

## **APPENDIX 10 PROPOSED LAND USES AND POTENTIAL ZONINGS FOR THE SITE**



**PLANNING PROPOSAL**

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

<b>Appendix 10 – Proposed Land Uses and Potential Zonings for the Site</b>									
<b>Proposed Land Use</b>	<b>RU5 Village</b>	<b>B4 Mixed Use</b>	<b>R1 General Residential</b>	<b>R2 Low Density Residential</b>	<b>RE2 Private Recreation</b>	<b>B6 Enterprise Corridor</b>	<b>B7 Business Park</b>	<b>IN1 General Industrial</b>	<b>SP2 Infrastructure</b>
Winter fair and pop up skating	Permissible as Market and Recreational Facility (Outdoor)	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.	Permissible as Market and Recreational Facility (Outdoor)	Prohibited	Recreation facilities (outdoor) are permitted, while Markets are prohibited in this zone	Prohibited	Prohibited
Wild harvest farm tours	Food and Drink Premises are permissible in this zone.	Food and Drink Premises are permissible in this zone.	Food and Drink Premises are prohibited in this zone	Food and Drink Premises are prohibited in this zone.	While Restaurants and Cafes are permissible in this zone, Agricultural land uses and Farm Stay Accommodation are prohibited	While Restaurants and Cafes are permissible in this zone, Agricultural land uses and Farm Stay Accommodation are prohibited	While Restaurants and Cafes are permissible in this zone, Agricultural land uses and Farm Stay Accommodation are prohibited	Prohibited	Prohibited
Wellness retreat	Permissible as Hotel or Motel Accommodation, Bed and Breakfast Accommodation or Eco-Tourist Facility. Note that Farm Stay Accommodation is Prohibited.	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.	Permissible as Hotel or Motel Accommodation, Bed and Breakfast Accommodation or Eco-Tourist Facility. Note that Bed and Breakfast Accommodation and Farm Stay Accommodation are Prohibited.	Permissible as Hotel or Motel Accommodation	Permissible as Hotel or Motel Accommodation	Prohibited	Prohibited
Camping and caravanning park	Permissible as Camping Grounds or Caravan Parks	Prohibited in this zone. Also note that Backpackers' Accommodation is permissible 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.	Permissible as Camping Grounds or Caravan Parks	Prohibited	Prohibited	Prohibited	Prohibited

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<b>Culture</b>									
Adaptive reuse artists' studios	Permissible as an Information and Education Facility, Community Facility or Business Premises	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	Permissible as an Information and Education Facility or Community Facility	Permissible as an Information and Education Facility, Community Facility or Business Premises	Permissible as an Information and Education Facility or a Community Facility	Permissible as a Community Facility	Prohibited
Multipurpose cultural centre	Permissible as Community Facilities or Function Centres	Permissible as Community Facilities or Function Centres	Permissible as Community Facility	Permissible as Community Facility	Permissible as Community Facilities or Function Centres	Permissible as Community Facility	Permissible as Community Facilities or Function Centres	Permissible as a Community Facility	Prohibited
Open-air amphitheatre	Permissible as Entertainment Facilities	Permissible as Entertainment Facilities	Entertainment Facilities are prohibited in this zone	Entertainment Facilities are prohibited in this zone	Permissible as Entertainment Facilities	Entertainment Facilities are prohibited in this zone	Entertainment facilities are prohibited in this zone	Entertainment facilities are prohibited in this zone	Entertainment Facilities are prohibited in this zone
Pop-up pottery fair	Permitted as Markets or Roadside Stalls	Permitted as Markets or Roadside Stalls	Markets and Roadside Stalls are prohibited in this zone	Markets and Roadside Stalls are prohibited in this zone	Permissible as Markets. However, Roadside Stalls are prohibited in this zone	Prohibited	Prohibited	Prohibited	Prohibited
Lithgow orchestra summer concert	Permissible as Entertainment Facilities	Permissible as Entertainment Facilities	Entertainment Facilities are prohibited in this zone	Entertainment Facilities are prohibited in this zone	Permissible as Entertainment Facilities	Entertainment Facilities are prohibited in this zone	Entertainment Facilities are prohibited in this zone	Entertainment Facilities are prohibited in this zone	Entertainment Facilities are prohibited in this zone
Lights and outdoor cinema	Permissible as Entertainment Facilities	Permissible as Entertainment Facilities	Entertainment Facilities are prohibited in this zone	Entertainment Facilities are prohibited in this zone	Permissible as Entertainment Facilities	Entertainment Facilities are prohibited in this zone	Entertainment Facilities are prohibited in this zone	Entertainment Facilities are prohibited in this zone	Entertainment Facilities are prohibited in this zone
Farm to table restaurant	Permissible as Food and Drink Premises (note that Farm Stay Accommodation is prohibited)	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.	While Restaurants and Cafes are permissible in this zone, Agricultural land uses and Farm	While Restaurants and Cafes are permissible in this zone, Agricultural land uses and Farm Stay	While Restaurants and Cafes are permissible in this zone, Agricultural land	Prohibited	Prohibited

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					Stay Accommodation are prohibited	Accommodation are prohibited	uses and Farm Stay Accommodation are prohibited		
<b>Community</b>									
Active agriculture (farm + garden)	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)	Permissible as a Community Facility (note that more intensive forms of Agriculture are prohibited)	Permissible as a Community Facility	Permissible as a Community Facility	Permissible as a Community Facility	Permissible as a Community Facility	Prohibited
Portland spring fair and car show	Permissible as Markets, Roadside Stalls	Permissible as Markets, Roadside Stalls	Markets and Roadside Stalls are prohibited in this zone	Markets and Roadside Stalls are prohibited in this zone	Permissible as Markets. However, Roadside Stalls are prohibited in this zone	Prohibited	Prohibited	Prohibited	Prohibited
Diverse mix of housing (including large lots, traditional lots, cottage lots, seniors' apartments and seniors' villas)	Dual Occupancies, Dwelling Houses, Secondary Dwellings and Serviced Apartments are the only forms of Residential Accommodation permitted in this zone	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, Boarding Houses, Dual Occupancies, Dwelling House, Group Homes, Multi-Dwelling Housing, Seniors Housing, and Shop Top Housing. Whereas Residential Flat Buildings, Secondary Dwellings and Semi-detached Dwellings are prohibited.	All residential accommodation (apart from Seniors Housing is prohibited in this zone)	All residential accommodation is prohibited in this zone	All residential accommodation (apart from Serviced apartments) is prohibited in this zone	All residential accommodation is prohibited in this zone	All residential accommodation is prohibited in this zone
Senior's housing	Prohibited as a form of Residential Accommodation	Permissible as Seniors Housing	Permissible as Seniors Housing	Permissible as Seniors Housing	Permissible as Seniors Housing	All residential accommodation is prohibited in this zone	All residential accommodation (apart from Serviced	All residential accommodation is prohibited in this zone	All residential accommodation is prohibited in this zone

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							apartments) is prohibited in this zone		
Farmers market	Permitted as Markets and Roadside Stalls	Permitted as Markets and Roadside Stalls	Markets and Roadside Stalls are prohibited in this zone	Markets and Roadside Stalls are prohibited in this zone	Permissible as Markets. However, Roadside Stalls are prohibited in this zone	Prohibited	Prohibited	Prohibited	Prohibited
Growing and making workshops	Permissible as a Business Premises	Permissible as a Business Premises	Permissible as a Home Business	Permissible as a Home Business	Permissible as Community Facilities	Permissible as Community Facilities	Permissible as Community Facilities	Permissible as Community Facilities	Prohibited
Swap and share coffee mornings	Permissible as Markets, Roadside Stalls or Food and Drink Premises	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	Permissible as Markets and Restaurants or Cafes. However, Roadside Stalls and other Food and Drink Premises are prohibited in this zone	Permissible as Cafes or Restaurants. However, Roadside Stalls are prohibited in this zone	Permissible as Cafes or Restaurants. However, Roadside Stalls are prohibited in this zone	Prohibited	Prohibited
<b>Recreation</b>									
Activity lake (swimming, boating, etc.)	Permissible as Water Recreation Structures	Prohibited	Prohibited	Prohibited	Permissible	Prohibited	Prohibited	Prohibited	Prohibited
Forest fun run	Permissible as a Recreation Facility (Outdoor), Environmental Facility	Prohibited	Prohibited	Prohibited	Permissible as a Recreation Facility (Outdoor), Environmental Facility	Prohibited	Permissible as a Recreation Facility (Outdoor)	Permissible as a Recreation area	Permissible as a Recreation area
Orienteering and nature trails	Permissible as an Environmental Facility or Recreation Area	Permissible as a Recreation Area (note that Environmental Facilities are	Permissible as a Recreation Area (note that Environmental Facilities are	Permissible as a Recreation Area (note that Environmental Facilities are	Permissible as an Environmental Facility or Recreation Area	Prohibited	Permissible as a Recreation area	Permissible as a Recreation area	Permissible as a Recreation area



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Landscaping and material supplies	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Permitted	Prohibited	Permitted	Prohibited
Light industry	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Permitted	Prohibited	Permitted	Prohibited
Office premises	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Permitted	Permitted	Prohibited	Prohibited
Plant nursery	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Permitted	Prohibited	Prohibited	Prohibited
Rural supplies	Permitted	Permitted	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Permitted	Prohibited
Timber yard	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Permitted	Prohibited
Vehicle sales or hire premises	Permitted	Permitted	Prohibited	Prohibited	Prohibited	Permitted	Prohibited	Permitted	Prohibited
Warehouse or distribution centre	Permitted	Permitted	Prohibited	Prohibited	Prohibited	Permitted	Permitted	Permitted	Prohibited
Waste or resource management facility	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Only Waste or resource transfer station permitted	Prohibited	Prohibited	Permitted