

PLANNING PROPOSAL SUMMARY

LITHGOW CITY LOCAL ENVIRONMENTAL PLAN 2014 (AMENDMENT 4) – SPOT REZONING OF 121 - 123 MAIN STREET WALLERAWANG & ADJOINING LANDS

BACKGROUND

A planning proposal has been requested to be prepared by the proponent Resolve Urban Planning on behalf of the registered landowners. This request forms the basis of this planning proposal.

This request was considered by **Council at its Ordinary Meeting 28 September 2020**. Council resolved unanimously the following:

Minute No 20-222 THAT

1) Council supports the preparation of a Planning Proposal for Lot 20 DP 1207089, Lot 1 and Lot 2 DP 213770, Main Street Wallerawang to amend Lithgow Local Environmental Plan 2014 as follows:

- A) Amend the land use zone of the site from part Primary Production RU1 and Part SP2 Infrastructure(Electricity Generation) to Light Industrial IN2.
- B) Insert a new clause into Schedule 1 - Additional Permitted Uses to apply to Lot 20 DP 1207089 and Lot 1 DP 213770 to permit development for the purposes of Hotel or Motel Accommodation.

2) The Planning Proposal documentation once prepared be forwarded to the Western Region office of the Department of Planning, Industry and Environment for a Gateway Determination.

3) Council consults with relevant government agencies as required. Council is to consult with Water NSW prior to the issuing of a Gateway Determination and Rural Fire Service prior to undertaking community consultation.

4) Council advise NSW Department of Planning, Industry and Environment that it proposes to seek approval to use the delegated functions under S.3.36 (2)-(4) to make the plan following compliance with a Gateway Determination.

5) A DIVISION be called in accordance with the requirements of Section 375A (3) of the Local Government Act, 1993.

OBJECTIVES OF THE PROPOSAL

The objective of the Planning Proposal is to facilitate:

- light industrial land use on the site; and
- the continuation of the existing motel development land use on part of the site without limitation from existing use rights.

The Planning Proposal will amend Lithgow Local Environmental Plan 2014 as follows:

- Amend the Lot Size Map for Lot 20 DP 1207089 from 40ha to Nil.
- Amend the land use zone of the site from part Primary Production RU1 and Part SP2 Infrastructure (Electricity Generation) to Light Industrial IN2.
- Insert a new clause into Schedule 1 - Additional Permitted Uses to apply to Lot 20 DP 1207089 and Lot 1 DP 213770 to permit development for the purposes of Hotel or Motel Accommodation.

WHERE DOES THE PLANNING PROPOSAL APPLY?

Lots 1& 2 DP 213770 and Lot 20 DP 1207089,
Main St Wallerawang.

EXPLANATION OF PROVISIONS

The Draft Planning Proposal seeks to:

- Amend the Lot Size Map for Lot 20 DP 1207089 from 40ha to Nil.
- Amend the land use zone of the site from part Primary Production RU1 and Part SP2 Infrastructure (Electricity Generation) to Light Industrial IN2
- Insert a new clause into Schedule 1 - Additional Permitted Uses to apply to Lot 20 DP 1207089 and Lot 1 DP 213770 to permit development for the purposes of Hotel or Motel Accommodation.

HOW TO MAKE A SUBMISSION

Should any person or group wish to make a submission on the Planning Proposal, it should be in writing and be received by 4.30pm on 12 MARCH 2021. Submissions should be addressed to:

The General Manager, Lithgow City Council, PO Box 19
LITHGOW NSW 2790, quoting reference LLEP2014 (A4)
or
by emailing attention General Manager and quoting reference
LLEP2014 (A4) at council@lithgow.nsw.gov.au.

HOW TO OBTAIN FURTHER INFORMATION

Further information may be obtained by contacting Mrs Sherilyn Hanrahan or Mr Christian Matthews at Council on 026354999 or council@lithgow.nsw.gov.au.

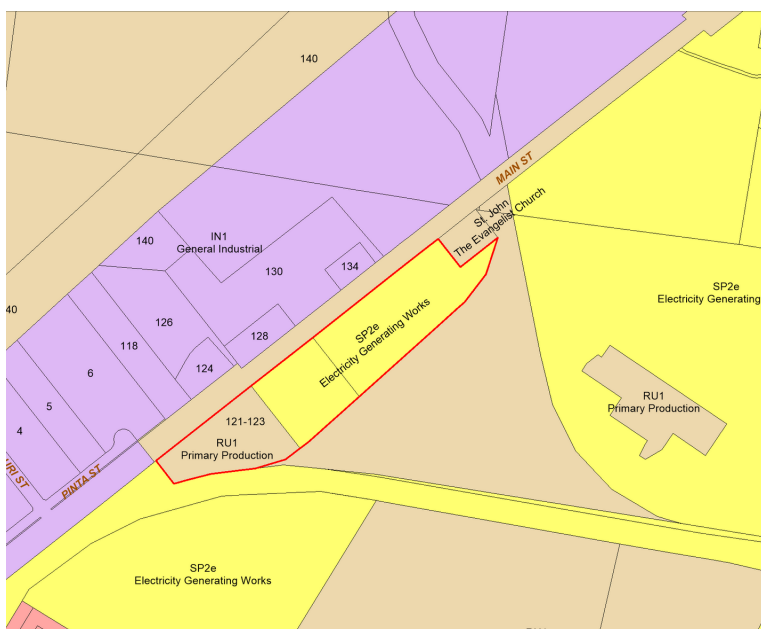


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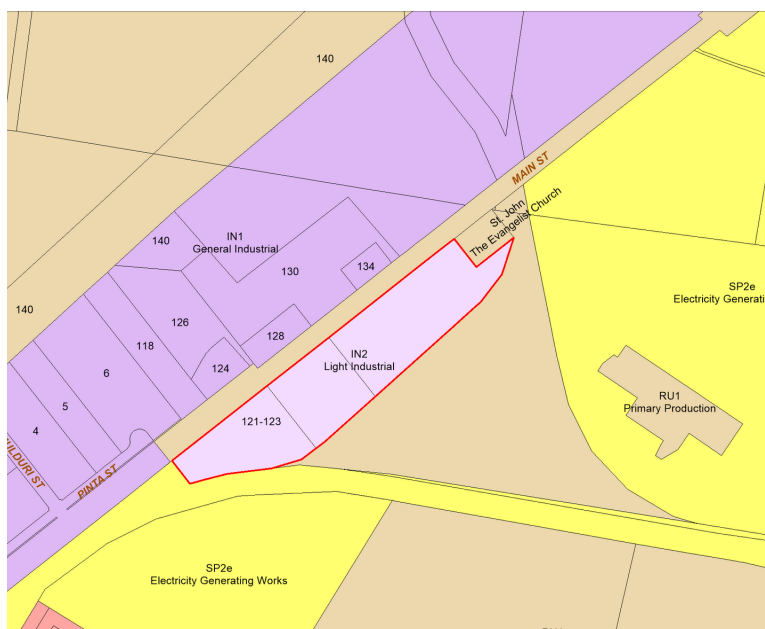
LITHGOW CITY LOCAL

ENVIRONMENTAL PLAN 2014

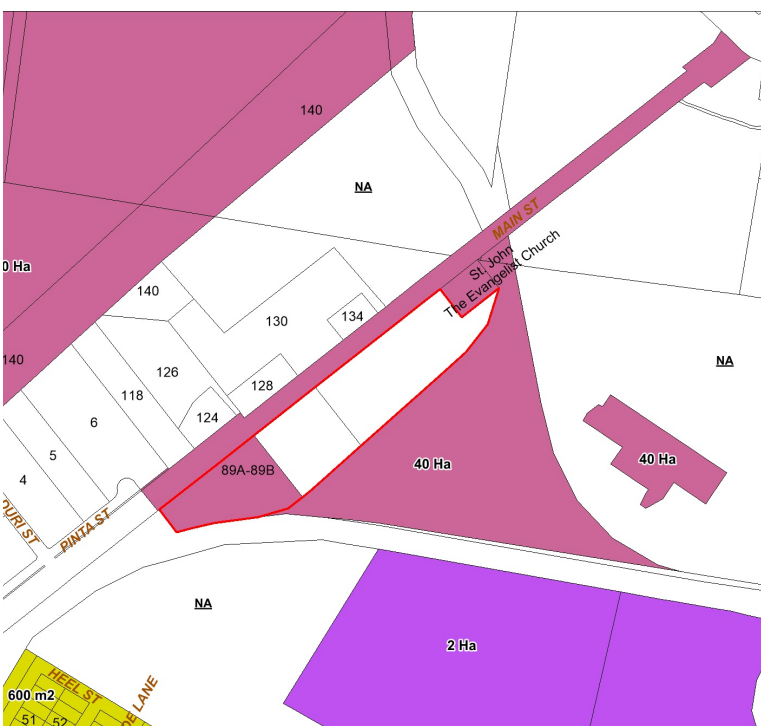
(AMENDMENT 4) – MAPPING



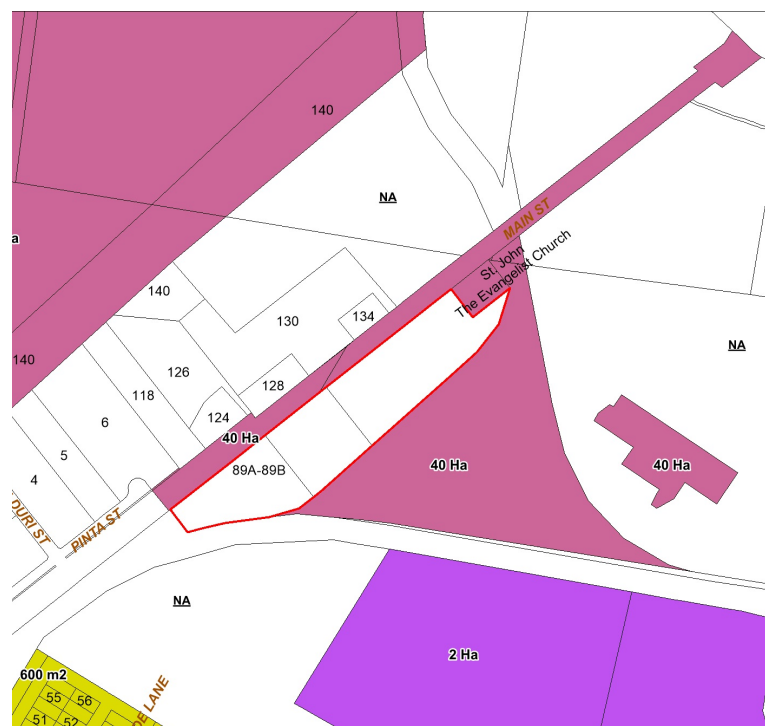
Existing Land Zone Part RU1/Part SP2



Proposed Land Zone IN2 Light Industrial



Existing Lot Size Part 40HA/Part Nil



Proposed Lot Size Nil