

ULSC LAND USE TABLE

Planning Proposal



September 2021

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BACKGROUND TO PLANNING PROPOSAL

On 19 September 2019, Council resolved to review the land uses table in all zones. Existing controls were developed after the Council amalgamation and subsequent consolidation of land use provisions. These planning controls are in Council's opinion restrictive, incompatible with existing zone objectives and inconsistent with the adopted Local Strategic Planning Statement (LSPS). The planning proposal seeks to support the Local Government Area's (LGA) development potential.

The planning proposal's primary purpose is to encourage sustained economic growth and increase resilience in the face of current challenges. A greater variety of land use options will facilitate and ensure that a diversity of housing choices and employment opportunities are available and targeted to the community's needs.

PART 1 OBJECTIVES

Recent amendments to the Environmental Planning and Assessment Act 1979 (EP&A Act) introduced new requirements for all councils to make Local Strategic Planning Statements. Council's LSPS combines the regional plan's vision with the community strategic plan, setting the 20-year vision for the local area, its characteristics, and community values and how the Council will manage growth and change.

This Planning Proposal aims to facilitate a more comprehensive array of land uses that are consistent with planning objectives, as well as the LSPS. The existing list of prohibited uses includes contradictory prohibitions.

Changes to the land use zone objectives will also better support the proposed land use changes for each zone, and will assist with aligning to the LSPS.

The objectives or intended outcomes of the proposed amendments to the Upper Lachlan Local Environmental Plan (LEP) 2010 are to:

1. *Create a more flexible planning framework for the Shire.*

2. *Support economic development by reducing unnecessary impediments to growth and encouraging economic activity and innovation.*
3. *Ensure land use prohibitions are appropriate to the needs of Upper Lachlan while reducing the potential for land use conflict and incompatible development.*
4. *Diversify the economy and reduce the Shire's reliance on agriculture, and strengthen opportunities for the provision of tourism services and facilities, ensuring the LGA becomes competitive.*
5. *Address critical issues facing the Shire, such as an aging workforce, declining economy and depopulation.*
6. *Diversify residential housing options to support changing demographics.*
7. *Increase the resilience and adaptability of the Shire against external shocks.*
8. *Increase the capacity for new jobs, businesses and dwellings to stimulate economic growth.*

PART 2 EXPLANATION OF THE PROVISIONS

The Council seeks to amend Upper Lachlan LEP 2010 - Part 2 Permitted or prohibited development - Land Use Table.

The proposed Land Use Table will modify the following parts for each land use zone (See Table 1):

- *1 Objectives of zone*
- *2 Permitted without consent*
- *3 Permitted with consent*
- *4 Prohibited*

Table 1: Proposed Land Use Table

Key:

- = added
- = removed
- = existing

Zone	Proposed land uses – permitted without consent	Proposed land uses -permitted with consent	Proposed land uses- prohibited	Proposed objectives
RU1 Primary Production	Building identification signs; Business identification signs; Environmental protection works; Extensive agriculture; Farm buildings ; Home-based child care; Home businesses ; Home occupations	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; Function centre ; Garden centres ; Hardware and building supplies ; Home industries ; Industrial retail outlets ; Industrial training facilities ; Information and education facility ; Intensive livestock agriculture ; Intensive plant agriculture ; Landscaping material supplies; Market ; Neighbourhood shops ; Light industries ; 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	Amusement centres; Boat building and repair facilities ; Boat launching ramps ; Boat sheds ; Camping grounds ; Car parks ; Caravan parks ; Charter and tourism boating facilities ; Centre-based child care facilities; Commercial premises; Correctional centres; Crematoria; Depot ; Eco-tourist facilities ; Entertainment facilities; Exhibition homes; Exhibition villages; Freight transport facilities; Function centres ; Funeral homes ; Health services facilities; Heavy industrial storage establishments ; Home occupations (sex services); Industrial retail outlets ; Industrial training facilities ; Industries; Jetties ; Marinas ; Mooring pens ; Moorings ; Mortuaries; Passenger transport facilities; Public administration buildings ; Recreation facilities (indoor); Registered clubs; Residential accommodation; Respite day care centres ; Restricted premises; 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; Water recreation structures ; Wharf or boating facilities ; Wholesale supplies; Waste or resource management facility	<ul style="list-style-type: none"> 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.

				<ul style="list-style-type: none"> • To protect and enhance the water quality of watercourses and groundwater systems and to reduce land degradation. • To maintain areas of high conservation value vegetation. • 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.
RU2 Rural Landscape	Building identification signs; Business identification signs; Environmental protection works; Farm buildings ; Extensive agriculture; Home-based child care; Home businesses ; Home occupations	Agriculture; Agricultural produce industries; Animal boarding or training establishment; Artisan food and drink industries; Aquaculture; Bed and breakfast accommodation; Camping ground ; Caravan park; Cellar door premises; Centre-based child care facilities ; Charter and tourism boating facility; Dwelling houses; Eco-tourist facility; Educational establishments; 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; Industrial retail outlet; Industrial training facility; Information and education facility; Kiosk; Landscaping material supplies; Market ; Light industries; Plant nurseries; Pub; Recreation areas; Recreation facility (outdoor); Research station; Respite daycare centre; Restaurants or cafes; Roads;	Amusement centres; Boat building and repair facilities ; Boat launching ramps ; Boat sheds ; Camping grounds ; Car parks ; Caravan parks ; Charter and tourism boating facilities ; Centre based child care facilities ; Commercial premises; Crematoria ; Depot ; Eco tourist facilities ; 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; Jetties ; Marinas ; Mooring pens ; Moorings ; Mortuaries ; Passenger transport facilities; Public administration buildings ; Recreation facilities (indoor); Registered clubs; Residential accommodation; Respite day care centres ; Restricted premises; Service stations ; Sex services premises ; Storage premises ; Tourist and visitor accommodation ; Truck depots ; Vehicle body	<ul style="list-style-type: none"> • 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 preserve environmentally sensitive areas including waterways and prevent inappropriate development likely to result in environmental harm. • To protect the Pejar catchment area from inappropriate land uses and activities and minimise risk to water quality. • To minimise the visual impact of development on the rural landscape. • To minimise the impact of development on the existing agricultural landscape character. • To protect and enhance the water quality of watercourses and groundwater systems and to reduce land degradation.

		Roadside stalls; Rural industry; Rural supplies; Rural worker's dwelling; Secondary dwellings; Shop-top housing; Timber yards; Any other development not specified in item 2 or 4	repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Water recreation structures; Wharf or boating facilities; Wholesale supplies	<ul style="list-style-type: none"> To maintain areas of high conservation value vegetation. 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.
RU3 Forestry	Uses authorised under the Forestry Act 2012 or under Part 5B (Private native forestry) of the Local Land Services Act 2013	Aquaculture; Camping ground; Eco-tourist facility; Environmental facilities; Environmental protection works; Information and education facilities; Research station; Roads	Any development not specified in item 2 or 3	<ul style="list-style-type: none"> To enable development for forestry purposes. To enable other development that is compatible with forestry land uses.

<p>Zone RU4 Primary Production Small Lots</p>	<p>Building identification signs; Business identification signs; Environmental protection works; Home-based child care; Home businesses; Home occupations; Extensive agriculture</p>	<p>Agriculture; Agricultural produce industries; Artisan food and drink industry; Aquaculture; Bed and breakfast accommodation; Camping ground; Cellar door premises; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extensive agriculture; Extractive industries; Farm buildings; Farm stay accommodation; Garden centres; Home industries; Industrial retail outlets; Industrial training facilities; Information and education facility; Intensive plant agriculture; Kiosks; Landscaping material supplies; Market; Poultry farms; Plant nurseries; Recreation area; Recreation facility (outdoor); Respite day care centre; Restaurant or café; Roads; Roadside stalls; Rural industries; Rural supplies; Rural worker's dwelling; Secondary dwellings; Self-storage units; Timber yard; Any other development not specified in item 2 or 4</p>	<p>Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Aquaculture; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Centre-based child care facilities; Commercial premises; Correctional centre; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Forestry; Freight transport facilities; Function centres; Health services facility; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Intensive livestock agriculture; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; 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; Water recreation structures; Wharf or boating facilities; Wholesale supplies</p>	<ul style="list-style-type: none"> • 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 the high soil and water quality in good condition 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 maintain areas of high conservation value vegetation. • 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 ensure a form of development that is consistent with the character of locality.
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<p>RU5 Village</p>	<p>Bee keeping; Building identification signs; Business identification signs; Environmental protection works; Home-based child care; Home businesses; Home occupations</p>	<p>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 stay accommodation; 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</p>	<p>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; Tourist and visitor accommodation; Transport depots; Truck depots; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities</p>	<ul style="list-style-type: none"> • To provide for a range of land uses, services and facilities that are associated with a rural village. • To ensure provide for the orderly and efficient use of land and infrastructure within each village. • To improve the provide high amenity of residential, commercial, civic and community uses within village areas villages. • To conserve and enhance buildings, landscape features and streetscape features that contribute to the character and identity of village areas. • To protect creeks and waterways that are associated with the village and surrounding area. • To protect and enhance the water quality of watercourses and groundwater systems and to reduce land degradation. • To maintain areas of high conservation value vegetation. • 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.
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<p>R2 Low Density Residential</p>	<p>Building identification signs; Business identification signs; Environmental protection works; Home-based child care; Home businesses; Home occupations</p>	<p>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; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Plant nursery; Recreation areas; Pond-based aquaculture; Recreation facility (indoor); Recreation facility (outdoor); 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</p>	<p>Agriculture; Airstrips; Air transport facilities; Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Boat building and repair facilities; Boat launching ramps; Boat sheds; Car parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hospitals; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Industries; Information and education facility; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Rural worker's dwelling; Serviced apartment; Service stations; Sewerage systems; 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; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies</p>	<ul style="list-style-type: none"> • 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.
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<p>R5 Large Lot Residential</p>	<p>Building identification signs; Business identification signs; Home-based child care; Home businesses; Home occupations</p>	<p>Bed and breakfast accommodation; Boarding houses; Business Premises; Camping ground; Caravan park; Centre-based child care facilities; Community facility; Dual occupancies; Dwelling houses; Eco-tourist facility; Environmental facility; Extensive agriculture; Home industries; Horticulture; Market; Neighbourhood shop; Pub; Recreation areas; Recreation facilities (major); 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; Take away food and drink premises; Tank-based aquaculture; Any other development not specified in item 2 or 4</p>	<p>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; 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; Helipads; Home occupations (sex services); Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Multi-dwelling housing; Open cut mining; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Residential flat buildings; Restricted premises; Rural industries; Serviced apartment; Service stations; Sewerage systems; Sex services premises; Shop top housing; 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; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies</p>	<ul style="list-style-type: none"> • 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 maintain areas of high conservation value vegetation. • 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.
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<p>B2 Local Centre</p>	<p>Building identification signs; Business identification signs; Environmental protection works; Home-based child care; Home businesses; Home occupations</p>	<p>Amusement centre; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries; 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; Self-storage units; Seniors housing; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4</p>	<p>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Group home; Heavy industrial storage establishments; Helipads; Highway service centres; Hostel; Home occupations (sex services); Industrial training facilities; Industrial retail outlets; Industries; Jetties; Marinas; Moorings; Mooring pens; Mortuaries; Open cut mining; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Restricted premises; Rural industries; Rural workers dwelling; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies</p>	<ul style="list-style-type: none"> • 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.
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<p>B4 Mixed Use</p>	<p>Building identification signs; Business identification signs; Environmental protection works; Home-based child care; Home businesses; Home occupations</p>	<p>Amusement centre; Boarding houses; Business premises; 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</p>	<p>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centre; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlet; Industrial training facilities; Industries; Jetties; Marinas; Mooring; Mooring pens; Open cut mining; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies</p>	<ul style="list-style-type: none"> • 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.
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<p>IN2 Light Industrial</p>	<p>Building identification signs; Business identification signs; Environmental protection works;</p>	<p>Depots; Freight transport facility; Garden centres; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Light industries; Kiosk; Landscaping material supplies; Light industries; 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</p>	<p>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; Transport depots; Truck depots; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies</p>	<ul style="list-style-type: none"> • 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.
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SP1 Special Activities	Nil	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	Any development not specified in item 2 or 3	<ul style="list-style-type: none"> • 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.
SP2 Infrastructure	Roads	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	Any development not specified in item 2 or 3	<ul style="list-style-type: none"> • To provide for infrastructure and related uses. • To prevent development that is not compatible with or that may detract from the provision of infrastructure.
RE1 Public Recreation	Environmental facilities; Environmental protection works; Roads	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	Any development not specified in item 2 or 3	<ul style="list-style-type: none"> • 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.
E1 National Parks and Nature Reserves	Uses authorised under the National Parks and Wildlife Act 1974	Nil	Any development not specified in item 2 or 3	<ul style="list-style-type: none"> • 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.

E2 Environmental Conservation	Environmental protection works; Extensive agriculture	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	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	<ul style="list-style-type: none"> • 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.
E3 Environmental Management	Environmental protection works; Extensive agriculture; Home occupations	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	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	<ul style="list-style-type: none"> • 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.

				<ul style="list-style-type: none">• 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.
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PART 3 JUSTIFICATION

Section A - Need for Planning Proposal

1. Is the planning proposal a result of any strategic study or report?

Recent strategic work on the draft Housing Strategy and an adopted LSPS for the Upper Lachlan LGA highlighted issues with the Land Use Tables. Additionally, an Economic Health Check economics analysis of the LGA identified strengths, challenges and gaps and made future recommendations. The Planning Proposal seeks to operationalise the strategic outcomes identified in these documents.

Three main reasons are driving the need for the proposed changes:

- *There is a demand for more housing diversity, given the changing demographics of the Shire.*
- *There is a lack of tourism accommodation in the Shire, hampering progress in tourism and associated sectors.*
- *The Shire needs to diversify its dominant industry (agriculture), and this can be supported by enabling land uses that will allow for alternative income forms for farmers, as well as diversification of the sector.*

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

During the 2017 to 2019 financial years, the Upper Lachlan Shire was the worst-performing rural Shire in Southern NSW. Economic assessments pointed to drought. However, the Shire had the shortest dry period in the region. To take a do-nothing approach would mean continued economic decline, lost opportunities, and reduced competitive disadvantage. This proposal outlines a practical approach to addressing the challenges facing the LGA.

The planning proposal aims to facilitate economic development and also provide a range of housing options, thereby retaining or sustainably increasing population size.

Consistency with existing Objectives:

RU1 Primary Production

The prohibitions list has been reviewed to provide for off-farm income opportunities to promote local economic diversification. RU1 zoning largely includes the best quality agricultural land that requires a more cautious approach to change.

RU2 Rural Landscape

The majority of the Shire is RU2 zoned land. Reducing the prohibitions list will promote diversification in addition to sustainable primary industry production by allowing for off-farm income opportunities. The RU1 zone contains the high value agricultural land that requires a more cautious approach to change. RU2 land is valuable but can absorb change.

RU3 Forestry

Proposed land uses provide more flexibility to support tourism and environmental initiatives.

RU4 Primary Production Small Lots

The proposed land uses provide broader support for the retention of primary production values and sustainable intensive primary industry activities, while providing for economic growth in nearby villages and rural diversification. The proposal aims to support diversification of the agriculture industry, for instance the potato industry or microbreweries. It also aims to permit a range of small scale and diverse primary industries, minimise land-use conflicts, and increase employment opportunities.

RU5 Village

Changes to the land-use table for this zone allow for a broader range of suitable developments and land uses, ideal for a residential village. The changes improve the amenity of the areas by reflecting strategic planning objectives.

The uses are compatible uses within the rural-residential economy and encourage diversity and investment opportunities within the villages.

R2 Low Density Residential

The low-density residential areas provide for the housing needs of the community while supporting economic diversity. Unnecessary restrictions have been eased to more appropriately support development. The small changes to the range of activities will facilitate start-ups and small business to work from home. The proposal also takes into consideration future subdivision growth in the Collector-Gunning growth corridor and makes provision for a selection of neighbourhood shops and eatery type businesses.

R5 Large Lot Residential

Amendments to R5 seek to balance the objectives of providing residential housing and environmental protection consistent with this zone, with more flexibility.

Some uses are appropriate to larger lots; these facilities benefit from a peri-urban location. Providing some changes in this part of the table facilitates other uses that would be appropriate to the villages and towns while still being close to employment resources.

B2 Local Centre

In this zone, the Council aims to create active street frontages as focal points in larger villages.

The proposal aims to support business and to promote the development of a range of land uses while adding value as the business district develops.

B4 Mixed Use

This zone aims to encourage mixed commercial and light industrial uses to include shop-top housing, with less emphasis on street level residences.

The proposal aims to support business and to provide a mixture of land uses suitable to a business district. Located at the edge of the village centres and the entrance in Crookwell, this range of land uses provides for services and employment.

IN2 Light Industrial

The Council will encourage consolidation of compatible land uses that are scattered across Crookwell into one industrial locality, and provide

opportunity for the growth of local employment opportunities in the towns.

IN2 is the zone for Council to provide for uses that are intrinsically non-residential and not retail or commercial business, which have aesthetic or noise pollution impacts. Some existing businesses may be in the commercial or rural areas, or are generators of adverse effects and would benefit from co-location with similar activities.

SP1 Special Activities

The proposal proposes modification of SP zones to facilitate changes in nomenclature and site needs. This is supported by Council Resolution 09/21- Item 11.3, 18 February 2021.

SP2 Infrastructure

The proposal proposes modification of SP zones to facilitate changes in nomenclature and site needs. This is supported by Council Resolution 09/21- Item 11.3, 18 February 2021.

RE1 Public Recreation

The proposal aims to enable consistent land uses to support recreation and public open space. The change in uses are recreational in nature and are supportive of community recreation.

E1 National Parks and Nature Reserves

No change proposed.

E2 Environmental Conservation

The proposed changes ensure land uses are compatible with the objectives of protecting, managing and restoring the environment, and providing for incremental change and adaptability. In contrast to E3, this zone has primarily a conservation emphasis. However, the existing land use table is very restrictive and does not facilitate the introduction of ecotourism or nature-based tourist facilities in order to facilitate low impact recreational activities.

E3 Environmental Management

The proposal aims to ensure land uses are compatible with objectives relating to protecting, managing and restoring the environment, and are

not unreasonably restrictive, whilst allowing some flexibility compared with E2. Tourism related uses are being promoted to a greater extent. This is the less conservative environmental zone and future remapping will assess the existing E2 and E3 mapping.

Section B - Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

The Regional Plan sets out four goals with associated directions.

The planning proposal is consistent with Goal 1, which is A connected and prosperous economy; Goal 3, which is Healthy and connected communities; and Goal 4, which is Environmentally sustainable housing choices. Unlocking development potential through enabling a more flexible planning land use table will support a stronger, connected and more prosperous Upper Lachlan economy. A stronger and more prosperous economy will provide benefits to the community as well as a wider and more appropriate range of housing choices.

4. Is the planning proposal consistent with a Council's local strategy or other local strategic plan?

The Planning proposal is considered to be consistent with Council's local strategies.

Local Strategic Planning Statement (LSPS)

The LSPS has set the vision for the next 20 years. The LSPS identified the land use tables as a future opportunity to address in order to improve strategic planning outcomes for the Shire.

The LSPS introduces eight planning principles that will guide Council's priorities and actions as well as assessments of future planning proposals. The plan changes will require Council to become more strategic in its approach to planning for the LGA.

Social and Community Plan 2013-2018

The planning proposal is generally consistent with the social and community plan. The economic opportunities expected to arise as a result

of reducing land use prohibitions are expected to contribute to better outcomes for the community.

The Tablelands 2016-2036 Regional Community Strategic Plan

This planning proposal is consistent with the Regional Community Strategic Plan insofar that the land use table changes will provide for various opportunities whilst ensuring environmental sustainability, preservation of history and a sense of belonging in a community. It also aims to provide services and facilities to enhance quality of life and economic viability within the Council area.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The planning proposal is considered to be consistent with relevant State Environmental Planning Policies (SEPPs). The table below (Table 2) assesses the consistency of the Planning Proposal against each SEPP.

Table 2: State Environmental Planning Policies

State Environmental Planning Policies	Applicable to Upper Lachlan LGA	Consistent
· State Environmental Planning Policy No 21—Caravan Parks	Yes	The Planning Proposal is considered to be consistent with the SEPP, and may provide additional opportunities.
· State Environmental Planning Policy No 33—Hazardous and Offensive Development	Yes	The Planning Proposal is considered to be consistent with the SEPP in relation to any hazardous or offensive industry related development, particularly in the industrial zone.
· State Environmental Planning Policy No 36—Manufactured Home Estates	Yes	The Planning Proposal is considered to be consistent with the SEPP, and may provide additional opportunities.
State Environmental Planning Policy (Koala Habitat Protection) 2019	Yes	Development on land identified on the koala habitat map will be required to follow the development procedure required by state Government in accordance with this SEPP.
· State Environmental Planning Policy No 55—Remediation of Land	Yes	Planning Proposal is consistent with this SEPP in relation to the remediation of contaminated land. Changes to the land use table will maintain consistency with the SEPP in determining development applications generally, consent to carry out remediation work, and other relevant considerations.
· State Environmental Planning Policy No 64—Advertising and Signage	Yes	The Planning proposal is consistent with this SEPP in relation to regulation of signage as identified in the land use tables.
· State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development	Yes	Residential flat buildings, shop top housing and mixed use development are permissible in the R2 and business zones as a result of the changes to the land use tables. The proposal is consistent with this SEPP.
· State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	Yes	With one of its objectives being to increase housing diversity the Planning Proposal is considered to be consistent with the SEPP.
State Environmental Planning Policy (Affordable Rental Housing) 2009	Yes	With one of its objectives being to increase housing diversity the Planning Proposal is considered to be consistent with the SEPP.
· State Environmental	Yes	The Planning Proposal is considered to be consistent with the SEPP.

Planning Policy (Aboriginal Land) 2019		
· State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Yes	The aim of having greater housing diversity continues to align with this policy by encouraging sustainable residential development and ensuring conditions associated with carrying out of residential development be fulfilled.
· State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017	Yes	Proposal is consistent with this SEPP and its aim of facilitating effective delivery of educational establishments and early education and care facilities. Changes will facilitate additional child care facilities in some zones, including RU1 and RU2, and mixed use and business zones.
· State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	No change is proposed. Proposal is consistent with this SEPP and its aim of providing streamlined assessment processes for development that complies with specified development standards.
State Environmental Planning Policy (State and Regional Development) 2011	Yes	Recognising the need to facilitate economic development, the plan makes provision for additional permissible uses. These are predominantly in the business, mixed use and rural zones. The proposal is consistent insofar as development has been identified as State or regionally significant development.
· State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Yes	Proposal aligns with SEPP and its aim of encouraging the provision of housing (including residential care facilities). An underlying aging population will drive demand for additional facilities, which can be considered on their merit.
· State Environmental Planning Policy (Infrastructure) 2007	Yes	Planning proposal is consistent with this planning policy, particularly SP1 and SP2. This aligns with the responsibility of providing adequate infrastructure to meet the needs of the LGA.
· State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	Yes	Proposal is consistent with SEPP in relation to any land uses relating to mining, petroleum production and extractive industries, in recognition of the importance to NSW of mining, petroleum production and extractive industries.

State Environmental Planning Policy No. 64 – Advertising and Signage	Yes	<p>Proposal is consistent with the aims of this SEPP by achieving consistency with relevant objectives and satisfying assessment criteria associated with advertising and signage.</p>
State Environmental Planning Policy (Primary Production and Rural Development) 2019	Yes	<p>The planning proposal would not conflict with any aims or controls of this SEPP, and is also consistent with the following aims of the SEPP:</p> <ul style="list-style-type: none"> a) <i>to facilitate the orderly economic use and development of lands for primary production,</i> b) <i>to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,</i> c) <i>to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,</i> d) <i>to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,</i> e) <i>to encourage sustainable agriculture, including sustainable aquaculture,</i> f) <i>to require consideration of the effects of all proposed development in the State on oyster aquaculture,</i> g) <i>to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.</i>
State Environmental Planning Policy	Yes	<p>Nearly one third of the shire is within the Sydney drinking water catchment. The plan continues to protect the area</p>

(Sydney Drinking Water Catchment) 2011		by limiting the types of development to small residential clusters or to large agricultural holdings. Development applications will continue to be assessed on their merit. The aims of the policy are met by the proposal by continuing to provide healthy water catchments, DA assessment by merit and use of NorBE tool, and supporting Sydney drinking water catchment objectives.
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	Yes	The planning proposal is consistent with this SEPP. As per normal development assessment processes, protection of biodiversity values of trees and other vegetation in non-rural areas remain significant considerations, as well as the preservation of the amenity of non-rural areas through the preservation of trees and other vegetation.
State Environmental Planning Policy No. 55 – Remediation of Land	Yes	The planning proposal is consistent with this SEPP. It has relevance for rezoning of land and development applications in general and in particular. It relates to the remediation of contaminated land and considerations for determining a development applications, change of use, consent required, and standards and notification requirements for remediation work. No change is proposed.

6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 Directions)?

The Minister for Planning issues Local Planning Directions that Council must follow when preparing a planning proposal. Each s.9.1 Ministerial Direction is listed in the table below with a corresponding comment. The planning proposal has considered all Ministerial Directions and is consistent with all Local Planning Directions.

Table 3: Section 9.1 Directions

S.9.1 Direction Title	Consistency with Planning Proposal	Comment
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1.1 Business and Industrial Zones	consistent	The proposal is consistent with this direction due to the enabling of employment growth in suitable locations as a result of reduced prohibitions of land use.
1.2 Rural Zones	consistent	This proposal is not inconsistent with the protection of agricultural production value of rural land, as it is seeking to reduce prohibitions of land use in order to diversify the agriculture sector, while protecting the value of agricultural land.
1.3 Mining, Petroleum Production and Extractive Industries	consistent	The proposal is not inconsistent with this direction due to potential mining areas not being compromised by inappropriate development as proposed, unless considered on a merit assessment basis.
1.5 Rural Lands	consistent	This proposal is not inconsistent with the protection of rural lands, as it is seeking to reduce prohibitions of land use in order to diversify the agriculture sector, while protecting the value of agricultural land. This will be achieved by making farming more viable from giving farmers the opportunity to have secondary incomes due to more flexible land use permissibility.
2.1 Environment Protection Zones	consistent	This proposal is not inconsistent with the objective of protecting and conserving environmentally sensitive areas.
2.3 Heritage Conservation	consistent	This proposal is not inconsistent with the objective of conserving items, areas, objects and places of environmental heritage significance and indigenous heritage significance.
2.4 Recreation Vehicle Areas	consistent	This proposal is not inconsistent with the objective of protecting sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.
3.1 Residential Zones	consistent	The proposal is consistent with this direction. Through reducing prohibitions, a broader range of housing types will be encouraged, in conjunction with relevant zone objectives. Additionally, existing infrastructure and services will be made use of and infilling will reduce

		any urban sprawling. Orderly and strategic development will be facilitated on appropriately located and zoned land in proximity to urban infrastructure and services, in accordance with strategic planning frameworks.
3.2 Caravan Parks and Manufactured Home Estates	consistent	The proposal is consistent with the objectives, as reducing the prohibitions will allow for a variety of housing and accommodation types and provide for additional opportunities in suitable zones.
3.3 Home Occupations	consistent	The proposal is consistent with encouraging the carrying out of low impact small businesses in dwelling houses.
4.3 Flood Prone Land	consistent	The planning proposal does not seek to vary any of the flood control provisions contained in the LEP. The flood study was carried out in 2017. Any proposed development that requires consent will need to demonstrate compliance with clause 6.1 of the LEP, which seeks to limit inappropriate development in flood prone land.
4.4 Planning for Bushfire Protection	consistent	The proposal will not have additional impact on bushfire protection.
5.1 Implementation of Regional Strategies	consistent	The planning proposal supports the South East and Tablelands Regional Plan 2036 as discussed above.
5.2 Sydney Drinking Water Catchments	consistent	The planning proposal is not inconsistent with this Direction, and will not impact the water quality in the Sydney drinking water catchment.
5.10 Implementation of Regional Plans	consistent	The planning proposal supports the South East and Tablelands Regional Plan 2036 as discussed in Section B.
6.1 Approval and Referral Requirements	consistent	The planning proposal does not trigger the need for any additional concurrence, consultation or referral to a Minister or Public Authority.

Section C - Environmental, Social and Economic Impact

These planning changes center on sustainability, ensuring the framework that facilitates new development is self-sustaining from environmental, social, community, economic and cultural/historical perspectives.

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

It is expected that the planning proposal will not have an adverse impact on critical habitats or threatened species. Other various planning policy, guidance and legislation will ensure protection of biodiversity, habitats, species and ecology.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Council considers that although some previously prohibited uses will become permissible with consent, the proposal will not produce any significant environmental effects. Other various planning policy, guidance and legislation will contribute to environmental protection.

9. How has the planning proposal adequately addressed any social and economic effects?

The planning proposal ensures land use permissibility is consistent with planning objectives, aligned with the Shire's vision, creates value-adding opportunities, and also manages conflict. It maintains necessary restrictions on the development of rural land in keeping with community expectations. Furthermore, the planning proposal is likely to have a positive impact on employment opportunities. It will facilitate the provision of vibrant and attractive village centers, suited to their location, and maintain a high level of amenity for residents and visitors. By removing inappropriate prohibitions on development, new opportunities will be created, growth will be stimulated, and more appropriate land use will be enabled, specific to the shire's context. The changes are necessary for delivering greater social and economic outcomes for the community at large.

Section D - State and Commonwealth Interests

10. Is there adequate public infrastructure for the planning proposal?

It is considered that there are no immediate additional infrastructure implications resulting from this planning proposal.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Relevant State and Commonwealth Government Agencies will be consulted in accordance with the requirements of any Gateway Determination.

PART 4 – MAPPING

Not applicable.

PART 5 - COMMUNITY CONSULTATION

Council will place the planning proposal on public exhibition in accordance with any Gateway Determination and requirements of the EPA Act and EPA Regulations which would likely include:

- *Electronic copies of the exhibition material on Council's website;*
- *Community Consultation Summary Document*
- *Online public consultation in accordance with new legislation relating to COVID-19 (coronavirus). This may include emails, community mail, newsletters, videos, pop-up website Have Your Say and Facebook.*

The Gateway determination will confirm the public consultation that must be undertaken.

PART 6 – PROJECT TIMELINE

It is expected that the relevant steps in the planning proposal process will be completed as set-out in the table below:

Table 4: Project Timeline

Task	Anticipated Timeframe
Council endorse the Planning Proposal	August 2020
Referral to DPIE for Gateway Determination	August 2021
Issue of Gateway Determination	September 2021
Public exhibition period	October 2021
Consideration of submissions	November 2021
Post-exhibition report to Council to determine Planning Proposal	December 2021
Submit Planning Proposal to the DPIE for making the plan if approved	March 2022

CONCLUSION AND RECOMMENDATION

The primary purpose of the planning proposal has been to amend the Land Use Table to better align future development with LGA planning objectives. This has been carried out in accordance with the guidelines prepared by NSW Department of Planning and is considered the most appropriate means of achieving the intended outcome of the planning proposal.

This work is a follow on from the development of the Upper Lachlan LSPS, which identified inhibitors of change in the local economy and negative trends in the local economy and demography. Providing for greater opportunities for permissible with consent development facilitates a more considered approach, as well as a move toward considering proposals on their merits rather than with blanket prohibitions.

This proposal aligns with the Environmental Planning and Assessment Act 1979 according to the following:

- Changes to the land use table are justified in terms of consistency with relevant planning strategies and plans;
- The proposed changes are consistent with planning objectives;
- The proposed changes have been considered in terms of the environmental, social and economic impact, and are considered satisfactory;

- The proposal is consistent with the LSPS and meets all State, Regional and Local Planning policies; and
- The proposal is consistent with Ministerial Directions.