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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 folder

The Eurobodalla Rural Lands Strategy is 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.

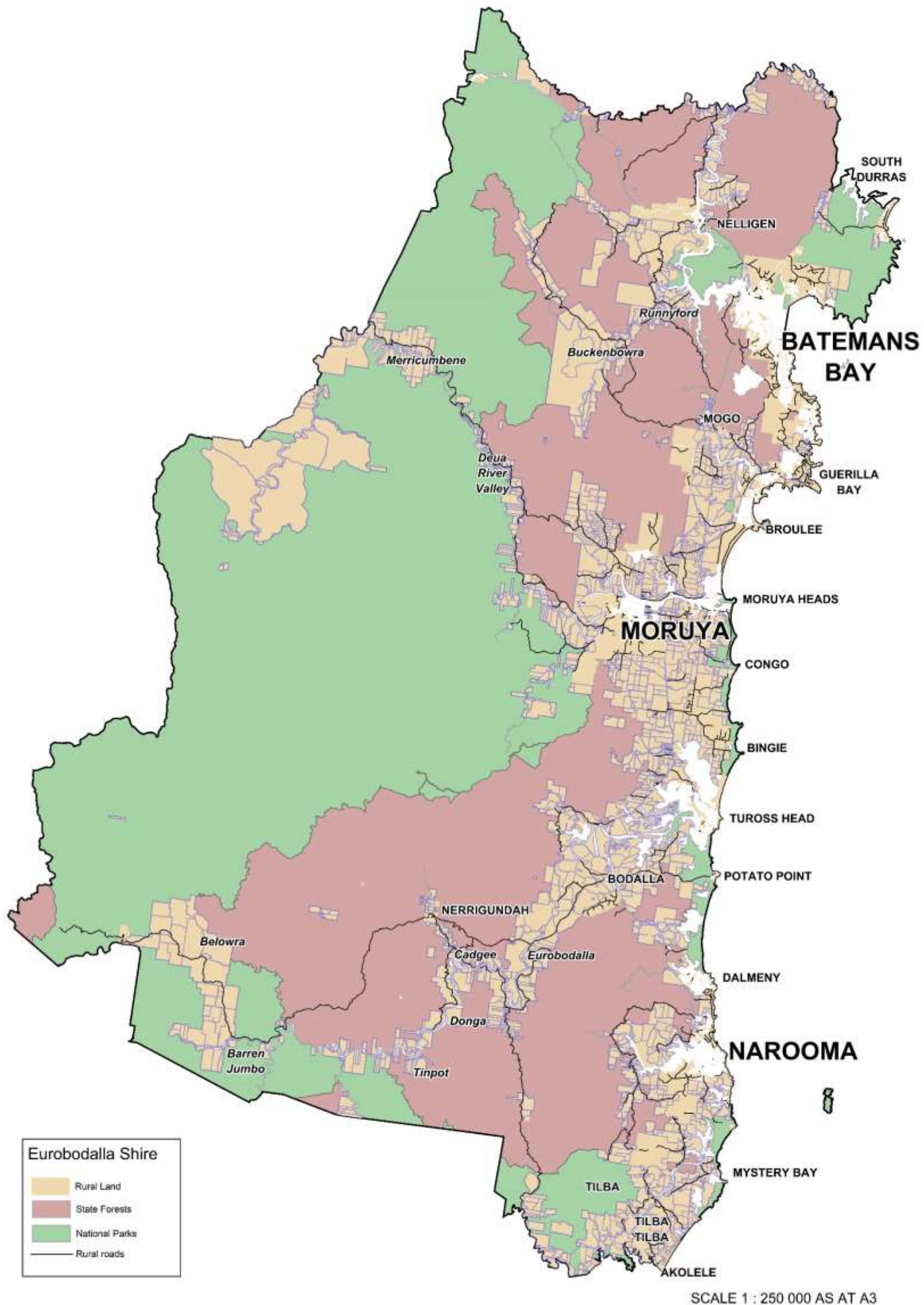
Disclaimer:

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.

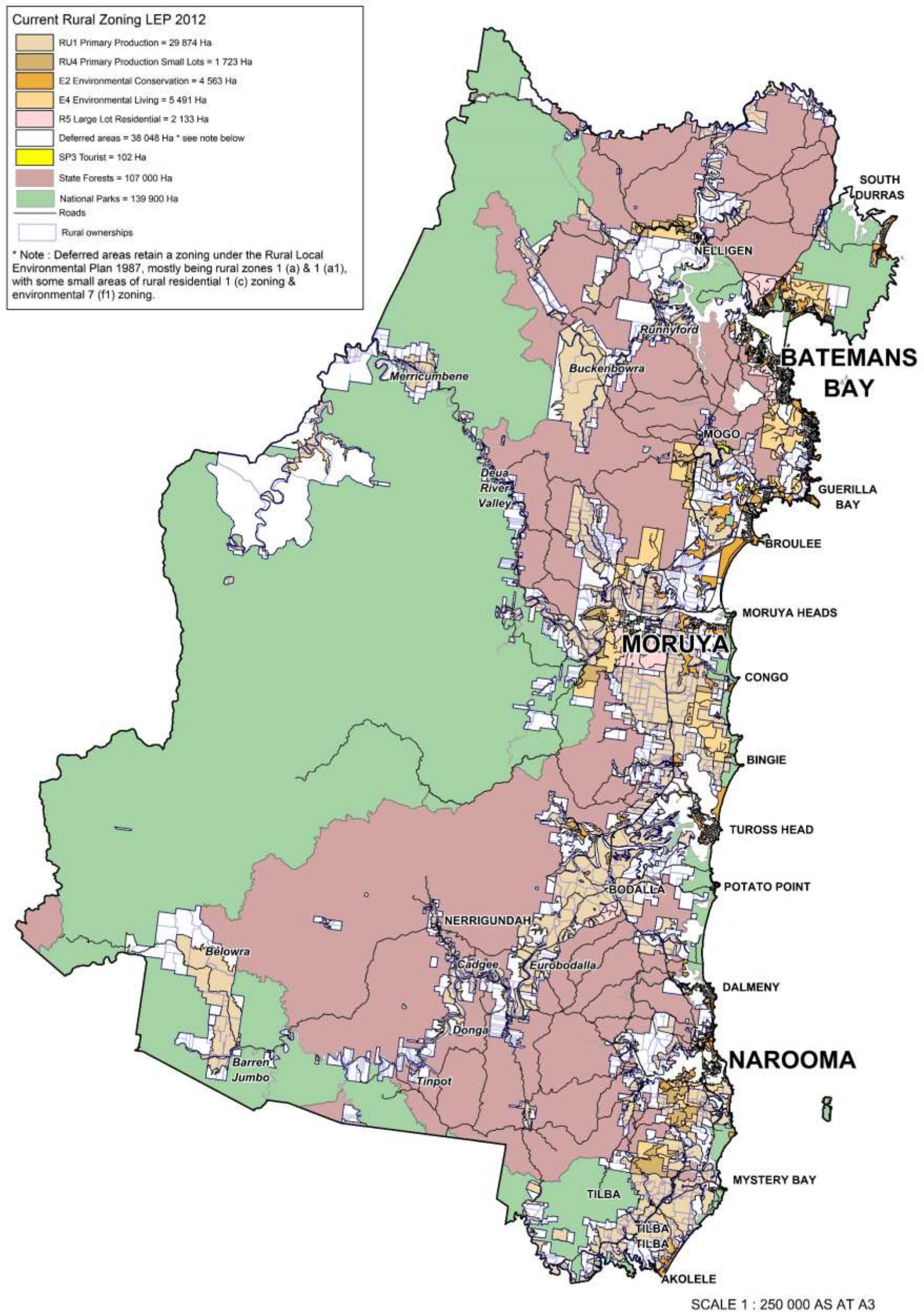
1 SECTION ONE: GENERAL RESOURCE MAPS

MAP 1 STUDY AREA

(The study area comprises all privately owned rural lands)

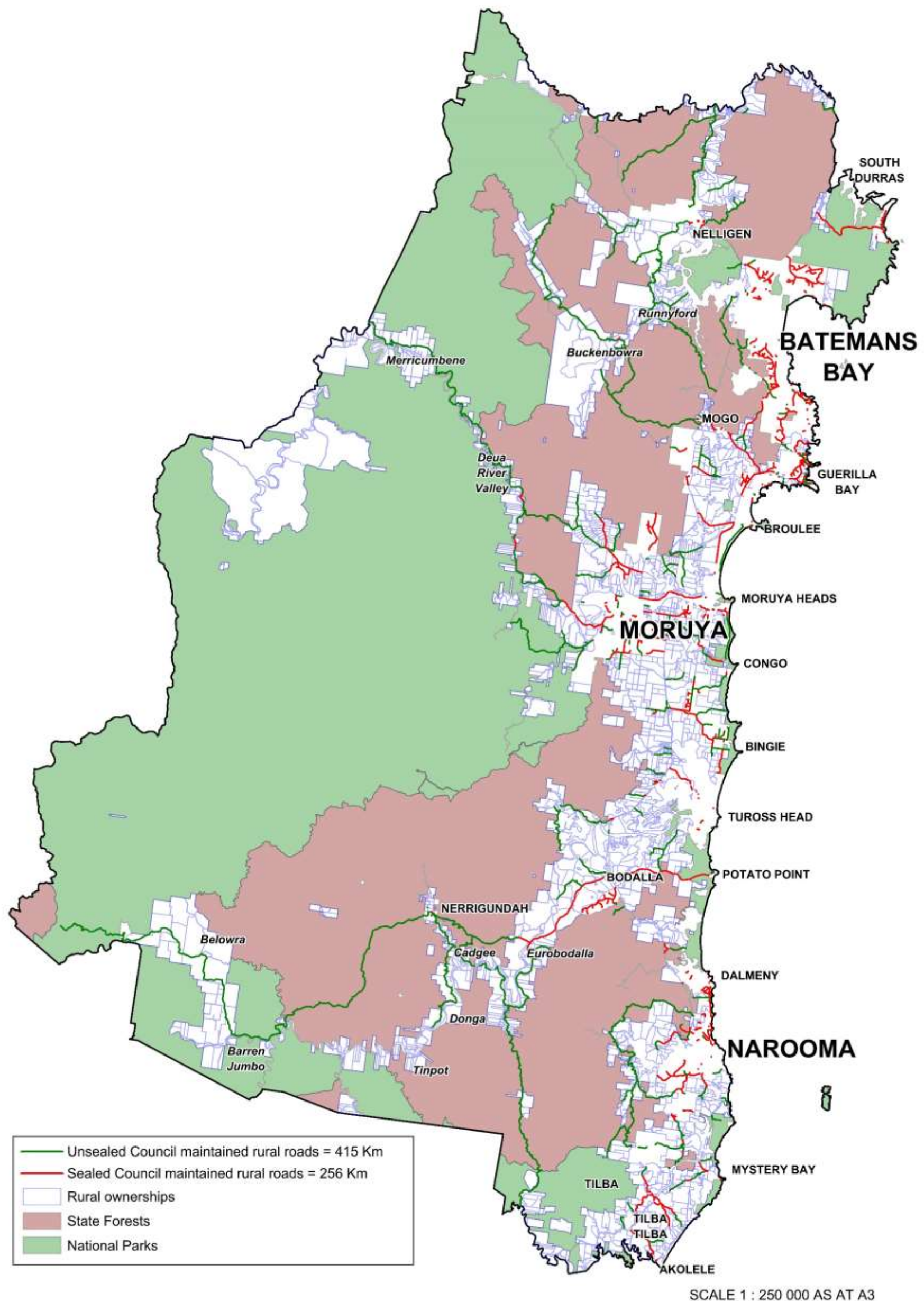


MAP 2 CURRENT RURAL ZONING IN EUROBODALLA



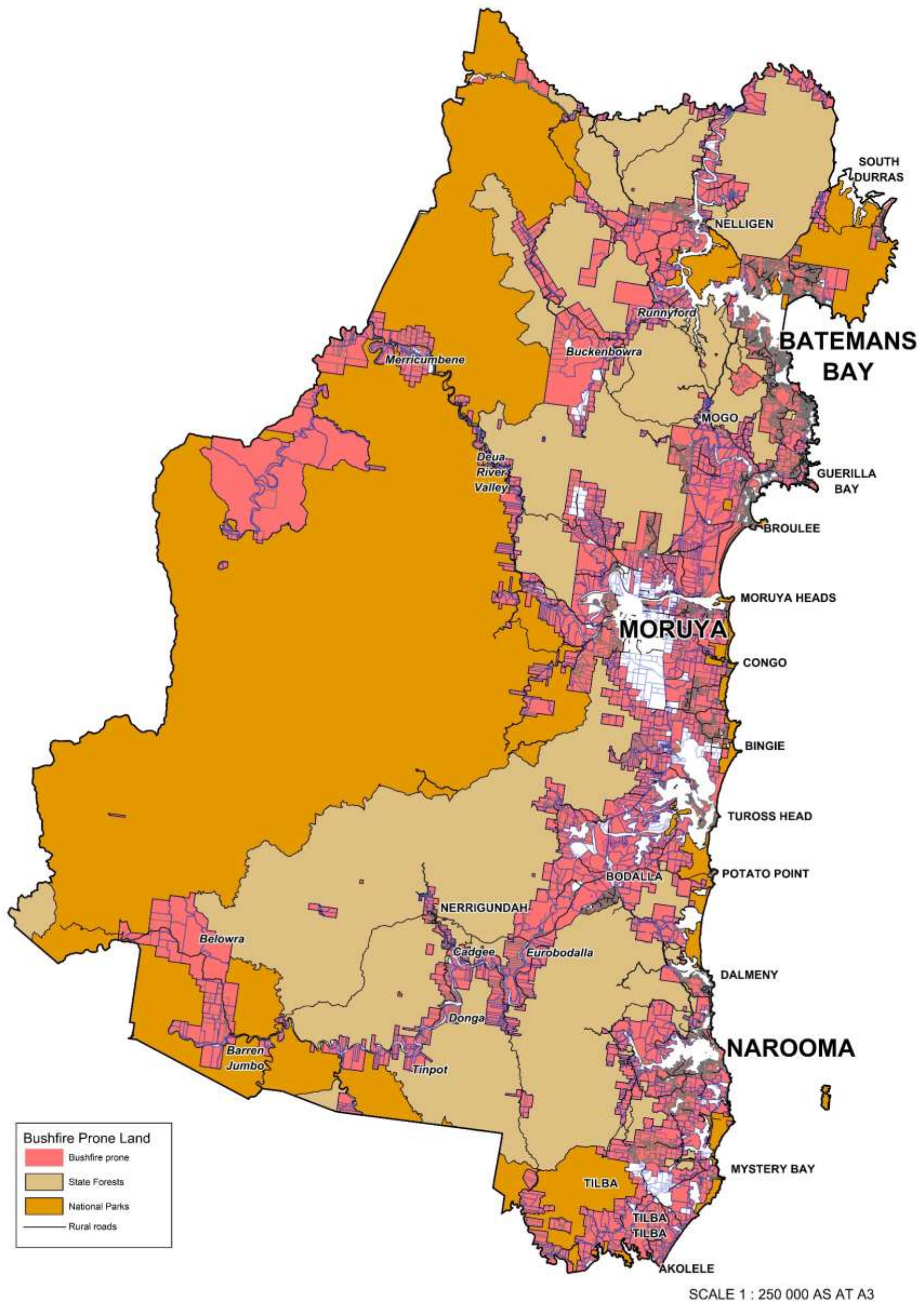
Source: Eurobodalla LEP 2012

MAP 3 COUNCIL MAINTAINED ROADS



Source: Council Engineering Services Data

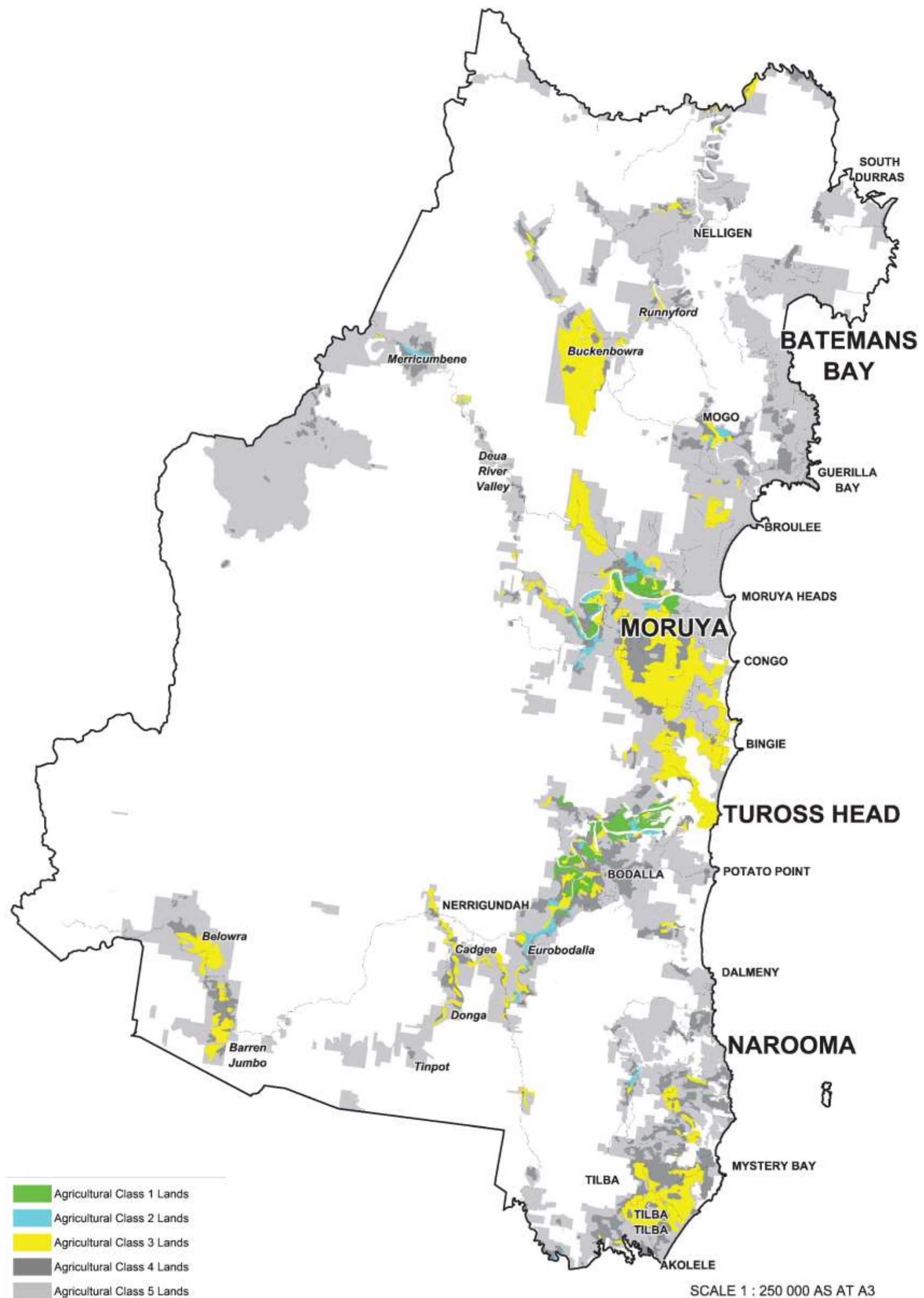
MAP 4: BUSHFIRE PRONE LAND



Source: Council GIS data.

MAP 5: AGRICULTURAL LAND CLASSIFICATIONS

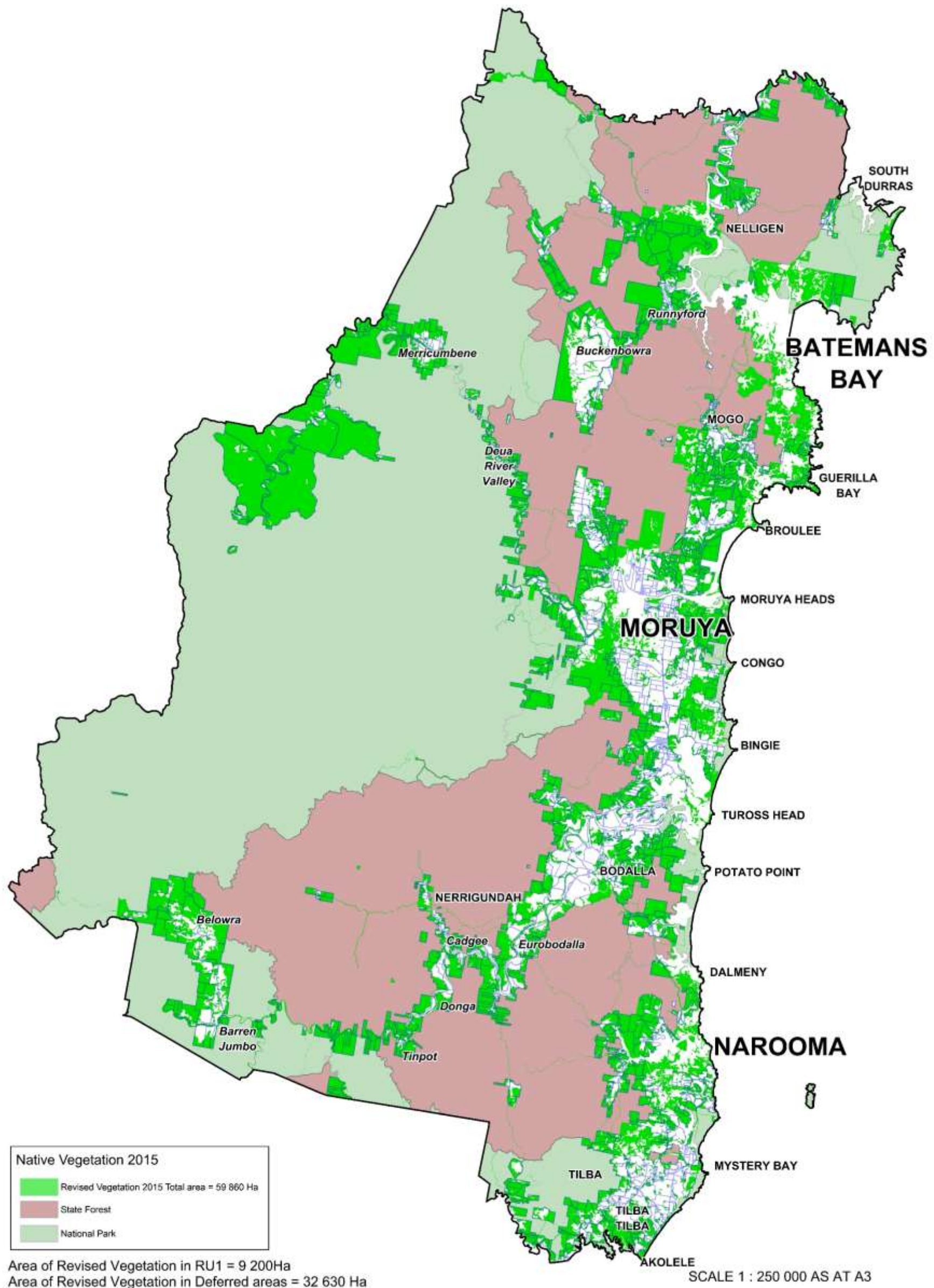
(See P 31 of Discussion Paper 2)



Source NSW Department of Primary Industries

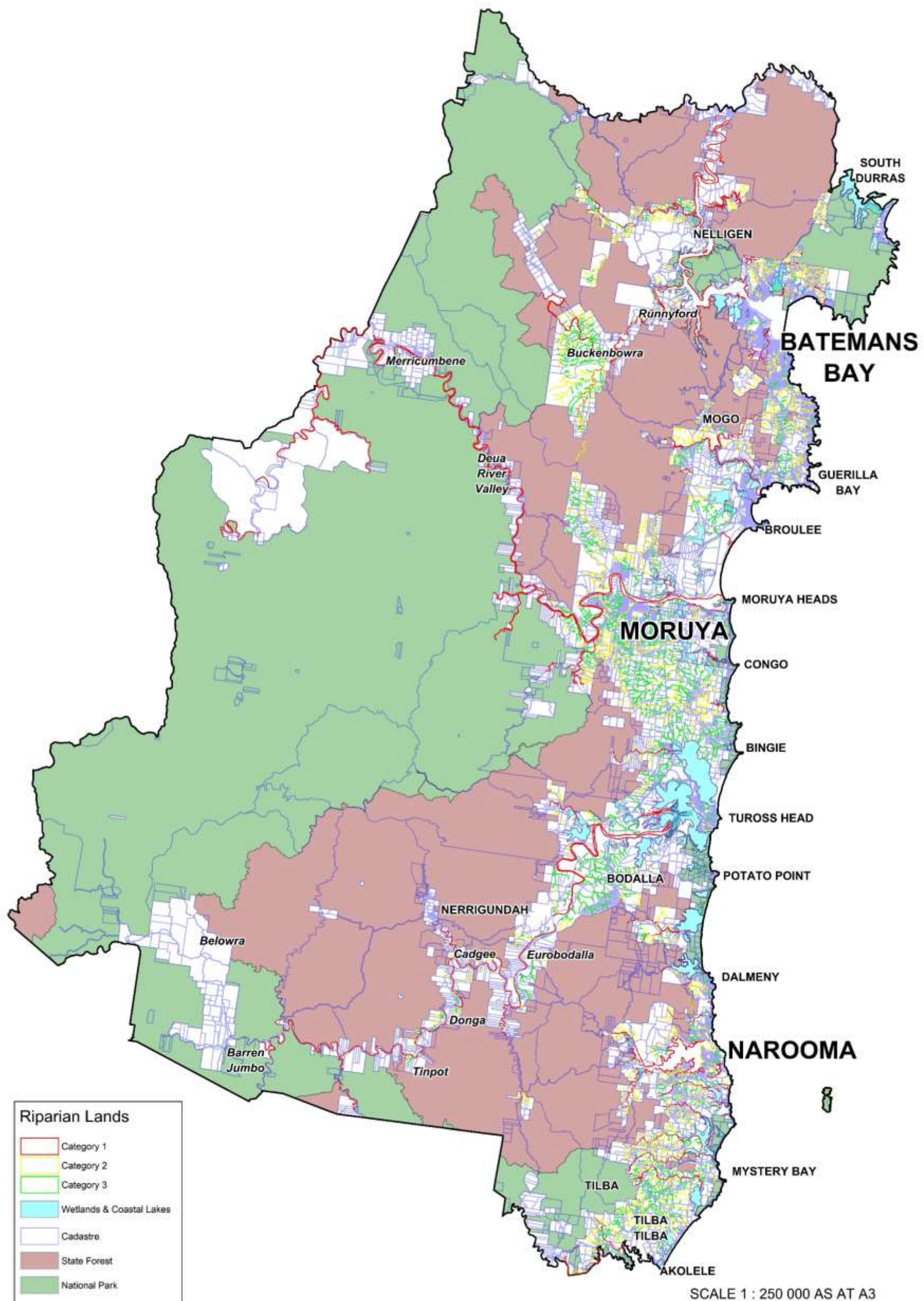
MAP 6: NATIVE VEGETATION

(See discussion Paper 6)



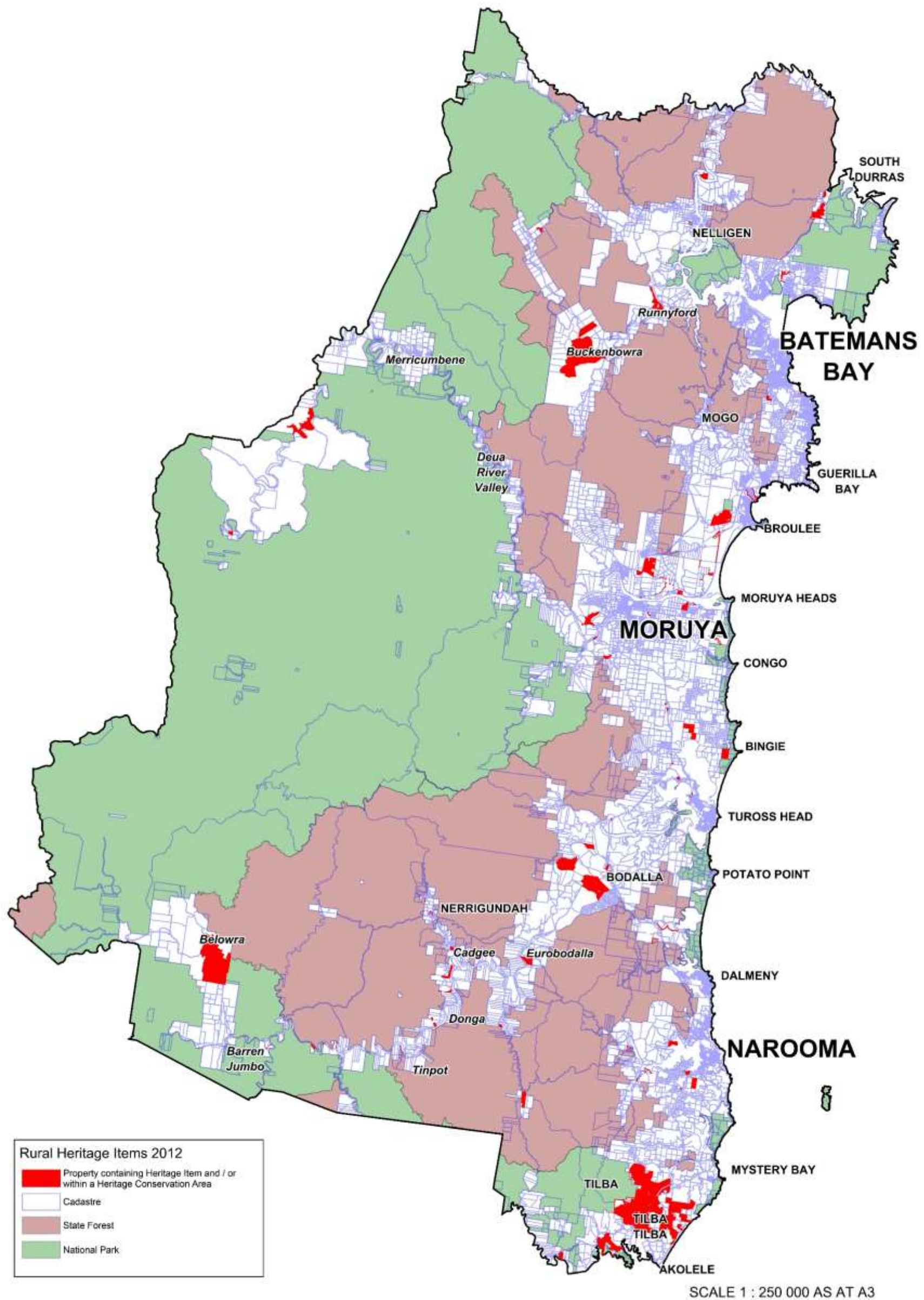
Source Office of Environment and Heritage

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



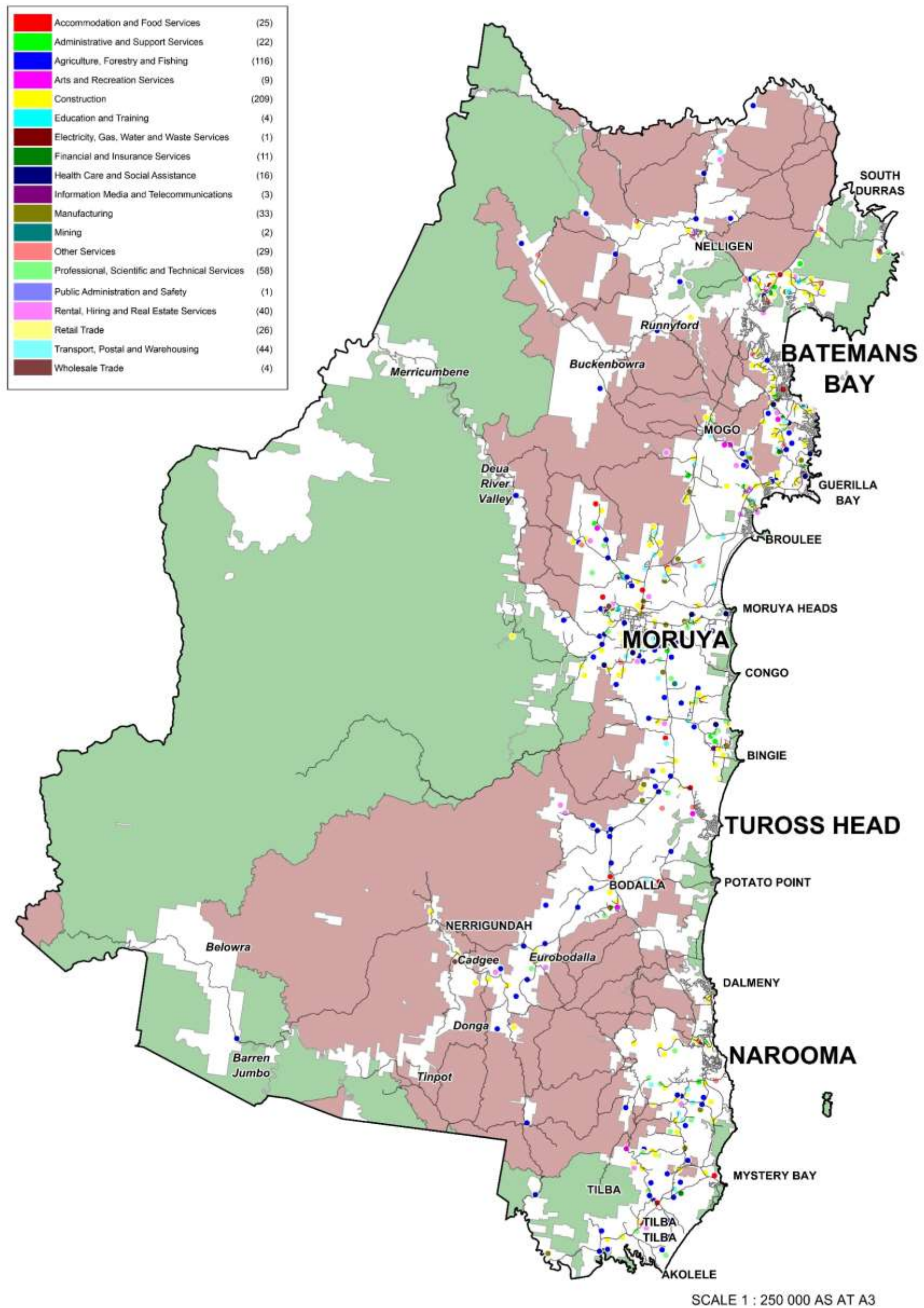
Source: Eurobodalla LEP 2012

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



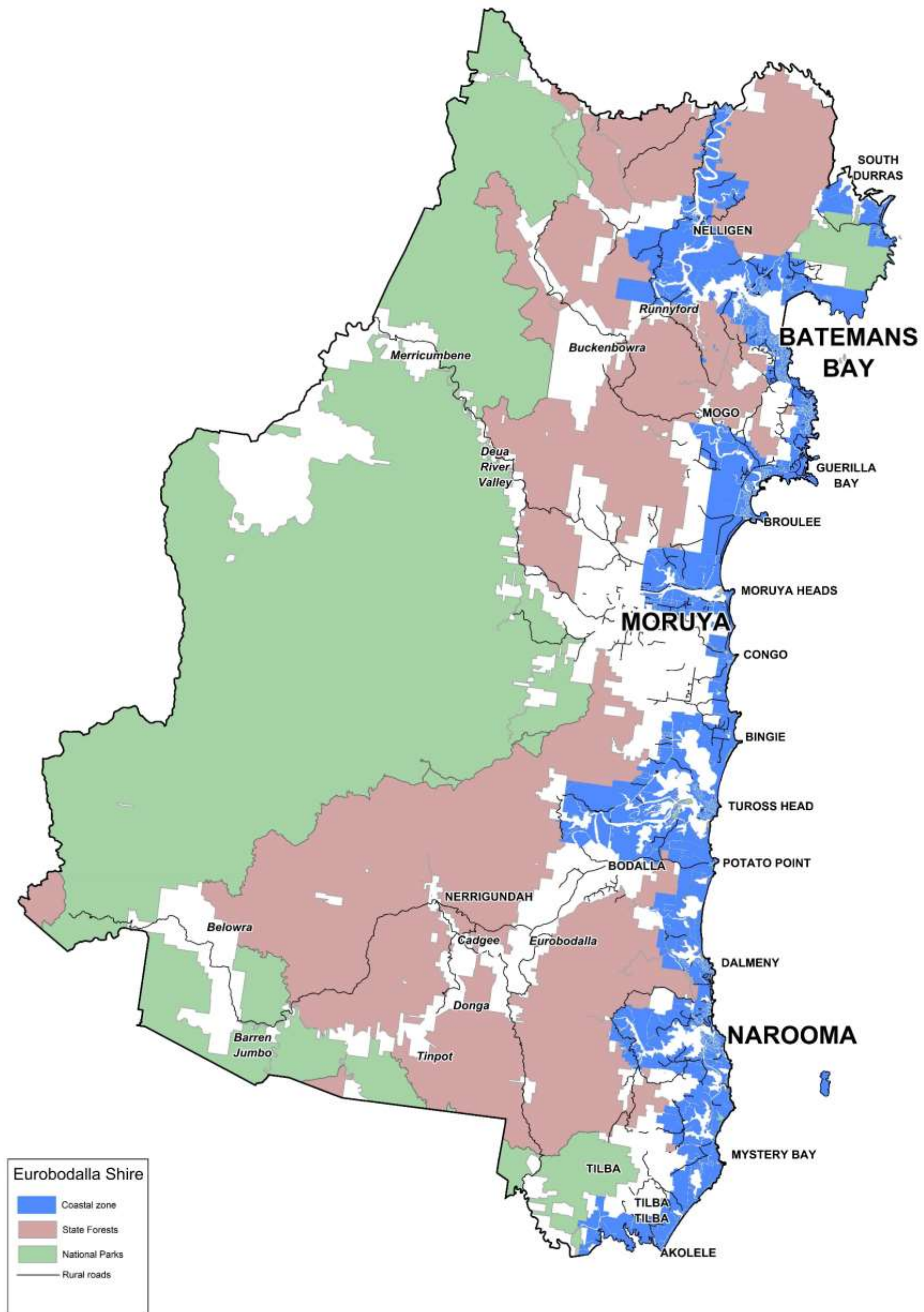
Source: Eurobodalla LEP 2012.

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



Source: Australian Business Register 2014

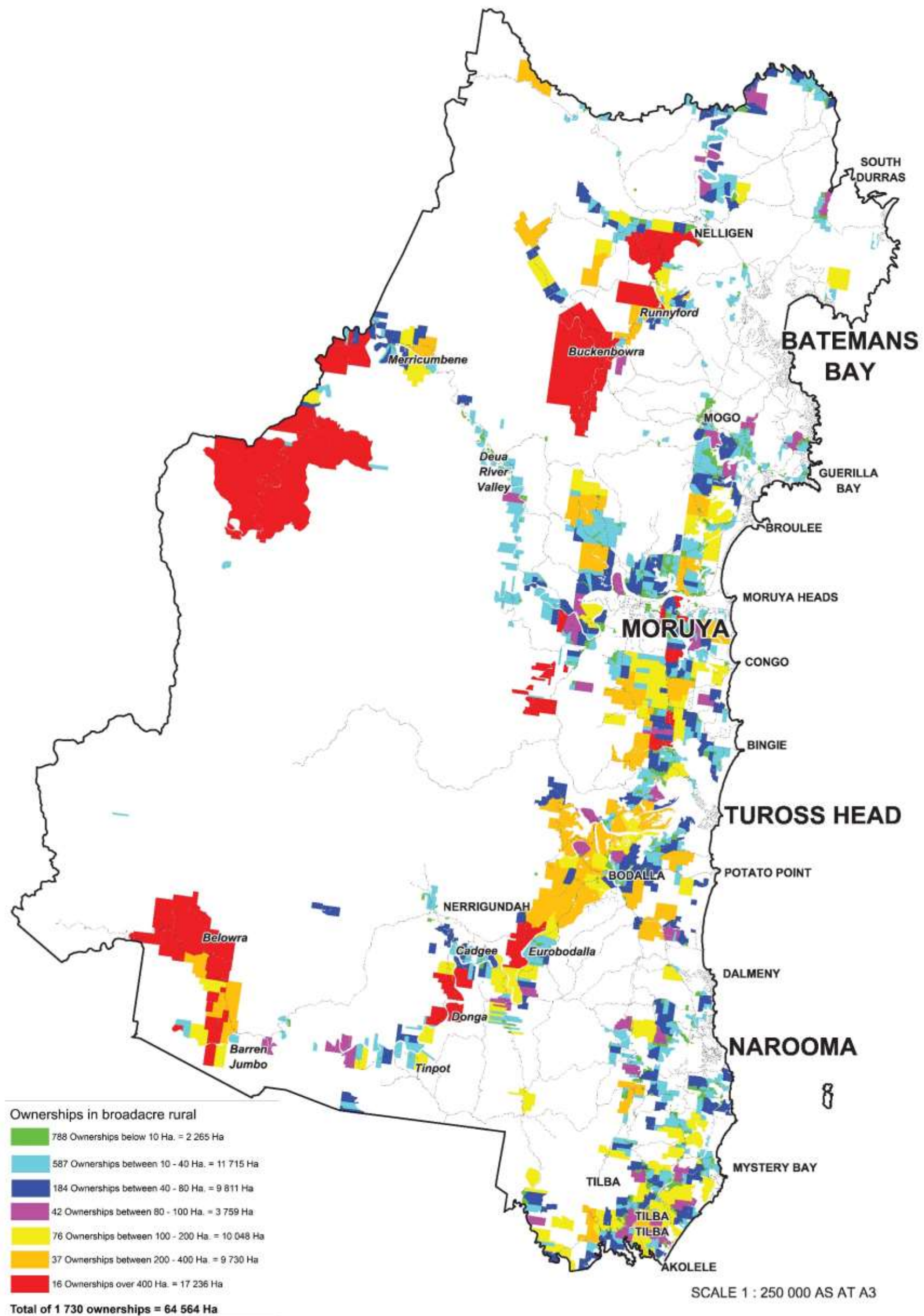
MAP 10: THE COASTAL ZONE WITHIN EUROBODALLA SHIRE



Source: NSW Department of Planning and Environment

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

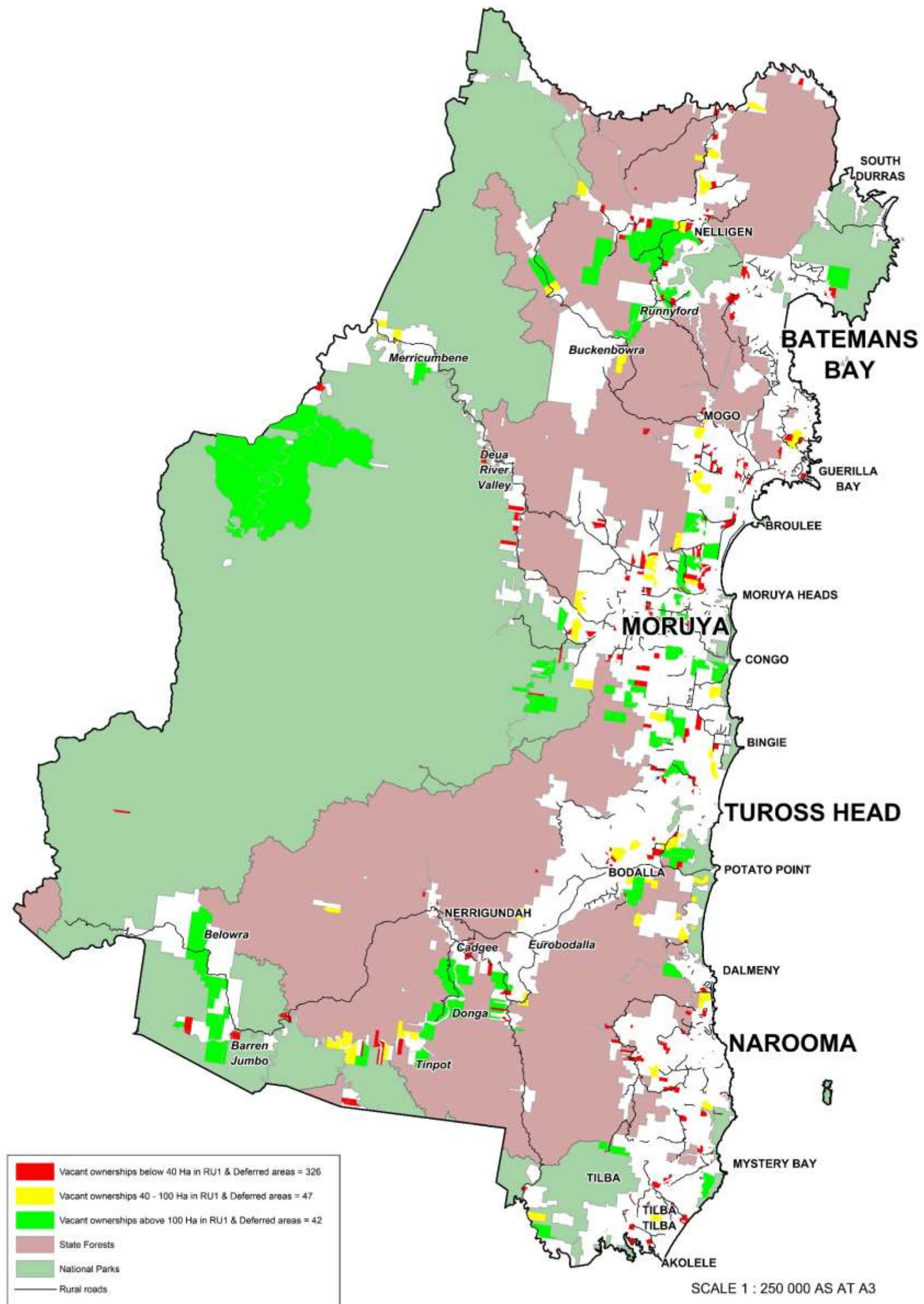
(See discussion Paper 9 for details)



Source: Council GIS property data, 2015.

MAP12: VACANT OWNERSHIPS IN THE GENERAL RURAL AREA OF EUROBODALLA

(See Discussion Paper 9 for detail)



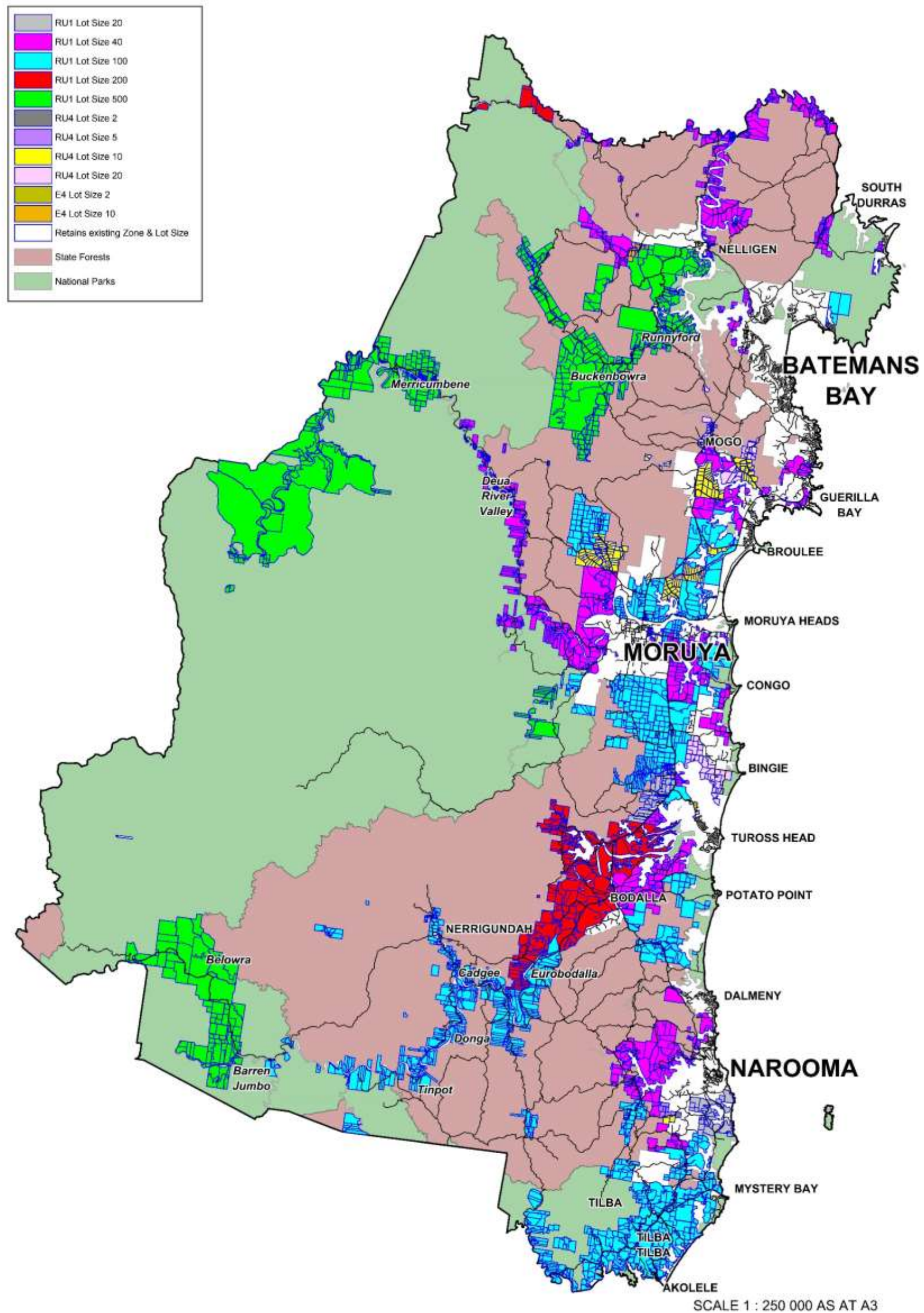
Source: Council GIS property data 2015.

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

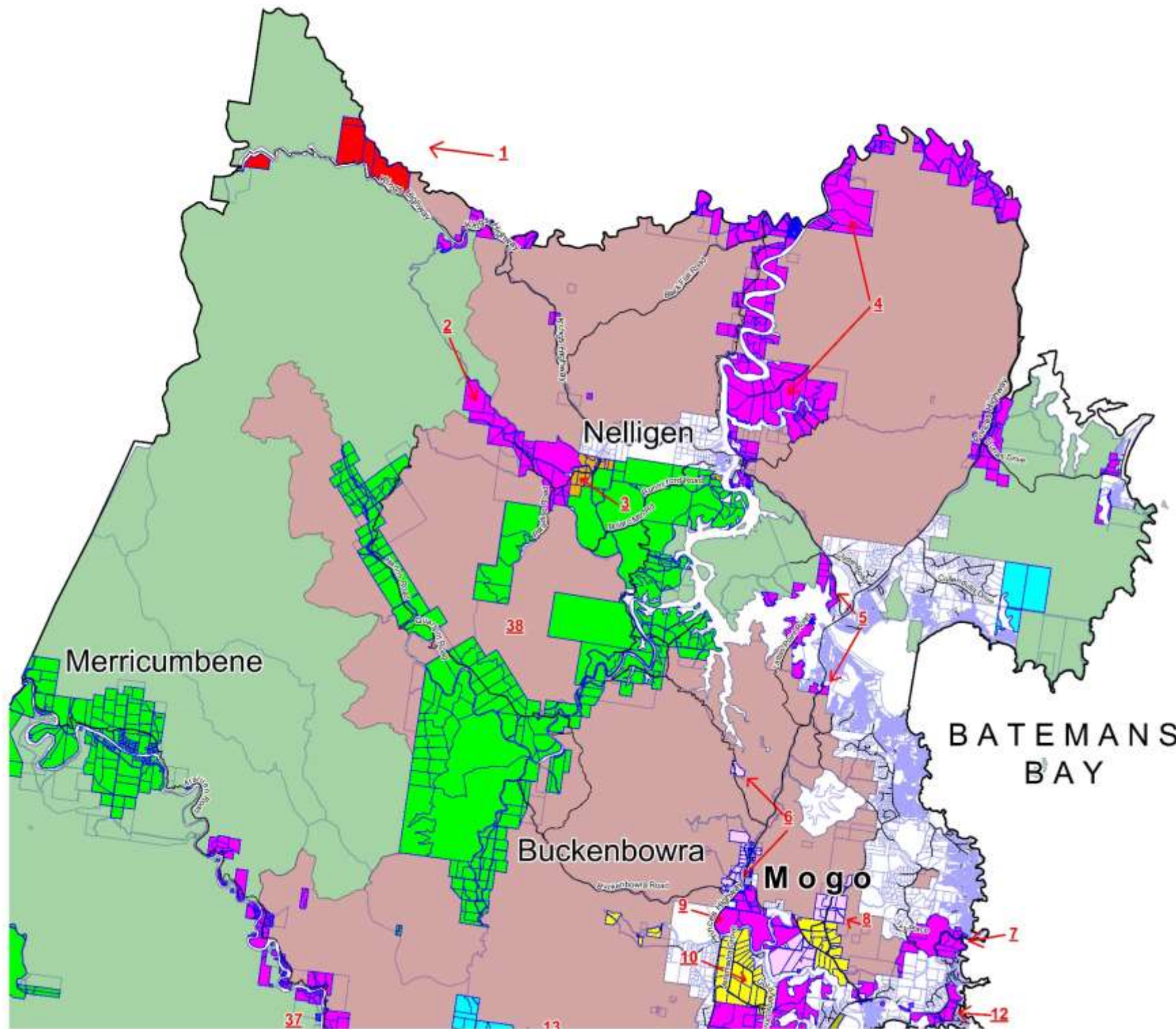
(See discussion paper 9 for details)



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)



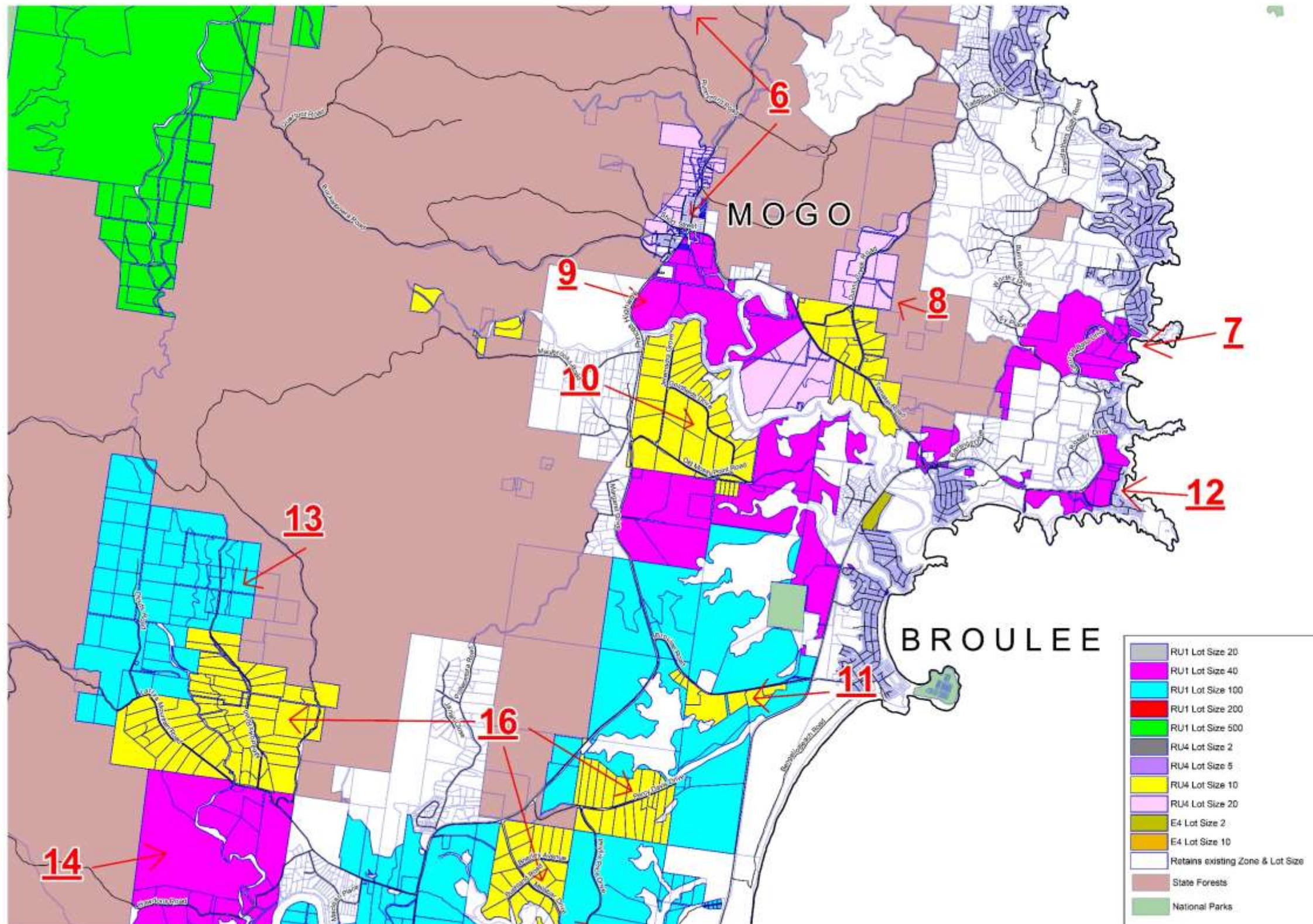
NOTES

1. This area at Murrenburg would be zoned RU1 with a 200 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.
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.
5. These remnant areas West of Batemans Bay would be zoned RU1 with 40 ha lot size. No additional dwellings envisaged due to constraints.
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.
7. North of Rosedale- proposed RU1 zoning with 40 ha lot size. Steep lands with access, bushfire and biodiversity constraints and coastal values.
8. This area surrounding Dunns Creek Road at Mogo would be zoned RU4 with part 10 ha and part 20 ha lot size. The area has some drainage constraints and bushfire hazard but good through access. The area is already small holdings and has only small areas of agricultural land.
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.
12. Guerilla Bay proposed RU1 zone with 40 ha lot size. This is important coastal land and warrants retention at current development scale.
38. Buckenbowra / Runnyford. Several large holdings and scattered smaller forested holdings. Relatively remote with difficult access. Propose RU1 zoning with 500 ha lot size.

Source: GBPS

MAP 15: RECOMMENDED ZONING AND LOT SIZES FOR THE GENERAL RURAL AREA- MOGO INSET MAP

(See Discussion paper 9 for detail)

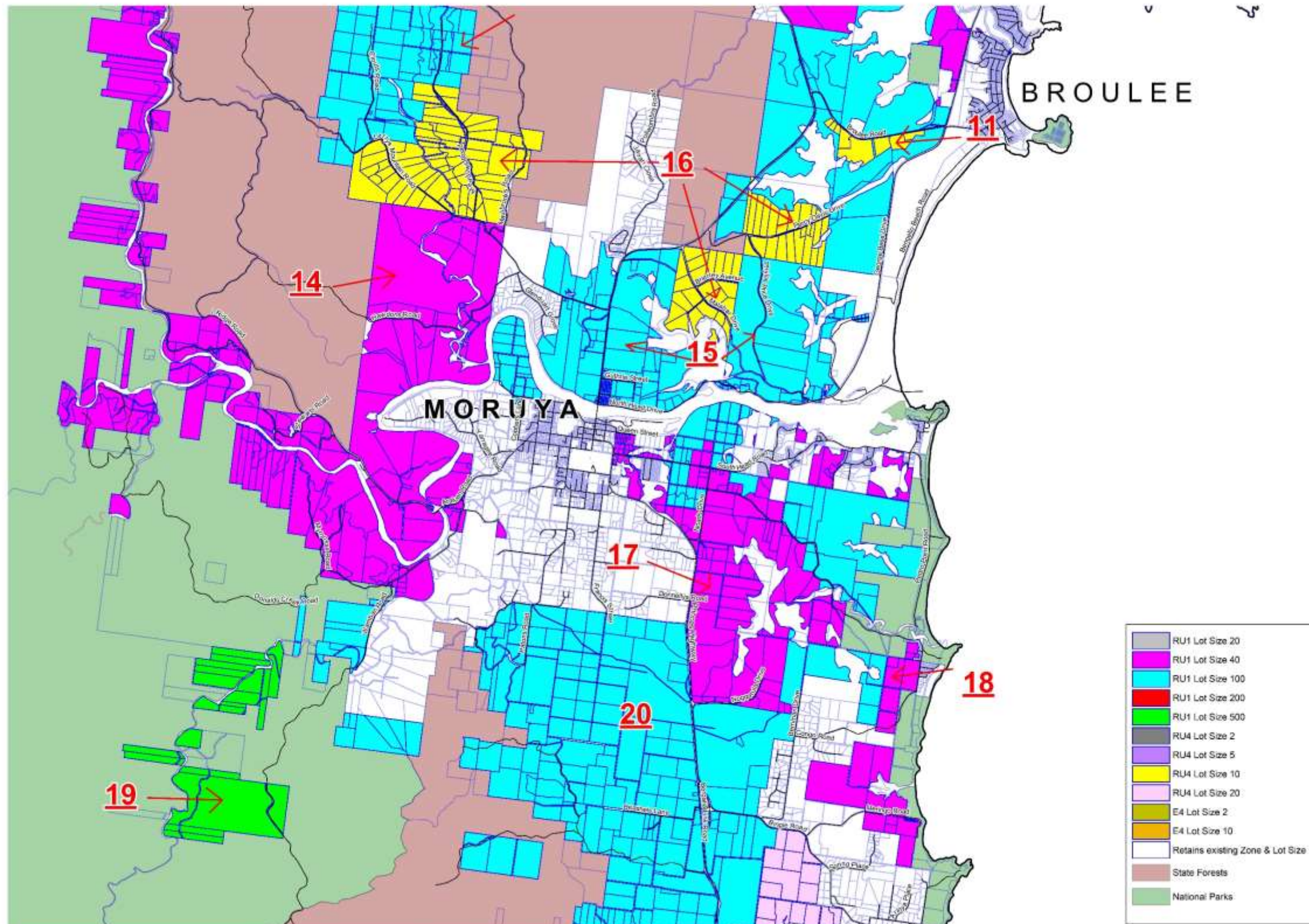


NOTES

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.
7. North of Rosedale- proposed RU1 zoning with 40 ha lot size. Steep lands with access, bushfire and biodiversity constraints and coastal values.
8. This area surrounding Dunns Creek Road at Mogo would be zoned RU4 with part 10 ha and part 20 ha lot size. The area has some drainage constraints and bushfire hazard but good through access. The area is already small holdings and has only small areas of agricultural land.
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.
11. This area of small lots on Broulee Road would be zoned RU4 with a 10 ha lot size. This would permit minor further subdivision of the existing lot pattern.
12. Guerilla Bay proposed RU1 zone with 40 ha lot size. This is important coastal land and warrants retention at current development scale.
13. Clouts Rd. 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.
16. Three existing small lot subdivisions. Propose RU4 with 10 ha lot size to reflect existing development.

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

(See Discussion paper 9 for detail)



NOTES

11. This area of small lots on Broulee Road would be zoned RU4 with a 10 ha lot size. This would permit minor further subdivision of the existing lot pattern.

14. Hawdons Rd area. Propose RU1 with 40 ha lot size. Mostly fragmented ownership and constrained for further development given access, biodiversity and bushfire.

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.

16. Three existing small lot subdivisions. Propose RU4 with 10 ha lot size to reflect existing development.

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

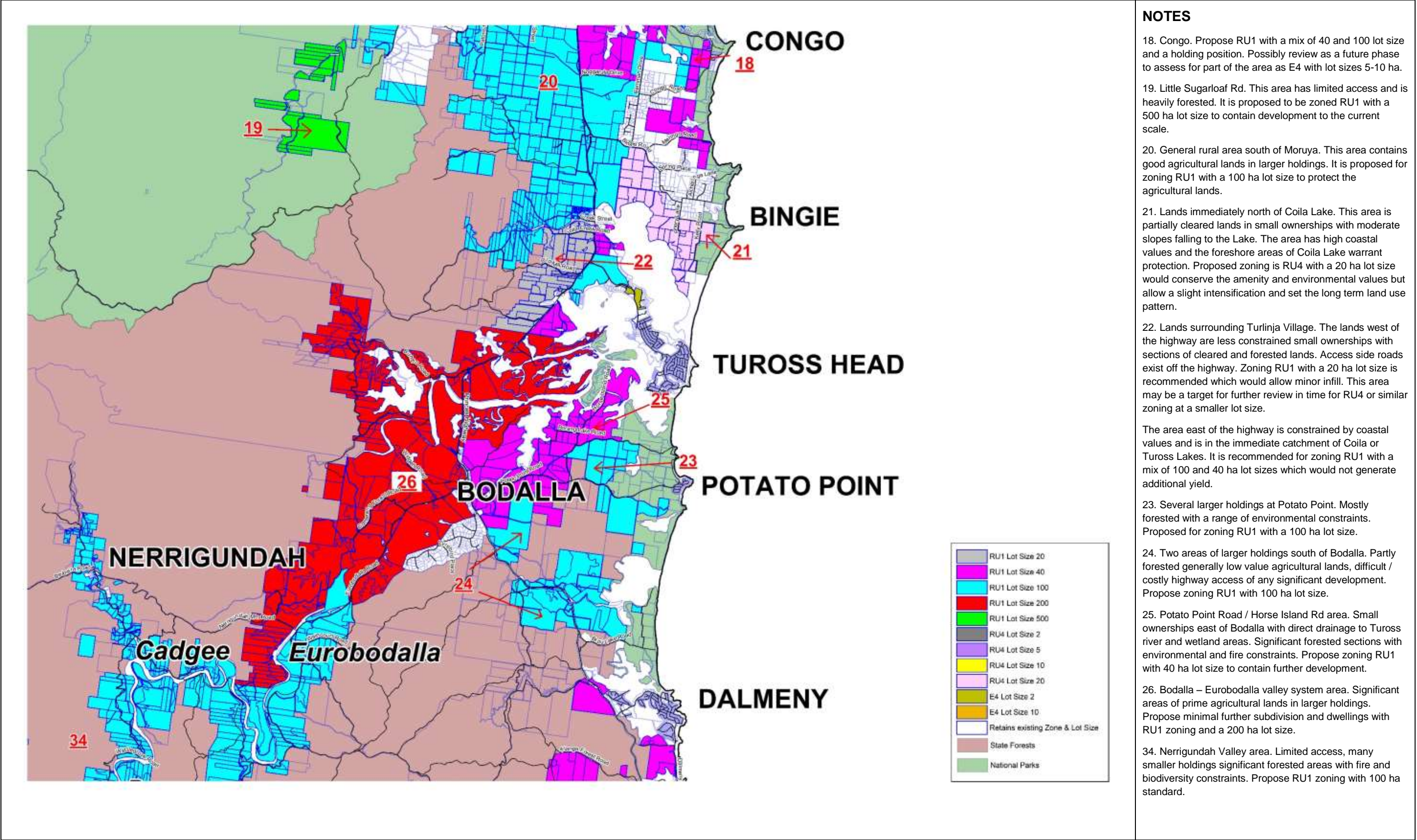
18. Congo. Propose RU1 with a mix of 40 and 100 lot size and a holding position. Possibly review as a future phase to assess for part of the area as E4 with lot sizes 5-10 ha.

19. Little Sugarloaf Rd. This area has limited access and is heavily forested. It is proposed to be zoned RU1 with a 500 ha lot size to contain development to the current scale.

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.

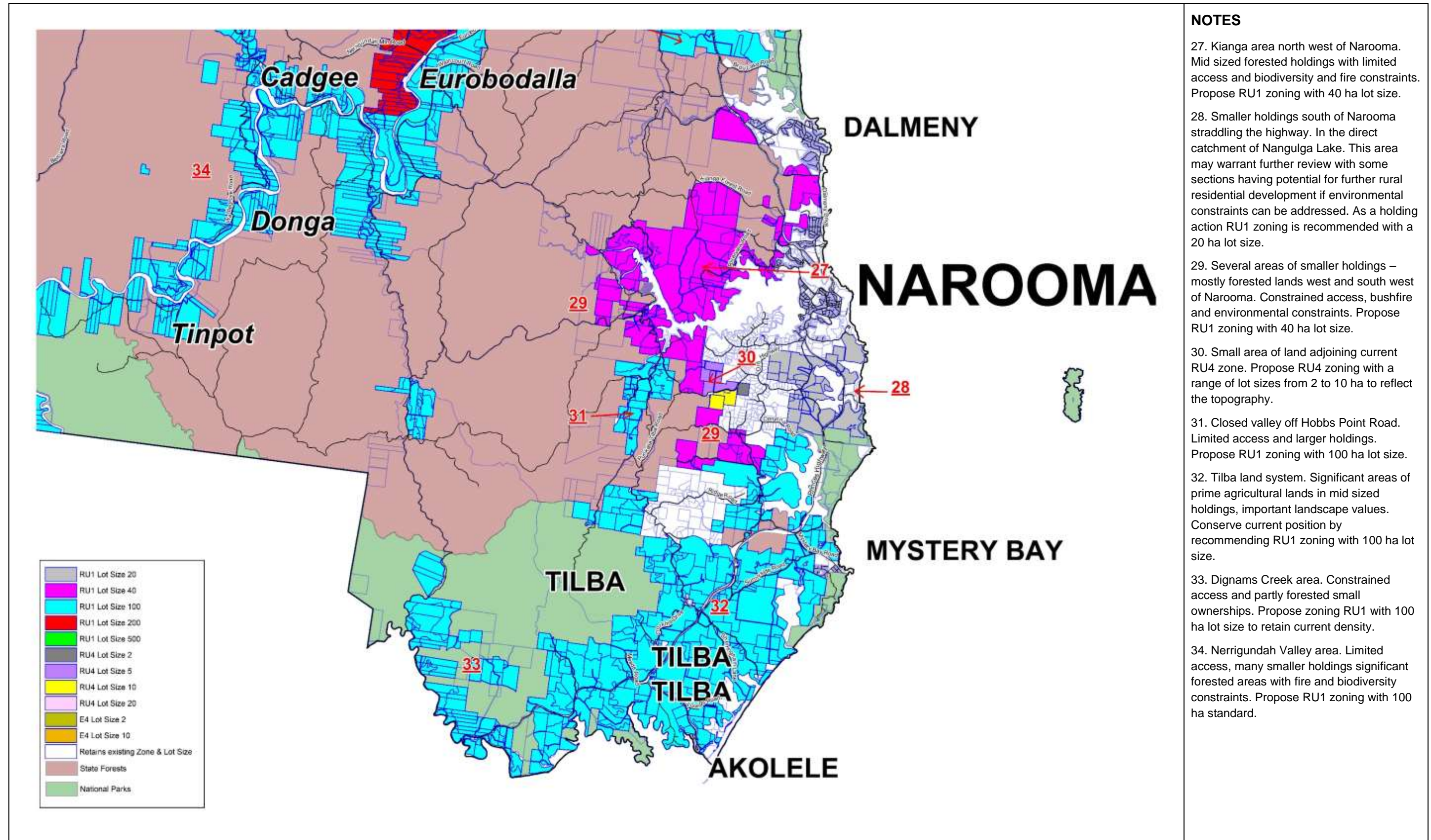
MAP 17: RECOMMENDED ZONING AND LOT SIZES FOR THE GENERAL RURAL AREA- BODALLA INSET MAP

(See Discussion paper 9 for detail)



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

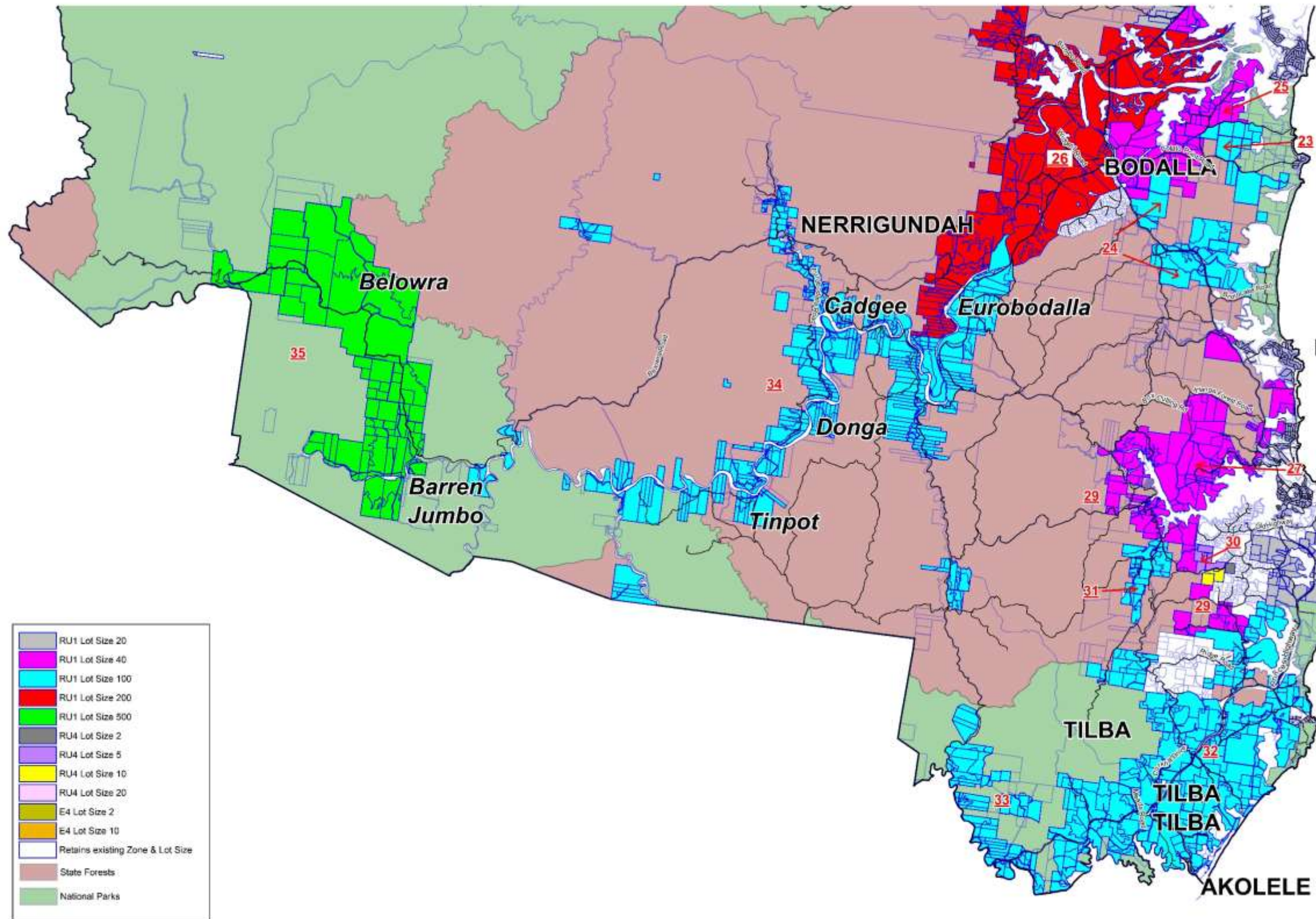
(See Discussion paper 9 for detail)



Source GBPS

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

(See Discussion paper 9 for detail)

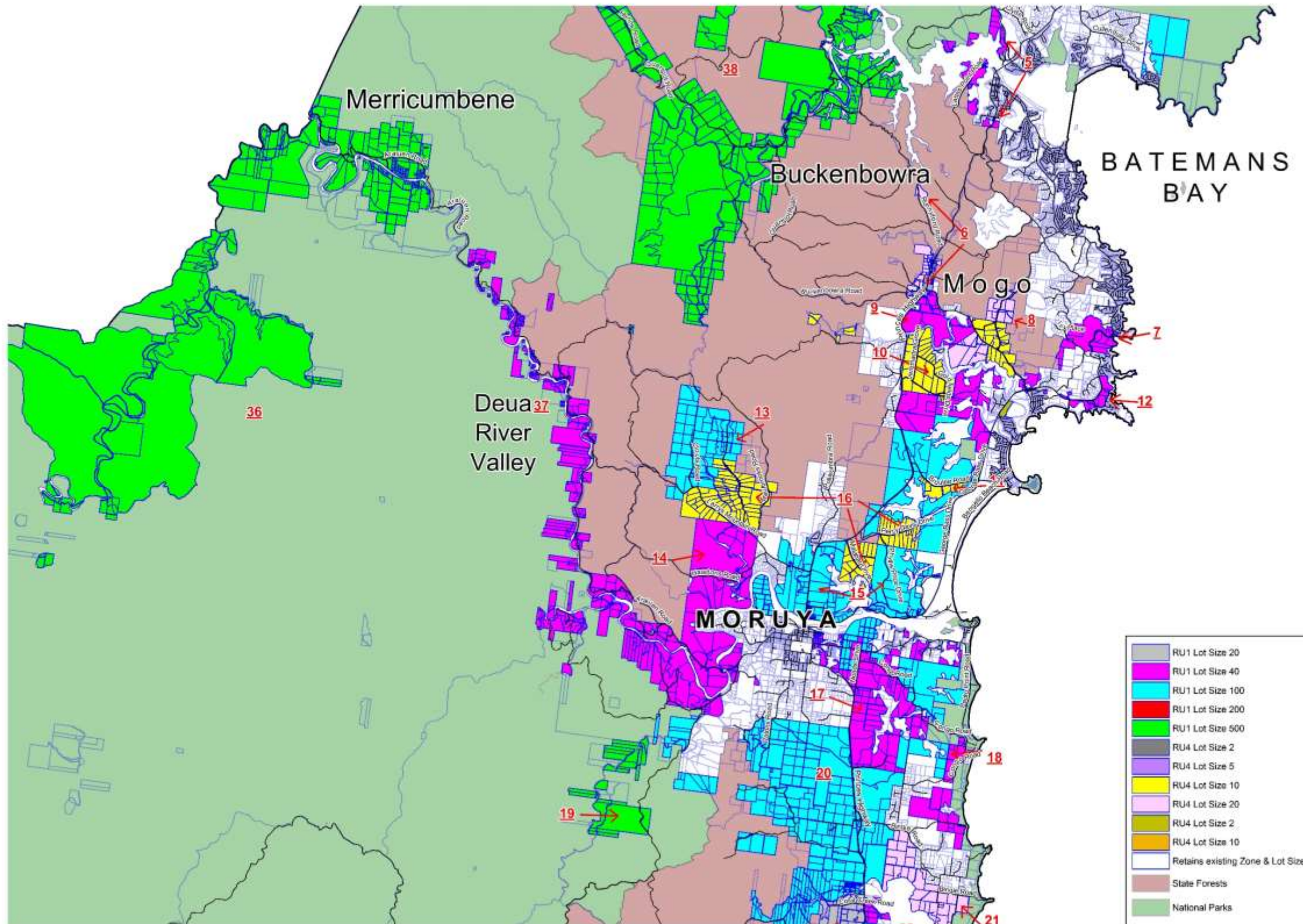


NOTES

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.

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

(See Discussion paper 9 for detail)



NOTES

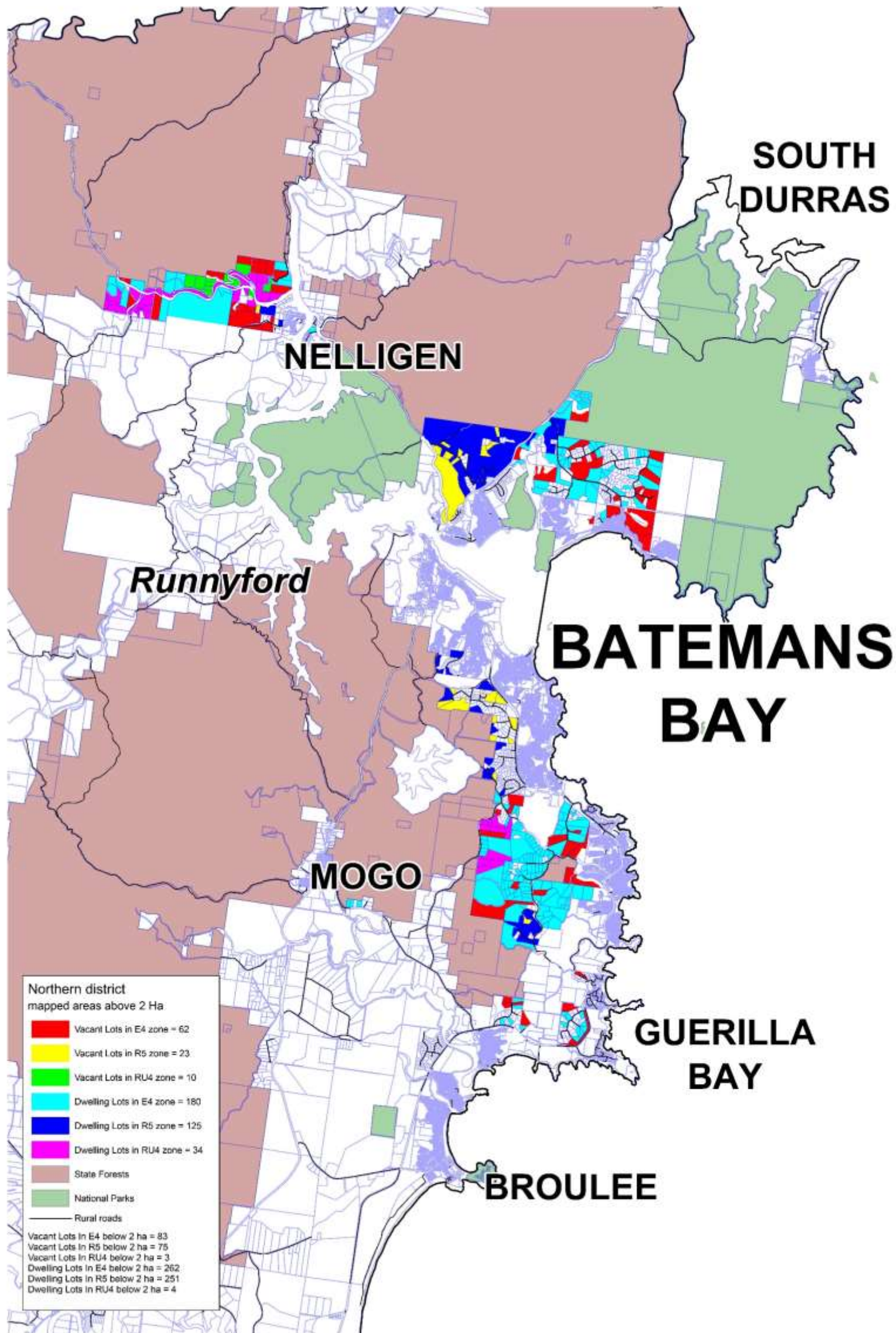
36. Deua/ Merricumbene. Several very large holdings of mostly steep, forested land. Difficult access and remote, significant fire and biodiversity constraints. Propose RU1 zoning with 500 ha lot size.
37. Deua River Valley. Many small holdings. Poor access and high bushfire and biodiversity / catchment constraints. Many steep areas. Propose RU1 with 40 ha lot size to retain current pattern.
38. Buckenbowra / Runnyford. Several large holdings and scattered smaller forested holdings. Relatively remote with difficult access. Propose RU1 zoning with 500 ha lot size.

Source GBPS

3 SECTION THREE: RURAL RESIDENTIAL ZONE MAPS

MAP 21: CURRENT VACANT AND DEVELOPED RURAL RESIDENTIAL LOTS IN THE NORTH OF THE SHIRE

(See Discussion Paper 10 for detail)

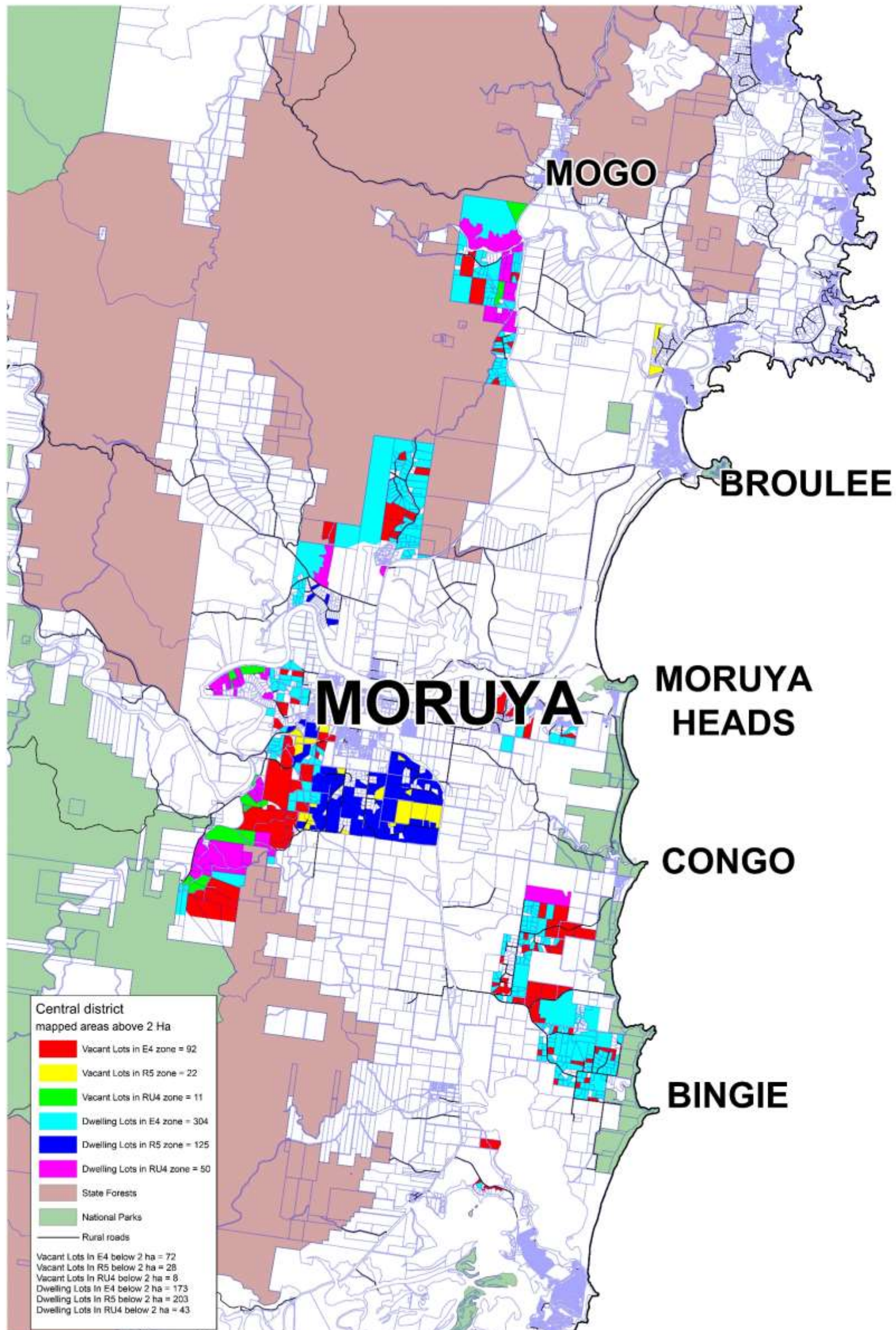


Source Council GIS data and GBPS research

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 22 CURRENT VACANT AND DEVELOPED RURAL RESIDENTIAL LOTS IN THE CENTRE OF THE SHIRE

(See Discussion Paper 10 for detail)

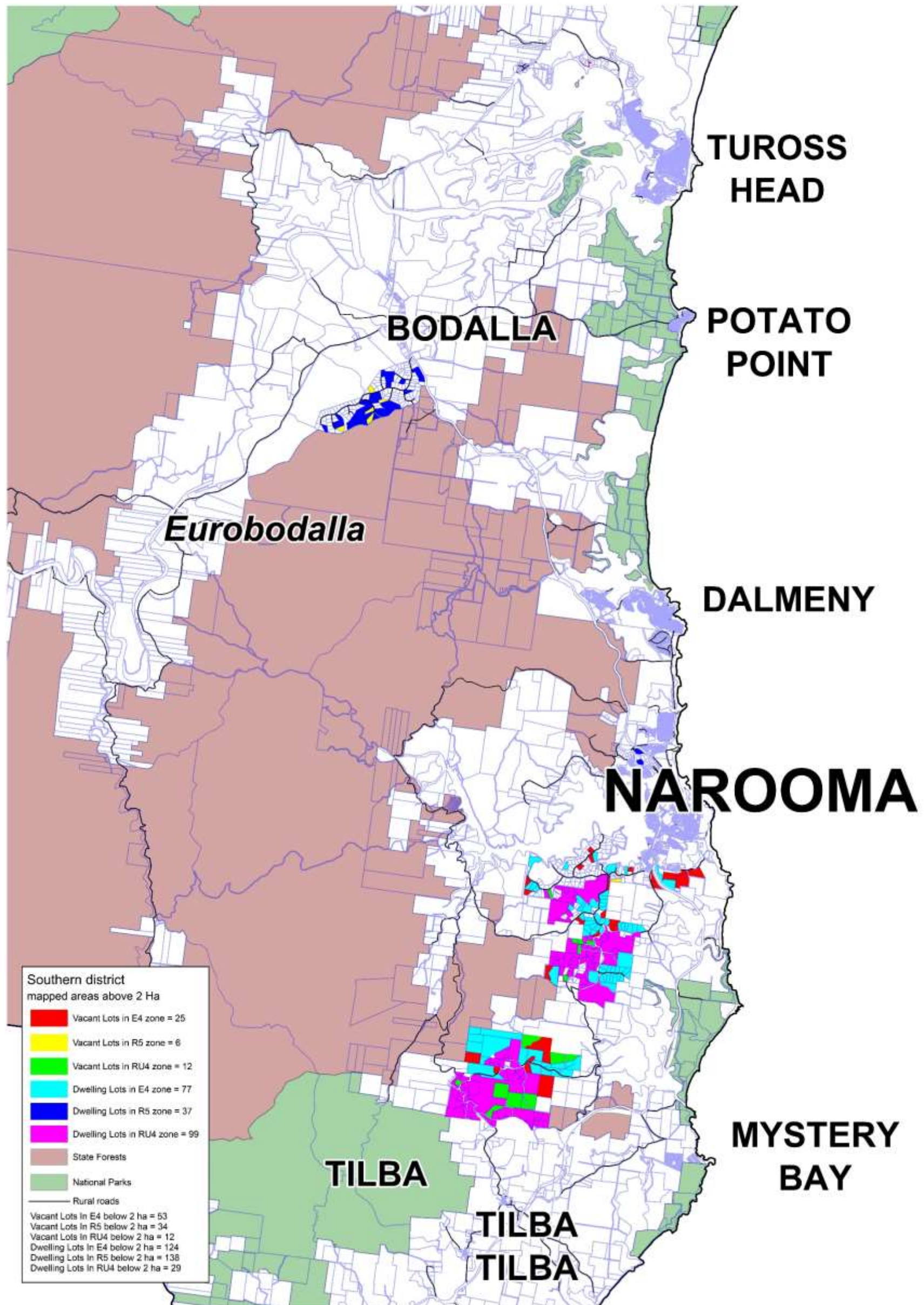


Source Council GIS data and GBPS research

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 23: 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