

Residential Zones

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

Residential Zones

The Draft LEP 2013 proposes to adopt three out of the possible five residential zones of the Standard Instrument. The use of three residential zones represents a significant change from the existing zoning model where only one residential zone applies.

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:

R1 General Residential

This zone is to provide a broad variety of residential densities and housing types. This zone will be applied to the majority of urban residential lands within the LGA and will replace the majority of the existing Zone 2(a) Residential zone in Lithgow and parts of the existing 2(v) Village zone in Portland.

What are the objectives of the zone?

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- 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?

Home occupations; Roads;

What uses are permitted with development consent?

Attached dwellings; Backpackers' accommodation; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Caravan parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Hostels; Hotel

or motel accommodation Kiosks; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Water recycling facilities; Water supply systems.

What uses are prohibited?

Any development not specified as 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 residential function of the zone.

Of significance, commercial premises, except for kiosks and neighbourhood shops and all forms of industry including home industries are prohibited within the zone.

R2 Low Density Residential

This zone is the lowest density urban residential zone and is proposed to apply to urban residential lands primarily at South Bowenfels, Marrangaroo and the outer residential areas of Portland. This zone has also been applied to all residential land at Wallerawang.

Typically this zone is applied to land where primarily low density housing is to be established or maintained and features detached dwelling houses as the major housing form. Other permitted uses are generally restricted to facilities and services that meet the day to day needs of the residents.

What are the objectives of the zone?

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- 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?

Home occupations; Roads;

What uses are permitted without development consent?

Extensive agriculture; Home occupations; Roads;

What uses are permitted with development consent?

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Caravan parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health services facilities; Home-based child care; Home businesses; Kiosks; Recreation areas; Seniors housing; Multi dwelling housing ; Neighbourhood shops; Respite day care centres; Shop top housing; Water recycling facilities; Water supply systems.

What uses are prohibited?

Any development not specified as development 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 low density residential function of the zone.

Higher density residential forms such as residential flat buildings and semi-detached dwellings are proposed to be prohibited within this zone.

This zone is used to cater for development that provides for residential housing on larger allotments in a rural setting.

R5 Large Lot Residential

The primary function of this zone is residential.

The existing lands Zoned 1(c) Rural (Small Holdings) on the fringes of Portland, Wallerawang and Lithgow and localities such as Hartley, Dargan and Clarence will translate comfortably into this zone given the existing settlement

pattern and primary land uses that have evolved in these areas since being introduced in late 1980's.

This zone is also proposed to be applied to land on the fringes of Rydal, Tarana and Capertee Villages and to the existing Lidsdale Village.

What are the objectives of the zone?

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To limit development to areas in reasonable proximity to the settled town centres of Lithgow, Wallerawang and Portland to strengthen the settlement hierarchy of 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?

Home occupations; Roads.

What uses are permitted with development consent?

Bed and breakfast accommodation; Building identification signs; Business identification signs; Caravan parks; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Flood mitigation works; Home-based child care; Home businesses; Home industries; Intensive plant agriculture; Kiosks; Markets; Places of public worship; Recreation areas; Sewage treatment plants; Water recycling facilities; Water supply systems

What uses are prohibited?

Any development not specified as 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 low density residential function of the zone and the rural setting of much of the area within the zone.

Of significance, commercial premises, except for kiosks and markets, and all forms of industry except home industries are prohibited within the zone.

Detached dual occupancies are also proposed to be prohibited within this zone.

Key Residential Development Standards

Draft LEP 2013 proposes to introduce a minimum lot size for the erection of a dwelling in the residential zones.

The Table opposite provides a comparison between the current and proposed residential minimum lot size standard:

Current Land Use Zone	Current Minimum Lot Size	New Related Land Use Zone	New Proposed Minimum Lot Size
1 (c) Rural Small Holdings	1ha with an average of 2ha created from an existing holding	R5	Varying 2ha 4000m ² in some areas surrounding the village and towns
2 (v) Village	2000m ²	RU 5	4000m ²
2 (a) General Residential	Nil	R1 R1 Lithgow	Ranges from 300m ² - 800m ² in different parts of the town as mapped on the Lot Size Map
2 (v) Village	Nil	R1 Portland	400m ² - 800m ²
2 (v) Village	Nil	R2 Wallerawang	600m ²

Minimum site areas for dual occupancy, multi dwelling housing and residential flat buildings within R1 and R2 residential zones.

Minimum lot sizes as shown on the Lot Size Map have been determined on the basis of conventional subdivision for a single dwelling. Higher density residential development such as Dual Occupancy (being two dwellings), multi dwelling housing and residential flat buildings (being three or more dwellings) require a larger site area to ensure that the development does not adversely affect or alter the existing character of an area and is able to achieve a reasonable level of amenity.

The table below indicates the proposed site area for these higher density developments. This table needs to be read in conjunction with the Lot Size Map to determine the applicable site area for specific sites.

Residential Type	New Zone	Minimum Site Area
Dual Occupancy (attached)	Zone R1 General Residential	400m ² in areas with a MLS of 300m ² on the Lot Size Map 500m ² in areas with a MLS of 400m ² on the Lot Size Map 700m ² in areas with a MLS of 600m ² on the Lot Size Map
Dual Occupancy (Attached)	Zone R2 Low Density Residential	1000m ²

Residential Type	New Zone	Minimum Site Area
Dual Occupancy (Detached)	Zone R2 Low Density Residential	1000m ²
Dual Occupancy (Detached)	Zone R1 General Residential	500m ² in areas with a MLS of 300m ² on the Lot Size Map 600m ² in areas with a MLS of 400m ² on the Lot Size Map 800m ² in areas with a MLS of 600m ² on the Lot Size Map
Multi Dwelling Housing	Zone R1 General Residential	800m ² 600m ² in areas with a MLS of 300m ² on the Lot Size Map
Multi Dwelling Housing	Zone R2 Low Density Residential	1200m ²
Residential	Zone R1	800m ²

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/.

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

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