

## Elouera Estate & Fairview Estate Erowal Bay - Paper Subdivisions

September 2020

A “paper subdivision” describes land containing lots that only have recognition on paper and, in many cases, have no formed roads, reticulated water, sewer or electricity. This factsheet provides information on the Elouera Estate and Fairview Estate paper subdivisions in Erowal Bay (refer to Maps at the end of this factsheet).

### Land Zoned for Environmental Conservation

The subject land is zoned E2 – Environmental Conservation under Shoalhaven Local Environmental Plan 2014, apart from Lot 241 in DP 8769 which is zoned RE1 – Public Recreation.

The E2 zoning generally prevents individual lots from being developed for dwellings or other uses because they are less than 40 ha.

A substantial proportion of land within Elouera and Fairview Estates is held by the Minister administering the National Parks and Wildlife Act, 1974.

The land contains habitat of threatened species that are protected under both the *NSW Biodiversity Conservation Act, 2016* and the *Commonwealth Environment Protection & Biodiversity Conservation Act, 1999*.

### Background

The Elouera Estate (DP 8769) and Fairview Estate (DP 8592) paper subdivisions were created in 1915/16 by Henry Halloran as part of “Pacific City”. Similar to other paper subdivisions across the region, the land was not developed and urban services were not extended into the area. A rural zoning was introduced in 1964, meaning that development of the individual lots for housing was not permitted.

A Planning Proposal (PP) to rezone Elouera and Fairview Estates from ‘RU2 - Rural Landscape’ to ‘E2 - Environmental Conservation’ in order to reflect the high biodiversity values of the land and remove any uncertainty about the future uses and zoning of the land, was finalised in 2014.

Given that the site is located within the Jervis Bay Region there is a considerable body of strategic work that relates to the subject land and its conservation significance. It is noted that none of this work supports the possible development of this area.

## **Other Information**

The following plans and documents provide strategic background relating to history and planning investigations into the area:

- Jervis Bay, Our Heritage, Our Future 1992 (NSW State Government)
- Former Jervis Bay Regional Environmental Plan 1996 (NSW State Government)
- Jervis Bay Settlement Strategy (JBSS) 2003 (Shoalhaven City Council)
- Shoalhaven Growth Management Strategy (GMS) 2014 (Shoalhaven City Council)

