

# Requests for Rezoning

*Our Place...  
Our Future*

## Rezoning Requests

The Lithgow Land Use Strategy 2010-2030 (LUS) identified the broad zone type for all land in the Lithgow Local Government Area (LGA) to be applied through the Draft Lithgow City Local Environmental Plan 2013 (LEP). The Draft LEP has refined this direction to specific zones and identified, through the zone land use table, those land uses to be permitted with or without consent and those land uses that are prohibited.

It is likely that some landowners will seek a different zone for their land as part of the draft LEP to allow for a different type or range of permissible land uses to meet their own future land use expectations.

## Making a Rezoning Request

Should a landowner feel there is justification for a rezoning of their land through the Draft LEP they should make a submission to Council during the exhibition period. Rezoning requests should be adequately justified, and it is therefore necessary that any rezoning request is accompanied by a significant level of detail to support the proposed rezoning.

### Minimum level of required information

The following information should accompany any rezoning request:

- **Property Information:** Lot and DP, location, ownership
- **Zoning:** Existing zone, proposed zone under Draft LEP and the requested zone
- **Land Uses:** Current and proposed use of the subject site and adjoining lands
- **Servicing:** Availability of water, sewerage, electricity, gas, stormwater drainage
- **Traffic:** Vehicular, cycle and pedestrian access to and from the site and any traffic considerations
- **Natural Resource Management:** Vegetation cover, presence of flora and fauna threatened species or habitat, waterways or wetlands, water quality
- **Hazard assessment:** Bushfire, flooding/inundation, slope, erosion, mine subsidence, contamination
- **Heritage:** Aboriginal or European heritage significance
- **Scenic value:** Visual Landscape Analysis
- **Policy Framework:** Consistency with Lithgow Land Use Strategy 2010-2030, State Policies.

## Consideration of Rezoning Requests

The core objective of the Draft LEP process is to implement the strategic directions and recommendations of the endorsed Lithgow Land Use Strategy. For this reason, the Draft LEP process should not be used to review major strategic policy direction and recommendations of that strategy.

Further, due to the timeframes the State Government has given to complete the Draft LEP, there is little opportunity available for land to be extensively reviewed and rezoned as a result of submissions made during the public exhibition period.

All submissions requesting a rezoning will be considered by Council at the end of the exhibition period. You are strongly recommended to discuss any request with Council staff prior to proceeding to preparation of a detailed submission.

## For information

Further information on this or any other aspect of Draft LEP 2013 can be obtained:

- Online at [www.lithgow.com/lep/](http://www.lithgow.com/lep/); or
- By contacting a Council Planner on 0263549906 or 0263549920; or
- Emailing [lep@lithgow.nsw.gov.au](mailto:lep@lithgow.nsw.gov.au)

**Please note: this document has been prepared to assist you in understanding the Draft Lithgow LEP 2013 and should not be relied on in preparing a formal submission. Any submission should be based on the formal exhibition material and documents exhibited at Council's Administration Centre, town libraries or online at [www.lithgow.com/lep/](http://www.lithgow.com/lep/).**