

APPENDIX 9 CURRENT ZONING AND PROPOSED LAND USES AT THE SITE

PLANNING PROPOSAL

Amend Lithgow Local Environmental Plan 2014 as it Applies to Various Lots in Portland (Williwa Street)

| Appendix 9 – Current Zoning and Proposed Land Uses at the Site | | | | |
|---|---|---|---|---|
| Proposed Land Use | 2(v) Village under LCLEP1994 | B4 Mixed Use under LLEP2014 | R1 General Residential under LLEP2014 | R2 Low Density Residential under LLEP2014 |
| Tourism | | | | |
| Lifestyle shops and cafes | Permitted, as any development which is not prohibited in the 2(v) Village zone is permitted | Permissible as Commercial Premises | Commercial Premises are prohibited in this zone, except for Neighbourhood Shops and Home Businesses | Commercial Premises are prohibited in this zone, except for Neighbourhood Shops and Home Businesses |
| Boutique hotel and spa | Permitted, see above | Permissible as Hotel or Motel Accommodation or Bed and Breakfast Accommodation. Note that Eco-Tourist Facility, Farm Buildings and Farm Stay Accommodation are all prohibited in this zone. | Permissible as Hotel or Motel Accommodation or Bed and Breakfast Accommodation. Note that Eco-Tourist Facility, Farm Buildings and Farm Stay Accommodation are all prohibited in this zone. | Permissible as Bed and Breakfast Accommodation. Note that Hotel or Motel Accommodation, Eco-Tourist Facility, Farm Buildings and Farm Stay Accommodation are all prohibited in this zone. |
| Heritage storeytelling walking tour | Permitted, see above | Recreation Areas are permissible in this zone, while Environmental Facilities are prohibited | Recreation Areas are permissible in this zone, while Environmental Facilities are prohibited | Recreation Areas are permissible in this zone, while Environmental Facilities are prohibited |
| Picnic on the lawns | Permitted, see above | Permissible as Recreation Area | Permissible as Recreation Area | Permissible as Recreation Area |
| Portland driving tour app | Permitted, see above | Does not require consent | Does not require consent | Does not require consent |
| Winter fair and pop up skating | Permitted, see above | Markets are permitted in this zone while Recreational Facilities (Outdoor) are prohibited | Markets and Recreational Facilities (Outdoor) are prohibited in this zone | Markets and Recreational Facilities (Outdoor) are prohibited in this zone |
| Wild harvest farm tours | Permitted, see above | While Food and Drink Premises are permissible in this zone, Agricultural land uses, Farm Buildings and Farm Stay Accommodation are prohibited | Food and Drink Premises, Agricultural land uses, Farm Buildings and Farm Stay Accommodation are prohibited in this zone | Food and Drink Premises, Agricultural land uses, Farm Buildings and Farm Stay Accommodation are prohibited in this zone |
| Wellness retreat | Permitted, see above | Permissible as Hotel or Motel Accommodation or Bed and Breakfast Accommodation. Note that Eco-Tourist Facility, Farm Buildings and Farm Stay Accommodation are all prohibited in this zone. | Permissible as Hotel or Motel Accommodation or Bed and Breakfast Accommodation. Note that Eco-Tourist Facility, Farm Buildings and Farm Stay Accommodation are all prohibited in this zone. | Permissible as Bed and Breakfast Accommodation. Note that Hotel or Motel Accommodation, Eco-Tourist Facility, Farm Buildings and Farm Stay Accommodation are all prohibited in this zone. |

PLANNING PROPOSAL

Amend Lithgow Local Environmental Plan 2014 as it Applies to Various Lots in Portland (Williwa Street)

| Appendix 9 – Current Zoning and Proposed Land Uses at the Site | | | | |
|---|-------------------------------------|--|--|--|
| Proposed Land Use | 2(v) Village under LCLEP1994 | B4 Mixed Use under LLEP2014 | R1 General Residential under LLEP2014 | R2 Low Density Residential under LLEP2014 |
| Camping and caravanning park | Permitted, see above | Prohibited in this zone | Caravan Parks are permissible but Camping Grounds are prohibited in this zone. Also note that Backpackers' Accommodation are also permissible in this zone | Caravan Parks are permissible but Camping Grounds are prohibited in this zone. |
| Backpackers' accommodation | Permitted. | Permitted. | Permitted. | Prohibited. |
| Hotel or motel accommodation | Permitted. | Permitted. | Permitted. | Prohibited. |
| | | | | |
| Adaptive reuse artists' studios | Permitted, see above | Permissible as an Information and Education Facility or Community Facility | Permissible as a Home Business or Community Facility | Permissible as a Home Business or Community Facility |
| Multipurpose cultural centre | Permitted, see above | Permissible as Community Facilities or Function Centres | Permissible as Community Facility | Permissible as Community Facility |
| Open-air amphitheatre | Permitted, see above | Permissible as Entertainment Facilities | Entertainment Facilities are prohibited in this zone | Entertainment Facilities are prohibited in this zone |
| Pop-up pottery fair | Permitted, see above | Permitted as Markets or Roadside Stalls | Markets and Roadside Stalls are prohibited in this zone | Markets and Roadside Stalls are prohibited in this zone |
| Lithgow orchestra summer concert | Permitted, see above | Permissible as Entertainment Facilities | Entertainment Facilities are prohibited in this zone | Entertainment Facilities are prohibited in this zone |
| Lights and outdoor cinema | Permitted, see above | Permissible as Entertainment Facilities | Entertainment Facilities are prohibited in this zone | Entertainment Facilities are prohibited in this zone |

PLANNING PROPOSAL

Amend Lithgow Local Environmental Plan 2014 as it Applies to Various Lots in Portland (Williwa Street)

| Appendix 9 – Current Zoning and Proposed Land Uses at the Site | | | | |
|---|-------------------------------------|---|---|---|
| Proposed Land Use | 2(v) Village under LCLEP1994 | B4 Mixed Use under LLEP2014 | R1 General Residential under LLEP2014 | R2 Low Density Residential under LLEP2014 |
| Farm to table restaurant | Permitted, see above | Permissible as Food and Drink Premises (note that Farm Stay Accommodation is prohibited) | Food and Drink Premises and Farm Stay Accommodation are prohibited in this zone | Food and Drink Premises and Farm Stay Accommodation are prohibited in this zone |
| Active agriculture (farm + garden) | Permitted, see above | Permissible as a Community Facility (note that more intensive forms of Agriculture are prohibited) | Permissible as a Community Facility (note that more intensive forms of Agriculture are prohibited) | Permissible as a Community Facility (note that more intensive forms of Agriculture are prohibited) |
| Portland spring fair and car show | Permitted, see above | Permissible as Markets, Roadside Stalls | Markets and Roadside Stalls are prohibited in this zone | Markets and Roadside Stalls are prohibited in this zone |
| Diverse mix of housing | Permitted, see above | Shop top housing and Residential Apartment Buildings are permitted, whereas Dual Occupancies, Dwelling Houses and Multi-Dwelling Houses are prohibited. | The following types of Residential Accommodation are permissible in this zone: Attached Dwellings, Dual Occupancies, Dwelling Houses, Multi-Dwelling Housing, Residential Flat Buildings, Semi-Detached Dwellings, Serviced Apartments and Shop Top Housing | The following types of Residential Accommodation are permissible in this zone: Attached Dwellings, Dual Occupancies, Dwelling Houses, Multi-Dwelling Housing and Shop Top Housing |
| Senior's housing | Permitted, see above | Permissible as Seniors Housing | Permissible as Seniors Housing | Permissible as Seniors Housing |
| Farmers market | Permitted, see above | Permitted as Markets and Roadside Stalls | Markets and Roadside Stalls are prohibited in this zone | Markets and Roadside Stalls are prohibited in this zone |
| Growing and making workshops | Permitted, see above | Permissible as a Business Premises | Permissible as a Home Business | Permissible as a Home Business |
| Swap and share coffee mornings | Permitted, see above | Permissible as Markets, Roadside Stalls or Food and Drink Premises | Markets, Roadside Stalls and Food and Drink Premises are prohibited in this zone | Markets, Roadside Stalls and Food and Drink Premises are prohibited in this zone |

PLANNING PROPOSAL

Amend Lithgow Local Environmental Plan 2014 as it Applies to Various Lots in Portland (Williwa Street)

| Appendix 9 – Current Zoning and Proposed Land Uses at the Site | | | | |
|---|-------------------------------------|---|---|---|
| Proposed Land Use | 2(v) Village under LCLEP1994 | B4 Mixed Use under LLEP2014 | R1 General Residential under LLEP2014 | R2 Low Density Residential under LLEP2014 |
| Activity lake (swimming, boating, etc.) | Permitted, see above | Prohibited as Water Recreation Structures | Prohibited as Water Recreation Structures | Prohibited as Water Recreation Structures |
| Forest fun run | Permitted, see above | Prohibited as a Recreation Facility (Outdoor) or Environmental Facility | Prohibited as a Recreation Facility (Outdoor) or Environmental Facility | Prohibited as a Recreation Facility (Outdoor) or Environmental Facility |
| Orienteering and nature trails | Permitted, see above | Permissible as a Recreation Area (note that Environmental Facilities are prohibited in this zone) | Permissible as a Recreation Area (note that Environmental Facilities are prohibited in this zone) | Permissible as a Recreation Area (note that Environmental Facilities are prohibited in this zone) |
| Motorsports and cycle area | Permitted, see above | Prohibited as a Recreation Facility (Outdoor) | Prohibited as a Recreation Facility (Outdoor) | Prohibited as a Recreation Facility (Outdoor) |
| Tough mudder endurance race | Permitted, see above | Prohibited as a Recreation Facility (Outdoor) or Environmental Facility | Prohibited as a Recreation Facility (Outdoor) or Environmental Facility | Prohibited as a Recreation Facility (Outdoor) or Environmental Facility |
| Bulky goods premises | Permitted, see above | Permitted | Prohibited | Prohibited |
| Business premises | Permitted, see above | Permitted | Prohibited | Prohibited |
| Commercial premises | Permitted, see above | Permitted | Prohibited | Prohibited |
| Garden centre | Permitted, see above | Permitted | Prohibited | Prohibited |
| Hardware and building supplies | Permitted, see above | Permitted | Prohibited | Prohibited |

PLANNING PROPOSAL

Amend Lithgow Local Environmental Plan 2014 as it Applies to Various Lots in Portland (Williwa Street)

| Appendix 9 – Current Zoning and Proposed Land Uses at the Site | | | | |
|---|-------------------------------------|------------------------------------|--|--|
| Proposed Land Use | 2(v) Village under LCLEP1994 | B4 Mixed Use under LLEP2014 | R1 General Residential under LLEP2014 | R2 Low Density Residential under LLEP2014 |
| High technology industry | Permitted, see above | Permitted | Prohibited | Prohibited |
| Landscaping and material supplies | Permitted, see above | Permitted | Prohibited | Prohibited |
| Light industry | Permitted, see above | Permitted | Prohibited | Prohibited |
| Office premises | Permitted, see above | Permitted | Prohibited | Prohibited |
| Plant nursery | Permitted, see above | Permitted | Prohibited | Prohibited |
| Rural supplies | Permitted, see above | Permitted | Prohibited | Prohibited |
| Timber yard | Permitted, see above | Permitted | Prohibited | Prohibited |
| Vehicle sales or hire premises | Permitted, see above | Permitted | Prohibited | Prohibited |
| Warehouse or distribution centre | Permitted, see above | Permitted | Prohibited | Prohibited |
| Waste or resource management facility | Permitted, see above | Permitted | Prohibited | Prohibited |

PLANNING PROPOSAL

Amend Lithgow Local Environmental Plan 2014 as it Applies to Various Lots in Portland (Williwa Street)
