

Zoning

Fact sheet

What is zoning?

Zoning of land is used to designate areas within Shoalhaven Local Government Area for residential, commercial and industrial activities and development.

Zoning promotes orderly growth, manage change and protects special areas. These include heritage conservation areas and areas with high ecological values.

If you are planning to develop your property or use a premises for a specific use, the zoning of the land determines whether your development is permitted or prohibited to be undertaken.

Zoning also determines the minimum lot size or density, which determines whether a property can be subdivided or whether a house can be built on the land. Not all rural land has a legal right to have a dwelling erected upon the land and this is referred to as a dwelling entitlement. For more information regarding dwelling entitlement please click [here](#).

An environmental planning instrument, such as a Local Environmental Plan (LEP) will specify the zoning of every property in the area it applies.

Identifying zoning and development permissibility

If you'd like to search for planning information about your land, you can do this online via the NSW Planning Portal's Spatial Viewer [here](#).

Council also provides online mapping tool [here](#).

Alternatively, you can apply for a [Section 10.7 Certificates](#) which will detail the zoning of the land and relevant state, regional and local planning controls.

There are two types of Section 10.7 Planning Certificates:

- A Section 10.7(2) certificate shows the zoning, relevant state, regional and local planning controls applicable to the land and other property constraints such as land contamination, level of flooding and bushfire prone land; or
- A Section 10.7(2) and 10.7(5) certificate provides the same information as a 10.7(2) and includes advice of such other relevant matters affecting the land of which it may be aware.

Is my development permitted or prohibited?

Shoalhaven Local Environmental Plan 2014

The general process for checking whether the proposed use is permitted or prohibited in the zone is provided below:

1. Navigate to [Shoalhaven Local Environmental Plan 2014](#)
2. Determine which definition contained within the [Dictionary](#) is consistent with your development proposal.
3. View the [Land Use Table](#) to determine whether your proposed development is permitted with consent, or prohibited in the relevant zone.
4. Some properties have additional permitted development (with consent) where the zoning would ordinarily prohibit the development – check Schedule 1 Additional Permitted Uses.

Council's [Local Environmental Plan 2014 Matrix](#) also provides a list of land use definitions that are permitted with consent or prohibited in each zone. For example, in a R2 Low Density Residential zone, a 'dwelling house' is listed as permitted (with consent). Using 'dwelling house' as an example, development ancillary to a dwelling house (e.g. shed, swimming pool, fencing, and driveway) is considered permitted by the zoning.

For some developments, zoning and development permissibility can be complex and difficult to identify.

In more complex cases, it is recommended that a qualified town planner is engaged to seek professional advice.

Disclaimer

This fact sheet provides a summary of key elements. Any person using this document must do so on the basis that not every scenario and issue can be addressed. This document is subject to change without notice.