

# Land Use Zones

*Our Place...  
Our Future*

## What zones are used in the Draft LEP 2013?

Zones under Draft LEP 2013 have as much as possible been aligned to existing zones under the current planning controls (i.e. Lithgow City Local Environmental Plan 1994 and Rylstone Local Environmental Plan 1996), except where change has been justified by way of appropriate strategic analysis and/or Council resolution.

The naming of the zones, some land uses and objectives are mandated in the State Government's Standard Instrument LEP Template (Standard Template). Council has then added some of its own objectives and additional land uses to better reflect the characteristics of the Lithgow Local Government Area. The table below provides a general summary of the new zones and their origin within the existing plans.

Council has elected to use twenty one (21) of the available land use zones from the Standard Instrument.

Land use zoning is indicated in the Draft LEP 2013 through:

- The Land Zoning Map (LZN) and
- The Land Use Table

Each zone has a Land Use Table included in Part 2 of the Draft LEP 2013 that is structured in the following four parts:

### Zone Objectives

The Standard LEP Template sets out the zone objectives for development in each land use zone as shown in black text. Council has added local objectives to each zone and these are shown in red text.

### Assessment Paths

- Permitted land uses without consent – This means that development approval is not required
- Permitted land uses with consent – This means that development approval is required from Council before commencing work, land use or activity
- Prohibited development – This means that regardless of any circumstance, the land use, activity, or structure is prohibited and not permitted.

Like the zone objectives, the Standard LEP mandates the assessment path of some land uses and these are provided in black text. Council has then identified the appropriate assessment path for all other land uses appropriate for the zone and locality and these are shown in red text.

**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/).**

Draft LEP 2013	Existing LEP Zones to be altered
<b>Rural Zones</b>	
RU1 Primary Production	Zone 1(a) Rural (General) Zone 1(e) Outer Rural Zone 1(d) Rural (Future Urban)
RU2 Rural Landscape	Zone 1(e) Rural (General)
RU3 Forestry	Zone 1(f) Rural (Forestry)
RU5 Village	Zone 2(v) Village
<b>Residential Zones</b>	
R1 General Residential	Zone 2(a) Residential Zone 2(v) Village - Portland and Wallerawang
R2 Low Density Residential	Zone 2(a) Residential Zone 2(v) Village - Portland and Wallerawang Zone 1(d) Rural (Future Urban)

Draft LEP 2013	Existing LEP Zones to be altered
<b>Residential Zones (continued)</b>	
R5 Large Lot Residential	Zone 1(c) Rural (Small Holdings) Zone 2(v) Village
<b>Business Zones</b>	
B1 Neighbourhood Zone	Zone 3 Business Zone 2(a) Residential
B2 Local Centre	Zone 3 Business Zone 2(v) Village - Portland and Wallerawang
B4 Mixed Use	Zone 3 Business Zone 2(v) Village - Portland Zone 4 Industrial Zone 2(a) Residential
B6 Enterprise Corridor	Zone 1(a) Rural (General)
B7 Business Park	Zone 4 Industrial
<b>Industrial Zones</b>	
IN1 General Industrial	Zone 1(a) Rural (General)
IN2 Light Industrial	Zone 4 Industrial Zone 2(v) Village Zone 1(a) Rural (General)
IN3 Heavy Industrial	Zone 1(a) Rural (General)
<b>Special Purpose Zones</b>	
SP2 Infrastructure	Zone 1(a) Rural (General) Zone 4 Industrial Zone 2(a) Residential Zone 1(c) Rural (Small Holdings) Classified Roads Railways
<b>Recreation Zones</b>	
RE1 Public Recreation	Zone 6 Open Space Zone 2(v) Village
RE2 Private Recreation	Zone 6 Open Space Zone 2(a) Residential Zone 2(v) Village
<b>Environmental Protection Zones</b>	
E1 National Parks and Nature Reserves	Zone 8 National Parks and Nature Reserves Zone 1(a) Rural (General)
E3 Environmental Management	Zone 1(a) Rural (General) Zone 6 Open Space Zone 2(a) Residential Zone 2(v) Village
E4 Environmental Living	Zone 1(a) Rural (General) Zone 1(d) Rural (Future Urban) Zone 2 (a) Residential

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).