

Recreation Zones

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

Recreation Zones

The Standard Instrument provides for two recreation zones. The Draft LEP 2013 proposes to adopt both these zones.

The use of two recreation zones represents a significant change from the existing zoning model where only one Open Space 6 zone is applied.

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:

RE1 Public Recreation

This zone provides for a wide range of public recreational areas and activities including local and regional parks and open space.

This zone is proposed to be applied to all public recreation and open space areas within the urban centres. The majority of these areas are currently zoned 6 Open Space.

What are the objectives of the zone?

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- 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 launching ramps; Boat sheds; Building identification signs; Business identification signs; Caravan parks; Car parks; Charter and tourism boating facilities; Community facilities; Environmental facilities; Environmental protection works;

Flood mitigation works; Information and education facilities; Jetties; Kiosks; Markets; Mooring pens; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Restaurants or cafes; Water recreation structures; Water recycling facilities; Water supply systems.

What uses are prohibited?

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

Key Change

This is a new zone that enables Council to differentiate recreational areas that are open to the public from those that are private and/or restricted to members and their guests.

The zone enables Council to regulate development of lands within the zone to conserve and protect their recreational value.

RE2 Private Recreation

This zone provides for a wide range of recreation areas and facilities on land that is privately owned or managed. The use of facilities developed on this land may be open to the general public or restricted e.g. to members only.

This zone is proposed to be applied to all privately owned or operated recreational areas or activities.

What are the objectives of the zone?

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- 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; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Car parks; Charter and tourism boating facilities; Community facilities; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Hotel or motel accommodation; Information and education facilities; Jetties; Kiosks; Markets; Mooring pens; Seniors housing; Serviced apartments; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Restaurants or cafes; Water recreation structures; Water recycling facilities; Water supply systems.

What uses are prohibited?

Any use not specified as development with or without consent.

Key Change

This is a new zone. This zone relating to private recreational lands proposes to permit a greater range of uses compatible with the recreational settings and activities being undertaken. This includes some forms of residential accommodation.

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/.