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Upper Lachlan Shire Council

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Request to prepare a local environmental plan

Planning proposal number	PP-2021-5019	
Land description and address	To amend the Land Use Tables of the Upper Lachlan Local Environment. The proposal changes all the land use zones and affects all property except National Parks zones.	
Principal instrument	<i>Upper Lachlan Local Environmental Plan 2010</i>	
Proposed amendment number	Amendment No.8	
Amendment proposed	<input type="checkbox"/> maps	<input checked="" type="checkbox"/> text provisions
Consist with the gateway determinations	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
Relevant provisions	Part 2 Permitted or prohibited development 2.3 Zone objectives and Land Use Table Zone RU1 Primary Production Zone RU2 Rural Landscape Zone RU4 Primary Production Small Lots Zone RU3 Forestry Zone RU5 Village Zone R2 Low Density Residential Zone R5 Large Lot Residential Zone B2 Local Centre Zone B4 Mixed Use Zone IN2 Light Industrial Zone SP1 Special Activities	

Zone SP2 Infrastructure
Zone RE1 Public Recreation
Zone C2 Environmental Conservation
Zone C3 Environmental Management

Relevant maps

There are no mapping changes

Background	<p>The planning proposal was approved by a delegate of the Minister for Planning in a gateway determination dated 29 September 2021.</p> <p>I am instructed that the planning proposal was publicly exhibited from 4 October 2021 to 10 November 2021.</p> <p>I also request your opinion as to whether the proposed amendments may be legally made.</p>
Instructions	<p>Delete the Land Use Table in the Upper Lachlan Local Environmental Plan 2010 and replace it with the Land Use Table in the Attachment.</p>
Timeframe	<p>Urgent</p>

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Endorsed



Colleen Worthy
General Manager

Attachments

Planning Proposal; gateway determination

Land use tables LEP Amendment Upper Lachlan Local Environmental Plan 2010

Amend the Upper Lachlan Local Environmental Plan 2010 by deleting the existing land use tables from Part 2 Permitted and prohibited development and replacing them with the following table.

Land Use Table

Zone RU1 Primary Production

1. Objectives of zone

To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.

To encourage diversity in primary industry enterprises and systems appropriate for the area.

To minimise the fragmentation and alienation of resource lands.

To minimise conflict between land uses within this zone and land uses within adjoining zones.

To maximise agricultural land resource efficiency and promote the use of agricultural land for efficient and effective agricultural production.

To allow for the development of non-agricultural land uses that support value-adding to the agriculture industry, and are compatible with the character of the zone.

To protect, manage and restore areas with high conservation, scientific, cultural or aesthetic values.

To allow the development of processing, service and value adding industries related to agriculture and primary industry production.

To minimise the visual impact of development on the existing agricultural landscape character.

To provide for a range of compatible land uses that are in keeping with the rural character of the locality, do not unnecessarily convert rural land resources to non-agricultural land uses, minimise impacts on the environmental qualities of the land and avoid land use conflicts.

To protect prime agricultural land from the economic pressure of competing land uses.

To encourage the retention of remnant artefacts of significant historic and social values expressed in existing landscape and land use patterns.

To conserve and enhance the quality of potentially valuable environmental assets, including waterways, riparian land, wetlands and other surface and groundwater resources, remnant native vegetation and fauna movement corridors.

2. Permitted without consent

Building identification signs; Business identification signs; Environmental protection works; Extensive agriculture; Home-based child care; Home businesses; Home occupations

3. Permitted with consent

Agriculture; Animal boarding or training establishment; Aquaculture; Artisan food and drink industry; Bed and breakfast accommodation; Camping ground; Cellar door premises; Dwelling houses; Eco-tourist facility; Environmental facilities; Extractive industries; Farm buildings; Farm stay

accommodation; Home industries; Information and education facility; Landscaping material supplies; Open cut mining; Plant nurseries; Pub; Recreation area; Recreation facility (outdoor); Research station; Restaurants or cafes; Roads; Roadside stalls; Rural industry; Rural supplies; Rural worker's dwelling; Secondary dwellings; Self-storage units; Timber yards; Any other development not specified in item 2 or 4

4. Prohibited

Amusement centres; Centre-based child care facilities; Commercial premises; Correctional centres; Crematoria; Depot; Entertainment facilities; Exhibition homes; Exhibition villages; Freight transport facilities; Funeral homes; Health services facilities; Home occupations (sex services); Industries; Mortuaries; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential accommodation; Restricted premises; Service stations; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wholesale supplies; Waste or resource management facility

Zone RU2 Rural Landscape

1. Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To protect, manage and restore areas with high conservation, scientific, cultural or aesthetic values.
- To preserve environmentally sensitive land, including catchment areas, and prevent development likely to result in environmental harm.
- To provide opportunities for employment-generating development that integrates with tourism, and that is compatible with, and adds value to, local agricultural production.
- To encourage the retention of remnant artefacts of significant historic and social values expressed in existing landscape and land use patterns.
- To conserve and enhance the quality of potentially valuable environmental assets, including waterways, riparian land, wetlands and other surface and groundwater resources, remnant native vegetation and fauna movement corridors.

2. Permitted without consent

Building identification signs; Business identification signs; Environmental protection works; Extensive agriculture; Home-based child care; Home businesses; Home occupations

3. Permitted with consent

Agriculture; Agricultural produce industries; Animal boarding or training establishment; Artisan food and drink industries; Aquaculture; Bed and breakfast accommodation; Camping ground; Cellar door premises; Charter and tourism boating facility; Dwelling houses; Eco-tourist facility; Environmental

facilities; Extractive industries; Farm stay accommodation; Farm buildings; Food and drink premises; Function centre; Garden centres; Group home; Hardware and building supplies; High technology industries; Home industries; Information and education facility; Landscaping material supplies; Market; Light industries; Plant nurseries; Recreation areas; Recreation facility (outdoor); Research station; Restaurants or cafes; Roads; Roadside stalls; Rural industry; Rural supplies; Rural worker's dwelling; Secondary dwellings; Shop-top housing; Timber yards; Veterinary Hospital; Any other development not specified in item 2 or 4

4. Prohibited

Amusement centres; Commercial premises; Car Park; Caravan park; Centre Based Child Care Facility; Depot; Entertainment Facilities; Exhibition homes; Exhibition villages; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Mortuaries; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Retail premises; Service stations; Sex services premises; Storage premises; Transport depots; Truck depots; Take away food and drink premises; Vehicle body repair workshops; Vehicle repair stations; Wholesale supplies; Warehouse or distribution centres;

Zone RU3 Forestry

1. Objectives of zone

- To enable development for forestry purposes.
- To enable other development that is compatible with forestry land uses.

2. Permitted without consent

Uses authorised under the Forestry Act 2012 or under Part 5B (Private native forestry) of the Local Land Services Act 2013

3. Permitted with consent

Aquaculture; Camping ground; Eco-tourist facility; Environmental facilities; Environmental protection works; Information and education facilities; Research station; Roads

4. Prohibited

Any development not specified in item 2 or 3

Zone RU4 Primary Production Small Lots

1. Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To maintain soil and water quality in association with the more intensive residential development of land within this zone.
- To protect and enhance the water quality of watercourses and groundwater systems and to reduce land degradation.

- To conserve and enhance the quality of potentially valuable environmental assets, including waterways, riparian land, wetlands and other surface and groundwater resources, remnant native vegetation and fauna movement corridors.
- To protect, manage and restore areas with high conservation, scientific, cultural or aesthetic values.
- To encourage the retention of remnant artefacts of significant historic and social values expressed in existing landscape and land use patterns.
- To conserve, link and enhance the quality of potentially valuable environmental assets, including waterways, riparian land, wetlands and other surface and groundwater resources, remnant native vegetation and fauna movement corridors, and to reduce land degradation.

2. Permitted without consent

Building identification signs; Business identification signs; Environmental protection works; Home-based child care; Home businesses; Home occupations; Extensive agriculture

3. Permitted with consent

Agriculture; Agricultural produce industries; Animal boarding or training establishments; Artisan food and drink industry; Aquaculture; Bed and breakfast accommodation; Camping ground; Cellar door premises; Dual occupancies; Dwelling houses; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Garden centres; Home industries; Information and education facility; Kiosks; Landscaping material supplies; Poultry farms; Plant nurseries; Respite day care centre; Roads; Roadside stalls; Rural industries; Rural supplies; Rural worker's dwelling; Secondary dwellings; Timber yard; Any other development not specified in item 2 or 4

4. Prohibited

Air transport facilities; Airstrips; Amusement centres; Centre-based child care facilities; Commercial premises; Correctional centre; Crematoria; Depots; Entertainment facilities; Exhibition homes; Exhibition villages; Freight transport facilities; Health services facility; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Market; Mortuaries; Neighbourhood shops; Passenger transport facilities; Places of public worship; Pub; Recreation facility (outdoor); Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Self storage units; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wholesale supplies

Zone RU5 Village

1. Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To provide for the orderly and efficient use of land and infrastructure within each village.
- To provide high amenity of residential, commercial, civic and community uses within villages.
- To conserve and enhance buildings, landscape features and streetscape features that contribute to the character and identity of village areas.

- To conserve, link and enhance the quality of potentially valuable environmental assets, including waterways, riparian land, wetlands and other surface and groundwater resources, remnant native vegetation and fauna movement corridors, and to reduce land degradation.
- To encourage tourism assets and the provision of services within villages that support tourism activities.
- To facilitate a strong and viable village system that includes housing choice, business opportunities, adequate transport systems and a concentration of community services.

2. Permitted without consent

Bee keeping; Building identification signs; Business identification signs; Environmental protection works; Home-based child care; Home businesses; Home occupations

3. Permitted with consent

Artisan food and drink industry; Bed and breakfast accommodation; Camping ground; Caravan park; Centre-based child care facilities; Commercial premises; Community facilities; Dual occupancies; Dwelling houses; Entertainment facility; Environmental facility; Farm buildings; Home industries; Horticulture; Hotel or motel accommodation; Information and education facility; Kiosk; Market; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Passenger transport facility; Places of public worship; Pub; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurant or cafe; Roads; Schools; Secondary dwellings; Self-storage units; Seniors housing; Shop top housing; Take away food and drink premises; Tank-based aquaculture; Any other development not specified in item 2 or 4

4. Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Cellar door premises; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Funeral homes; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial training facilities; Industrial retail outlet; Industries; Jetties; Marinas; Mooring; Mooring pens; Mortuaries; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Recreation facilities (major); Research stations; Residential accommodation; Restricted premises; Roadside stalls; Rural industries; Sewerage systems; Sex services premises; Sewerage systems; Storage premises; Transport depots; Truck depots; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Zone R2 Low Density Residential

1. Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

- To facilitate the orderly and economic development of land for residential purposes and associated urban activities.
- To facilitate and promote the effective provision of affordable and suitable housing for varying household needs and community preferences.
- To protect creeks and waterways associated with the immediate and surrounding area.
- To conserve and enhance buildings, landscape features and streetscape features that contribute to the character and identity of village areas.
- To conserve, link and enhance the quality of potentially valuable environmental assets, including waterways, riparian land, wetlands and other surface and groundwater resources, remnant native vegetation and fauna movement corridors, and to reduce land degradation.
- To protect, manage and restore areas with high conservation, scientific, cultural or aesthetic values.
- To maintain the built integrity of the area by enabling development that is sympathetic to the existing heritage buildings and features.

2. Permitted without consent

Building identification signs; Business identification signs; Environmental protection works; Home-based child care; Home businesses; Home occupations

3. Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Caravan park; Centre-based child care facilities; Community facility; Dual occupancies; Dwelling houses; Environmental facility; Exhibition homes; Group homes; Home industries; Medical centres; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Plant nursery; Recreation areas; Pond-based aquaculture; Recreation facility (indoor); Respite day care centres; Restaurant or café; Secondary dwellings; Roads; Self-storage units; Seniors housing; Shop top housing; Small bar; Tank-based aquaculture; Any other development not specified in item 2 or 4

4. Prohibited

Agriculture; Airstrips; Air transport facilities; Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Boat building and repair facilities; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Electricity generating works; Entertainment facilities; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hospitals; Industrial retail outlets; Industrial training facilities; Industries; Information and education facility; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (major); Registered clubs; Restricted premises; Rural industries; Rural worker's dwelling; Serviced apartment; Service stations; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

Zone R5 Large Lot Residential

1. Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage subdivision of land that is consistent with the constraints and opportunities of the land.
- To conserve, link and enhance the quality of potentially valuable environmental assets, including waterways, riparian land, wetlands and other surface and groundwater resources, high conservation value vegetation, remnant native vegetation and fauna movement corridors.
- To provide a variety of lot size options, settlement patterns and hamlet style residential enclaves.
- To protect, manage and restore areas with high conservation, scientific, cultural or aesthetic values.

2. Permitted without consent

Building identification signs; Business identification signs; Home-based child care; **Home businesses**; Home occupations

3. Permitted with consent

Bed and breakfast accommodation; Boarding houses; Business Premises; Camping ground; Centre-based child care facilities; Community facility; Dual occupancies; Dwelling houses; Eco-tourist facility; Environmental facility; Extensive agriculture; Health services facilities; Home industries; Horticulture; Hotel or motel accommodation; Neighbourhood shop; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centre; Restaurant or cafe; Roadside stall; Oyster aquaculture; Pond-based aquaculture; Roads; Rural supplies; Secondary dwellings; Self-storage units; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

4. Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishment; Caravan Park; Commercial premises; Correctional centres; Crematoria; Depots; Electricity generating works; Entertainment facilities; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Industrial retail outlets; Industrial training facilities; Industries; Mortuaries; Multi-dwelling housing; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Restricted premises; Rural industries; Self storage units; Serviced apartment; Service stations; Sewerage systems; Shop top housing; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

Zone B2 Local Centre

1. Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To maintain the built integrity of the area by enabling development that is sympathetic to the existing heritage buildings and features.
- To maintain active street frontages and encourage vibrant centres by allowing residential and tourist and visitor accommodation above commercial premises.
- To maximise the efficient use of land in business centres to promote more compact and accessible places.
- To ensure that adequate provision is made for infrastructure that supports the viability of business centres, including public car parking, traffic management facilities, public transport facilities, cyclist facilities, pedestrian access paths, amenities, facilities for older people and people with disabilities and general public conveniences.
- To actively promote activity within the town centres, including weekends and the evenings.
- To provide for uses that support the creative economy.

2. Permitted without consent

Building identification signs; Business identification signs; Environmental protection works; Home-based child care; Home businesses; Home occupations

3. Permitted with consent

Amusement centre; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries; Hostel; Hotel or motel accommodation; Health services facilities; Information and education facilities; Light industry; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Veterinary hospitals; Any other development not specified in item 2 or 4

4. Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Caravan park; Cemeteries; Correctional centres; Crematoria; Electricity generating works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Group home; Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industries; Marinas; Moorings; Mooring pens; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Residential accommodation; Restricted premises; Rural industries; Rural workers dwelling; Self-storage units; Sewerage systems; Storage premises; Waste or resource management facilities; Wharf or boating facilities;

Zone B4 Mixed Use

1. Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To ensure a form of development that is consistent with the character of locality.
- To maintain the built integrity of the area by enabling development that is sympathetic to the existing heritage buildings and features.
- To encourage a wide range of land use options that are tourism and employment driven.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To provide for uses that support the creative economy.

2. Permitted without consent

Building identification signs; Business identification signs; Environmental protection works; Home-based child care; Home businesses; Home occupations

3. Permitted with consent

Amusement centre; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group home; Hostel; Hotel or motel accommodation; Information and education facilities; Light industries; Medical centres; Office premises; Oyster aquaculture; Passenger transport facilities; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Retail premises; Roads; Self-storage units; Seniors housing; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; vehicle body repair workshop; vehicle repair station; Any other development not specified in item 2 or 4

4. Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Cemeteries; Correctional centre; Electricity generating works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Industrial retail outlet; Industries; Marinas; Mooring; Mooring pens; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Residential accommodation; Rural industries; Sewerage systems; Storage premises; Waste or resource management facilities; Wharf or boating facilities;

Zone IN2 Light Industry

1. Objectives of zone

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.

- To ensure that new development and land uses incorporate measures that take account of their spatial context and mitigate any potential impacts on local amenity and character or the efficient operation of the local or regional road system.
- To provide for creative industrial uses such as artisan and cultural industries.

2. Permitted without consent

Building identification signs; Business identification signs; Environmental protection works;

3. Permitted with consent

Depots; Freight transport facility; Garden centres; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Light industries; Kiosk; Landscaping material supplies; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Recreation area; Restaurant or café; Roads; Storage premises; Tank-based aquaculture; Timber yards; Transport depot; Truck depot; Vehicle body repair workshop; Vehicle repair station; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4. Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Centre-based child care facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Home industry; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Public administration buildings; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Rural supplies; Service stations; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Truck depots; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Zone SP1 Special Activities

1. Objectives of zone

- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

2. Permitted without consent

Nil

3. Permitted with consent

Aquaculture; Industry; Sewerage system; Waste or resource management facility; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4. Prohibited

Any development not specified in item 2 or 3

Zone SP2 Infrastructure

1. Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2. Permitted without consent

Nil

3. Permitted with consent

Air transport facility; Aquaculture; Caravan park; Camping ground; Information and education facilities; Industry; Roads; Sewerage System The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4. Prohibited

Any development not specified in item 2 or 3

Zone RE1 Public Recreation

1. Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To provide a network of open space that encourages walking and cycling.
- To protect and enhance the natural environment generally and ensure that areas of high ecological, scientific, cultural or aesthetic values are maintained or improved.
- To conserve, link and enhance the quality of potentially valuable environmental assets, including waterways, riparian land, wetlands and other surface and groundwater resources, high conservation value vegetation, remnant native vegetation and fauna movement corridors.

2. Permitted without consent

Environmental facilities; Environmental protection works;

3. Permitted with consent

Aquaculture; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping ground; Caravan park; Charter and tourism boating facilities; Community facilities; Eco-tourist facility; Entertainment facility; Flood mitigation works; Information and education facility; Jetties; Kiosks;

Marinas; Market; Mooring; Mooring pens; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Roads; Water recreation structures; Water storage facilities; Wharf or boating facilities

4. Prohibited

Any development not specified in item 2 or 3

Zone C1 National Parks and Nature Reserves

1. Objectives of zone

- To enable the management and appropriate use of land that is reserved under the National Parks and Wildlife Act 1974 or that is acquired under Part 11 of that Act.
- To enable uses authorised under the National Parks and Wildlife Act 1974.
- To identify land that is to be reserved under the National Parks and Wildlife Act 1974 and to protect the environmental significance of that land.

2. Permitted without consent

Uses authorised under the National Parks and Wildlife Act 1974

3. Permitted with consent

Nil

4. Prohibited

Any development not specified in item 2 or 3

Zone C2 Environmental Conservation

1. Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.
- To facilitate the management of environmentally sensitive land and areas of high environmental value to the local government area.
- To encourage the retention of remnant artefacts of significant historic and social values expressed in existing landscape and land use patterns.
- To protect significant agricultural resources (soil, water and vegetation) in recognition of their value to Upper Lachlan's longer term economic sustainability.
- To provide for recreational activities that promote enjoyment, environmental education and appreciation of the natural environment, consistent with the protection of these areas.

2. Permitted without consent

Environmental protection works; Extensive agriculture

3. Permitted with consent

Bed and breakfast accommodation; Boat building and repair facility; Boat launching ramp; Boat shed; Camping grounds; Charter and tourism boating facility; Dwelling houses; Eco-tourist facilities; Environmental facilities; Farm stay accommodation; Flood mitigation works; Information and education facilities; Jetties; Marinas; Moorings; Mooring pens; Oyster aquaculture; Recreation areas; Recreation facilities (outdoor); Research station; Roads; Signage; Water recreation structures; Wharf or boating facilities

4. Prohibited

Agriculture; Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Office premises; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Tourist and visitor accommodation; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Zone C3 Environmental Management

1. Objectives of zone

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To facilitate the management of environmentally sensitive land and areas of high environmental value to the local government area.
- To provide for recreational activities that promote enjoyment, environmental education and appreciation of the natural environment, consistent with the protection of these areas.
- To encourage the retention of remnant artefacts of significant historic and social values expressed in existing landscape and land use patterns.
- To minimise the proliferation of buildings and other structures in these sensitive landscape areas.
- To protect significant agricultural resources (soil, water and vegetation) in recognition of their value to Upper Lachlan's longer term economic sustainability.
- To restrict land use activities to low impact employment that is related to environmental enhancement, recreation and tourist activities based on enjoyment of natural surroundings, and that is compatible with drinking water catchments.

2. Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations

3. Permitted with consent

Artisan food and drink; Backpackers accommodation; Bed and breakfast accommodation; Boat building and repair facility; Boat launching ramp; Boat shed; Camping ground; Cellar door premises; Community facilities; Charter and Tourism Boating Facilities; Dwelling houses; Eco-tourist facilities; Environmental facilities; Farm stay accommodation; Flood mitigation works; Function centre; Home

industries; Information and education facility; Jetties; Kiosk; Market; Marinas; Moorings; Mooring pens; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Recreation facilities (outdoor); Research station; Restaurant or café; Roads; Roadside stalls; Signage; Small bar; Tank-based aquaculture: Water recreation structures; Wharf or boating facilities

4. Prohibited

Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Tourist and visitor accommodation; Warehouse or distribution centres; Any other development not specified in item 2 or 3