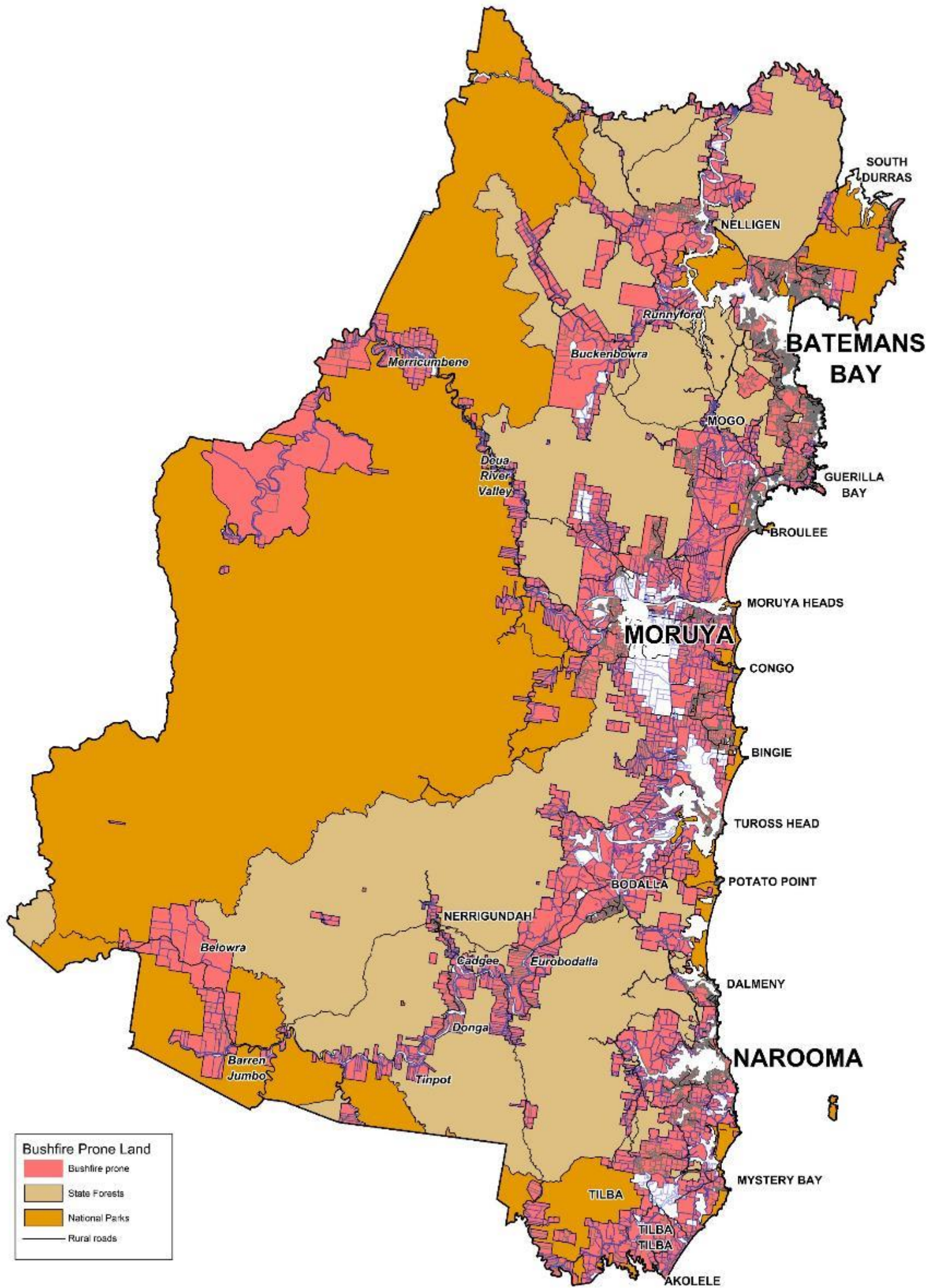
**MAP 3 COUNCIL MAINTAINED ROADS**



SCALE 1 : 250 000 AS AT A3

Source: Council Engineering Services Data

**MAP 4: BUSHFIRE PRONE LAND**

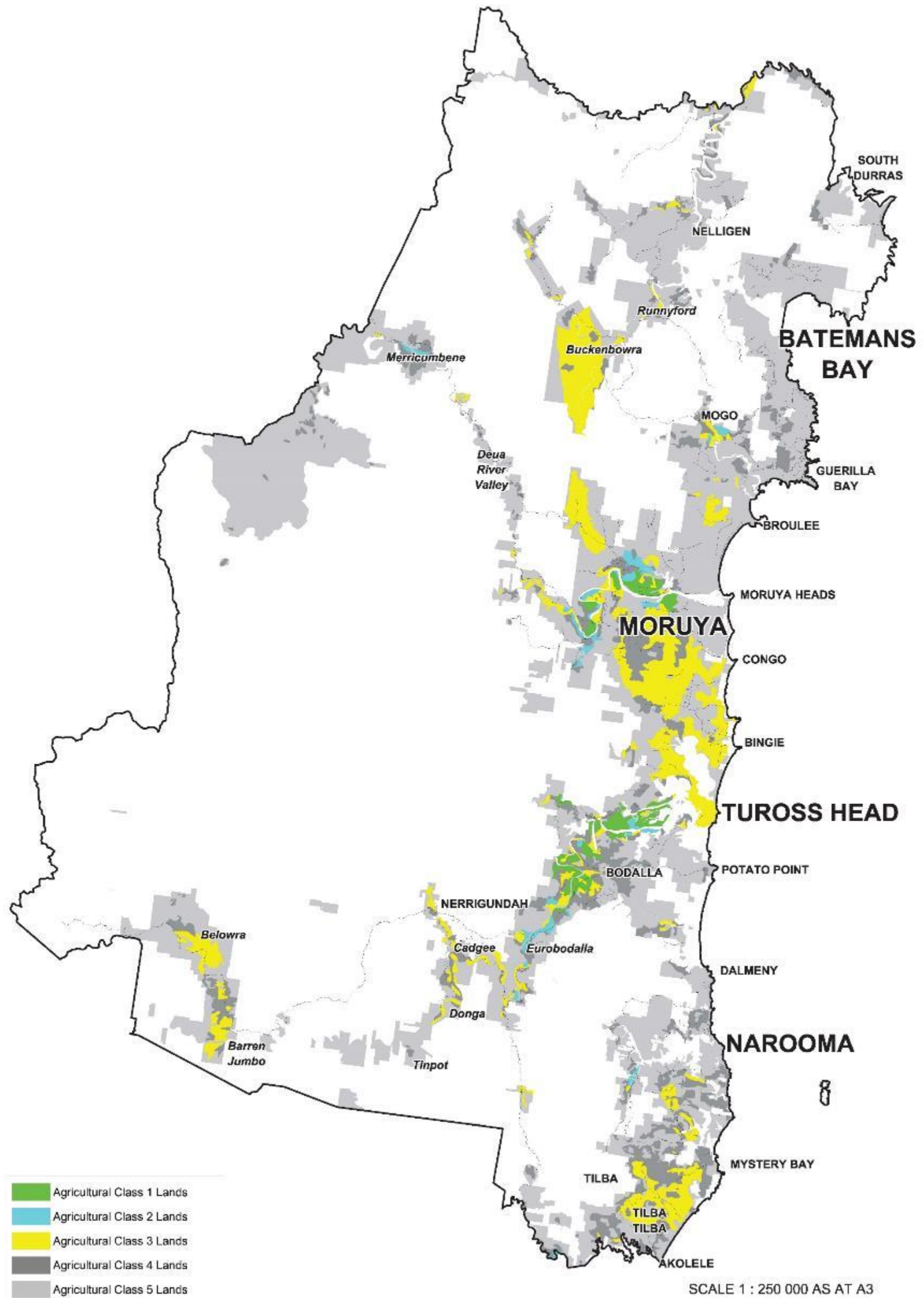


SCALE 1 : 250 000 AS AT A3

Source: Council GIS data.

## MAP 5: AGRICULTURAL LAND CLASSIFICATIONS

(See P 31 of Discussion Paper 2)

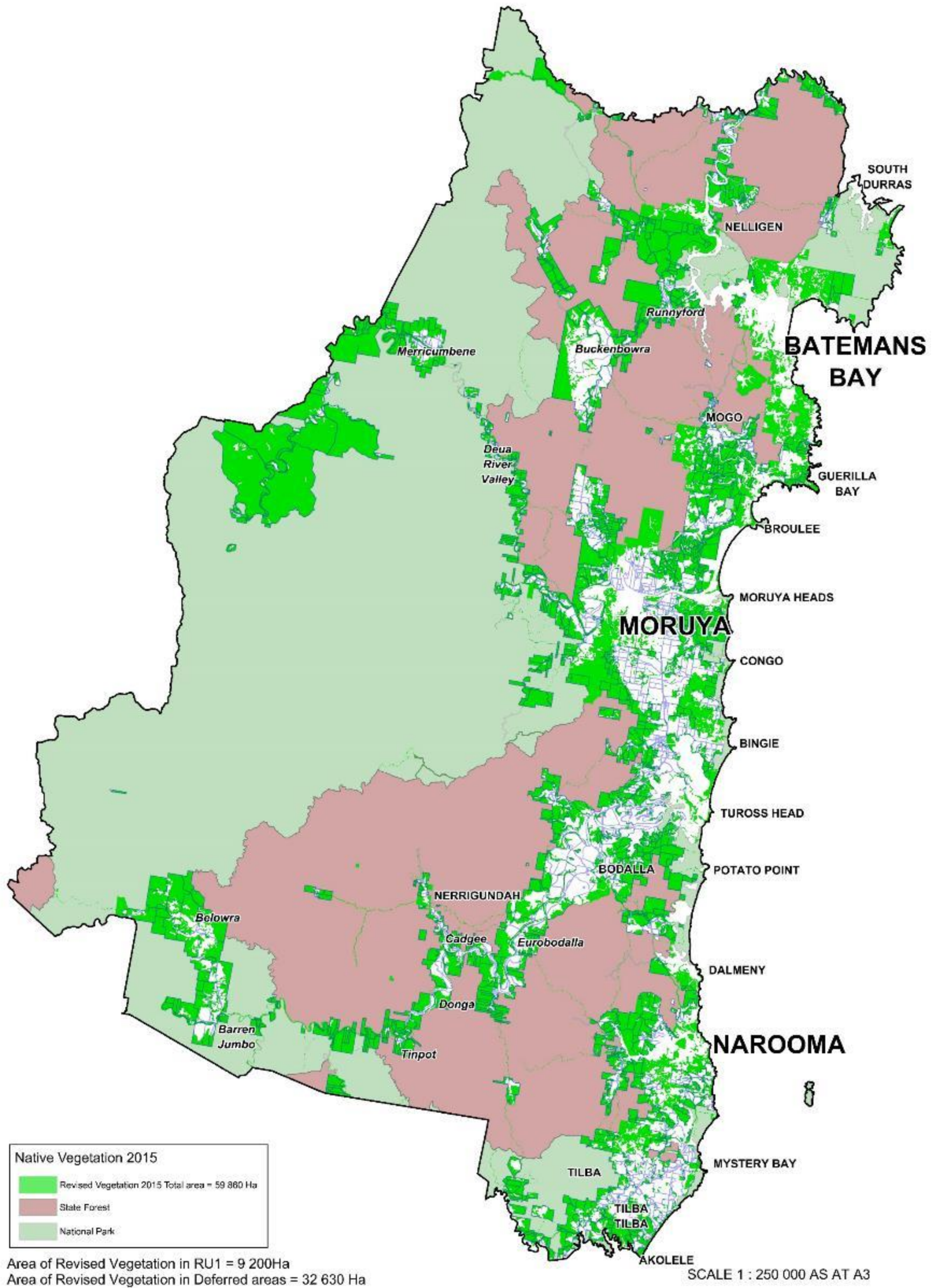


Source NSW Department of Primary Industries



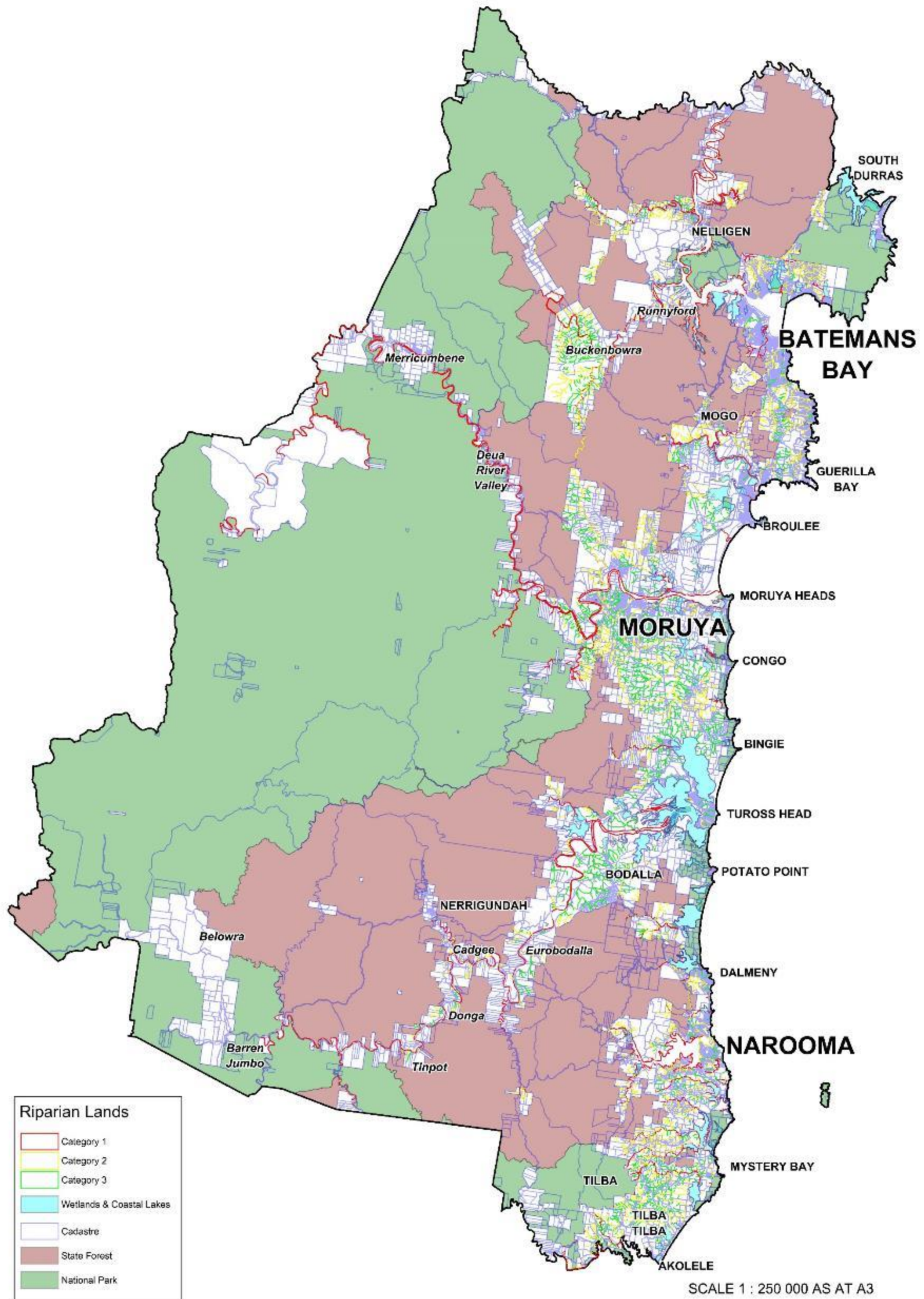
**MAP 6: NATIVE VEGETATION**

(See discussion Paper 6)



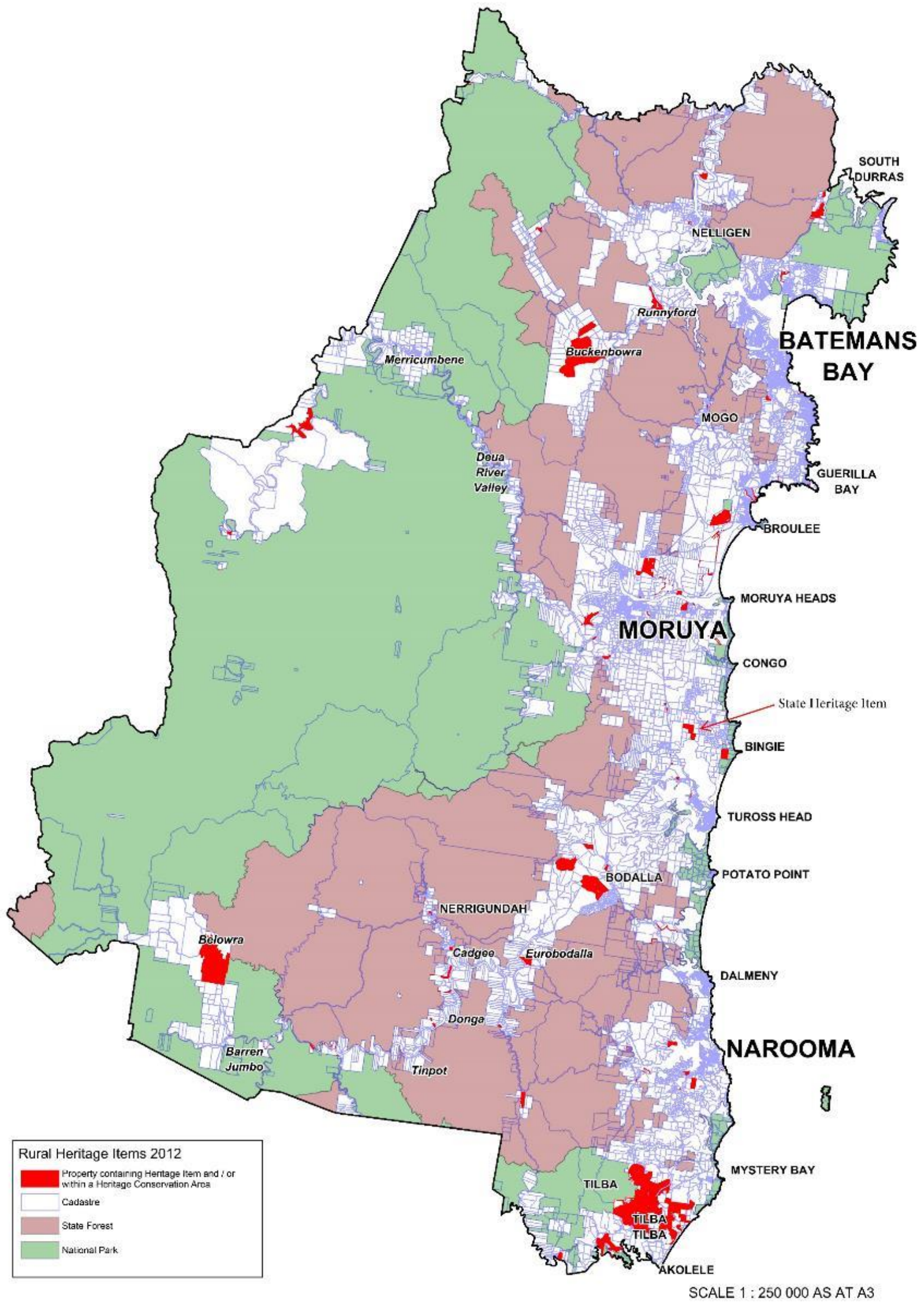
Source Office of Environment and Heritage

**MAP 7: RIPARIAN LANDS AS MAPPED IN THE EUROBODALLA LEP 2012.**



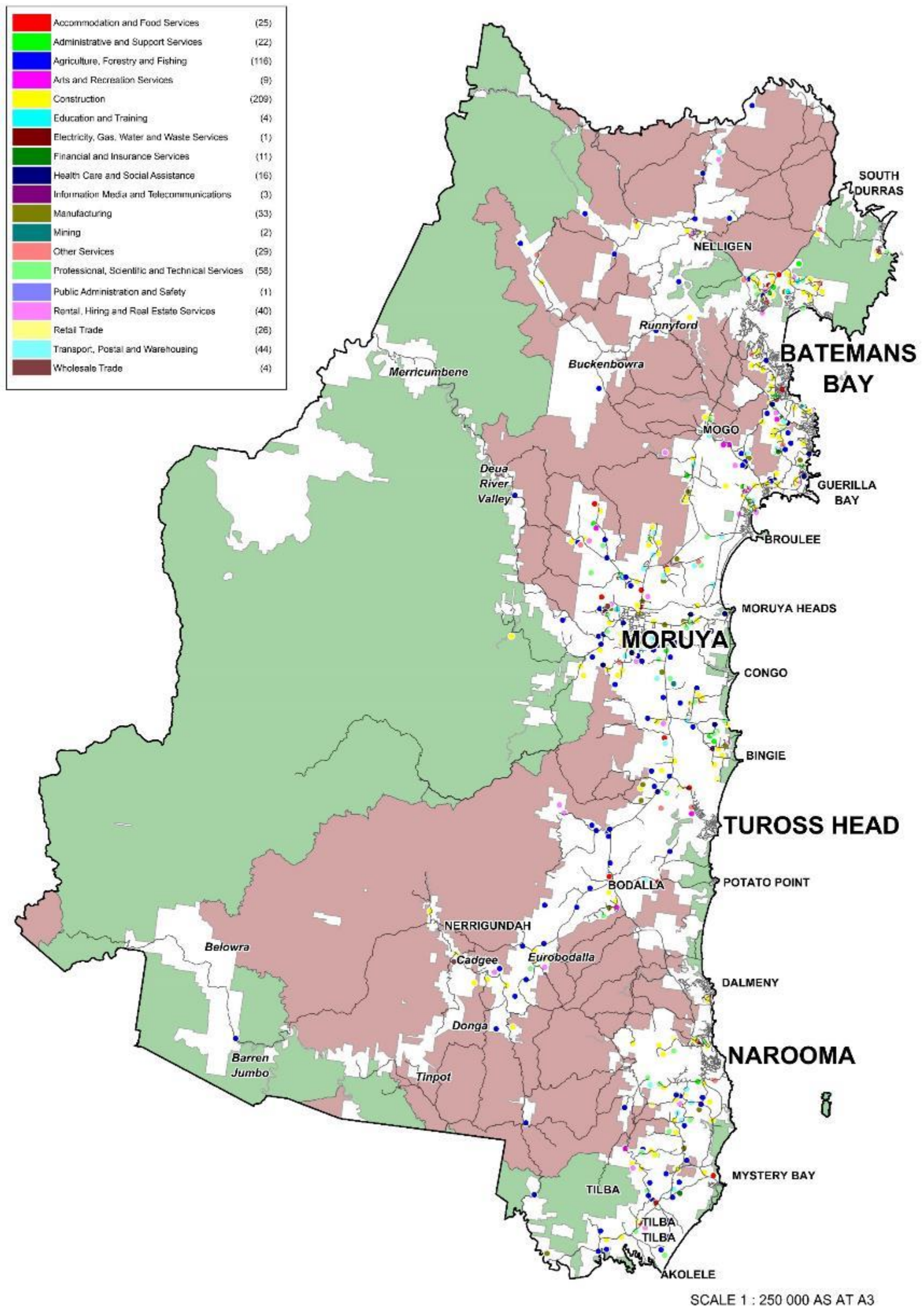
Source: Eurobodalla LEP 2012

**MAP 8: RURAL HERITAGE ITEMS AS IDENTIFIED IN THE CURRENT EUROBODALLA LEP 2012.**



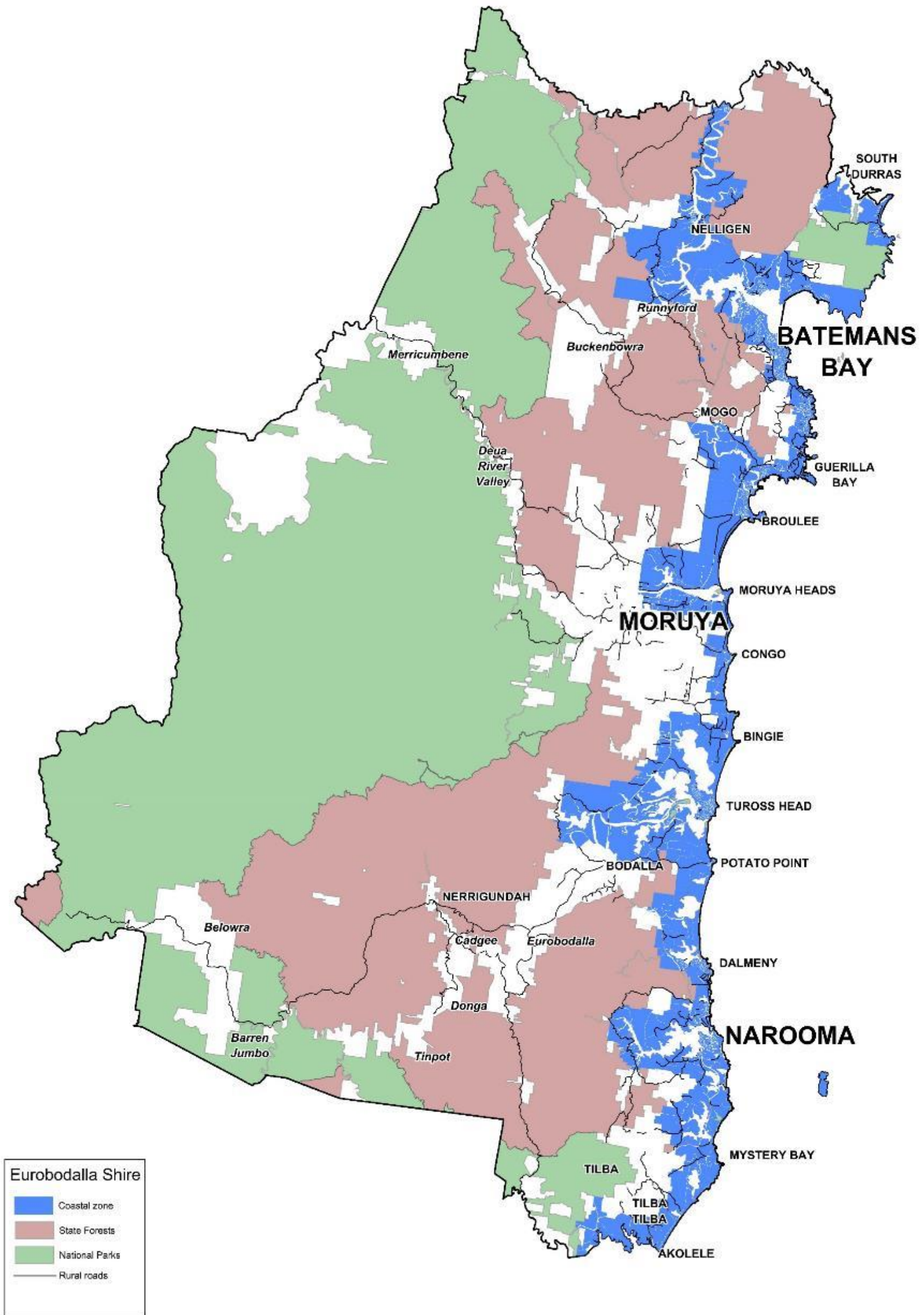
Source: Eurobodalla LEP 2012.

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



Source: Australian Business Register 2014

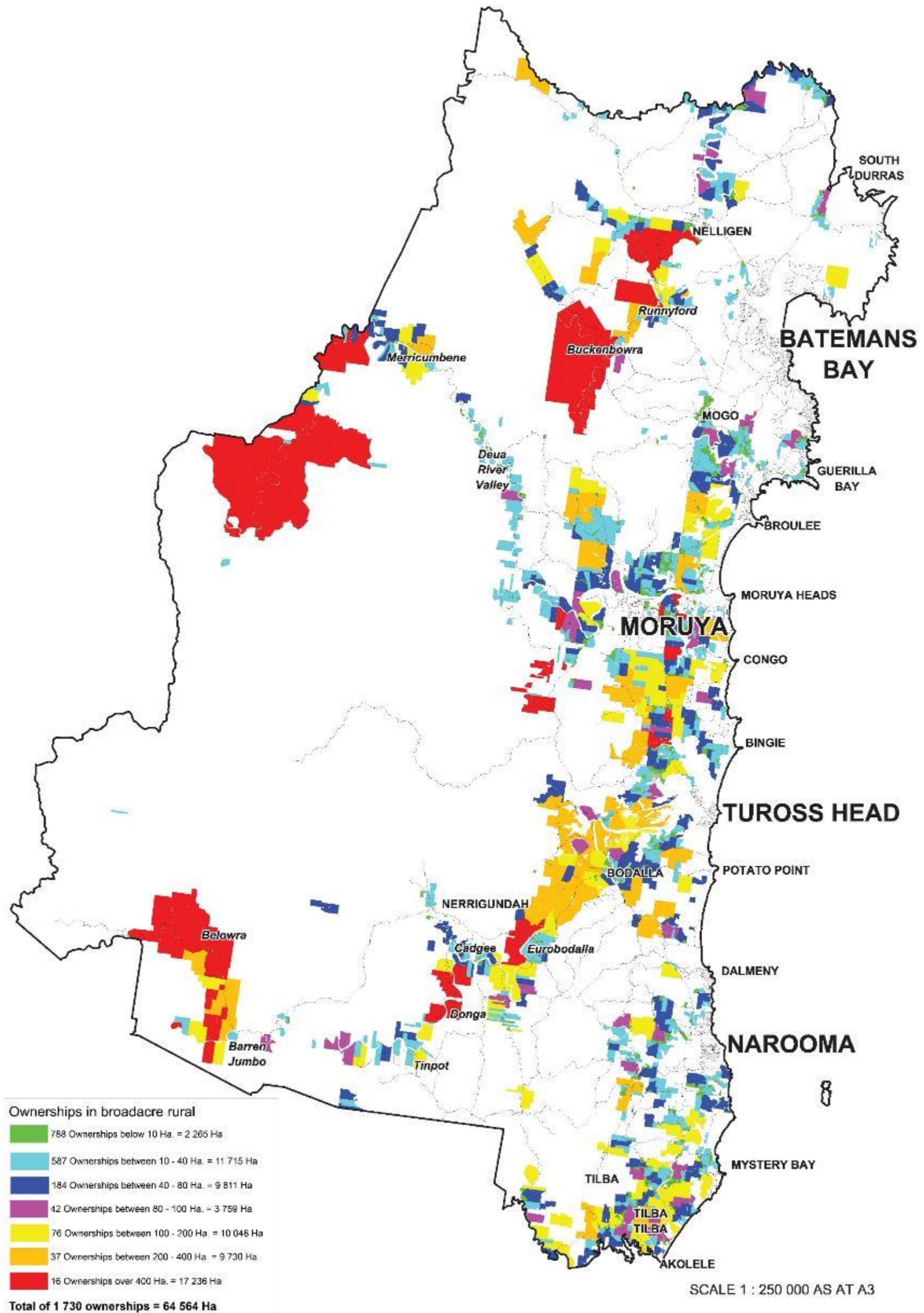
**MAP 10: THE COASTAL ZONE WITHIN EUROBODALLA SHIRE**



Source: NSW Department of Planning and Environment

## MAP 11: OWNERSHIPS BY SIZE IN THE GENERAL RURAL AREAS OF EUROBODALLA

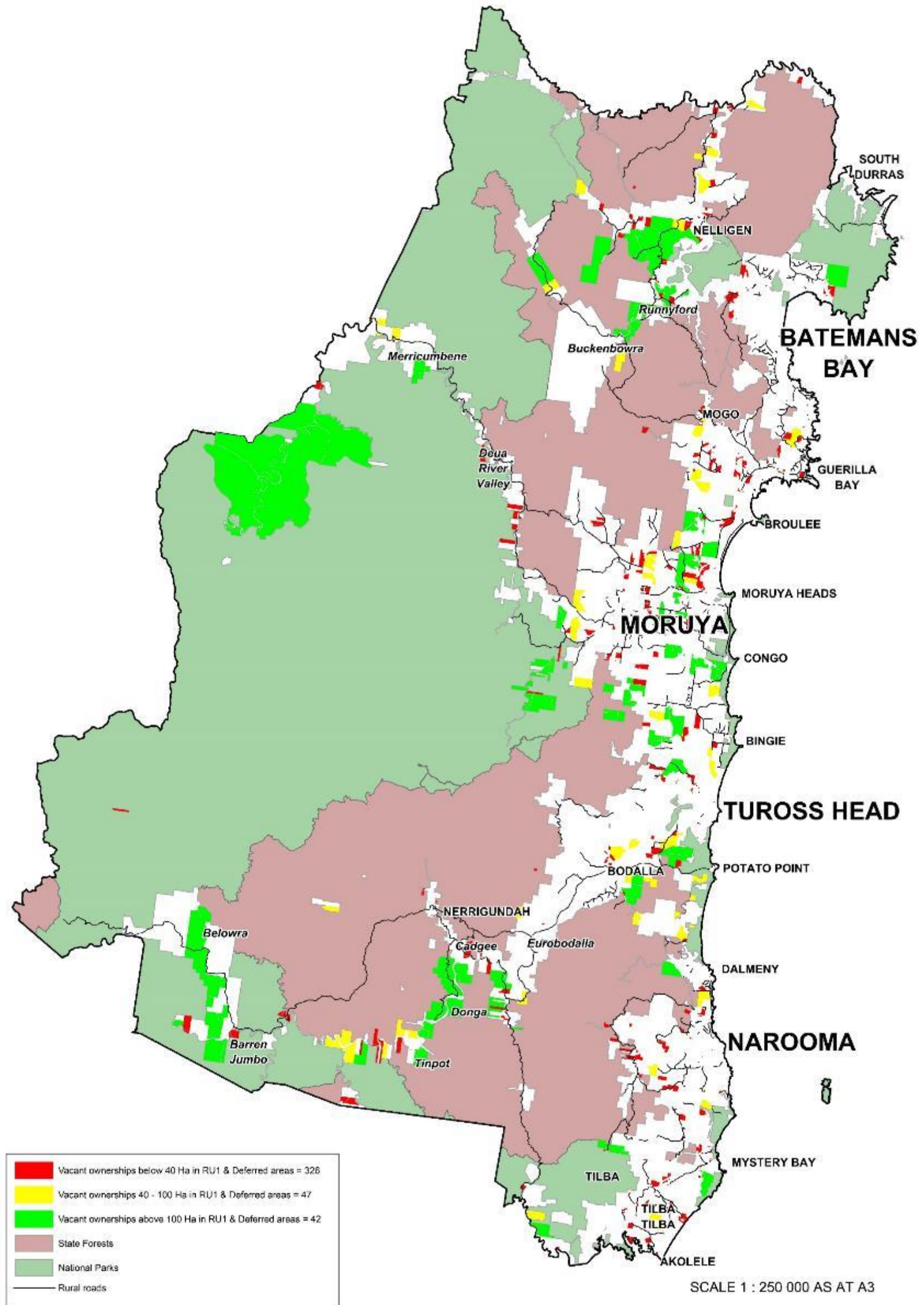
(See discussion Paper 9 for details)



Source: Council GIS property data, 2015.

## MAP12: VACANT OWNERSHIPS IN THE GENERAL RURAL AREA OF EUROBODALLA

(See Discussion Paper 9 for detail)



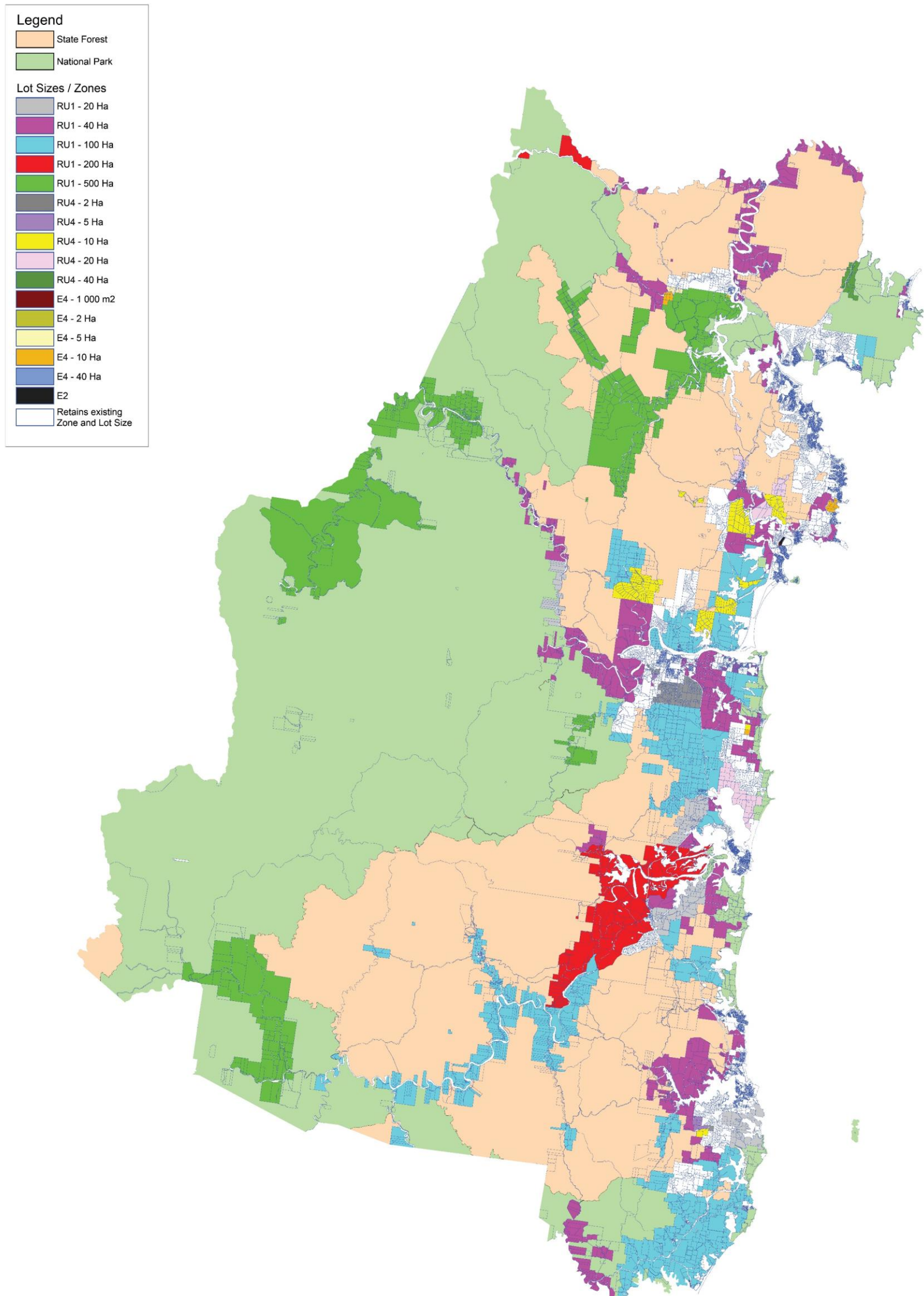
Source: Council GIS property data 2015.

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

## 2 SECTION TWO RECOMMENDED ZONING AND LOT SIZES IN THE GENERAL RURAL AREA

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

(See discussion paper 9 for details)

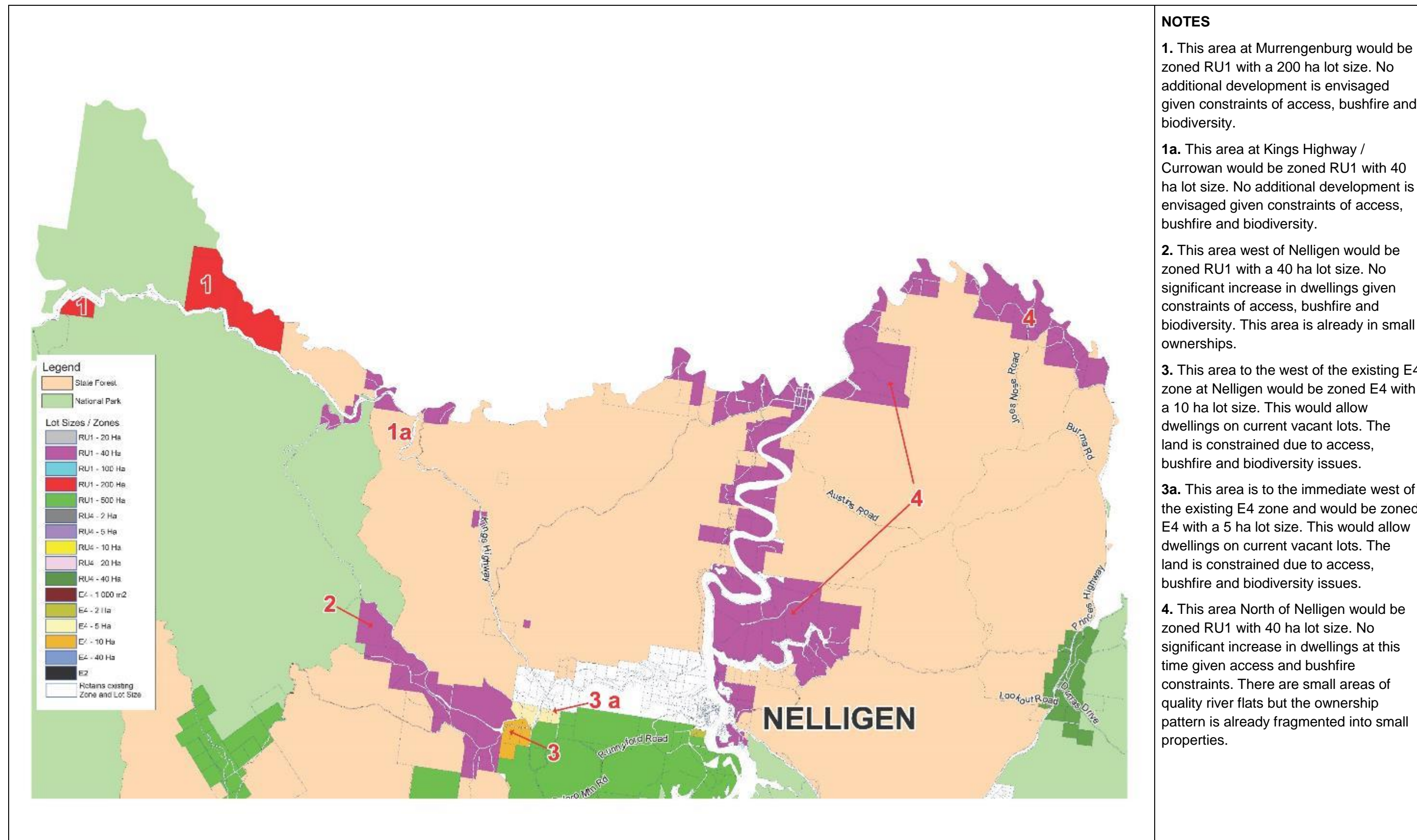


Source: prepared by GBPS.



## MAP 14: RECOMMENDED ZONING AND LOT SIZES FOR THE GENERAL RURAL AREA- NELLIGEN INSET MAP

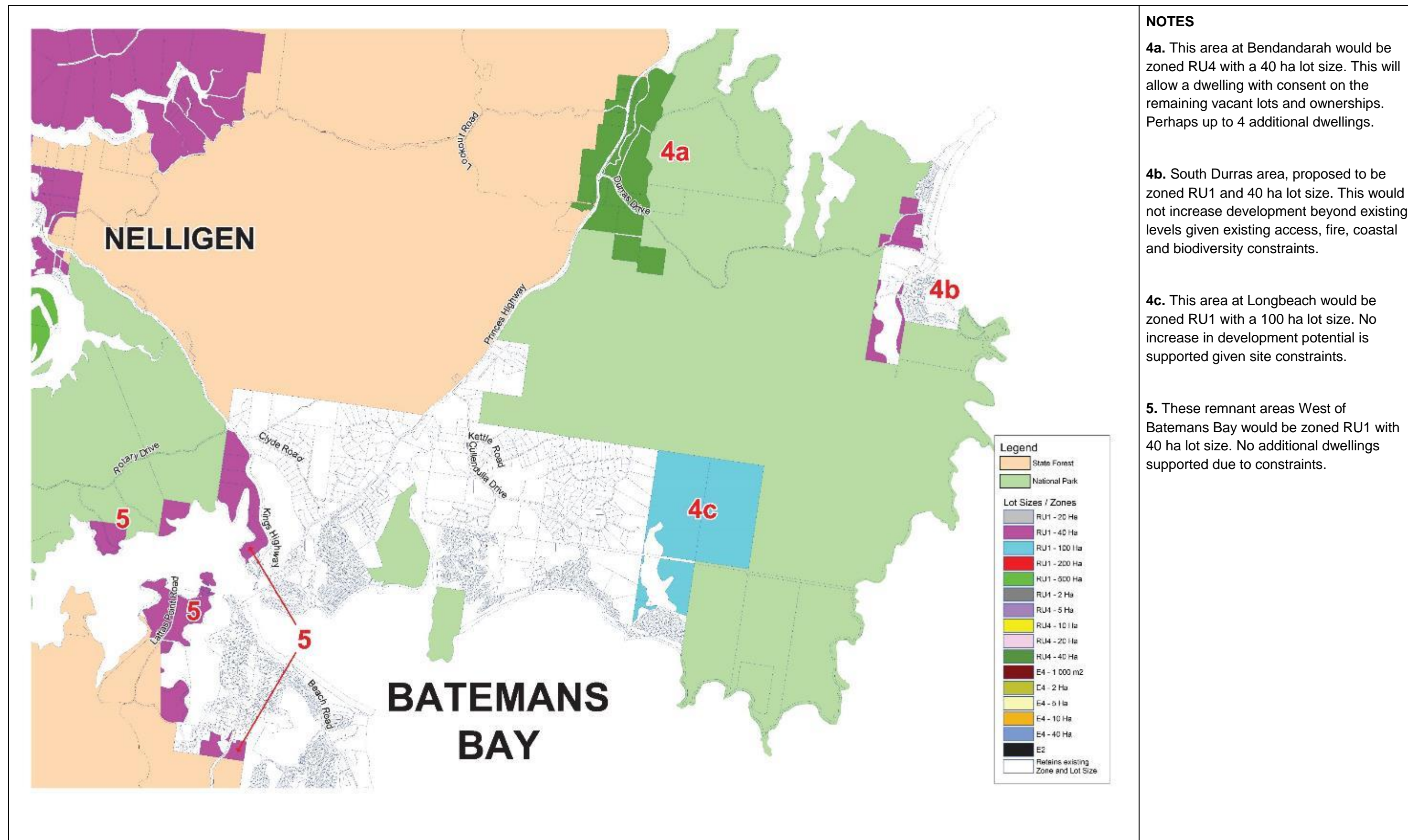
(See Discussion paper 9 for detail)



Source: GBPS

## MAP 15: RECOMMENDED ZONING AND LOT SIZES FOR THE GENERAL RURAL AREA- BATEMANS BAY INSET MAP

(See Discussion paper 9 for detail)



### NOTES

**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.

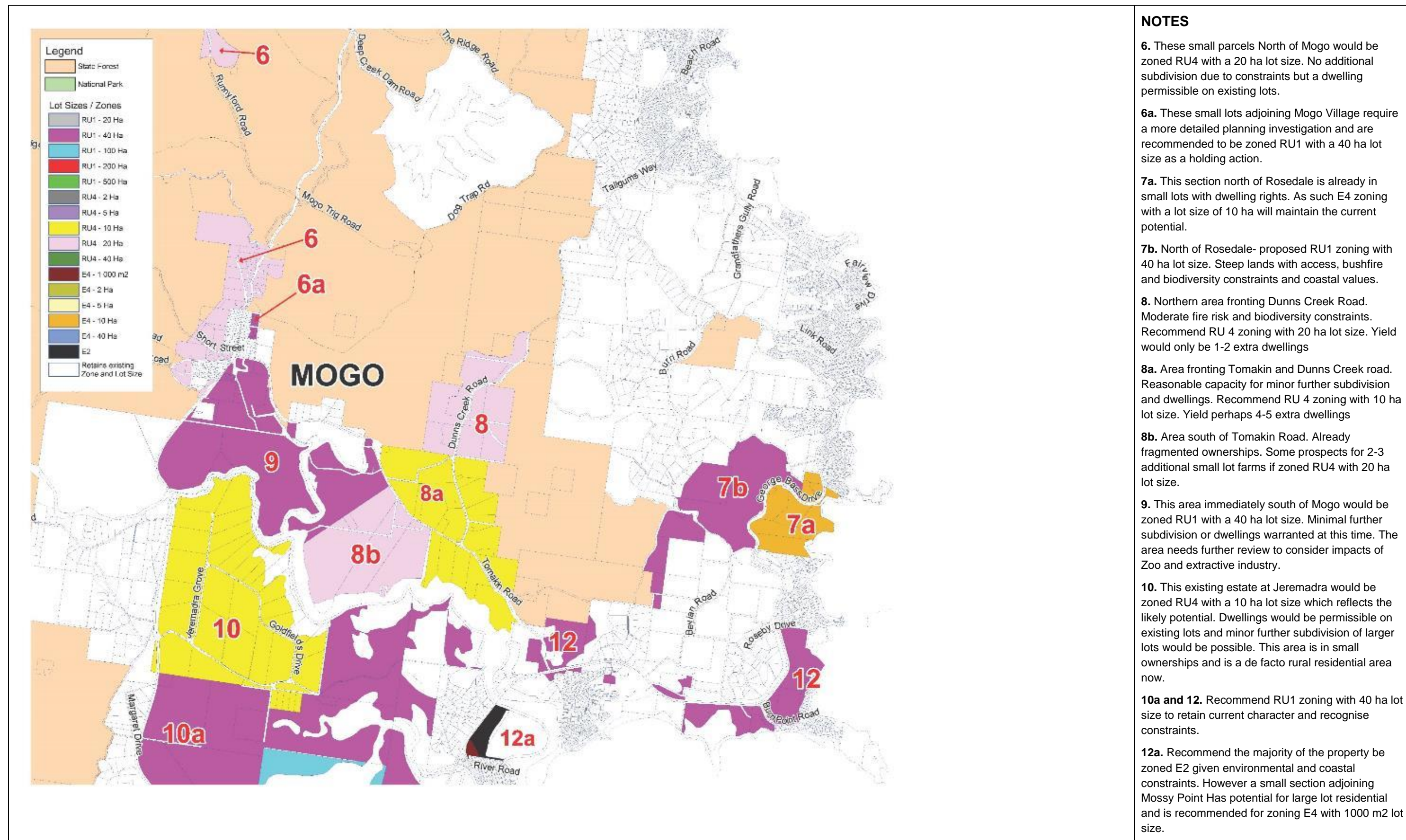
**4c.** This area at Longbeach would be zoned RU1 with a 100 ha lot size. No increase in development potential is supported given site constraints.

**5.** These remnant areas West of Batemans Bay would be zoned RU1 with 40 ha lot size. No additional dwellings supported due to constraints.

Source GBPS

## MAP 16: RECOMMENDED ZONING AND LOT SIZES FOR THE GENERAL RURAL AREA- MOGO INSET MAP

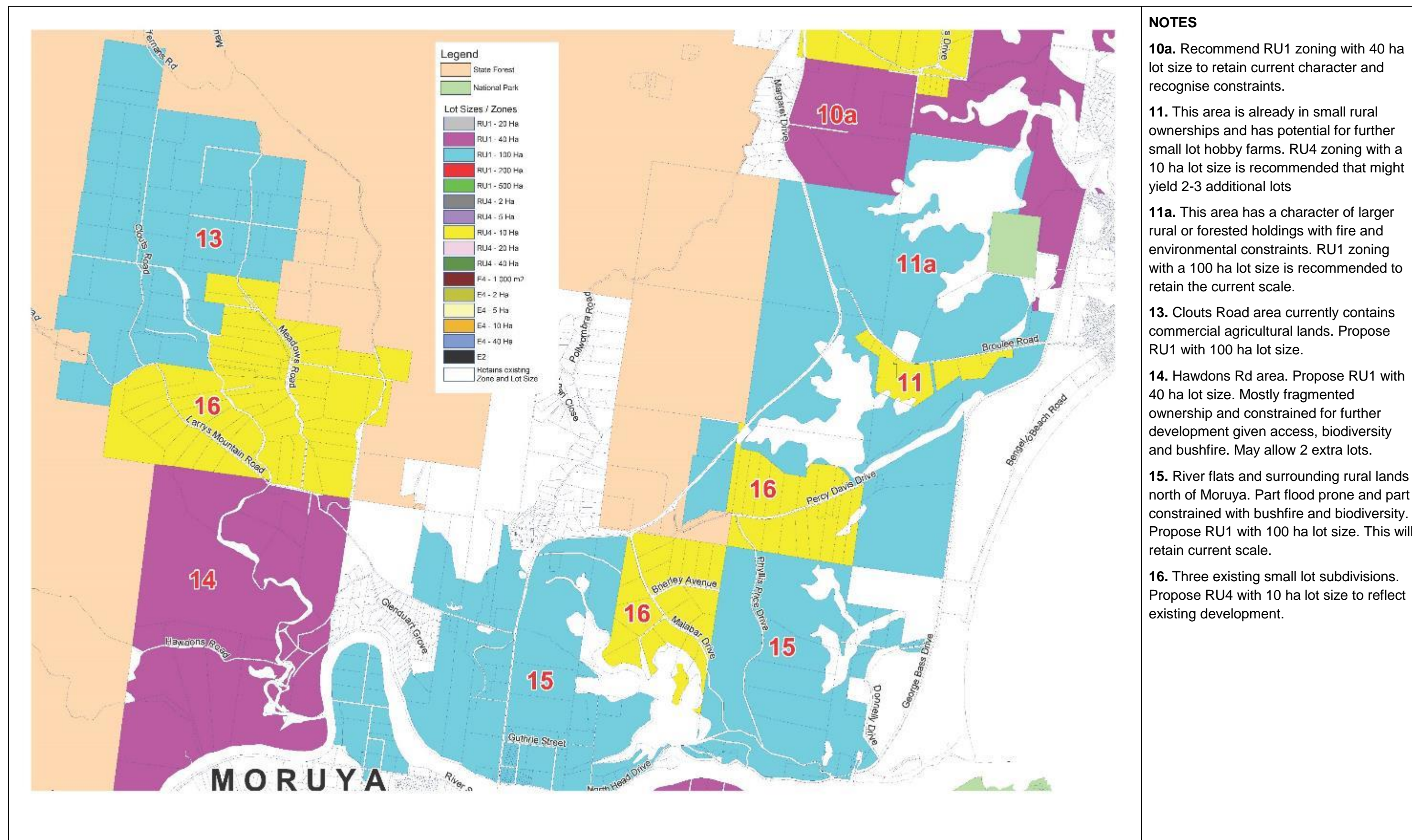
(See Discussion paper 9 for detail)



Source GBPS

## MAP 17: RECOMMENDED ZONING AND LOT SIZES FOR THE GENERAL RURAL AREA- NORTH MORUYA INSET MAP

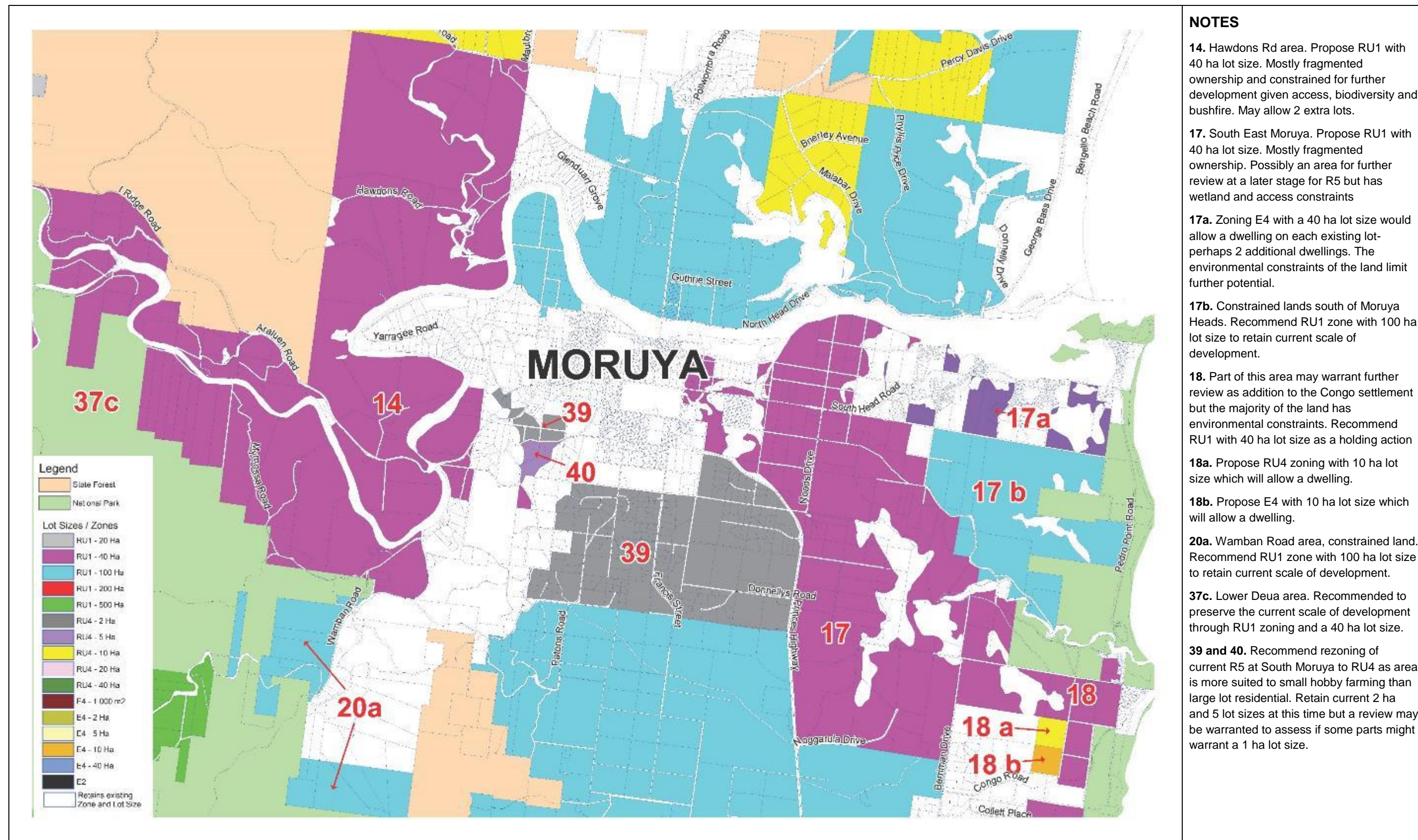
(See Discussion paper 9 for detail)



Source GBPS

## MAP 18: RECOMMENDED ZONING AND LOT SIZES FOR THE GENERAL RURAL AREA- MORUYA INSET MAP

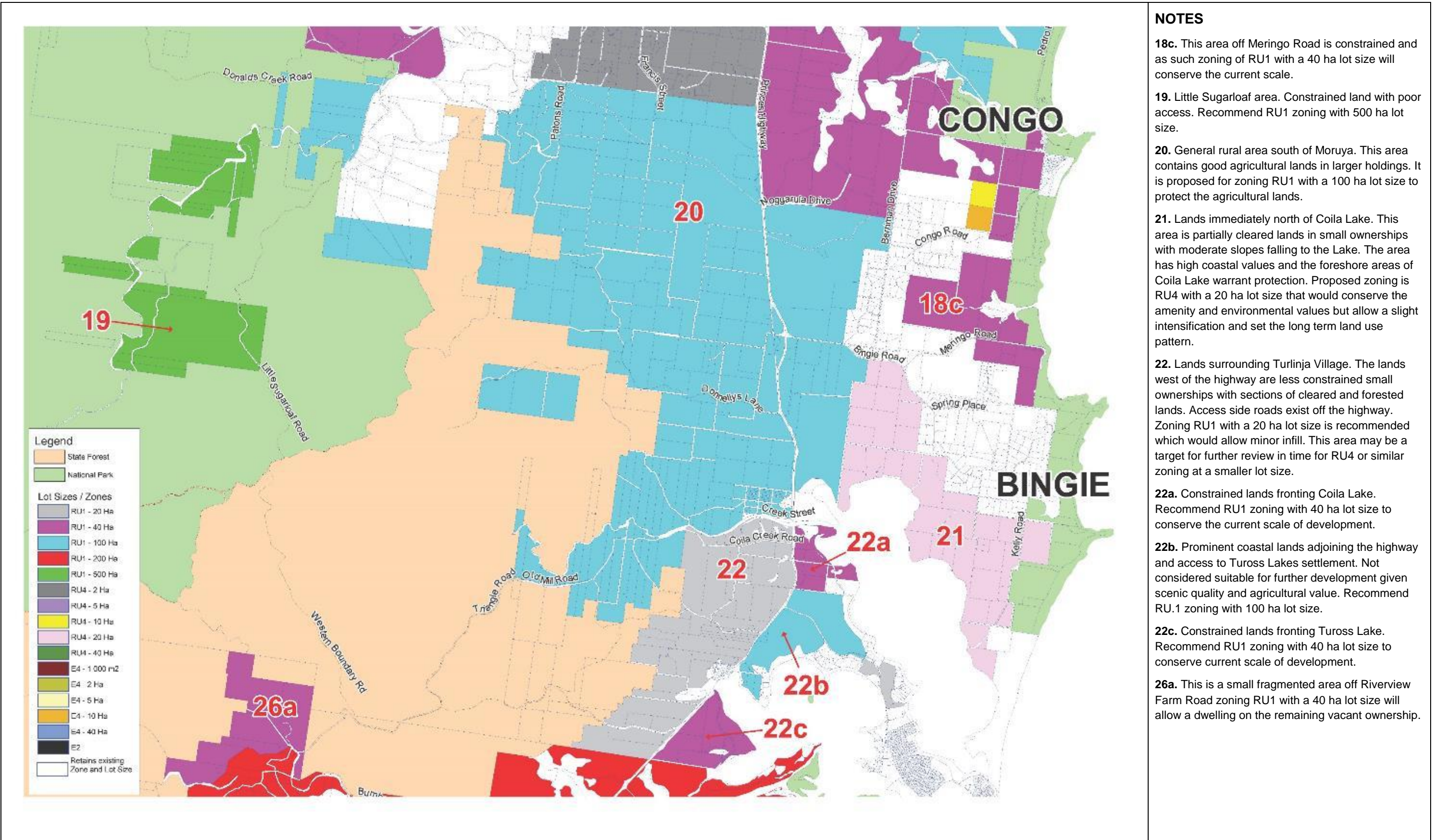
(See Discussion paper 9 for detail)



Source GBPS

## MAP 19: RECOMMENDED ZONING AND LOT SIZES FOR THE GENERAL RURAL AREA- BINGIE INSET MAP

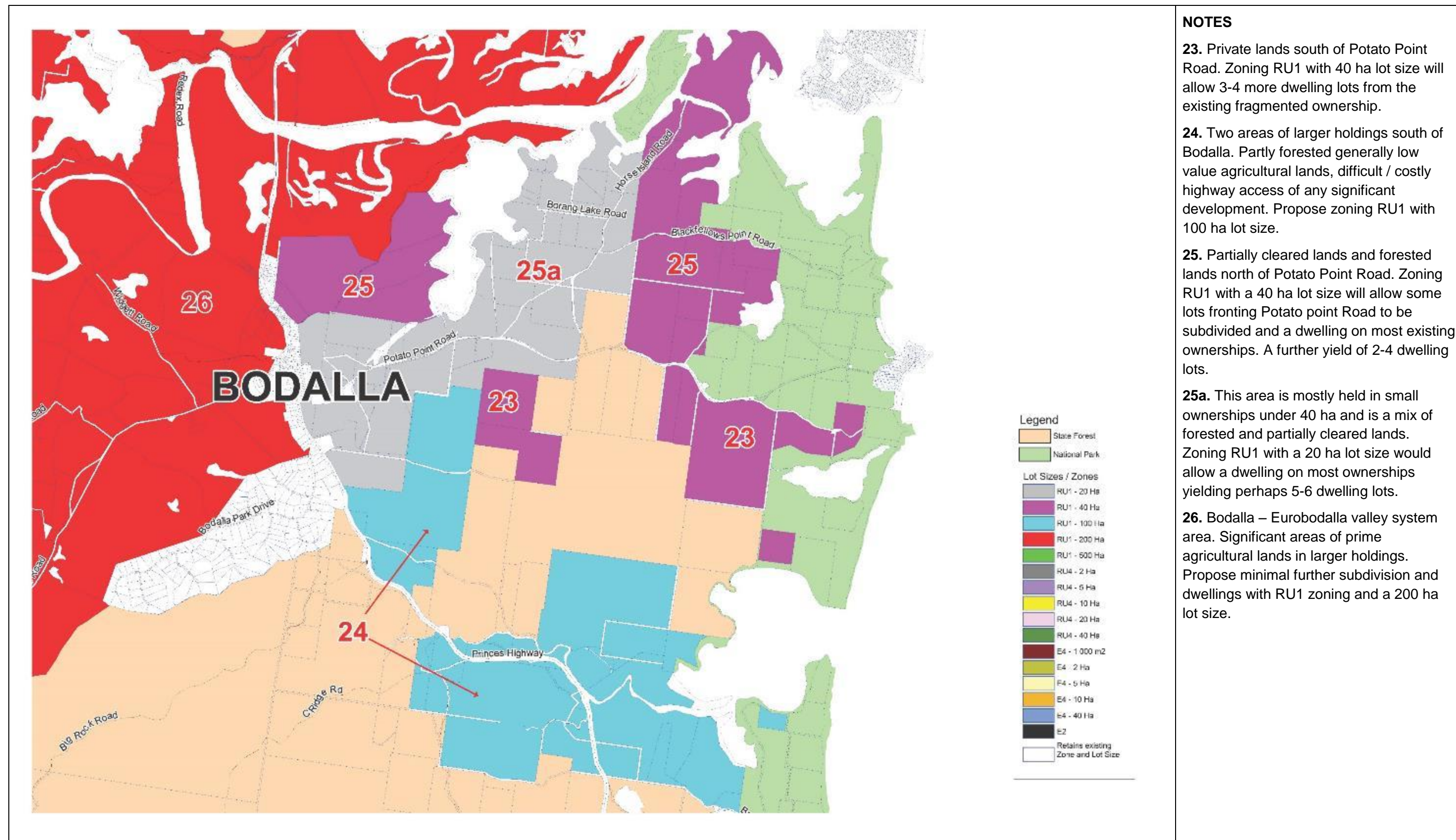
(See Discussion paper 9 for detail)



Source GBPS

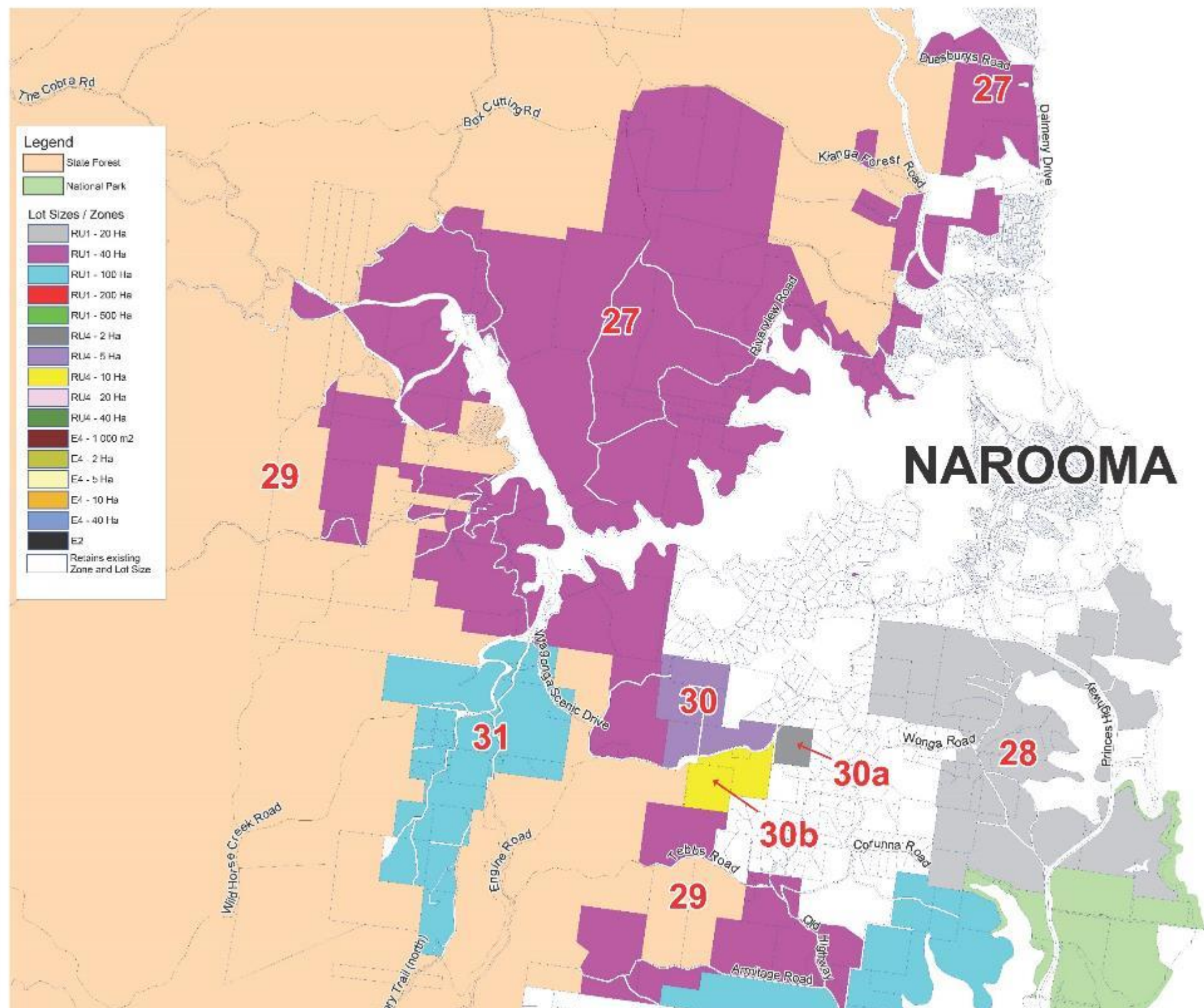
## MAP 20: RECOMMENDED ZONING AND LOT SIZES FOR THE GENERAL RURAL AREA- BODALLA INSET MAP

(See Discussion paper 9 for detail)



Source GBPS

## MAP 21 RECOMMENDED ZONING AND LOT SIZES FOR THE GENERAL RURAL AREA-NAROOMA INSET MAP



### NOTES

**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.

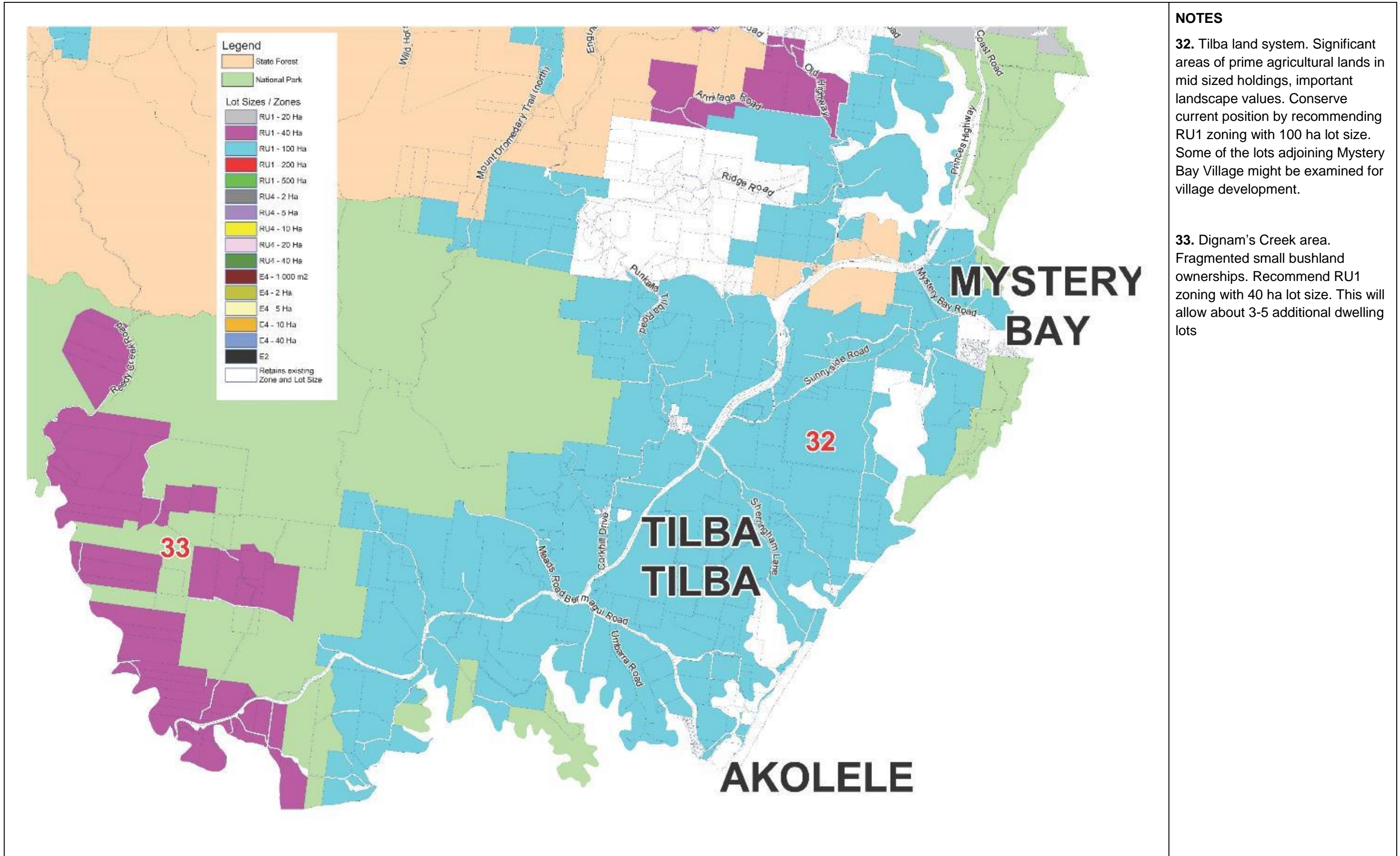
**30a.** Small area of land fronting Wagonga Scenic Drive adjoining current RU4 zone. Propose RU4 zoning with a lot size of 2 ha given the land is relatively unconstrained.

**30b.** Small area of land fronting Wagonga Scenic Drive adjoining current RU4 zone. Propose RU4 zoning with a lot size of 10 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.

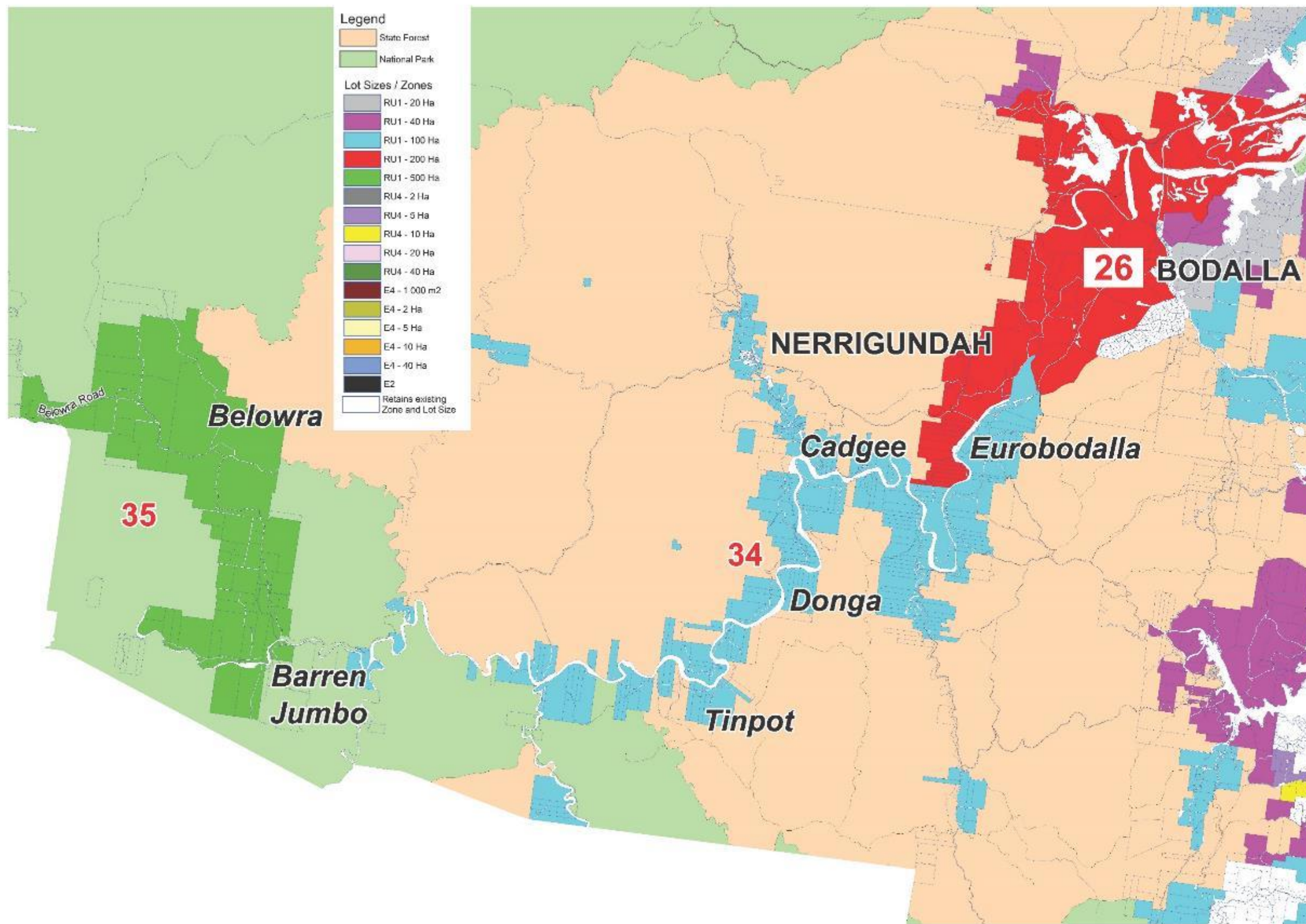


**MAP 22: RECOMMENDED ZONING AND LOT SIZES FOR THE GENERAL RURAL AREA- TILBA INSET MAP**



Source GBPS

**MAP 23: RECOMMENDED ZONING AND LOT SIZES FOR THE GENERAL RURAL AREA-BELOWRA INSET MAP**



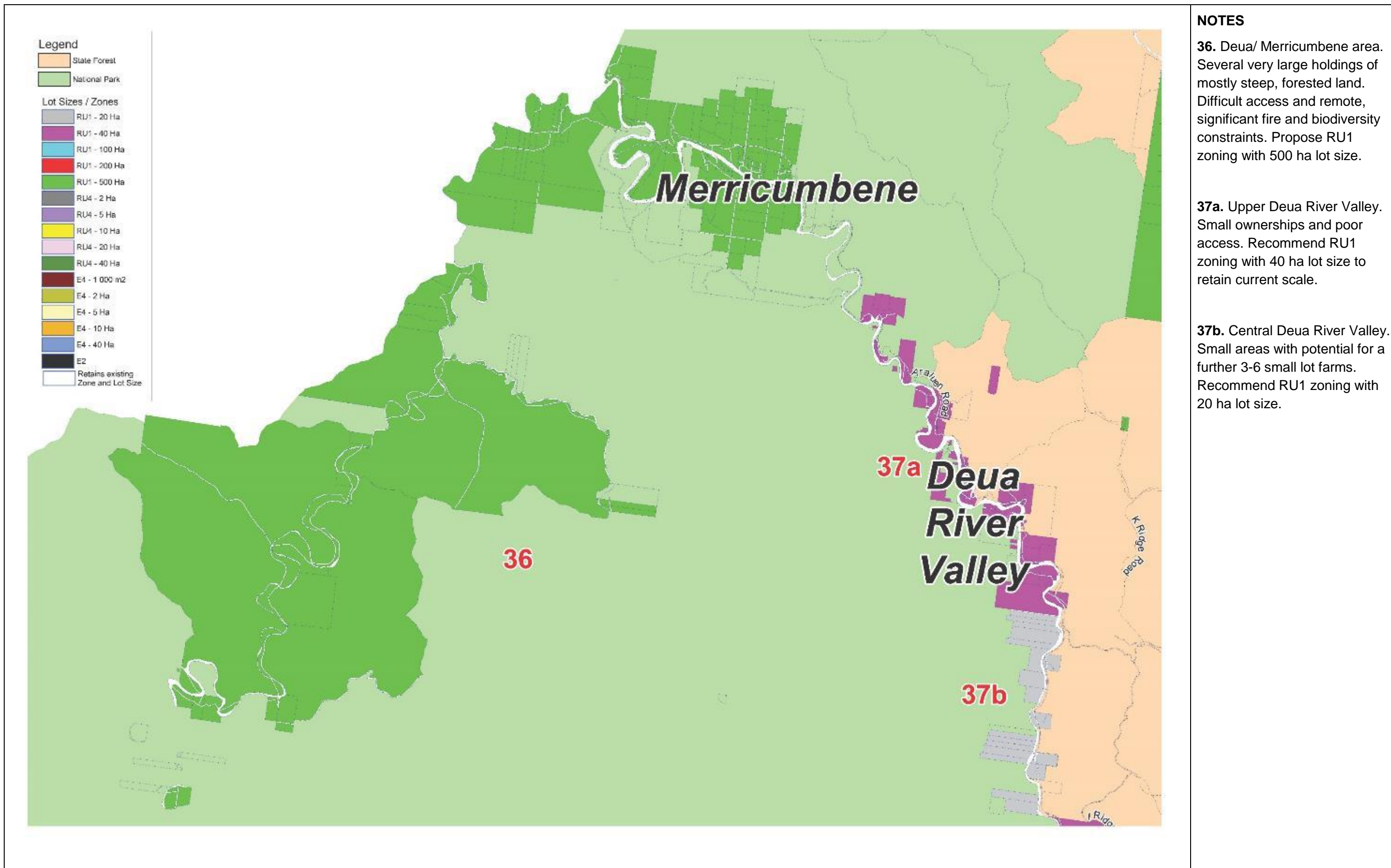
**NOTES**

**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.

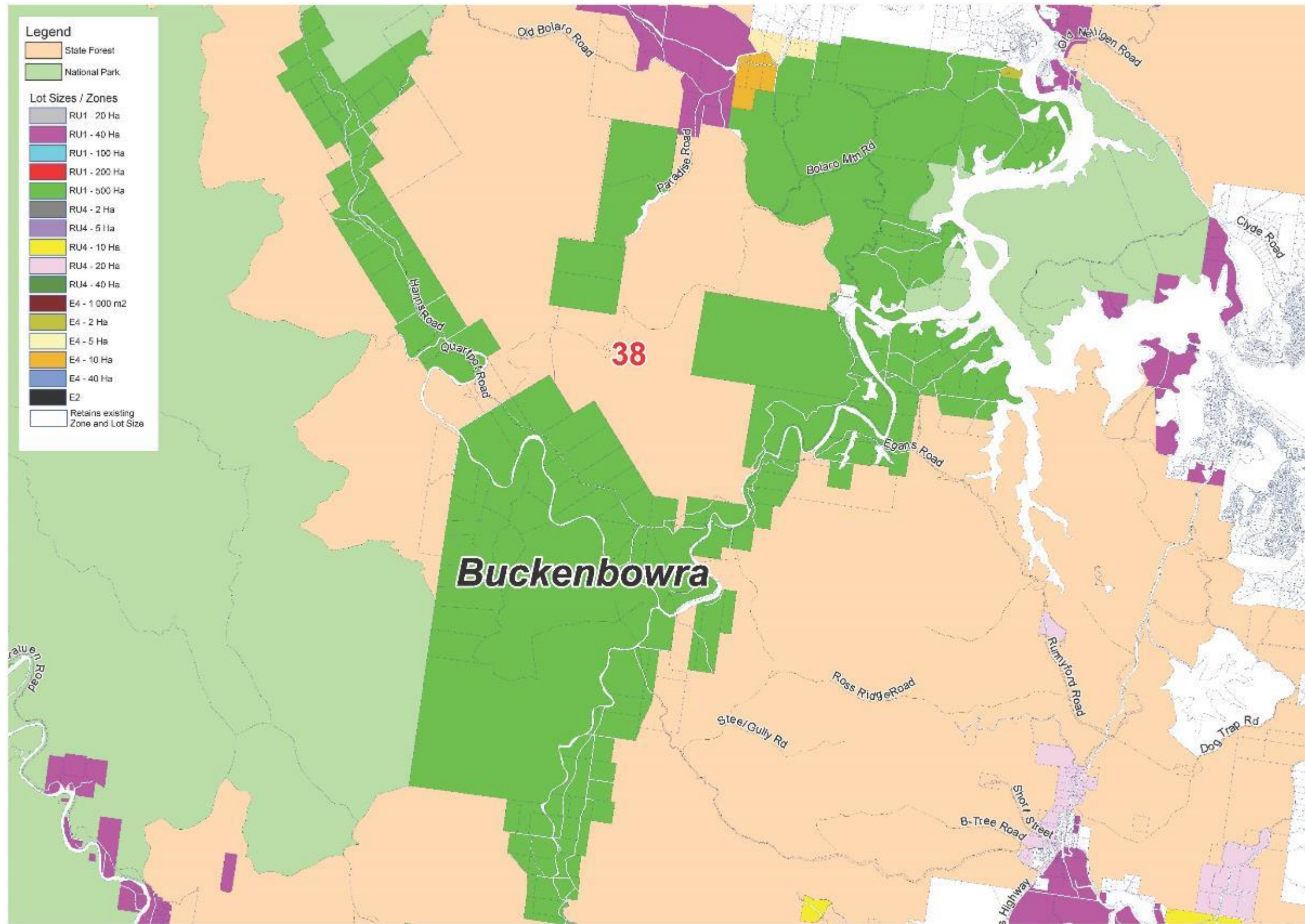
**35.** Belowra. Mostly large commercial holdings with significant areas of good grazing lands. Propose RU1 with 500 ha lot size to retain current densities.

**MAP24: RECOMMENDED ZONING AND LOT SIZES FOR THE GENERAL RURAL AREA-MERRICUMBENE INSET MAP**



Source GBPS

**MAP 25 RECOMMENDED ZONING AND LOT SIZES FOR THE GENERAL RURAL AREA-BUCKENBOWRA INSET MAP**



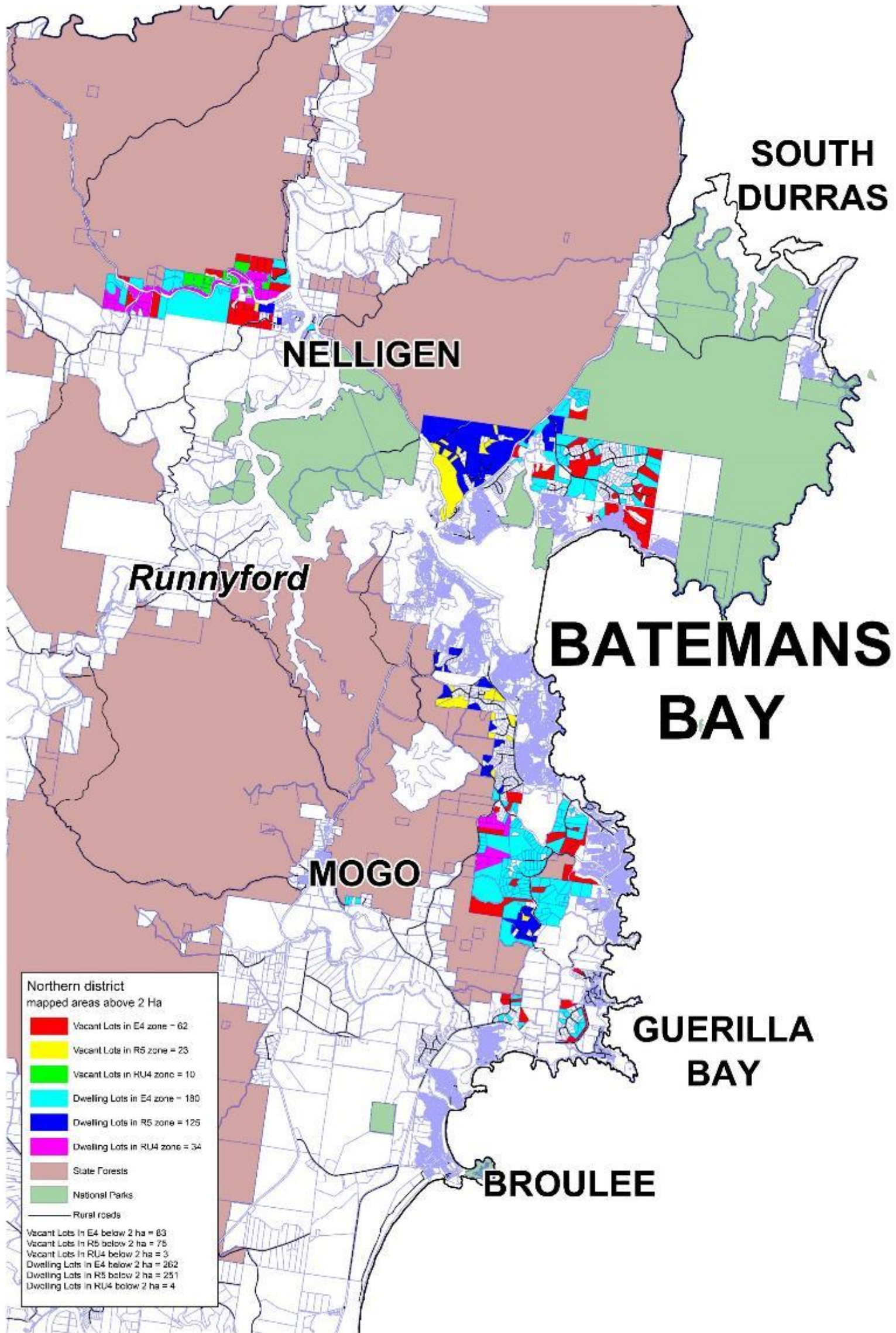
**NOTES**

**38.** Buckenbowra / Runnyford. Several large holdings and scattered smaller forested holdings. Relatively remote with difficult access. Propose RU1 zoning with 500 ha lot size.

### 3 SECTION THREE: RURAL RESIDENTIAL ZONE MAPS

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

(See Discussion Paper 10 for detail)

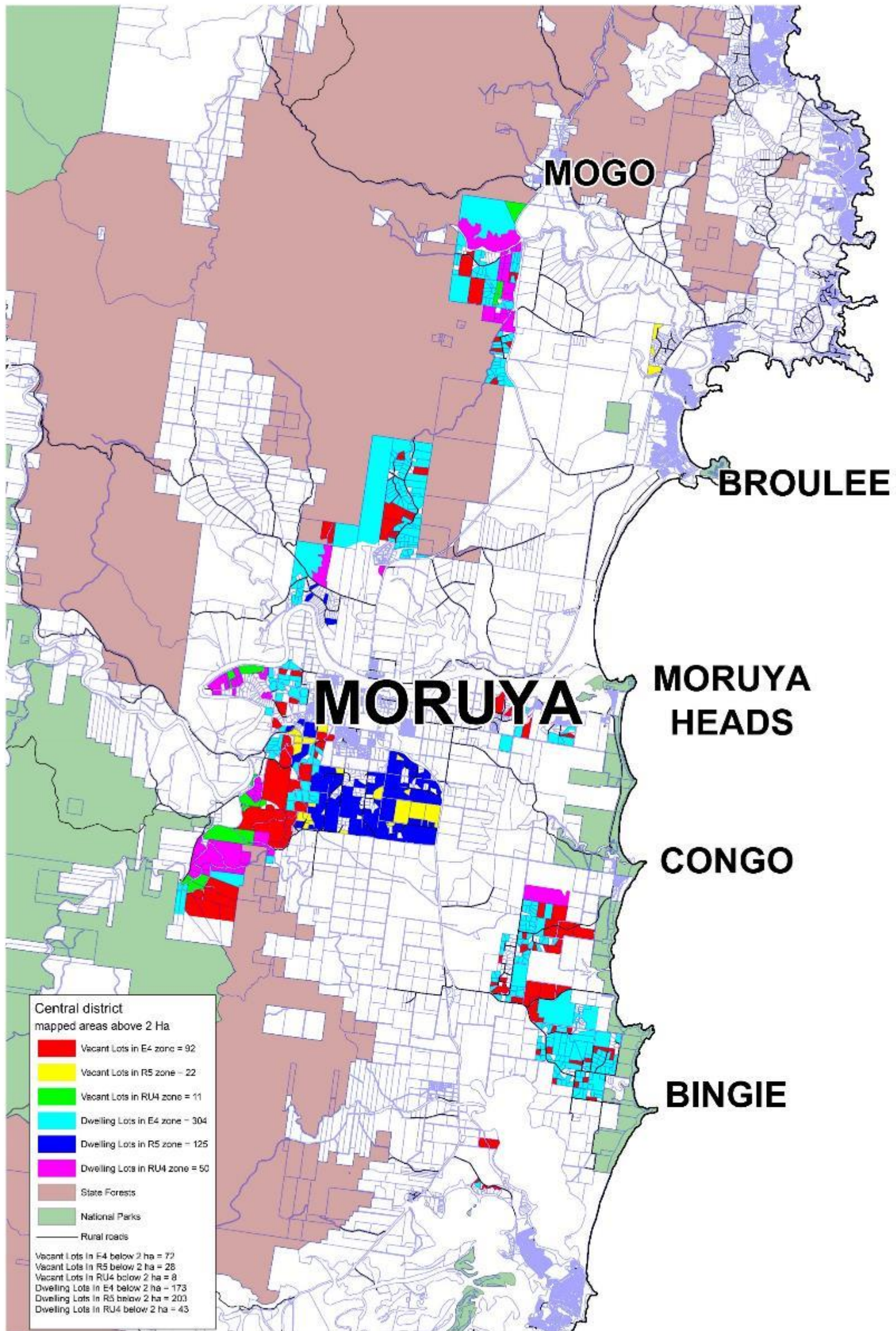


Source Council GIS data and GBPS research

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

**MAP 27 CURRENT VACANT AND DEVELOPED RURAL RESIDENTIAL LOTS IN THE CENTRE OF THE SHIRE**

(See Discussion Paper 10 for detail)

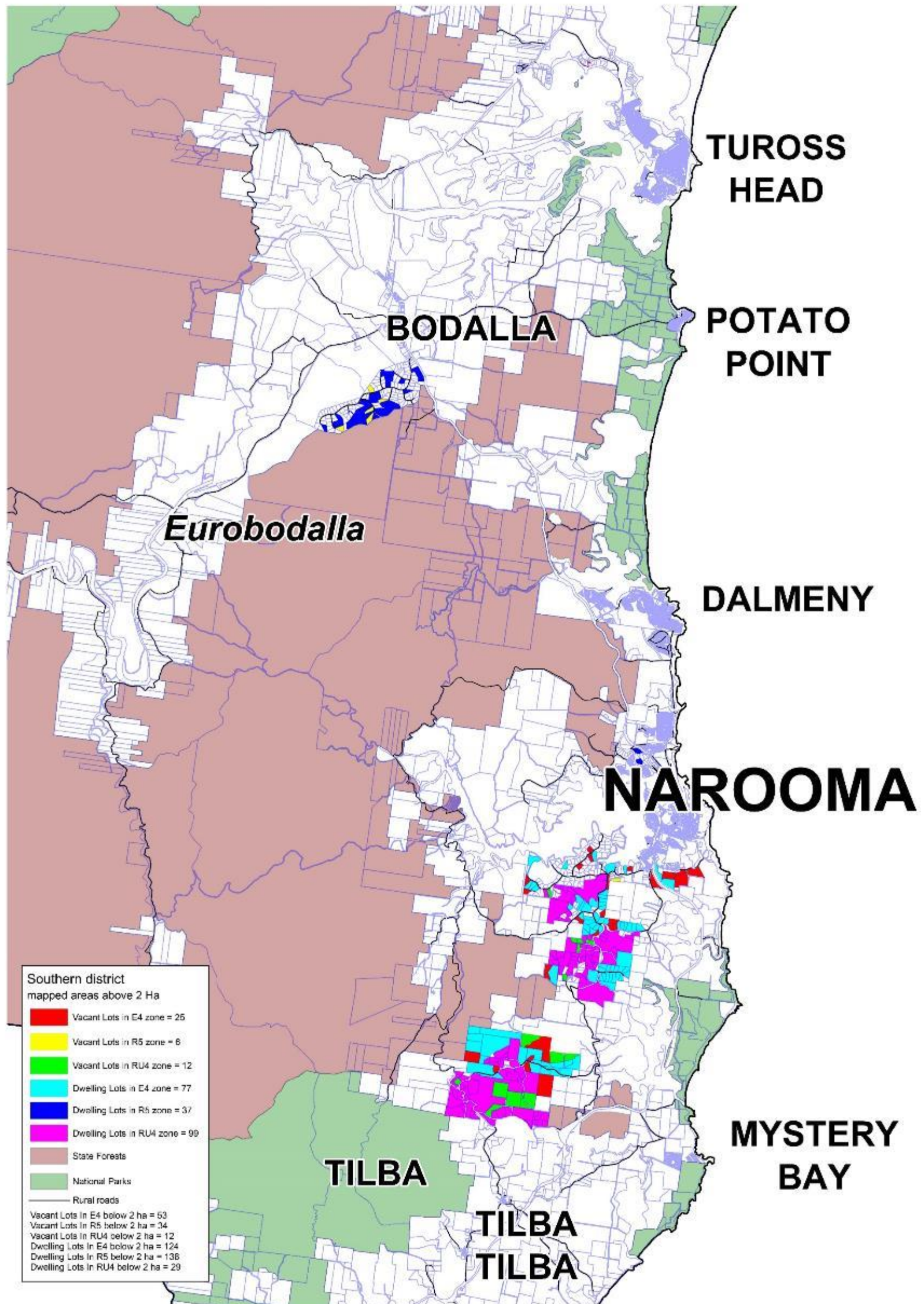


Source Council GIS data and GBPS research

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

**MAP 28: CURRENT VACANT AND DEVELOPED RURAL RESIDENTIAL LOTS IN THE SOUTH 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