



PART A

INTRODUCTION

DRAFT

2025

U P P E R L A C H L A N
D E V E L O P M E N T C O N T R O L P L A N



| DOCUMENT CONTROL

It is intended that Upper Lachlan Shire Council will review the provisions of this plan every four (4) years following the review of the Upper Lachlan Integrated Planning and Reporting Framework.

Amendment of the Upper Lachlan Development Control Plan 2025 is subject to the plan making requirements of the Environmental Planning and Assessment Act 1979.

Table 1 below details the list of amendments made to the Upper Lachlan Development Control Plan 2025 since it was originally commenced.

Table 1. Table of Amendments

Amendment No.	Description	Council Resolution Date	Effective Date



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A.1. | DCP INTRODUCTION

A.1.1. Name of Plan

This plan is called the Upper Lachlan Development Control Plan 2025.

The Upper Lachlan Development Control Plan 2025 has been prepared in accordance with Section 3.43 of the Environmental Planning and Assessment Act 1979.

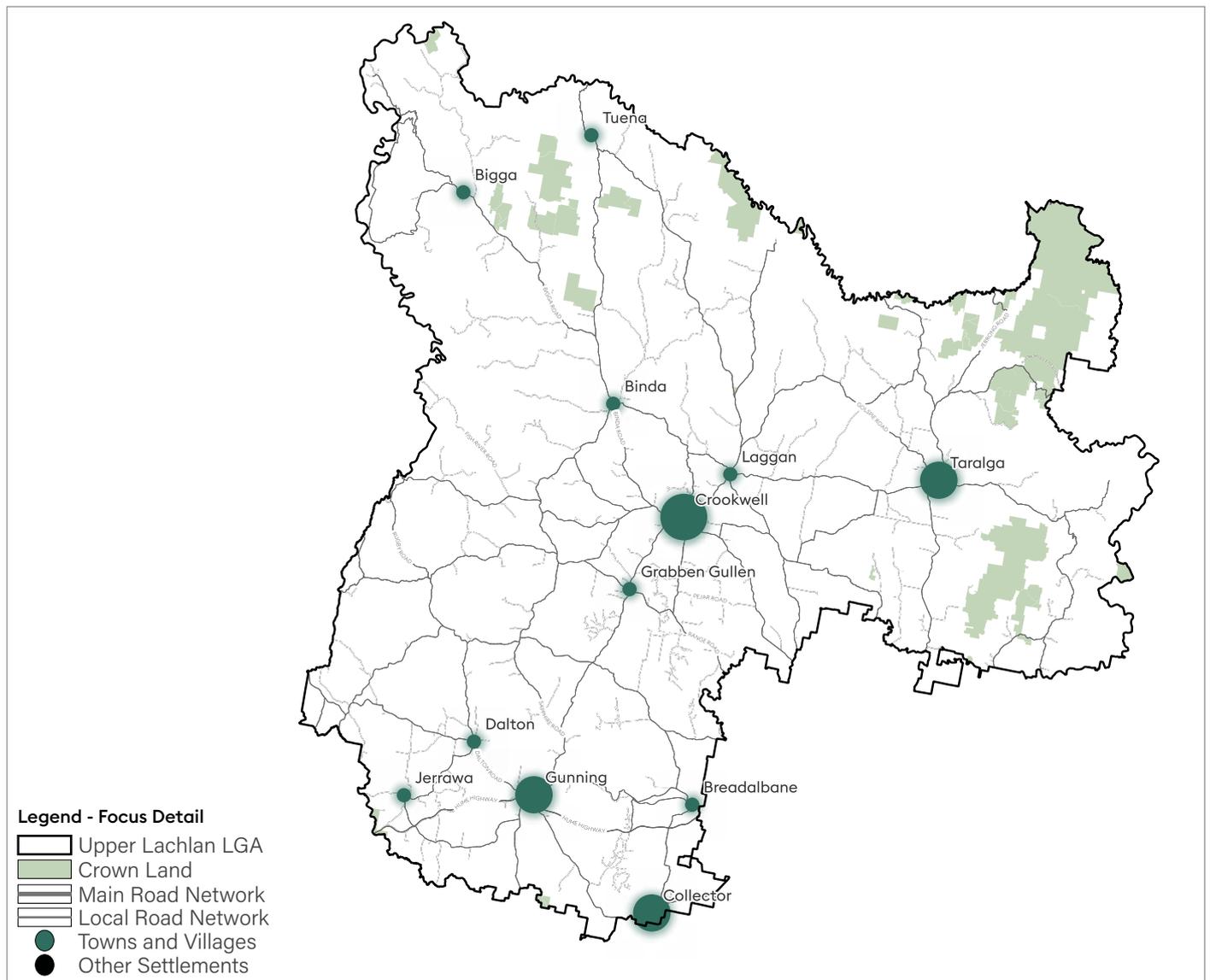
A.1.2. Date of Commencement

This plan was adopted by Upper Lachlan Shire Council on the **INSERT DATE**.

A notice of Council's decision to adopt the Upper Lachlan Development Control Plan 2025 was published on the Upper Lachlan Shire Council website on **INSERT DATE**, with the plan commenced on this day.

A.1.3. Application of Plan

The Upper Lachlan Development Control Plan 2025 applies to all land with the Upper Lachlan Shire Council Local Government Area, as identified on the Upper Lachlan Environmental Plan 2010 Land Application Map. For ease of reference purposes only, a map of the Upper Lachlan Local Government Area is shown below:



A.1.4. Relationship to Other Plans

The Upper Lachlan Development Control Plan 2025 is to be read in conjunction with environmental planning instruments; being the Upper Lachlan Local Environmental Plan 2010 and relevant State Environmental Planning Policies.

In the event of an inconsistency between the Upper Lachlan Development Control Plan 2025 and the Upper Lachlan Local Environmental Plan 2010 or State Environmental Planning Policies, the provisions of the relevant environmental planning instrument will prevail to the extent of the identified inconsistency.

The requirements of the Upper Lachlan Shire Council Community Participation Plan 2020 will prevail in terms of the advertisement / notification / consultation requirements for Development Applications.

Go to www.legislation.nsw.gov.au to obtain information about relevant environmental planning instruments.

A.1.7. References in Plan

References to specific zones, legislation, standards, policies and / or government agency names are current at the date of commencement of the Upper Lachlan Development Control Plan 2025.

In event that a reference in the Upper Lachlan Development Control Plan 2025 is superseded with a new name / date, the latest reference shall be used.

A.1.5. Purpose of the Plan

The purpose of the Upper Lachlan Development Control Plan 2025 is to:

- a. Give effect to the aims and objectives of the Upper Lachlan Local Environmental Plan 2010.
- b. Guide development that is permissible under the Upper Lachlan Local Environmental Plan 2010.
- c. Achieve the objectives of land-use zones prescribed under the Upper Lachlan Local Environmental Plan 2010.
- d. Outline Council's requirements for new development.
- e. Highlight other policies and standards that may relate to particular development / sites.

The Upper Lachlan Local Environmental Plan 2010 and the Upper Lachlan Development Control Plan 2025 are the principal planning documents guiding development in the Upper Lachlan Shire.

A.1.8. Reference to 'Development' Standards

The Upper Lachlan Development Control Plan 2025 uses the generic term 'Development' to describe the wide variety of work requiring Development Consent under the Upper Lachlan Local Environmental Plan 2010.

A reference to 'Development' has the same meaning as defined in the Environmental Planning and Assessment Act 1979, and is generally any of the following:

- e. The use of land.
- f. The subdivision of land.
- g. The erection of a building.
- h. The carrying out of a work.
- i. The demolition of a building or work.
- j. Any other act, matter or that may be controlled by an environmental planning instrument

A.1.6. Objectives of Plan

The broad aims of the Upper Lachlan Development Control Plan 2025 are to:

- a. Provide guidance at the Development Application stage of new development.
- b. Promote growth and development in the Upper Lachlan Local Government Area.
- c. Ensure growth and development occurs in a consistent, orderly and environmentally sustainable manner.
- d. Ensure positive planning outcomes at individual sites are maximised for the benefit of the broader community.

A.1.9. Variation to Standards

Council accepts that it is not possible to plan for all development scenarios and there will inevitably be situations where a development is not able to demonstrate compliance with one, or a number of standards in this plan.

Where the plan sets a standard in relation to an aspect of a development, and a Development Application cannot demonstrate compliance with that standard, Upper Lachlan Shire Council may still grant approval subject to a statement being submitted to Council that:

- a. Clearly identifies the standard(s) that cannot be complied with.
- b. Clearly identifies why the standard(s) cannot be complied with.
- c. Clearly explains why non-compliance with the standard(s) is warranted by special circumstances or to achieve a superior standard.

Development Applications will be reported to a Council Meeting for determination of variations greater than 20% of a standard in the Upper Lachlan Development Control Plan 2025 is proposed. The process of reporting a Development Application to Council can lead to an increase in the time taken to finalise the determination of the application. No guarantee of approval can be given for a Development Application proposing a variation to a standard.

A.1.10. Development Application Guide

Development requires the consent of Upper Lachlan Shire Council unless the development is identified as Exempt Development or Complying Development or is State Significant Development.

The NSW Department of Planning, Housing and Infrastructure website includes guidelines to assist prospective applicants to understand the Development Application process.

Go to www.planning.nsw.gov.au to obtain information about relevant environmental planning instruments.

A.1.11. NSW Planning Portal

As from 1 July 2021 all Development Applications (and most other applications to Council related to development) are required to be lodged via the NSW Planning Portal.

As from 1 July 2021 all Development Applications are required to be lodged via the NSW Planning Portal. To access the NSW Planning Portal, applicants must register for a NSW Planning Portal account and then Log in to complete the online application form. Go to www.planningportal.nsw.gov.au to obtain relevant information.

Any person wishing to carry out development is invited to consult with Upper Lachlan Shire Council's Planning and Development staff prior to lodging a Development Application. This will allow Council staff to provide project specific advice in relation to any standards that may apply to the land and any other issues that might affect the use of the land.

A.1.12. Disclaimer

The Upper Lachlan Development Control Plan 2025 is for use by Upper Lachlan Shire Council and the general public.

Council provides the information contained in the plan in good faith. In some cases the plan only provides a summary of legislative provisions and technical codes.

Compliance with the requirements of the plan will not mean that a Development Application will be approved. Council must assess the proposed development against all of the relevant requirements of the Environmental Planning and Assessment Act 1979.

If you have any enquiries or wish to clarify any aspect of this plan, please contact Upper Lachlan Shire Council on the following:

Phone (02) 4830 1000

Email council@upperlachlan.nsw.gov.au

Web www.upperlachlan.nsw.gov.au

Address 44 Spring Street, Crookwell

A.1.13. Structure of the Plan

The Upper Lachlan Development Control Plan 2025 has a framework that consists of Parts with objectives, standards and diagrams. The key Parts of the Upper Lachlan Development Control Plan 2025 are listed below.

A

Introduction

This part provides introductory information to the Upper Lachlan DCP 2025.

B

Subdivision

This part applies controls to all types of subdivision development in the Upper Lachlan Shire.

C

Housing & Ancillary Development

This part applies controls to all types of housing (and ancillary development) in the Upper Lachlan Shire.

D

Rural Development

This part applies controls to certain rural building types and land-use activities in the Upper Lachlan Shire.

E

Commercial Development

This part applies controls to all types of commercial development in the Upper Lachlan Shire.

F

Industrial Development

This part applies controls to all types of industrial development in the Upper Lachlan Shire.

G

Car Parking

This part applies parking and access controls to new development in the Upper Lachlan Shire.

H

Heritage

This part applies controls to listed heritage items and character areas within the Upper Lachlan Shire.

I

Environmental

This part applies environmental controls to applicable development / sites in the Upper Lachlan Shire.

A.1.14. Using the Plan

The Upper Lachlan Development Control Plan 2025 has a framework that consists of Parts with objectives, standards and diagrams.

The DCP Matrix (below) lists the Parts that need to be considered for particular development types.

- RELEVANT PART FOR CONSIDERATION
- CONSIDER PART IF NECESSARY

LAND-USE	A	B	C	D	E	F	G	H	I	J
advertisement	●	●	●	●	●	●	●	●	●	●
affordable housing	●	●	●	●	●	●	●	●	●	●
agricultural produce industry	●	●	●	●	●	●	●	●	●	●
agriculture	●	●	●	●	●	●	●	●	●	●
agritourism	●	●	●	●	●	●	●	●	●	●
air transport facility	●	●	●	●	●	●	●	●	●	●
airstrip	●	●	●	●	●	●	●	●	●	●
amusement centre	●	●	●	●	●	●	●	●	●	●
animal boarding and training establishment	●	●	●	●	●	●	●	●	●	●
artisan food and drink industry	●	●	●	●	●	●	●	●	●	●
attached dwelling	●	●	●	●	●	●	●	●	●	●
backpackers accommodation	●	●	●	●	●	●	●	●	●	●
bed and breakfast accommodation	●	●	●	●	●	●	●	●	●	●
bee keeping	●	●	●	●	●	●	●	●	●	●
biosolids treatment facility	●	●	●	●	●	●	●	●	●	●
boarding house	●	●	●	●	●	●	●	●	●	●
boat building and repair facility	●	●	●	●	●	●	●	●	●	●
boat shed	●	●	●	●	●	●	●	●	●	●
brothel	●	●	●	●	●	●	●	●	●	●
building identification sign	●	●	●	●	●	●	●	●	●	●
business identification sign	●	●	●	●	●	●	●	●	●	●
business premises	●	●	●	●	●	●	●	●	●	●
camping ground	●	●	●	●	●	●	●	●	●	●
car park	●	●	●	●	●	●	●	●	●	●
caravan park	●	●	●	●	●	●	●	●	●	●
cellar door premises	●	●	●	●	●	●	●	●	●	●
centre based child care facility	●	●	●	●	●	●	●	●	●	●
charter and tourism boating facility	●	●	●	●	●	●	●	●	●	●
commercial premises	●	●	●	●	●	●	●	●	●	●
community facility	●	●	●	●	●	●	●	●	●	●
correctional facility	●	●	●	●	●	●	●	●	●	●
crematorium	●	●	●	●	●	●	●	●	●	●

- RELEVANT PART FOR CONSIDERATION
- CONSIDER PART IF NECESSARY

LAND-USE	A	B	C	D	E	F	G	H	I	J
dairy (pasture- based)	●	●	●	●	●	●	●	●	●	●
dairy (restricted)	●	●	●	●	●	●	●	●	●	●
depot	●	●	●	●	●	●	●	●	●	●
dual occupancy	●	●	●	●	●	●	●	●	●	●
dual occupancy (attached)	●	●	●	●	●	●	●	●	●	●
dual occupancy (detached)	●	●	●	●	●	●	●	●	●	●
dwelling	●	●	●	●	●	●	●	●	●	●
early education and care facility	●	●	●	●	●	●	●	●	●	●
eco-tourist facility	●	●	●	●	●	●	●	●	●	●
educational establishment	●	●	●	●	●	●	●	●	●	●
electricity generating works	●	●	●	●	●	●	●	●	●	●
emergency services facility	●	●	●	●	●	●	●	●	●	●
entertainment facility	●	●	●	●	●	●	●	●	●	●
environmental facility	●	●	●	●	●	●	●	●	●	●
exhibition home	●	●	●	●	●	●	●	●	●	●
exhibition village	●	●	●	●	●	●	●	●	●	●
extractive industry	●	●	●	●	●	●	●	●	●	●
farm building	●	●	●	●	●	●	●	●	●	●
farm stay accommodation	●	●	●	●	●	●	●	●	●	●
feedlot	●	●	●	●	●	●	●	●	●	●
food and drink premises	●	●	●	●	●	●	●	●	●	●
freight transport facility	●	●	●	●	●	●	●	●	●	●
function centre	●	●	●	●	●	●	●	●	●	●
funeral home	●	●	●	●	●	●	●	●	●	●
garden centre	●	●	●	●	●	●	●	●	●	●
general industry	●	●	●	●	●	●	●	●	●	●
group home	●	●	●	●	●	●	●	●	●	●
hardware and building supplies	●	●	●	●	●	●	●	●	●	●
hazardous industry	●	●	●	●	●	●	●	●	●	●
hazardous storage establishment	●	●	●	●	●	●	●	●	●	●
health consulting rooms	●	●	●	●	●	●	●	●	●	●
health services facility	●	●	●	●	●	●	●	●	●	●
heavy industrial storage establishment	●	●	●	●	●	●	●	●	●	●
heavy industry	●	●	●	●	●	●	●	●	●	●
heliport	●	●	●	●	●	●	●	●	●	●
high technology industry	●	●	●	●	●	●	●	●	●	●
highway service centre	●	●	●	●	●	●	●	●	●	●
home-based child care	●	●	●	●	●	●	●	●	●	●
home business	●	●	●	●	●	●	●	●	●	●
home industry	●	●	●	●	●	●	●	●	●	●
home occupation	●	●	●	●	●	●	●	●	●	●
horticulture	●	●	●	●	●	●	●	●	●	●
hospital	●	●	●	●	●	●	●	●	●	●

- RELEVANT PART FOR CONSIDERATION
- CONSIDER PART IF NECESSARY

LAND-USE	A	B	C	D	E	F	G	H	I	J
hostel	●	●	●	●	●	●	●	●	●	●
hotel or motel accommodation	●	●	●	●	●	●	●	●	●	●
industrial retail outlet	●	●	●	●	●	●	●	●	●	●
industrial training facility	●	●	●	●	●	●	●	●	●	●
industry	●	●	●	●	●	●	●	●	●	●
information and education facility	●	●	●	●	●	●	●	●	●	●
intensive livestock agriculture	●	●	●	●	●	●	●	●	●	●
intensive plant agriculture	●	●	●	●	●	●	●	●	●	●
jetty	●	●	●	●	●	●	●	●	●	●
kiosk	●	●	●	●	●	●	●	●	●	●
landscaping material supplies	●	●	●	●	●	●	●	●	●	●
light industry	●	●	●	●	●	●	●	●	●	●
liquid fuel depot	●	●	●	●	●	●	●	●	●	●
livestock processing industry	●	●	●	●	●	●	●	●	●	●
local distribution premises	●	●	●	●	●	●	●	●	●	●
manufactured home	●	●	●	●	●	●	●	●	●	●
marina	●	●	●	●	●	●	●	●	●	●
market	●	●	●	●	●	●	●	●	●	●
medical centre	●	●	●	●	●	●	●	●	●	●
mine	●	●	●	●	●	●	●	●	●	●
mortuary	●	●	●	●	●	●	●	●	●	●
moveable dwelling	●	●	●	●	●	●	●	●	●	●
multi-dwelling housing	●	●	●	●	●	●	●	●	●	●
neighbourhood shop	●	●	●	●	●	●	●	●	●	●
neighbourhood supermarket	●	●	●	●	●	●	●	●	●	●
offensive industry	●	●	●	●	●	●	●	●	●	●
offensive storage establishment	●	●	●	●	●	●	●	●	●	●
office premises	●	●	●	●	●	●	●	●	●	●
oyster aquaculture	●	●	●	●	●	●	●	●	●	●
passenger transport facility	●	●	●	●	●	●	●	●	●	●
pig farm	●	●	●	●	●	●	●	●	●	●
place of public worship	●	●	●	●	●	●	●	●	●	●
plant nursery	●	●	●	●	●	●	●	●	●	●
pond-based aquaculture	●	●	●	●	●	●	●	●	●	●
poultry farm	●	●	●	●	●	●	●	●	●	●
primitive camping ground	●	●	●	●	●	●	●	●	●	●
pub	●	●	●	●	●	●	●	●	●	●
public administration building	●	●	●	●	●	●	●	●	●	●
recreation facility (indoor)	●	●	●	●	●	●	●	●	●	●
recreation facility (major)	●	●	●	●	●	●	●	●	●	●
recreation facility (outdoor)	●	●	●	●	●	●	●	●	●	●
residential accommodation	●	●	●	●	●	●	●	●	●	●
residential care facility	●	●	●	●	●	●	●	●	●	●

- RELEVANT PART FOR CONSIDERATION
- CONSIDER PART IF NECESSARY

LAND-USE	A	B	C	D	E	F	G	H	I	J
residential flat building	●	●	●	●	●	●	●	●	●	●
resource recovery facility	●	●	●	●	●	●	●	●	●	●
respite day care centre	●	●	●	●	●	●	●	●	●	●
restaurant or cafe	●	●	●	●	●	●	●	●	●	●
restricted premises	●	●	●	●	●	●	●	●	●	●
retail premises	●	●	●	●	●	●	●	●	●	●
rural industry	●	●	●	●	●	●	●	●	●	●
rural supplies	●	●	●	●	●	●	●	●	●	●
rural workers dwelling	●	●	●	●	●	●	●	●	●	●
sawmill or log processing works	●	●	●	●	●	●	●	●	●	●
school	●	●	●	●	●	●	●	●	●	●
school-based childcare	●	●	●	●	●	●	●	●	●	●
secondary dwelling	●	●	●	●	●	●	●	●	●	●
self-storage units	●	●	●	●	●	●	●	●	●	●
semi-detached dwelling	●	●	●	●	●	●	●	●	●	●
seniors housing	●	●	●	●	●	●	●	●	●	●
service station	●	●	●	●	●	●	●	●	●	●
serviced apartment	●	●	●	●	●	●	●	●	●	●
sex services premises	●	●	●	●	●	●	●	●	●	●
shop	●	●	●	●	●	●	●	●	●	●
shop top housing	●	●	●	●	●	●	●	●	●	●
signage	●	●	●	●	●	●	●	●	●	●
small bar	●	●	●	●	●	●	●	●	●	●
specialised retail premises	●	●	●	●	●	●	●	●	●	●
stock and sale yard	●	●	●	●	●	●	●	●	●	●
storage premises	●	●	●	●	●	●	●	●	●	●
take away food and drink premises	●	●	●	●	●	●	●	●	●	●
tank-based aquaculture	●	●	●	●	●	●	●	●	●	●
telecommunications facility	●	●	●	●	●	●	●	●	●	●
timber yard	●	●	●	●	●	●	●	●	●	●
tourist and visitor accommodation	●	●	●	●	●	●	●	●	●	●
transport depot	●	●	●	●	●	●	●	●	●	●
truck depot	●	●	●	●	●	●	●	●	●	●
turf farming	●	●	●	●	●	●	●	●	●	●
vehicle body repair workshop	●	●	●	●	●	●	●	●	●	●
vehicle repair station	●	●	●	●	●	●	●	●	●	●
vehicle sales or hire premises	●	●	●	●	●	●	●	●	●	●
veterinary hospital	●	●	●	●	●	●	●	●	●	●
warehouse or distribution centre	●	●	●	●	●	●	●	●	●	●
waste disposal facility	●	●	●	●	●	●	●	●	●	●
waste or resource management facility	●	●	●	●	●	●	●	●	●	●
waste or resource transfer station	●	●	●	●	●	●	●	●	●	●
water storage facility	●	●	●	●	●	●	●	●	●	●
wholesale supplies	●	●	●	●	●	●	●	●	●	●