

Industrial Zones

*Our Place...
Our Future*

This fact sheet explains the industrial zones in the Lithgow Draft LEP 2013 .

Industrial Zones

The Draft LEP 2013 proposes to adopt three out of the possible four industrial zones of the Standard Instrument. The use of three industrial zones represents a significant change from the existing zoning model where only one industrial zone (Zone 4 Industrial) is applied and where various forms of industrial development are permitted within a wide range of zones including residential, business and rural zones.

The use of three zones clearly differentiates the intensity of development proposed for each area and clearly signals the varying capability of each area to support expanded industrial development into the future.

The Draft LEP 2013 proposes to prohibit industrial development except for home industry in areas outside the designated industrial zones.

Please refer to the **Land Use Matrix** for quick reference of the permissibility of all land uses and to compare between zones. A definition of all land uses referred to is available at the back of the Draft LEP 2013 written instrument.

These zones are outlined below:

IN1 General Industrial

This zone provides for a wide range of industrial and warehouse uses in areas where the objective is to protect industrial land primarily for industrial land use.

This zone is proposed to be applied to the new greenfield industrial area at Reserve Road Marrangaroo and the Pinta St area at Wallerawang.

What are the objectives of the zone?

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To maintain or improve the water quality of receiving water catchments in accordance with the NSW water quality objectives.

What uses are permitted without development consent?

Roads

What uses are permitted with development consent?

Boat building and repair facilities; Car parks; Crematoria; Community facilities; Depots; Environmental protection works; Freight transport facilities; Flood mitigation works; General industries; Hardware and building supplies; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Landscaping material supplies; Light industries; Mortuaries; Neighbourhood shops; Passenger transport facilities; Recreation areas; Research stations; Rural supplies; Rural industries; Service stations; Sex services premises; Sewerage systems; Signage; Storage premises; Take away food and drink premises; 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 supply systems; Wholesale supplies.

What uses are prohibited?

Any development not specified as being permitted with or without consent.

Key Change

The range of permitted land uses have been reduced to only those uses that are readily compatible with the industrial function of the zone and the locality within which it is proposed.

The land to which this zone applies has also been limited in an effort to encourage the clustering of like uses in the two identified areas.

Of significance the range of commercial premises permitted within the zone has been limited to only those compatible with industrial land use. Bulky good premises are proposed to be prohibited.

IN2 Light Industrial

This zone provides for a range of “light industry”, “warehouse or distributions centre” and depots. The types of uses accommodated in this zone need to be “light” in nature, meaning they will not cause nuisance or adversely affect the surrounding amenity for example by way of emissions or noise.

This zone will apply to the existing industrial areas within Lithgow and a new small area within the former cement works site at Portland.

What are the objectives of the zone?

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.
- To maintain or improve the water quality of receiving water catchments in accordance with the NSW water quality objectives.

What uses are permitted without development consent?

Roads

What uses are permitted with development consent?

Boat building and repair facilities; Community facilities; Depots; Environmental protection works; Flood mitigation works; Funeral homes; Garden centres; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Landscaping material supplies; Light industries; Mortuaries; Neighbourhood shops; Plant nurseries; Recreation areas; Recreation facilities (indoor); Research stations; Rural supplies; Service stations; Sex services premises; Signage; Storage premises; Take away food and drink premises; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire

premises; Veterinary hospitals; Warehouse or distribution centres; Water recycling facilities; Water reticulation systems; Wholesale supplies.

What uses are prohibited?

Any development not specified as being permitted with or without consent.

Key Change

The range of permitted land uses have been reduced to only those uses that are readily compatible with the light industrial function of the zone and the locality constraints within which the zone is to be applied.

Like the IN1 zone the range of commercial premises permitted within the zone has been limited to only those compatible with industrial land use. Bulky good premises are proposed to be prohibited.

IN3 Heavy Industrial

This zone provides for heavy industrial land uses that may require separation from other land uses and general industrial land use.

This zone is proposed to be applied to the Minerals Processing Park site at Wallerawang.

What are the objectives of the zone?

- To provide suitable areas for those industries that need to be separated from other land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of heavy industry on other land uses.
- To support and protect industrial land for industrial uses.
- To maintain or improve the water quality of receiving water catchments in accordance with the NSW water quality objectives.

What uses are permitted without development consent?

Roads

What uses are permitted with development consent?

Car parks; Depots; Environmental protection works; Flood mitigation works; Freight transport facilities; General industries; Hardware and building supplies; Heavy industries; Heavy industrial storage establishments; Helipads; Industrial training facilities; Kiosks; Landscaping material supplies; Research stations; Rural supplies; Sewerage systems; Signage; Take away food and drink premises; Transport depots; Truck depots; Warehouse or distribution centres; Water supply systems.

What uses are prohibited?

Any development not specified as being permitted with or without consent.

Key change

This is a new zone category and it replaces the need to use the rural areas for the location of heavy industry.

The range of permissible uses within this zone is highly limited.

For information

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

- Online at www.lithgow.com/lep/; or
- By contacting a Council Planner on 0263549906 or 0263549920; or
- Emailing 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/.