



Locality Discussion Paper – Exeter

This paper summarises proposed zonings and permissible development within the village of Exeter.

Commercial Area

- The existing shops on Bundanoon Road and Middle Road will be rezoned B1 Neighbourhood Centre. This land is currently part of the 2(a2) Residential zoning.

Residential Areas

- Currently, residential subdivision controls are largely applied through DCP 16 with the exception of the Residential 2(a1), 2(a2) and 2(c) zones which are defined under WLEP 1989 as being 4000m², 2000m² and 1000m² respectively. Under the draft 2007 LEP all minimum lot sizes will be indicated on the Land Zoning, Lot Size and Heritage Map.
- There will be two Residential zones in Exeter –

Proposed Zoning	Current Equivalent Zoning
R2 Low Density Residential	Residential 2(a2)
R5 Large Lot Residential	Residential 2(a2)

R2 Low Density Residential

- Current residential land zoned 2(a2) will be rezoned to R2 Low Density Residential with a minimum allotment size of 2000m².
- Under the draft 2007 LEP it is proposed to permit the erection of attached and detached dual occupancy developments in the R2 zone. Subdivision however will only be permitted for developments on corner allotments with a minimum 1,000m² and which have access to reticulated town water and sewerage systems. The development standards such as size, height, floor space ratio, vehicular access, parking and so on will be contained within the relevant DCP.

- Cluster housing is the only form of 'multi unit' housing permissible in the Residential A and Residential 2(a2) zones under Wingecarribee LEP 1989. Under the draft 2007 LEP, it is intended to prohibit all forms of medium density development within the R2 zone.

R5 Large lot Residential

- Land between 'Vine Lodge' and Exeter Oval currently zoned 2(a2) will be rezoned to R5 Large Lot Residential with a minimum lot size of 4000m², in line with the Deed of Agreement between Council and Malcolm Holdings.
- With regard to dual occupancy in the R5 Large Lot Residential zone under the draft 2007 LEP, attached dual occupancies only will be permissible with consent. Detached dual occupancies will be prohibited.
- Attached dual occupancies are currently limited to a maximum of 90m² for sites larger than 1000m². The development standards for attached dual occupancies will be contained in the relevant DCP.
- Under the new LEP all forms of multi unit housing including cluster housing would be prohibited in the R5 zone.

Rural Smallholdings Areas

- Current subdivision controls relating to the 1(c) Rural Smallholdings Zone is contained in the DCP 16. Under the draft 2007 LEP minimum lot sizes will be indicated on the Land Zoning, Lot Size and Heritage Map.
- All land currently zoned 1(c) Rural Smallholdings will be zoned RU4 Rural Small Holdings.
- Additional RU4 land has been zoned on the western side of Westgrove Road and Devon Road with a minimum of 2 hectares and between Rockleigh Road and School Lane with a minimum of 8 hectares.

Rural Land Areas

- All land generally zoned 7(b) will be rezoned to E3 Environmental Management.
- With regard to the former Exeter Quarry, clause 51 states:

51 Subdivision applications for Exeter Quarry [local]

(1) This clause applies to Lot 1, DP 611935, part Lot 1, DP 857562, Lot 2, DP 537292, Lot B, DP 395847, Lots 4, 5, 6 and part Lot 7, Section 1, DP 978852 and the road reserve, as shown edged heavy black and marked 38E on the Land Zoning Map.

(2) Despite any other provision of this Plan, development consent may be granted to the subdivision of land to which this clause applies for the creation of:

(a) not more than 25 rural residential allotments, each with an area of

not less than 2 hectares, and

(b) one other allotment, with an area of not less than 2 hectares.

(3) Despite any other provision of this Plan, a person may, with development consent, erect a single dwelling house on each of the rural residential allotments.

(4) In determining the application, the council must take into consideration any relevant water cycle management study addressing development on unsewered lands.

Controls for the bulk, height and overall design of the dwellings will be controlled through the Development Control Plan.

Heritage Items and Conservation Areas

- Heritage items in Exeter are shown on the appropriate Land Zoning, Lot Size and Heritage Map and individual heritage items are listed in Schedule 5 of the draft LEP.
- The conservation and management of heritage items is dealt with under Clause 35 of the draft LEP.

