

Proposed Objectives and Uses in the E2 and E3 Zones

The following objectives and permissible land uses are proposed in the E2 and E3 zones:

Zone E2: Environmental Conservation

Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, or cultural values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

Permitted without consent

Environmental protection works.

Permitted with consent

Environmental facilities; Extensive agriculture; Recreation areas; Roads.

Prohibited

Business premises; Hotel or motel accommodation; Industries; Recreation facilities (major); Residential accommodation; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; any other development not specified in above.

Zone E3: Environmental Management

Objectives of zone

- To protect, manage and restore areas with special ecological, scientific, or cultural values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To prevent inappropriate development in geologically hazardous areas.
- To encourage passive recreation, environmental education and an understanding of natural systems where these activities will not have a detrimental effect on land within the zone.

Permitted without consent

Extensive agriculture; Environmental protection works; Home-based child care; Home occupations.

Permitted with consent

Bed & breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Community facilities; Dual occupancies; Dwelling houses; Ecotourist facilities; Emergency services facilities; Environmental facilities; Farm buildings; Farm stay accommodation; Forestry; Flood mitigation works; Home businesses; Home industries; Horticulture; Jetties; Places of public worship; Recreation areas; Roads; Veterinary hospitals; Wharf or boating facilities.

Prohibited

Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified above.

To view the above land use definitions see the [dictionary of Byron LEP 2014](#)