

# Business Zones

*Our Place...  
Our Future*

This fact sheet explains the business zones in the Lithgow Draft LEP 2013 and the key business development standards

## Business Zones

The Draft LEP 2013 proposes to adopt six out of the possible seven business zones of the Standard Instrument. The use of six business zones represents a significant change from the existing zoning model where only one business zone (Zone 3 Business) is applied.

The use of six zones is necessary to differentiate the role and function of the various business areas in the three town centres and to respond to a range of local circumstances.

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:

### B1 Neighbourhood Centre

This zone is to provide for a cluster of small scale convenience retail premises (neighbourhood shops), business premises, medical centres and community uses that serve the day to day needs of residents in easy walking distance.

This zone is proposed for two out of centre locations at Bowenfels, one around KFC and another around the mix of commercial uses at Col Drewe Drive.

#### What are the objectives of the zone?

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.
- 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 for the City.
- 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?

Boarding houses; Business premises; Child care centres; Community facilities; Environmental protection works; Flood mitigation works; Hotel or motel accommodation; Medical centres; Neighbourhood shops; Office premises; Places of public worship; Public administration buildings; Recreation facilities(indoor); Respite day care centres; Restaurants or cafes; Shop top housing; Signage; Take away food and drink premises; Water recycling facilities; Water reticulation systems.

#### What uses are prohibited?

Any development not specified as development with or without consent.

#### Key Change

This is a new zone that differentiates the purpose of business lands and proposes only those uses compatible with the role of the land within the business hierarchy or structure as a neighbourhood centre servicing the day to day needs only of the surrounding community.

### B2 Local Centre

This zone is intended for centres that provide a range of commercial, civic, cultural and residential uses.

This zone is proposed to be applied to the Main St core business areas of Lithgow, Wallerawang and Portland.

#### What are the objectives of the zone?

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- 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 in accordance with the NSW water quality objectives.

### **What uses are permitted without development consent?**

Roads

### **What uses are permitted with development consent?**

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Service stations; Shop top housing; Tourist and visitor accommodation; Water recycling facilities; Water reticulation systems.

Any other development not specified as development without consent or prohibited.

### **What uses are prohibited?**

Agriculture; Airstrips; Air transport facilities; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Crematoria; Charter and tourism boating facilities; Correctional centres; 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; Industries; Industrial retail outlets; Industrial training facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Port facilities; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sewerage systems; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies.

## **B4 Mixed Use Zone**

This zone provides for a wide range of land uses including commercial, residential, tourist and visitor and community uses.

It is proposed to apply this zone to business areas in the out of centre business areas in Lithgow such as the Lithgow Valley and Pottery Plaza centres, Lithgow St, Railway Parade and western Main St.

A further smaller area is also proposed in part of the former cement works site at Portland.

An additional local objective is proposed to be added to this zone to ensure that development within this zone does not detract from the role of the B2 Local Centres and to promote the retention and reuse of heritage items and established buildings in Portland.

### **What are the objectives of this zone?**

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- 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 lands within the zone at Portland.
- 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?**

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel

accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Seniors housing; Shop top housing; Water recycling facilities; Water reticulation systems.

Any other development not specified as permitted without consent or prohibited.

### What uses are prohibited?

Advertising structures; Agriculture; Airstrips; Air transport facilities; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Farm buildings; Forestry; Dwelling houses; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm stay accommodation; Freight transport facilities; General industries; Heavy industries; Heavy industrial storage establishments; Helipads; Highway service centres; Hostels; Industrial retail outlets; Industrial training facilities; Jetties; Marinas; Mooring pens; Moorings; Multi dwelling housing; Open cut mining ; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Rural industries; Rural workers' dwellings; Secondary dwellings; Sewerage systems; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities.

### Key Change B2 and B4 zones

The B2 and B4 Business zones are the only zones proposed to be flexible in their application. By allowing for a greater range of permitted land uses, applicants are provided the opportunity to demonstrate compatibility with the objectives of the zone and the surrounding development.

For this reason the zones are "open zones" whereby all uses prohibited are identified and all other land uses can be considered by Council with development consent.

This approach is necessary to encourage business development and investment.

## B6 Enterprise Corridor

This zone provides for a range of commercial and light industry development to be encouraged along main roads.

This zone is proposed to be applied along a section of the Great Western Highway at Marrangaroo and forms part of the Urban Release Area.

### What the objectives of the zone?

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- 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?

Building identification signs; Business identification signs; Bulky goods premises; Business premises; Car parks; Community facilities; Environmental protection works; Flood mitigation works; Garden centres; Hardware and building supplies; Highway service centres; Industrial retail outlets; Hotel or motel accommodation; Information and education facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Office premises; Passenger transport facilities; Plant nurseries; Public administration buildings; Recreation facilities (indoor); Research stations; Restaurants or cafes; Service stations; Take away food and drink premises; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; Water reticulation systems; Water treatment facilities; Wholesale supplies .

### What uses are prohibited?

Any development not specified as development with or without consent.

### Key Change

This is a new business zone and will apply to land in the Marrangaroo Urban Release Area that is currently zoned General Rural 1(a).

Proposed permitted land uses in this zone are limited.

## B7 Business Park

This zone provides for a range of office and light industrial uses, including high technology industries and a range of ancillary and allied land uses to support the day to day needs of workers.

This zone is proposed to be applied to part of the former ADI site in Lithgow to encourage employment opportunities through a range of uses compatible with the constraints of the site and the adaptive reuse of the industrial heritage buildings.

Retail premises will be prohibited to ensure that development in this area does not detract from the role of the B2 Local Centre.

What are the objectives of the zone?

- To provide a range of office and light industrial uses.
- To encourage employment opportunities.
- To enable other land uses that provides facilities or services to meet the day to day needs of workers in the area.
- To promote the retention and reuse of heritage items as well as the retention of established buildings that contributes positively to the heritage and cultural values of lands within the zone.
- To enable development that is compatible with the surrounding residential 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 in accordance with the NSW water quality objectives.

### What uses are permitted without development consent?

Roads

### What uses are permitted with development consent?

Backpackers' accommodation; Car parks; Child care centres; Community facilities; Environmental protection works; Flood mitigation works; Function centres; Hotel or motel accommodation; Information and education facilities; Light industries; Neighbourhood shops; Office premises; Passenger transport facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restaurants or cafes; Serviced apartments; Signage; Take away food and drink premises; 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

This is also a new zone. The proposed permitted land uses are limited and have been formulated having regard to the location of the zone. It has been designed to replace the current Industrial zone on these lands to encourage development and investment.

## Key Specific Business Development Standards

### B1 Zone

#### Neighbourhood shops (CI 5.4(7))

The retail floor area of a neighbourhood shop must not exceed 120 square metres, except for a neighbourhood shop within the South Bowenfels and Bowenfels B1 Neighbourhood centre zones where the retail floor area must not exceed 300 square metres.

This will allow for a larger mini mart store concept in this area.

## B2 Zone

### Active Street Frontage (CI7.9)

This applies to the central core of the Lithgow Main St business precinct to ensure that it retains its business and retail function and concentrates the areas of high pedestrian traffic. This clause is supported by the Active Street Frontage Map.

The clause applies to land within Main St Lithgow between Eskbank St and Naomi St.

## B2 and B4 Zone

### Sex Service Premises (CI7.10)

These zones along with the industrial IN1 and IN2 zones are the only zones where sex service premises are permitted with development consent in the local government area.

This clause provides that Council must consider additional location criteria such as proximity to residential zones and sensitive land use such as child care centres, schools and places of public worship (church).

## 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/).**