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



Proposed Land Use	RU5 Village	B4 Mixed Use	R1 General Residential	R2 Low Density Residential	RE2 Private Recreation	B6 Enterprise Corridor	B7 Business Park	IN1 General Industrial	SP2 Infrastructure
Tourism				Residential		Corridor	FGIK	Industrial	
Lifestyle shops and cafes	Permissible as Shops, Neighbourhood Shops, Food and Drink Premises, Business Premises and Office Premises	Permissible as Commercial Premises	Commercial Premises are prohibited in this zone, except for Neighbourhood Shops and Home Businesses	Prohibited	Permissible as Restaurants and Cafes and Kiosks	Permissible as Restaurants and Cafes and Business premises, Neighbourhood shops and Office premises	Permissible as Restaurants and Cafes and Office premises	Permissible as Neighbourhood shops	Prohibited
Boutique hotel and spa	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 and Eco-Tourist Facility.	Permissible as Hotel or Motel Accommodation	Permissible as Hotel or Motel Accommodation	Prohibited	Prohibited
Heritage storytelling walking tour	Permissible as Environmental Facility and Recreation Area	Recreation Areas are permissible in this zone, while Environmental Facilities are prohibited	Recreation Areas are permissible in this zone, while Environmental Facilities are prohibited	Permissible as Recreation Areas.	Permissible as Recreation Areas and Environmental Facilities	Prohibited	Permissible as Recreation Areas and Recreation areas (outdoors)	Recreation Areas are permissible in this zone, while Environmental Facilities are prohibited	Prohibited
Picnic on the lawns	Permissible as Recreation Area	Permissible as Recreation Area	Permissible as Recreation Area	Permissible as Recreation Area.	Permissible as Recreation Areas, Environmental Facility	Prohibited	Permissible as Recreation Areas and Recreation areas (outdoors)	Permissible as Recreation areas	Permissible as Recreation areas
Portland driving tour app	Does not require consent	Does not require consent	Does not require consent	Does not require consent	Does not require consent	Does not require consent	Does not require consent	Does not require consent	Does not require consent

Proposed	RU5 Village	B4 Mixed	R1 General	R2 Low	RE2 Private	B6	B7	IN1	SP2
Land Use	neo image	Use	Residential	Density	Recreation	Enterprise	Business	General	Infrastructure
Luna OSC		OSC	Residential	Residential	Recreation	Corridor	Park	Industrial	Imastructure
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

Appendix 1	0 – Proposed La	and Uses and P	otential Zonings	for the Site					
Proposed	RU5 Village	B4 Mixed	R1 General	R2 Low	RE2 Private	В6	B7	IN1	SP2
Land Use		Use	Residential	Density	Recreation	Enterprise	Business	General	Infrastructure
				Residential		Corridor	Park	Industrial	
Culture									
Adaptive reuse	Permissible as an Information and	Permissible as an Information	Permissible as a Home Business or	Permissible as a Home Business or	Permissible as an Information and	Permissible as an Information and	Permissible as an Information	Permissible as a Community	Prohibited
artists' studios	Education Facility,	and Education	Community Facility	Community Facility	Education Facility or	Education Facility,	and Education	Facility	
	Community Facility	Facility or		, , , , ,	Community Facility	Community Facility	Facility or a	,	
	or Business	Community				or Business Premises	Community		
	Premises	Facility					Facility		
Multipurpose	Permissible as Community	Permissible as Community	Permissible as Community Facility	Permissible as Community Facility	Permissible as Community Facilities	Permissible as Community Facility	Permissible as Community	Permissible as a Community	Prohibited
cultural centre	Facilities or	Facilities or	Continuinty racinty	Continuintly Facility	or Function Centres	Community racinty	Facilities or	Facility	
	Function Centres	Function Centres					Function Centres	,	
Open-air	Permissible as	Permissible as	Entertainment Facilities are	Entertainment Facilities are	Permissible as Entertainment	Entertainment Facilities are	Entertainment facilities are	Entertainment facilities are	Entertainment Facilities are
amphitheatre	Entertainment Facilities	Entertainment Facilities	prohibited in this	prohibited in this	Facilities	prohibited in this	prohibited in this	prohibited in this	prohibited in this
			zone	zone		zone	zone	zone	zone
Pop-up pottery	Permitted as	Permitted as	Markets and	Markets and	Permissible as	Prohibited	Prohibited	Prohibited	Prohibited
fair	Markets or Roadside Stalls	Markets or Roadside Stalls	Roadside Stalls are prohibited in this	Roadside Stalls are prohibited in this	Markets. However, Roadside Stalls are				
	Roddside Stalls	Rodusiae Stalis	zone	zone	prohibited in this				
					zone				
Lithgow	Permissible as Entertainment	Permissible as Entertainment	Entertainment Facilities are	Entertainment Facilities are	Permissible as Entertainment	Entertainment Facilities are	Entertainment Facilities are	Entertainment Facilities are	Entertainment Facilities are
orchestra	Facilities	Facilities	prohibited in this	prohibited in this	Facilities	prohibited in this	prohibited in this	prohibited in this	prohibited in this
summer			zone	zone		zone	zone	zone	zone
concert									
Lights and	Permissible as Entertainment	Permissible as Entertainment	Entertainment Facilities are	Entertainment Facilities are	Permissible as Entertainment	Entertainment Facilities are	Entertainment Facilities are	Entertainment Facilities are	Entertainment
outdoor	Facilities	Facilities	prohibited in this	prohibited in this	Facilities	prohibited in this	prohibited in this	prohibited in this	Facilities are prohibited in this
cinema			zone	zone		zone	zone	zone	zone
Farm to table	Permissible as	Permissible as	Food and Drink	Food and Drink	While Restaurants	While Restaurants	While	Prohibited	Prohibited
restaurant	Food and Drink Premises (note	Food and Drink Premises (note	Premises and Farm Stay Accommodation	Premises and Farm Stay Accommodation	and Cafes are permissible in this	and Cafes are permissible in this	Restaurants and Cafes are		
	that Farm Stay	that Farm Stay	are prohibited in this	are prohibited in this	zone, Agricultural	zone, Agricultural	permissible in		
	Accommodation is	Accommodation	zone	zone.	land uses and Farm	land uses and	this zone,		
	prohibited)	is prohibited)				Farm Stay	Agricultural land		

Proposed	RU5 Village	B4 Mixed	R1 General Residential	R2 Low	RE2 Private	B6	B7	IN1	SP2
Land Use		Use		Density Residential	Recreation	Enterprise Corridor	Business Park	General Industrial	Infrastructure
			100100110101						
					Stay Accommodation are prohibited	Accommodation are prohibited	uses and Farm Stay Accommodation are prohibited		
Community	1	T =	I =	1 =	I =				- 1 II II I
Active	Permissible as a Community Facility	Permissible as a Community	Permissible as a Community Facility	Permissible as a Community Facility	Permissible as a Community Facility	Permissible as a Community Facility	Permissible as a Community	Permissible as a Community	Prohibited
agriculture	(note that more	Facility (note	(note that more	(note that more	Community rucinty	Community 1 denity	Facility	Facility	
(farm +	intensive forms of Agriculture are	that more intensive forms	intensive forms of Agriculture are	intensive forms of Agriculture are					
garden)	prohibited)	of Agriculture are prohibited)	prohibited)	prohibited)					
Portland	Permissible as Markets, Roadside	Permissible as Markets,	Markets and Roadside Stalls are	Markets and Roadside Stalls are	Permissible as Markets. However,	Prohibited	Prohibited	Prohibited	Prohibited
spring fair and	Stalls	Roadside Stalls	prohibited in this	prohibited in this	Roadside Stalls are				
car show			zone	zone	prohibited in this zone				
Diverse mix of	Dual Occupancies, Dwelling Houses,	Shop top housing and	The following types of Residential	The following types of Residential	All residential accommodation	All residential accommodation is	All residential accommodation	All residential accommodation	All residential accommodation is
housing	Secondary	Residential	Accommodation are	Accommodation are	(apart from Seniors	prohibited in this	(apart from	is prohibited in	prohibited in this
(including	Dwellings and Serviced	Apartment	permissible in this	permissible in this zone: Attached	Housing is	zone	Serviced	this zone	zone
large lots,	Apartments are	Buildings are permitted,	zone: Attached Dwellings, Dual	Dwellings, Boarding	prohibited in this zone)		apartments) is prohibited in this		
traditional lots,	the only forms of	whereas Dual	Occupancies,	Houses, Dual	,		zone		
cottage lots,	Residential Accommodation	Occupancies, Dwelling Houses	Dwelling Houses, Multi-Dwelling	Occupancies, Dwelling House,					
seniors'	permitted in this	and Multi-	Housing, Residential	Group Homes, Multi-					
apartments	zone	Dwelling Houses are prohibited.	Flat Buildings, Semi- Detached Dwellings,	Dwelling Housing, Seniors Housing,					
and seniors'			Serviced Apartments	and Shop Top					
villas)			and Shop Top Housing	Housing. Whereas Residential Flat Buildings, Secondary Dwellings and Semi- detached Dwellings are prohibited.					
Senior's	Prohibited as a form of Residential	Permissible as Seniors Housing	Permissible as Seniors Housing	Permissible as Seniors Housing	Permissible as Seniors Housing	All residential accommodation is	All residential accommodation	All residential accommodation	All residential accommodation is
housing	Accommodation	Scrilors Housing	Schlors Housing	Jeniora Housing	Schiola Housing	prohibited in this	(apart from	is prohibited in	prohibited in this
						zone	Serviced	this zone	zone

Proposed Land Use	RU5 Village	B4 Mixed Use	R1 General Residential	R2 Low	RE2 Private	B6	B7	IN1 General	SP2
				Density	Recreation	Enterprise	Business		Infrastructure
		USE				_			
				Residential		Corridor	Park	Industrial	
							apartments) is prohibited in this		
							zone		
Farmers	Permitted as	Permitted as	Markets and	Markets and	Permissible as	Prohibited	Prohibited	Prohibited	Prohibited
market	Markets and	Markets and	Roadside Stalls are	Roadside Stalls are	Markets. However,				
market	Roadside Stalls	Roadside Stalls	prohibited in this zone	prohibited in this zone	Roadside Stalls are prohibited in this				
			ZONE	Zone	zone				
Growing and	Permissible as a	Permissible as a	Permissible as a	Permissible as a	Permissible as	Permissible as	Permissible as	Permissible as	Prohibited
making	Business Premises	Business	Home Business	Home Business	Community Facilities	Community	Community	Community	
_		Premises				Facilities	Facilities	Facilities	
workshops									
Swap and	Permissible as	Permissible as	Markets, Roadside	Markets, Roadside	Permissible as	Permissible as	Permissible as	Prohibited	Prohibited
	Markets, Roadside	Markets,	Stalls and Food and	Stalls and Food and	Markets and	Cafes or	Cafes or		
share coffee	Stalls or Food and	Roadside Stalls	Drink Premises are	Drink Premises are	Restaurants or	Restaurants.	Restaurants.		
mornings	Drink Premises	or Food and Drink Premises	prohibited in this zone	prohibited in this zone	Cafes. However, Roadside Stalls and	However, Roadside Stalls are	However, Roadside Stalls		
		Drink i remises	20110	20110	other Food and	prohibited in this	are prohibited in		
					Drink Premises are	zone	this zone		
					prohibited in this				
Recreation					zone				
Activity lake	Permissible as	Prohibited	Prohibited	Prohibited	Permissible	Prohibited	Prohibited	Prohibited	Prohibited
(swimming,	Water Recreation Structures								
boating, etc.)	Structures								
boating, etc.)									
Forest fun run	Permissible as a	Prohibited	Prohibited	Prohibited	Permissible as a	Prohibited	Permissible as a	Permissible as a	Permissible as a
	Recreation Facility				Recreation Facility		Recreation	Recreation area	Recreation area
	(Outdoor), Environmental				(Outdoor), Environmental		Facility (Outdoor)		
	Facility				Facility		(Outdoor)		
Orienteering	Permissible as an	Permissible as a	Permissible as a	Permissible as a	Permissible as an	Prohibited	Permissible as a	Permissible as a	Permissible as a
and nature	Environmental	Recreation Area	Recreation Area (note that	Recreation Area	Environmental		Recreation area	Recreation area	Recreation area
	Facility or Recreation Area	(note that Environmental	Environmental	(note that Environmental	Facility or Recreation Area				
trails	Recication Area	Facilities are	Facilities are	Facilities are	/ ii Cu				

## PLANNING PROPOSAL

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

Proposed Land Use	RU5 Village	B4 Mixed	R1 General Residential	R2 Low	RE2 Private	B6	B7	IN1	SP2
		Use		Density Residential	Recreation	Enterprise Corridor	Business Park	General	Infrastructure
								Industrial	
		prohibited in this zone)	prohibited in this zone)	prohibited in this zone)					
Motorsports and cycle area	Permissible as a Recreation Facility (Outdoor)	Prohibited as a Recreation Facility (Outdoor)	Prohibited as a Recreation Facility (Outdoor)	Prohibited as a Recreation Facility (Outdoor)	Permissible as a Recreation Facility (Outdoor)	Prohibited	Prohibited	Prohibited	Prohibited
Tough mudder endurance race	Permissible as a Recreation Facility (Outdoor), Environmental Facility	Prohibited as a Recreation Facility (Outdoor) or Environmental Facility	Prohibited as a Recreation Facility (Outdoor) or Environmental Facility	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
<b>Employment L</b>		I 5 I		T 5 1 11 11 1	1 5 1 3 3 1	T 5	15.133.1	I 5 1 1 1 1	B 1:1:: 1
Bulky goods	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Permitted	Prohibited	Prohibited	Prohibited
premises									
Business	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Permitted	Prohibited	Prohibited	Prohibited
premises									
Commercial	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
premises									
Garden centre	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Permitted	Prohibited	Prohibited	Prohibited
Hardware and	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Permitted	Permitted	Prohibited	Prohibited
building									
_									
supplies									
High	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
technology									
industry									

## PLANNING PROPOSAL

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

Proposed	RU5 Village	B4 Mixed Use	R1 General Residential	R2 Low	RE2 Private	B6	B7	IN1	SP2
Land Use				Density Residential	Recreation	Enterprise	Business Park	General	Infrastructure
						Corridor		Industrial	
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