

A 20 YEAR STRATEGIC PLAN TO SET OUT  
LAND USE DIRECTIONS AND PRIORITIES  
FOR THE FUTURE OF LITHGOW.

# *Draft Lithgow 2040 Local Strategic Planning Statement*

## *Summary Document*

*Lithgow*  
CITY COUNCIL





# About our LSPS

## Vision:

***‘The Lithgow region is an ideally located strategic centre with an evolving economy and a resilient and connected community which embraces its proud heritage and world class natural environment’.***

The Draft Lithgow 2040 Strategic Planning Statement provides an overarching strategic direction of how Lithgow City Council is planning for the present and the future. The statement identifies the local issues and needs of the community drawn from previous consultations, our alignment to regional and local strategies, and establishes land use priorities to which planning instruments will need to be amended or reinforced to facilitate future planning directions. It is from the identification of local issues and needs that give rise to the priorities found within the LSPS which is further broken down in to four themes:

Our Lifestyle  
Our Infrastructure  
Our Economy  
Our Environment

## Community values

Council has undertaken significant community consultation programs for a range of strategic planning programs in the recent past. The following key messages have consistently been received that we feel still holds true and have not substantially changed over time.

### Heritage

- Celebrating our local heritage.
- Preserving and maintaining local historical buildings.
- Identifying and respecting indigenous heritage.

### Cohesive and inclusive society

- Supporting indigenous and cultural linguistic communities.
- Appropriate recreational offerings for a range of abilities and ages.
- Community being involved in decision making processes of Council.

### Lifestyle

- Ensure that the LGA remains affordable.
- Provide a variety of housing options.

### Proximity to major centres

- Relatively close to Sydney.
- Rail and road opportunity to access Sydney metro area.
- Close proximity to regional centres such as Bathurst.

### Scenic and conservation areas/landscapes

- Protecting and promoting the natural environment.
- Identifying vulnerable areas within Lithgow.
- Manage and protect our water resources and waterways.

### Local character and identity

- Protect our character areas from overdevelopment.
- Retain unique character of our rural areas and townships.



# Our Themes...

At a Glance...

## Our Liveability

How Council will plan for change and growth of our urban and rural areas while protecting their unique values.

PP1. Plan for the growth target of 4,000 new residents by 2040 through sustainably growing our existing town centres.

PP2. Investigate the emerging household demographic trends to better inform planning controls and the suitability of housing stock.

PP3. Reduce the unplanned growth and development of our rural lands for rural lifestyle dwellings.

PP4. Work with private and public stakeholders to promote and activate our heritage items.

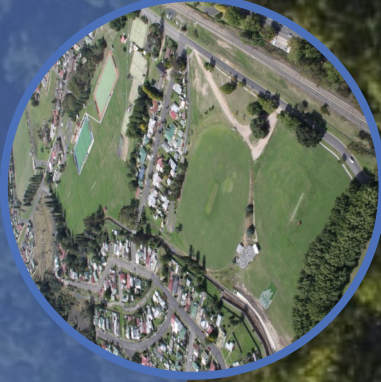


## Our Infrastructure

How Council will ensure that the provision of open space and utilities will be sustainable and equitable.

PP5. Ensure that new developments are aligned with the Councils infrastructure servicing plan to ensure orderly development.

PP6. Encourage the public to utilise our open spaces by creating inclusive spaces that meet the needs of all ages and abilities. This also includes making our civic spaces attractive places to socialise.



## Our Economy

How Council is leveraging our competitive advantages and engaging industry to better diversify our local economy.

PP7. Create jobs in the tourism sector and attract domestic tourists from Sydney by utilising our unique attractions and events.

PP8. Protect the existing economic outputs of the LGA such as mining, extractive industries, agriculture and tourism from competing land uses that would otherwise hinder their viability as a viable commercial operation.

PP9. Promote Lithgow as a place for business and investment by promoting new innovate industries while retaining our existing industries.



## Our Environment

How Council is managing and protecting our natural assets and preparing for the impacts of climate change.

PP10. Maintain and enhance the quality of our waterways and riparian areas in our urban and rural areas.

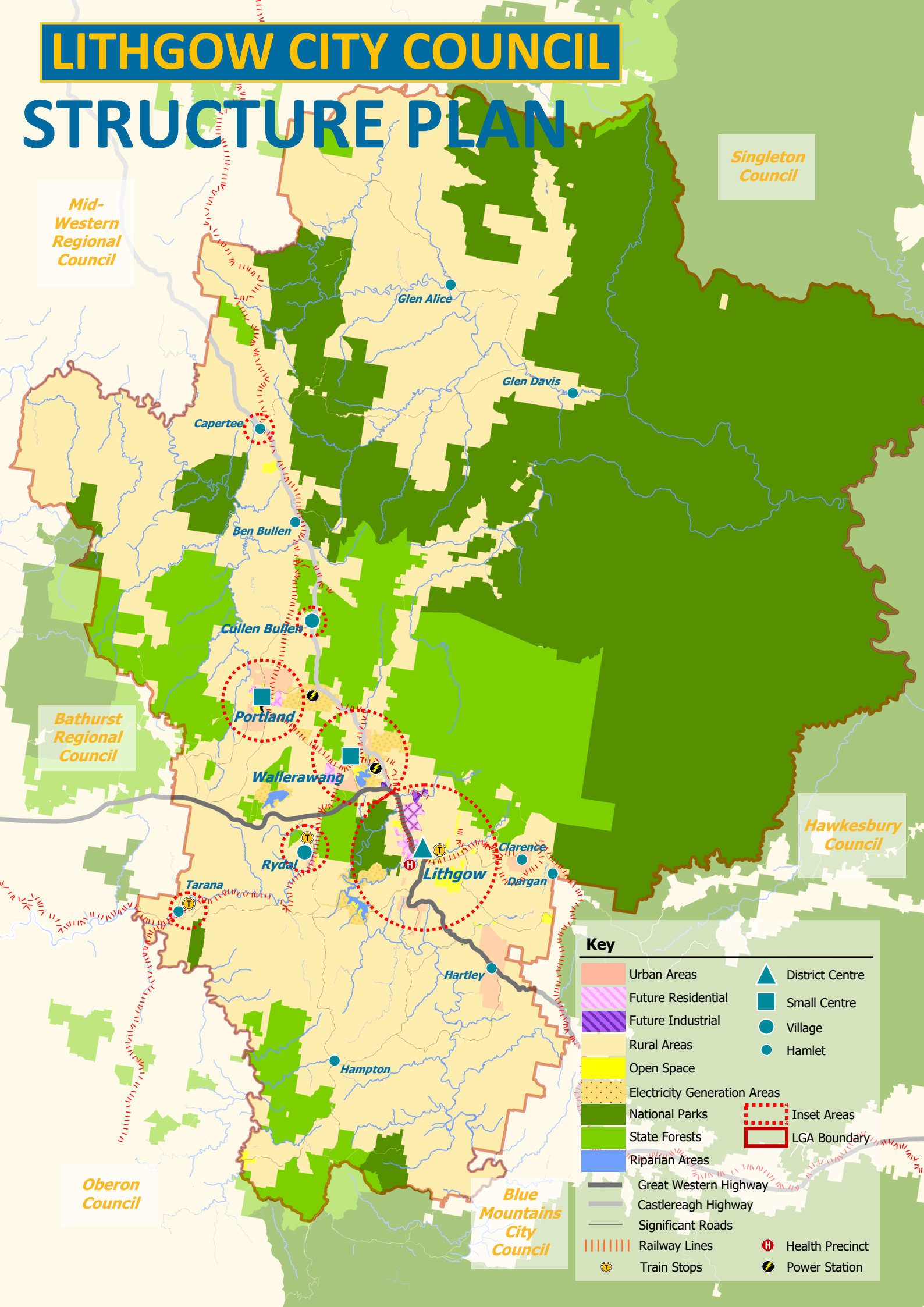
PP11. Review and update our planning controls for environmentally constrained areas in the LGA by appropriately identifying where significant environmental values exist.

PP12. Prepare our communities for a changing climate that will entail longer and more intense bushfire seasons, greater intensity of flooding events, and a warmer and drier climate.





# LITHGOW CITY COUNCIL STRUCTURE PLAN





# *Our Actions...*

## **Our Liveability**

1. Develop a growth framework.
2. Actively engage with landowners and key stakeholders in planning for growth areas in the Lithgow LGA.
3. Prepare a Local Housing Strategy and integrate its recommendations where relevant in the Lithgow Local Environmental Plan and Development Control Plan.
4. Integrate local character assessments into land use planning documents and decision as guided by the NSW Government's Local Character and Place Guideline (February 2019).
5. Prepare a Residential Land Use Monitor and review annually.
6. Prepare a Planning Proposal to implement the Marrangaroo Masterplan.
7. Complete and implement the Lithgow Rural and Residential Strategy.
8. Prepare a Cultural Heritage Study.
9. Incorporate heritage development controls in the Comprehensive Development Control Plan.
10. Develop and/or implement conservation management plans for each Council owned item.
11. Review and update the Lithgow Community Heritage Study and the Heritage Schedule within the LEP.

## **Our Infrastructure**

1. Review Council's development contributions framework.
2. Prepare an interim servicing strategy for the Marrangaroo employment lands.
3. Prepare and adopt a Developer servicing Plan for the Marrangaroo Release Area.
4. Review and adopt the open space hierarchy and identified service levels as outlined in the 2011 Lithgow Open Space and Recreational Needs Study.
5. Review the zoning of the open space network.
6. Prepare and implement a public realm strategy.
7. Continue to implement the Main Street Revitalisation program.
8. Prepare and implement a Plan of Management for all lands for which Council is Crown Land Manager.
9. Adopt and implement the recommendations of the Lithgow Active Transport Plan.
10. Review the Development Contributions Framework to apply to new development.





## Our Economy

1. Review and update the Lithgow Destination Management Plan.
2. Review the LEP to incorporate increased tourist and visitor accommodation, and tourist support services and activities.
3. Promote heritage related tourism and events and conservation through increased appropriate use of Clause 5(10) Conservation Incentives of the LEP.
4. Liaise with the Department of Planning, Industry and Environment to further expand upon the definitions of tourism accommodation in the standard instrument.
5. Protect the coal mining titles, extractive industry areas such as sand and construction materials, surface and supporting operation facilities from further land use conflict.
6. Consider the findings of the DPIE Lithgow Agricultural Land Map and Report to support the LGA's important agricultural lands from land use conflict.
7. Review the LEP to introduce provisions that may support renewable energy projects from further encroaching sensitive land use receptors.
8. Consider the use of land use buffers or other planning controls to protect the interface of rural lands with National Parks, State Conservation Areas and NSW Forestry.
9. Manage land use conflict by supporting pre-existing, lawfully operating agricultural land uses in the case of nuisance complaints in a manner consistent with the NSW *Right to Farm Policy*.
10. Implement the actions of the Lithgow Regional Economic Development Strategy.
11. Review the Lithgow LEP to facilitate the activation and redevelopment of the former Wallerawang Power Station Site and the Foundations Portland Site.
12. Actively engage and partner with owners of zoned employment lands to facilitate the availability of shovel ready land to the market.
13. Audit and review of employment lands to unlock redevelopment or infill opportunities.
14. Review the LEP and DCP to facilitate growth an agri-businesses/agri-industries to capitalise on new technologies and proximity to existing and emerging markets.
15. Review the LEP to create opportunities for creative industries such as artisan food and drink premises and to facilitate the paddock to plate strategy.
16. Review the land use zoning over the Thales Site to facilitate redevelopment opportunities.



## Our Environment

1. Prepare and adopt an Integrated Water Cycle Management Study.
2. Develop water sensitive urban design guidelines and include in DCP.
3. Prepare an Urban Waterways and Riparian Areas Strategy.
4. Review the Environmentally Sensitive Area maps and provisions within the Lithgow LEP 2014.
5. Prepare a biodiversity strategy.
6. Prepare and implement the Lithgow Floodplain Risk Management Study and Plan.
7. Increase community awareness of the extent of bush fire prone land and bush fire impacts across the LGA.





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**Have your say at:**

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