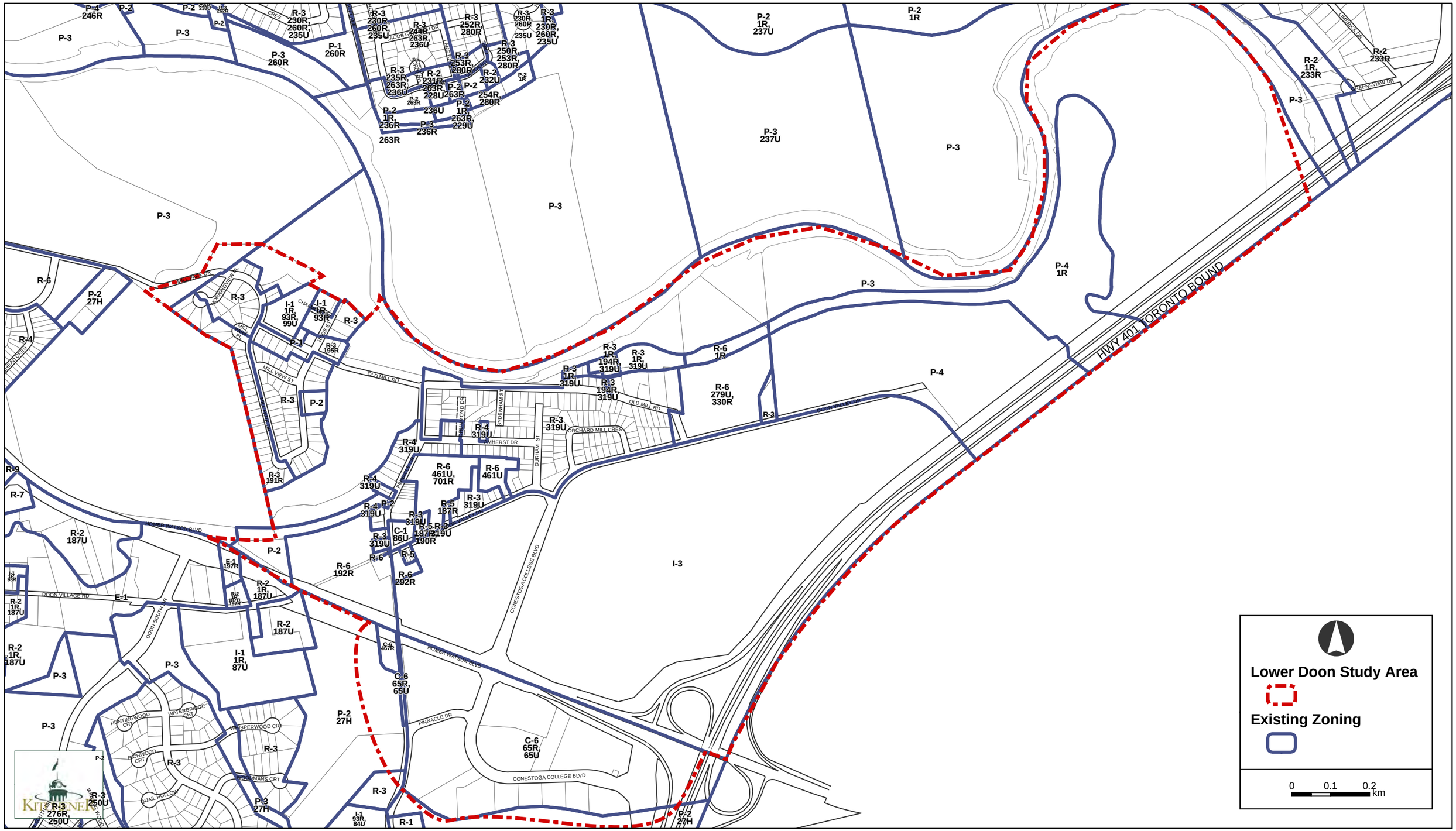Lower Doon Study Area - Existing Zoning