

Translation of the employment zones land use tables

Lithgow LEP 2014 land use tables (Version 2.0)

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Lithgow Local Environmental Plan 2014

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live, work or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To maintain the built integrity of the area by enabling development that is sympathetic to the heritage character and significance of the area and surrounding streetscapes and features.
- To maintain or improve the water quality of receiving water catchments.
- To ensure development within the area is of a scale consistent with the needs of the local community and will not detract from the role of the Lithgow core business areas as the primary centre.

2 Permitted without consent

Roads

3 Permitted with consent

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; [Educational establishments](#); Entertainment facilities; Function centres; Home businesses; Home industries; Home occupations; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); [Residential flat buildings](#); Respite day care centres; Service stations; Shop top housing; [Signage](#); Tank-based aquaculture; Veterinary hospitals; [Any other development not specified in item 2 or 4](#)

4 Prohibited

[Agriculture](#); [Air transport facilities](#); [Airstrips](#); [Animal boarding or training establishments](#); [Biosolids treatment facilities](#); [Boat building and repair facilities](#); [Boat launching ramps](#); [Boat sheds](#); [Camping grounds](#); [Caravan parks](#); [Cemeteries](#); [Charter and tourism boating facilities](#); [Correctional centres](#); [Crematoria](#); [Depots](#); [Eco-tourist facilities](#); [Electricity generating works](#); [Environmental facilities](#); [Exhibition homes](#); [Exhibition villages](#); [Extractive industries](#); [Farm buildings](#); [Forestry](#); [Freight transport facilities](#); [Heavy industrial storage establishments](#); [Helipads](#); [Highway service centres](#); [Industrial retail outlets](#); [Industrial training facilities](#); [Industries](#); [Jetties](#); [Marinas](#); [Mooring pens](#); [Moorings](#); [Mortuaries](#); [Open cut mining](#); [Recreation facilities \(major\)](#); [Recreation facilities \(outdoor\)](#);

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Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water storage facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To maintain or improve the water quality of receiving water catchments.
- To promote the retention and re-use of heritage items as well as the retention of established buildings that contribute positively to heritage and cultural values.
- To promote development that is compatible with the surrounding land use and that does not detract from the role of the Lithgow core business areas.
- ~~To maintain or improve the water quality of receiving water catchments.~~

2 Permitted without consent

Roads

3 Permitted with consent

Animal boarding or training establishments; [Backpackers' accommodation](#); Boat building and repair facilities; Building identification signs; Business identification signs; Business premises; [Car parks](#); Centre-based child care facilities; Community facilities; Depots; [Environmental protection works](#); [Flood mitigation works](#); Function centres; Garden centres; Hardware and building supplies; [Highway service centres](#); Home industries; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; [Restaurants or cafes](#); Rural supplies; Service stations; [Serviced apartments](#); [Sewage treatment plants](#); [Signage](#); Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; [Waste or resource transfer stations](#); [Water recycling facilities](#); [Water reticulation systems](#); [Water treatment facilities](#); Wholesale supplies

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4 Prohibited

Any other development not specified in item 2 or 3

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To maintain or improve the water quality of receiving water catchments.

2 Permitted without consent

Roads

3 Permitted with consent

[Biosolids treatment facilities](#); [Boat building and repair facilities](#); Building identification signs; Business identification signs; Car parks; [Community facilities](#); [Crematoria](#); Depots; [Environmental protection works](#); [Flood mitigation works](#); Freight transport facilities; [Funeral homes](#); Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; [Helipads](#); [Highway service centres](#); Industrial retail outlets; Industrial training facilities; [Landscaping material supplies](#); Light industries; Local distribution premises; [Mortuaries](#); Neighbourhood shops; Oyster aquaculture; [Passenger transport facilities](#); [Plant nurseries](#); [Recreation areas](#); [Recreation facilities \(indoor\)](#); [Research stations](#); Rural industries; Rural supplies; [Service stations](#); [Sex services premises](#); [Signage](#); [Storage premises](#); Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; [Vehicle body repair workshops](#); [Vehicle repair stations](#); [Vehicle sales or hire premises](#); [Veterinary hospitals](#); Warehouse or distribution centres; [Water recycling facilities](#); [Water supply systems](#); [Wholesale supplies](#)

4 Prohibited

[Any other development not specified in item 2 or 3](#)

Zone E5 Heavy Industrial

1 Objectives of zone

- To provide areas for industries that need to be separated from other land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To maintain or improve the water quality of receiving water catchments.

2 Permitted without consent

Roads

3 Permitted with consent

Building identification signs; Business identification signs; [Car parks](#); Data centres; Depots; [Environmental protection works](#); [Flood mitigation works](#); Freight transport facilities; General industries; [Hardware and building supplies](#); Hazardous storage establishments; [Heavy industrial storage establishments](#); Heavy industries; [Helipads](#); Industrial training facilities; [Kiosks](#); [Landscaping material supplies](#); Offensive storage establishments; Oyster aquaculture; [Research stations](#); [Rural supplies](#); [Signage](#); [Take away food and drink premises](#); Tank-based aquaculture; [Transport depots](#); [Truck depots](#); Warehouse or distribution centres; [Water reticulation systems](#); [Water storage facilities](#)

4 Prohibited

[Any other development not specified in item 2 or 3](#)

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To promote development that does not detract from the role of the town centre core commercial precincts.
- To promote the retention and reuse of heritage items as well as the retention of established buildings that contribute positively to the heritage and cultural values of the area.
- To maintain or improve the water quality of receiving water catchments.

2 Permitted without consent

Roads

3 Permitted with consent

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Seniors housing; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; [Any other development not specified in item 2 or 4](#)

4 Prohibited

[Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Hostels; Industrial retail outlets; Industrial training facilities; Jetties; Marinas; Mooring pens; Moorings; Multi dwelling housing; Open cut mining; Recreation facilities \(major\); Recreation facilities \(outdoor\); Resource recovery facilities; Rural industries; Rural workers' dwellings; Secondary dwellings; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair](#)

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workshops; Waste disposal facilities; Water recreation structures; Water storage facilities; Water treatment facilities; Wharf or boating facilities

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Local Provisions and Schedule 1 – Additional permitted uses

This table lists Local Provisions and Schedule 1 – Additional permitted uses.

Existing zone names will be updated to new zone names.

LEP	Clause/Schedule	Provision	Direction
Lithgow LEP 2014	Schedule 1 Additional permitted uses		
	Schedule 1, cl.1, certain land at Bowenfels and South Bowenfels	Limits retail floor area of neighbourhood shops in land zoned B1. The change to E1 Local Centre zone will now permit with consent both forms of neighbourhood scaled retail opportunities.	Provision can be deleted.