

Special Purpose Zones

*Our Place...
Our Future*

This fact sheet explains the special purpose zone SP2 in the Lithgow Draft LEP 2013.

Special Purpose Zones

The Draft LEP 2013 proposes to adopt one out of the possible three special purpose zones of the Standard Instrument as outlined below.

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.

This zone is outlined below:

SP2 Infrastructure Zone

This zone is used to zone land used for infrastructure that is highly unlikely to be used for a different purpose in the future.

This zone is proposed to be applied to cemeteries, classified roads, railways, waste disposal facilities, sewage treatment plants, defence lands etc in accordance with the State Environmental Planning Policy (Infrastructure) 2007 and Planning Circular PS 08-001 and LEP Practice Note PN 10-001.

What are the objectives of the zone?

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.
- 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?

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

What uses are prohibited?

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

Key Change

This is a new zone. It is used to identify the location of key infrastructure and proposed infrastructure such as the land required to be reserved for acquisition for classified road by the Roads and Maritime Service (RMS) between Katoomba and Lithgow.

The land reserved for acquisition by the RMS is shown on the Land Acquisition Map.

Key Related Development Standards

Development of this land is largely regulated through State Environmental Planning Policy (Infrastructure) 2007 that overrides any local planning provision.

Development within a designated buffer area (CI 7.14)

All sewerage treatment plants, water treatment plants and waste disposal facilities are proposed to be zoned SP2.

It is proposed to identify a buffer area based on a radius of 400m around these sites. Clause 7.14 requires Council to have additional considerations when considering development on land either in whole or part within the buffer.

This buffer area is shown on the SWT, WDF, WT facilities map (buffer map).

Further information

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

- Online at <http://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/.