

SLEP2009 1(d) ..= RU2

RU2 Rural Landscape

Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To provide for land uses and other development which by virtue of their character require siting away from urban areas.

Permitted without consent

Extensive agriculture; Home occupations.

Permitted with consent

Agriculture; **Air transport facilities**; Boat repair facilities; Boat sheds; Building identification signs; Business identification signs; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Crematoria; Dairies (pasture based); Depots; Dual occupancies (attached); Dwelling houses; Entertainment facilities (in conjunction with tourist accommodation); Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Food and drink premises; Forestry; Freight transport facilities; Funeral homes; Group homes; Hazardous industries; Home-based child care; Home businesses; Home industries; Horticulture; Information and education facilities; Marinas; Markets; Moorings; Offensive industries; Places of public worship; Recreational areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roads; Roadside stalls; Rural industries; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems.

Prohibited

Hotel and motel accommodation; Pubs; Serviced apartments; Any other development not specified in item 2 or 3.

SLEP1985

Zone No. 1(d) (Rural “D” (General Rural) Zone)

urban areas;

(b) to recognise the potential for high intensity bush fire over wide areas of the zone and to ensure that development does not lead to significant risks to life or property from bush fire or to the implementation of bush fire mitigation measures which will have a significant environmental impact; and

(c) to ensure that wherever possible the location, design and management of development is consistent with:

- (i) the protection of important natural and cultural environments;
- (ii) the conservation of renewable natural resources such as forests and prime crop and pasture land;
- (iii) the maintenance of opportunities for economic development of important extractive resources;
- (iv) minimising conflict between land uses; and
- (v) any plans for public infrastructure provision or management.

2. Without development consent

Agriculture; forestry (other than on land to which clause 21, 23, 25 or 27 applies).

3. Only with development consent

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development is prohibited.

4. Prohibited

Boarding houses; bulk stores; bulky goods retailing; car repair stations; cluster housing; dual occupancies (other than attached dwellings); generating works involving wind- powered generators; industries (other than rural industries, extractive industries, offensive or hazardous industries); junk yards; motor showrooms; residential flat buildings; service stations; sexual services premises; shops; warehouses.

[Amendment #127 – see page xxvi] [Amendment #153 – see page xxvii]

SLEP2009 ... 1(a) , 1 (b), 1(e) ... = RU1

Zone RU1 Primary Production

Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- **To conserve and maintain the productive potential of prime crop and pasture land and the potential for economic extraction of hard rock, mineral, sand or gravel resources.**

Permitted without consent

Extensive agriculture; Home occupations.

Permitted with consent

Agriculture; Air transport facilities; Boat repair facilities; Boat sheds; Building identification signs; Business identification signs; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Crematoria; Dairies (pasture based); Depots; Dual occupancies (attached); Dwelling houses; Educational establishments; Entertainment facilities (in conjunction with tourist accommodation); Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Food and drink premises; Forestry; Group homes; Home-based child care; Home businesses; Home industries; Horticulture; Information and education facilities; Marinas; Markets; Mining; Moorings; Offensive industries; Places of public worship;; Recreational areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roads; Roadside stalls; Rural industries; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems.

Prohibited

Hotel and motel accommodation; Pubs; Serviced apartments; Any other development not specified in item 2 or 3.

SLEP 1985

Zone No. 1(a) (Rural “A” (Agricultural Production) Zone)

1. Objectives of zone

The objectives are:

- (a) to conserve and maintain the productive potential of prime crop and pasture land;
 - (b) to ensure that existing or potential agricultural land use is not jeopardised by non-agricultural land uses; and
 - (c) to conserve cultural landscapes.
2. Without development consent

Agriculture (other than on land to which clause 21, 23, 25 or 27 applies).

3. Only with development consent

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development is prohibited.

4. Prohibited

Boarding houses; bulk stores; bulky goods retailing; caravan parks; car repair stations; cluster housing; commercial premises; dual occupancy development (other than development resulting in attached dwellings); generating works involving wind-powered generators; hotels; industries (other than rural industries or extractive industries); junk yards; motels; motor showrooms; offensive or hazardous industries (other than those which are reliant on prime crop and pasture land); residential flat buildings; service stations; sexual services premises; shops; warehouses.
[Amendment #127 – see page xxvi] [Amendment #153 – see page xxvii]

Zone No. 1(b) (Rural “B” (Arterial and Main Road Protection) Zone)

1. Objectives of zone

The objectives are:

- (a) to minimise the direct and accumulative impact of development on the efficiency and safety of existing or proposed main and arterial roads;
- (b) to promote a high level of scenic quality adjacent to existing or proposed main or arterial roads; and
- (c) to encourage, where possible, the use of existing or proposed side roads as an alternative to direct vehicular access to an existing or proposed main or arterial road.

2. Without development consent

Agriculture (other than on land to which clause 21, 23, 25 or 27 applies).

3. Only with development consent

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development is prohibited.

(3) In determining a development application, the Shoalhaven Local Environmental Plan 1985 – with amendments made as at 22 February 2008 Page 17

4. Prohibited

Boarding-houses; bulk stores; bulky goods retailing; caravan parks; car repair stations; clubs; cluster housing; commercial premises; dual occupancies (other than attached dwellings); industries (other than rural industries); junk yards; liquid fuel depots; mines; motor showrooms; places of assembly; residential flat buildings, retail plant nurseries (other than where a wholesale nursery is also operated on the same land and where access to the land is by a local side road and not a main road); sawmills; service stations; sexual services premises; shops; stock and sale yards; timber yards; transport terminals; warehouses.

[Amendment #127 – see page xxvi] [Amendment #153 – see page xxvii]
[Amendment #195 – see page xxxvii]

Zone No. 1(e) (Rural “E” (Extractive and Mineral Resources) Zone)

1. Objective of zone

The objective is to maintain the potential for economic extraction of hard rock, mineral, sand or gravel resources.

2. Without development consent Agriculture.

3. Only with development consent

Dwellings and buildings incidental to or subsidiary to agriculture; extractive industries; forestry; generating works (other than wind-powered generators); home activities; intensive animal husbandry; intensive horticulture; mines; roads; turf farming; utility installations (other than gas holders).

4. Prohibited

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development may be carried out only with development consent.

1.

Objectives of zone

The objectives are:

(a) to provide opportunities for a range of rural land uses and other development, including those which by virtue of their character require siting away from

breakfast

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[Amendment #69 – see page xi] [Amendment #119 – see page xix] [Amendment #127 – see page xxv]

0 JERVIS BAY RD Export Zoom to

Name	Value
Property Details :	Lot 13 DP 787669
Address Details :	Jervis Bay Rd
Proposed Zone(LZN) :	E2,RU2
Minimum Lot Size(LSZ) :	Minimum Lot Size 40ha
Maximum Building Height(HOB) :	No overlay, Clause 4.3 applies
Maximum Floor Space Ratio(FSR) :	No
Heritage(HER) :	No
Urban Release Area(URA) :	No
Land Occupation	No