

PLANNING PROPOSAL SUMMARY

LITHGOW CITY LOCAL ENVIRONMENTAL PLAN 2014 (AMENDMENT 6) – ADDITIONAL PERMITTED USE 32 IAN HOLT DRIVE, LIDSDALE

BACKGROUND

A planning proposal has been initiated and prepared by Council as part of an investigation into the industrial zoned lands in Lidsdale.

This planning proposal was considered by Council at its **Ordinary Meeting of Council 28 June 2021**. Council resolved the following:

Minute No 21-141 THAT

- 1) Council notes that Planning Proposal 2021-2808 as supported by Council Minute 21-8 has been withdrawn
- 2) Council supports the preparation of a revised Planning Proposal for Lot 1 DP 914028 to amend Lithgow Local Environmental Plan 2014 as follows:
 - a) Council insert a new clause in Schedule 1 Additional Permitted Uses to identify development for the purposes of one dwelling-house as permitted with development consent upon Lot 1 DP 914028 and as shown on an APU Map.
- 3) The Planning Proposal documentation, once prepared, be forwarded to NSW Department of Planning, Industry and Environment for a Gateway Determination.
- 4) Council consults with the relevant government agencies as required. Council would consult with Water NSW prior to the issuing of Gateway Determination and Rural Fire Service prior to undertaking community consultation.
- 5) Council advise NSW Department of Planning, Industry and Environment that it proposes to seek approval to use the delegated functions under S3.36 (2)-(4) to make the plan following compliance with a Gateway Determination.

6) Council advises the relevant owner, in writing, that should any further technical reports be required to support the Planning Proposal that Council will require the landowner to incur the full costs of any such reports. If agreement cannot be reached in this regard the matter be reported back to Council.

7) A DIVISION be called in accordance with the requirements of Section 375A (3) of the Local Government Act, 1993

OBJECTIVES OF THE PROPOSAL

The objective of the Draft Planning Proposal is to amend the Lithgow Local Environmental Plan 2014 to:

- Add an Additional Permitted Use (APU) to enable the erection of one (1) dwelling house on Lot 1 DP 914028.

The purpose, or intended outcome, of the Planning Proposal is to allow the orderly development of the subject site by permitting a single residential dwelling in a manner which reflects the immediate character and density of the sites surroundings while addressing the constraints of the site.

WHERE DOES THE PLANNING PROPOSAL APPLY?

Lot 1 DP 914028, 32 Ian Holt Drive, Lidsdale

EXPLANATION OF PROVISIONS

The Draft Planning Proposal seeks to amend the Lithgow Local Environmental Plan 2014 to identify the cadastral boundaries of the subject site on a APU Map in addition to inserting a new clause in Schedule 1 to allow development with consent for the purposes of a singular dwelling house on Lot 1, DP 914028.

The site will remain in the Light Industrial IN2 zone

HOW TO MAKE A SUBMISSION

Should any person or group wish to make a submission on the Planning Proposal, it should be in writing and be received by 4.30pm on 16th JANUARY 2022. Submissions should be addressed to:

The General Manager, Lithgow City Council, PO Box 19
LITHGOW NSW 2790, quoting reference LLEP2014 (A6)
or
by emailing attention General Manager and quoting reference
LLEP2014 (A6) at council@lithgow.nsw.gov.au.

HOW TO OBTAIN FURTHER INFORMATION

Further information may be obtained by contacting Mr Christian Matthews or Mrs Sherilyn Hanrahan at Council on (02)63549999 or council@lithgow.nsw.gov.au.



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LITHGOW CITY LOCAL ENVIRONMENTAL PLAN 2014 (AMENDMENT 6) – MAPPING



Planning Proposal Site Context



Proposed Extent of Additional Permitted Use Clause