

CHAPTER 4 GROWTH MANAGEMENT STRUCTURE

STRATEGIC PLANNING DIRECTIONS

The following directions and actions to inform the Land Use Strategy and Local Environmental Plan fall out of the analysis of growth management structures of the LGA:

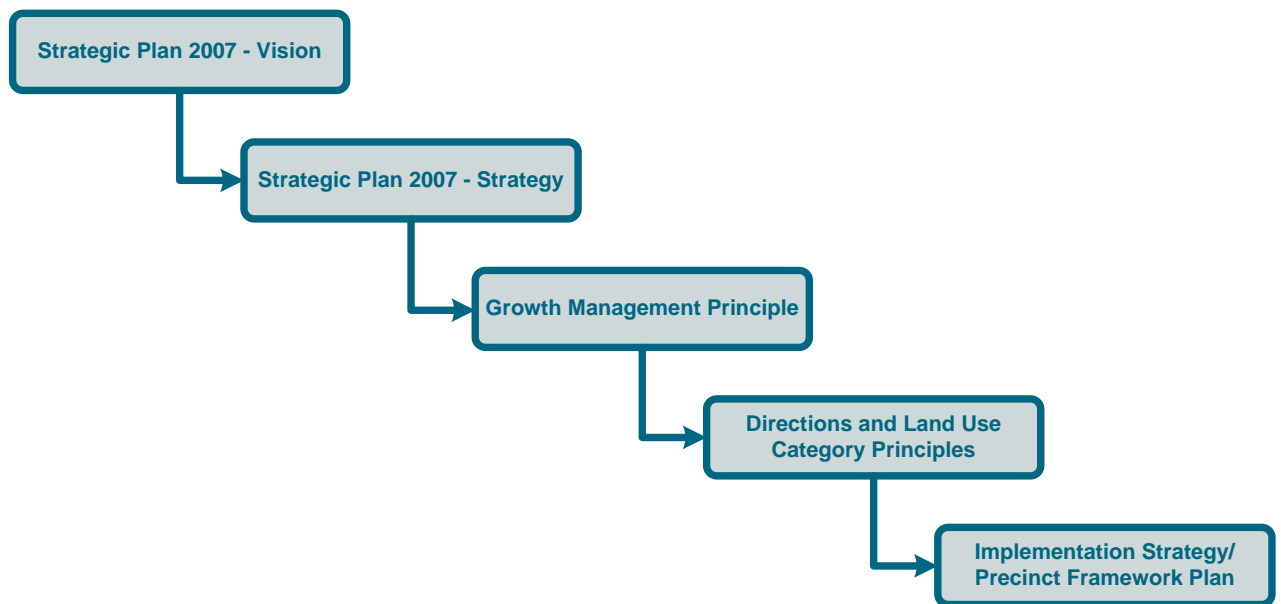
- Adopt and apply Growth Management and Sustainability Principles to all land use planning decisions.
- Adopt and apply a defined settlement hierarchy for the Lithgow LGA as outlined in Table 5 and Figure 4.
- Apply a clustered planning approach to future growth in the Lithgow LGA aligned with the adopted settlement hierarchy.
- Recognise and strengthen the role of each town, village, hamlet and rural area commensurate with its place in the adopted settlement hierarchy.

GROWTH MANAGEMENT AND SUSTAINABILITY PRINCIPLES

This section sets a series of planning principles which, when implemented through this strategy and future planning instruments and policies, will provide for efficient and sustainable development of land. These growth management principles build upon and refine the visions and strategies identified in the 2007 Lithgow City Council Strategic Plan.

These principles will in turn be further refined into more specific land use category principles in Chapters 7-13. The relationship of these principles to other strategic processes is indicated in the following diagram:

Figure 1. Relationship of principles to strategic processes



Source: LCC

Table 1. Growth Management and Sustainability Principles

STRATEGIC PLAN REFERENCE	PRINCIPLE TITLE	GUIDING PRINCIPLE
<p>G1 Planning for an annual growth rate of 1 to 2% for the LGA.</p> <p>G2 Planning growth in the towns and villages followed by rural residential areas.</p> <p>G4 Providing residential land to cater for future growth</p>	GMP 1. THRESHOLDS TO GROWTH	<ul style="list-style-type: none"> Future development should strengthen the desired settlement hierarchy, support and maintain strong commercial centres, minimise urban sprawl and environmental footprints and maximise infrastructure and service efficiencies. Future development should be planned to create communities within the hierarchy of settlement. Consideration should be given to the ultimate geographical extent and population target for each community and the staging/timing by which it is proposed to reach that position. Future development should be strategically planned by providing a timely release of adequate and appropriately located land based on an analysis of the economic,

STRATEGIC PLAN REFERENCE	PRINCIPLE TITLE	GUIDING PRINCIPLE
<p>G3 Facilitating the sustainable planning of land through assessment criteria</p> <p>E2 Identifying and protecting the Department of Environment and Climate Changes Estates</p> <p>E3 Protecting and enhancing biodiversity through consultation and development of partnerships</p> <p>E/I13 Protecting the economic assets</p>	<p>GMP 2. LAND USE SUITABILITY AND CAPABILITY</p>	<p>social and environmental carrying capacity of settlements and genuine demand.</p> <ul style="list-style-type: none"> • Future development should be located on land that is suitable for the development and capable of supporting the proposed uses. • Future development should avoid areas of environmental significance, significant natural and/or economic resource, potential hazard, high landscape or cultural heritage value, or potential increased risk associated with impacts of climate change. • Future development adjoining land with the above values should incorporate buffers as necessary to help protect those values and to avoid future land use conflict. • Future development, particularly at the residential/primary production and the residential/industrial interfaces, should be planned for and managed so any potential conflict is minimised in relation to adjoining or adjacent land uses.
<p>G6 Providing infrastructure for growth</p> <p>T1 Providing road infrastructure which meets the needs of residents</p> <p>T3 Promoting equitable access to public transport</p> <p>T5 Improving and expanding the pedestrian and bicycle network</p> <p>E8Securing the community access to water</p>	<p>GMP 3. INFRASTRUCTURE PROVISION</p>	<ul style="list-style-type: none"> • Future development should only be permitted where it can be provided with adequate, cost effective physical and social infrastructure to match the expected population of each settlement area. In rural areas this may require the development being able to provide stand alone services. • Future development should not create the demand for the uneconomic provision of infrastructure. • Future development should ensure that it does not place an unacceptable pressure on infrastructure capacity to supply water or reduce environmental flows. • Settlement growth should aim to improve the viability of higher order infrastructure and services through the creation of critical mass and not overburden existing services elsewhere. • Future development should be designed and located to minimise the need to travel; to maximise opportunity for efficient public transport and pedestrian access options; and to encourage energy and resource efficiency. • Future development should be designed and located to have well connected and accessible urban areas increasing the opportunity for public transport, cycling and walking for residents and visitors. • Future development should not contribute to ribbon/strip development nor impact the safety and efficiency of the Great Western and Castlereagh Highways or Bells Line of Road. • Future development should provide sufficient buffering distances and /or technological solutions between proposed development and existing or proposed major infrastructure, including road and rail corridors, sewage treatment plants and waste facilities. • Future development should be designed and located to maximise total water cycle management and minimise impacts on the environment.
<p>G2 Planning growth in the towns and villages followed</p>	<p>GMP 4. DIVERSITY OF LIFESTYLE</p>	<ul style="list-style-type: none"> • Future development should provide for a mix of houses, jobs and recreational and open space opportunities.

STRATEGIC PLAN REFERENCE	PRINCIPLE TITLE	GUIDING PRINCIPLE
<p>by the rural residential areas</p> <p>G5 Providing for rural living in an appropriate development form that will minimise its impact and maximise the concentration of population around existing town centres and villages</p> <p>C9 Providing a range of housing opportunities to meet the diverse needs of the community</p>		<ul style="list-style-type: none"> • Future residential development should provide for a variety of dwelling types and a choice in location, form and affordability. • Future development should enable mixed uses and home-based employment opportunities in residential and village zones. • Future rural residential development should be planned to strengthen the desired settlement hierarchy. It should be located close to existing centres and away from areas that may in the future have values for urban expansion. • Future rural residential development should be clustered to encourage a sense of community and for the efficient provision of services. Further fragmented development over the landscape should be discouraged. • Future rural residential development should provide a limited alternative to urban growth in urban centres and not be provided so as to detract from such growth.
<p>C2 Protecting and enhancing areas of unique qualities and character</p> <p>C4 Determining and prioritising the recreational needs of the community and explore funding options</p> <p>C7 Ensuring adequate open space is provided throughout the towns and villages</p> <p>HR1 Identifying preserving, improving and promoting the LGA's indigenous and non indigenous built and natural heritage</p>	<p>GMP 5. CHARACTER, IDENTITY AND URBAN DESIGN</p>	<ul style="list-style-type: none"> • Future development should recognise, protect and be compatible with any unique topographic, natural or built cultural features essential to visual setting, character, identity or heritage significance of the area or settlement that is to be located in. • Future development should retain and enhance the rural character of local areas and not lead to a blurring of urban settlement and the surrounding rural hinterland. • Future development should support the role of each of the settlement areas within the desired hierarchy and not detract from the current village and rural character of the smaller centres. • Aboriginal cultural and community values should be considered in planning for future development. • Future development should be designed to ensure there is public access to an adequate supply and appropriately located public open space and recreation areas to provide for a range of recreational uses and visual amenity.
<p>E/I1 Planning for a diversified economy which supports local employment</p> <p>E/I2 Encouraging local employment opportunities for the community</p> <p>E/I14 Providing employment generation lands</p> <p>E/I15 Providing retailing opportunities in the LGA</p> <p>E/I16 Developing our natural and cultural assets for the tourism market</p>	<p>GMP 6. ECONOMIC GROWTH</p>	<ul style="list-style-type: none"> • Industrial land should be made available in a variety of locations to encourage new opportunities and employment diversity. However, location and availability should recognise the linkages between employment land and: settlement areas; markets; transport and access; environmental constraints; and cost effective provision of necessary services and infrastructure. • Commercial land, should be located so that it can be conveniently serviced, is accessible to, and is consistent in scale with the settlement it serves or is planned to serve. New commercial land should not undermine existing centres. • Future tourism development should not negatively impact on the natural, economic or social fabric of the area it is to be located in. • Future investment in and growth of tourism products and services should not occur at the expense of local environmental and social values.
<p>C3 Encouraging equitable</p>	<p>GMP 7.</p>	<ul style="list-style-type: none"> • Future services and facilities should be provided in

STRATEGIC PLAN REFERENCE	PRINCIPLE TITLE	GUIDING PRINCIPLE
access to services and facilities which meet the needs of the community	ACCESS AND EQUITY OF SERVICES	settlement areas commensurate with the role of that area within the desired settlement hierarchy and the identified needs of the community.

EXISTING SETTLEMENT PATTERN

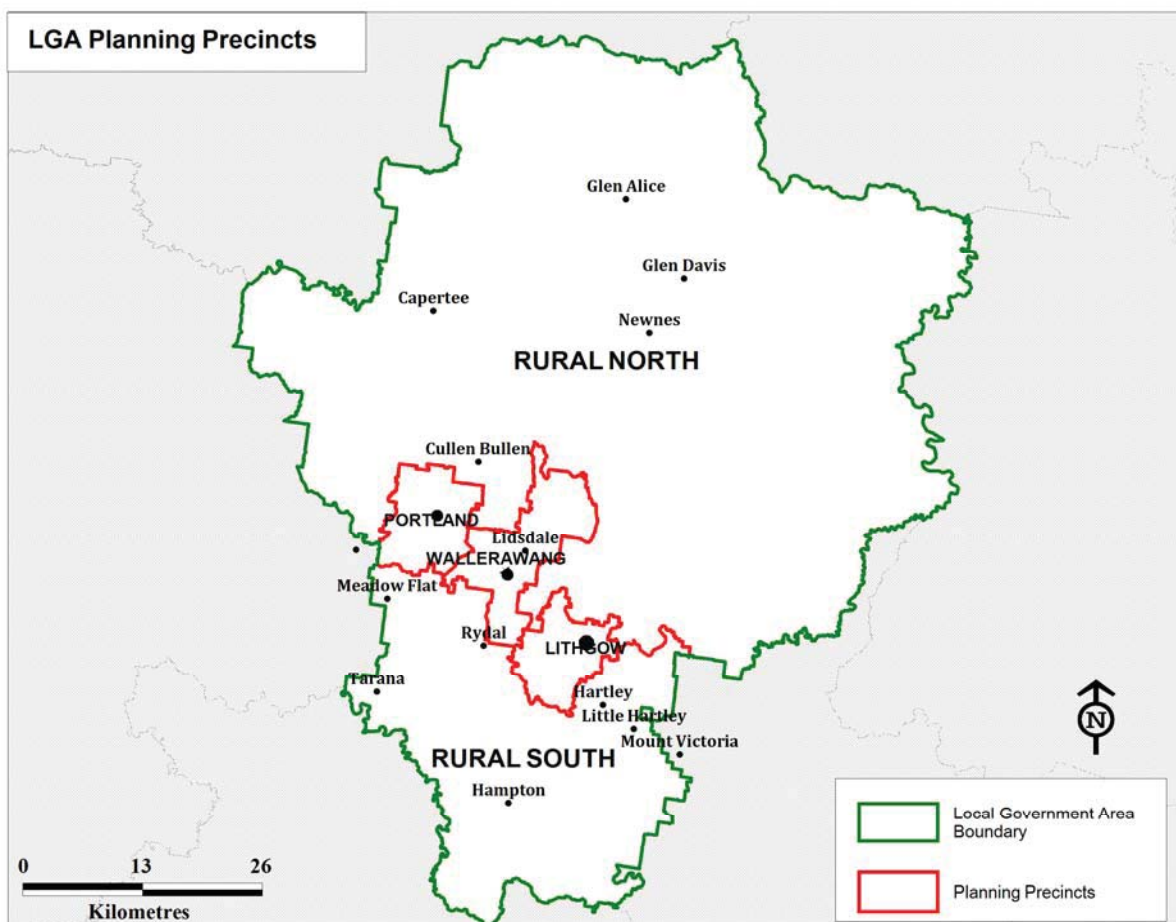
The pattern of settlement in the Lithgow LGA, like many other regional LGAs has been defined by its industrial heritage and the introduction of rail and rail infrastructure corridors.

Settlement of the Lithgow LGA is concentrated around the three town centres of Lithgow, Wallerawang and Portland with several smaller villages and hamlets supporting the wider rural areas.

Internal town layouts have been defined by the location of historic industry bases and transport such as the coal mines, iron works, pottery and defence installations in Lithgow, the Cement Works in Portland and the Rail corridor in Wallerawang.

This settlement pattern is consistent with a defined settlement hierarchy and enables the LGA to be split into five planning precincts. The demographic profile of these precincts is provided in Appendix 2.

Figure 2. LGA Planning Precincts



EXISTING SETTLEMENT TRENDS

An analysis of development activity over the period 1996-2009 has indicated that existing settlement pattern and defined settlement hierarchy is being threatened by a sustained increase in housing development in the rural areas.

The supply and demand analysis in Appendix 1 has indicated that in the period 1996-2009 55.1% (699) of all dwelling approvals occurred within the rural areas. Based on the average household size of 2.4 this number of dwellings has the potential to place a further 1678 persons dispersed throughout the rural areas.

This trend is not sustainable and will be required to be reversed and in time halted to ensure that the main town centres remain viable and that infrastructure and services are provided in an economic and efficient manner.

DEFINING THE SETTLEMENT HIERARCHY

BUILDING A SETTLEMENT HIERARCHY

A settlement hierarchy is a way of arranging settlements into a hierarchy based upon their population or some other criteria such as level of services. It is not an indication of how important an area is.

The establishment of a settlement hierarchy is important to identify the role of each settlement area, the capacity for each area to absorb growth and the level of services that are and should reasonably be provided.

A basic settlement hierarchy showing indicative population levels and sustainability rating based on consideration of factors in Table 2 is illustrated in the Figure 3:

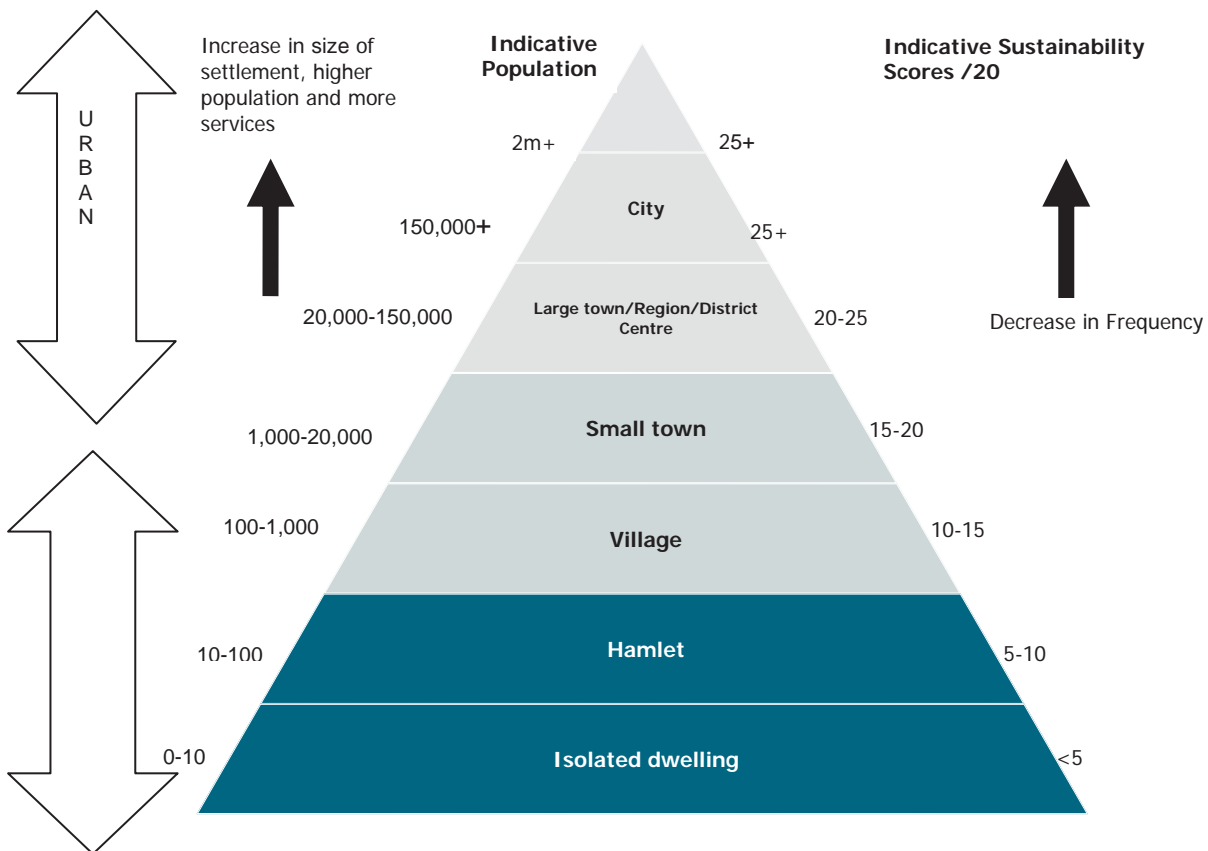
Table 2 outlines the range of factors that may be considered when determining where a settlement should be placed within a settlement hierarchy:

Table 2. Factors determining settlement hierarchy

Factor	Criteria for Consideration
Existing and Projected Population Growth	<ul style="list-style-type: none"> • How many dwellings are there in the settlement area? • What has been the demand for growth in these areas? • What is the projected level of growth? • What is the timing of this growth?
Access to Utilities	<ul style="list-style-type: none"> • Access to a range of facilities such as: <ul style="list-style-type: none"> ▪ Water ▪ Sewer ▪ Gas ▪ Electricity ▪ Telecommunications ▪ Waste disposal
Access to Transport	<ul style="list-style-type: none"> • Transport options including road, rail, public transport (bus/taxi), cycle ways
Access to Services	<ul style="list-style-type: none"> • Health services • Law Enforcement • Education and Allied services • Retail options including:

Factor	Criteria for Consideration
	<ul style="list-style-type: none"> ▪ Convenience Shopping ▪ Weekly Shopping ▪ Comparison Shopping • Business services • Social services • Governance services • Aged Care Services
Access to Facilities	<ul style="list-style-type: none"> • Access to a range of community, cultural, entertainment and open space and recreational facilities
Access to Employment	<ul style="list-style-type: none"> • Proximity to employment options • Extent of employment-self containment
Access to range of housing forms	<ul style="list-style-type: none"> • Access to a range of housing forms including <ul style="list-style-type: none"> ▪ Single dwellings ▪ Residential Units or Flats ▪ Social housing ▪ Seniors housing
Location Relative Higher Order Centres	<ul style="list-style-type: none"> • Proximity to higher order centres to provide additional services and facilities
Character, Identity and Community Spirit	<ul style="list-style-type: none"> • Unique character of area that may result in additional social, environmental and economic benefits

Figure 3. Typical Settlement Hierarchy



DEFINING LITHGOW LGA SETTLEMENT HIERARCHY AND SUSTAINABILITY FACTORS

The following matrix sets out a summary of how settlement areas within the Lithgow LGA perform against the key factors for determining their position within a settlement hierarchy. The 2007 Local profile provides more detail of the level of services and character of these areas.

Table 3. Sustainability factors for Determining Settlement Hierarchy

Settlement	Existing (Base) Pop	Est. Pop Growth	Closest Higher order centre	Transport and Access	Utilities	Services and Facilities	Employment	Range of Housing Forms	TOTAL	Current Position in Lithgow Hierarchy	New Position in Lithgow LGA Settlement Hierarchy
Lithgow/Marrangaroo			Bathurst -	4	4	4	4	4	20	Small Town	Small Town/District Centre
Wallerawang/Lidsdale			Lithgow	3	3	2.5	3	2	13.5	Village	Small Town
Portland			Lithgow	3	3	3	3	2	14	Village	Small Town
Cullen Bullen			Portland	1.5	2	2	1	1	8	Village	Village
Capertee			Portland	1.5	2	2.5	1	1	8.5	Village	Village
Rydal			Wallerawang	1.5	1	1	1	1	5.5	Village	Village
Tarana			Lithgow	1.5	1	0	1	1	4.5	Village	Hamlet
Hartley			Lithgow	1.5	1	0	1	1	4.5	Hamlet	Hamlet
Clarence			Mt Victoria Lithgow	1.5	1	0	1	1	4.5	Hamlet	Hamlet
Dargan			Mt Victoria Lithgow	1.5	1	0	1	1	4.5	Hamlet	Hamlet
Rural North Localities Glen Davis, Ben Bullen, Glen Alice, Bogee	Total Rural North (incl villages)		Kandos Capertee	1	1	0	1	1	4	Hamlet	Hamlet
Rural South Localities, Hampton, Sodwalls, Lowther, Good Forest	Total Rural South (incl Hartley)		Lithgow	1.5	1	0	1	1	4.5	Hamlet	Hamlet
Wider Rural Areas			Variable	1	1	1	1	1	5	Isolated Dwelling	Isolated Dwellings

Source: LCC, Scores - 0-5 where 0 is no ability to meet sustainability criteria - Isolated Dwelling, 5 meets full range of sustainability criteria - Large Town

"In many circumstances rural residential development has undermined this structure by allowing people to live in dispersed locations with little regard for direct access to higher order centres." (DUAP, Guidelines on Rural Settlement on the North Coast of NSW, 1995, p7).

The Lithgow LGA has a large percentage of dispersed rural living allotments throughout the LGA. It is also evident in the creation of the large rural small holdings zones in Hartley, Clarence and Dargan. These areas have grown in population size to fit in a hierarchy as a village however have negligible services to support that function.

Clarence and Dargan have negligible ability to grow beyond the current subdivision pattern. These areas therefore remain as hamlets.

The Hartley rural residential area is the most significant anomaly to the standard settlement hierarchy structure. This area under current planning provisions has significant growth potential in excess of 100% upon the existing number of dwellings. Careful consideration will need to be given to this area within this strategy in determining its future hierarchy placement beyond the short term.

Currently Wallerawang and Portland could be considered to be at the higher end of the Village order, but considering the potential for positive growth in these areas and their functionality these centres should move into the small town order as part of this strategy.

SETTLEMENT GROWTH AND SETTLEMENT HIERARCHY

This strategy will seek to address the competing interests that Council must consider when determining the appropriate land use (or density) for settlement opportunities. The analysis of historical dwelling and subdivision demand has highlighted the dispersed nature of settlement growth within the LGA, with significant development pressures in the rural areas. When this analysis is evaluated against the form of the traditional settlement hierarchy the comparison identifies a settlement growth that is disproportionate. The projected dwelling demand extends this unsustainable pattern as indicated in Table 4.

Table 4. Supply and demand

Zone/Precinct	Yearly Demand 1996-2009	Dwelling Demand 2031(20yrs)	Pop Increase based on Dwelling Demand
Lithgow			
2a	29	580	-
1a	4	80	-
1c	2	40	-
1d	-	-	-
2v	-	-	-
Precinct Total	35	700	1680
Wallerawang			
2a	-	-	-
1a	2	40	-

1c	2	40	-
1d	-	-	-
2v	6	120	-
Zone/Precinct	Yearly Demand 1996-2009	Dwelling Demand 2031(20yrs)	Pop Increase based on Dwelling Demand
Precinct Total	10	200	480
Portland			
2a	-	-	
1a	2	40	
1c	5	100	
1d			
2v	6	120	
Precinct Total	13	260	624
Rural Nth			
2a			
1a	8	160	
1c	2	40	
1d			
2v	0.5	10	
Precinct Total	10.5	210	504
Rural Sth			
2a			
1a	17	340	
1c	11	220	
1d			
2v	2	40	
Precinct Total	30	600	1440
Total	98.5	1970	4728

Source: Lithgow Approvals Monitor. Note: the years 1996 – 2009 include data from the Greater Lithgow City Council area only

The need to redirect projected dwelling demand (and its relationship with land supply) into a more sustainable pattern is only achievable by addressing the competing interests of demand for rural lifestyle allotments versus urban growth.

Should the dispersed settlement pattern continue there would be substantial and compounding negative impacts on the LGA including but not limited to:

- Increase in land use conflicts with key economic and primary production industries and a potential reduction in their viability.
- Increased bushfire risk with fragmented rural settlement.
- Impacts of development upon environmentally sensitive lands.
- Cumulative impact of on-site effluent disposal systems, in particular areas in the Sydney Catchment.
- Loss of rural landscape and areas of scenic quality.
- Increased infrastructure and servicing costs.
- Land use conflicts particularly in the transitional areas from urban to rural lands.
- Social isolation and limited community engagement.

The need for a clear settlement hierarchy is subsequently a critical measure in providing a clear strategic direction for settlement patterns into the future and the subsequent links to:

- Infrastructure requirements – planning and provision of key infrastructure including water, sewer, road network and telecommunications.
- Social and community facilities and services – planning and provision of a range of social requirements including medical, education, community infrastructure, recreation and cultural facilities.
- Commercial and retail roles and functions – linkage of a settlements role in the provision of commercial and retail facilities and services as both an employment generator and as a direct provision of goods and services to meet the neighbourhood, local, sub-regional and regional needs.

The redirection of projected dwelling demand into a more sustainable form also requires identification of land suitable for urban development in a more compact form. Intrinsic to the adoption of a settlement hierarchy is the identification of land considered suitable for closer settlement growth based on a hierarchical association with existing settled areas. The cluster planning approach underpins the establishment of a settlement hierarchy by identification of land required to be utilised for higher order development densities. To achieve this objective, development pressures for rural and rural lifestyle development and incompatible land uses on the periphery of existing settled areas and identified economic drivers (e.g. key primary production areas) needs to be resisted.

In determining a strategic direction for settlement the following directions for future settlement growth are proposed to support the Growth Management and Sustainability Principles as outlined in Table 1.

SUPPORTING A SETTLEMENT HIERARCHY – WHAT IT MEANS

- The establishment of a settlement hierarchy requires that the Council resists the development of lands - particularly rural lands - for low density residential uses, which fail to make appropriate and best use of developable land. Such development types are inconsistent with the principles of sustainability and they detract from the ability to provide appropriate and proportionate services to a community which has become spatially dispersed.
- In supporting a settlement hierarchy, the Council will recognise that rural lifestyle and rural settlement growth opportunities should be provided as a very limited alternative to urban growth within urban centres – not as an alternative to urban growth altogether.
- Settlement growth should aim to assist in improving the viability of higher order infrastructure and services through the creation of critical mass.
- In supporting the settlement hierarchy, the Council will apportion new development opportunities within settlements commensurate with the role of each settlement within the hierarchy.

CLUSTER PLANNING – WHAT IT REQUIRES

- Encourages an increase in the proportion of residential development in residential zoned lands through an appropriate level of supply and opportunities for increased densities whilst limiting both rural and rural lifestyle development through a review of minimum lot sizes and amount of zoned land.

- Maximises development opportunities in areas closer to existing settlements.
- Where possible, reduces the amount of supply to a manageable level correlating to the planned life span of the LEP and 20 year lifespan of the LUS.
- Constrained land and/ or areas that have a demonstrated over-supply of rural lifestyle development need to be reconsidered and rezoned or decreased in density (through an increased minimum lot size).
- Land identified for future settlement growth beyond the life of the new comprehensive LEP and not required at this stage, is recommended for future preservation. Introduction of incompatible land uses (including sub-division) which would compromise the development potential of this land for residential purposes are intended to be regulated through the LEP process. Development of this land will be dependent on future unmet demand within the identified settlement areas and maximisation of the land's carrying capacity.

DETERMINING SETTLEMENT OPPORTUNITIES WITHIN THE SETTLEMENT HIERARCHY

To assist in defining a limit to growth based on the cluster concept and settlement hierarchy, the following hierarchical layers are proposed:

Table 5. Hierarchical Layers

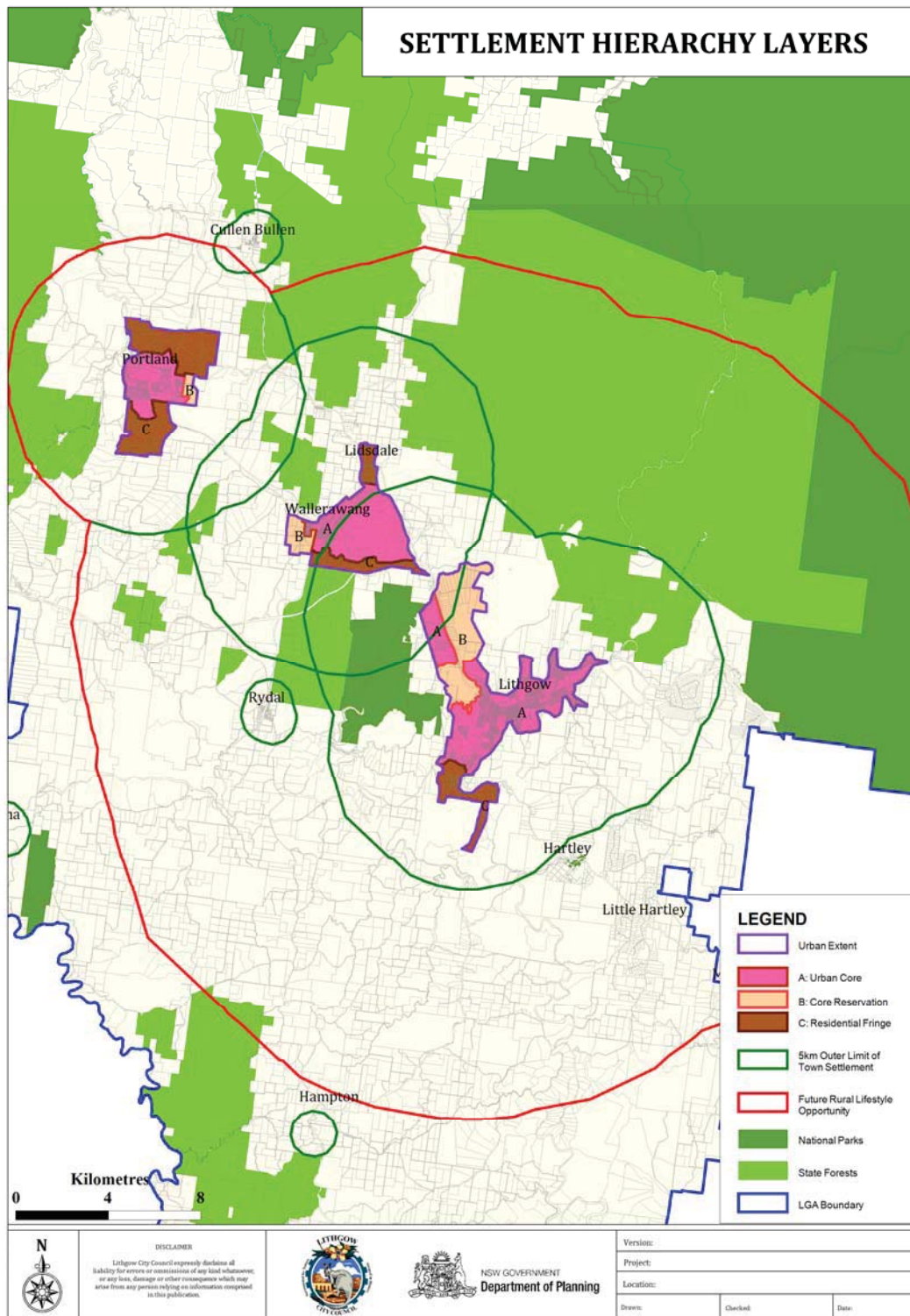
Hierarchical Layer	Description	How Defined	Typical Residential Land Use Density
Layer 1	Urban Extent	See Figure 4	
Layer 1 A	Urban Core		Standard Residential
Layer 1B	Urban Core Reservation	See Figure 4	General Residential/Large Lot Residential
Layer 1C	Residential Fringe/Transition	See Figure 4	Large Lot Residential
Layer 2	5km Outer Limit Town Settlement and 1km Outer limit Village Settlement	See Figure 4	Large Lot Residential Rural Lifestyle
Layer 3	15km Maximum Outer Limit – Settlement	See Figure 4	Large Lot Residential Rural Lifestyle

Layer 2 representing a 5km radius around the three town centres is designed to indicate an outer limit for urban growth opportunities including large lot residential development in the clustered form.

Layer 3 representing a 15km radius from the Lithgow town centre, as modified to include the 5km area around Portland, is designed to indicate the preferred location for rural small holdings if an when further supply of these allotments is required.

These layers spatially indicate where future development should be encouraged to conform to a clustered planning approach to settlement in the Lithgow LGA.

Figure 4. Cluster planning approach as applied to the Lithgow LGA planning precincts



FUTURE OPPORTUNITY AREAS WITHIN THE RECOMMENDED SETTLEMENT HIERARCHY

Using these layers, opportunity areas for clustered settlement growth within each of the planning precincts will be explored through a constraints and demand analysis and evaluation against the adopted Growth Management and Sustainability Principles. The outcomes will be presented as a planning framework for each of the planning precincts in Chapter 14.

LONG TERM FUTURE GROWTH OPPORTUNITY AREAS

Figure 5 indicates opportunity areas for future development growth outside the urban cores of the three main town centres. These areas have been identified by applying the key hard strategic constraints and identifying areas that are free of such constraints.

This figure shows that ample areas in both Layer 2 and 3 are available for the LGA to sustain growth into the future should demand grow beyond that predicted within this Strategy.

These areas are not recommended for further investigation within this Strategy. For these areas to be further considered a significant change would need to occur in the drivers of demand for additional settlement lands beyond those indicated in this Strategy.

To bring forward these areas for consideration, further extensive site specific investigation would be required, including, but not limited to:

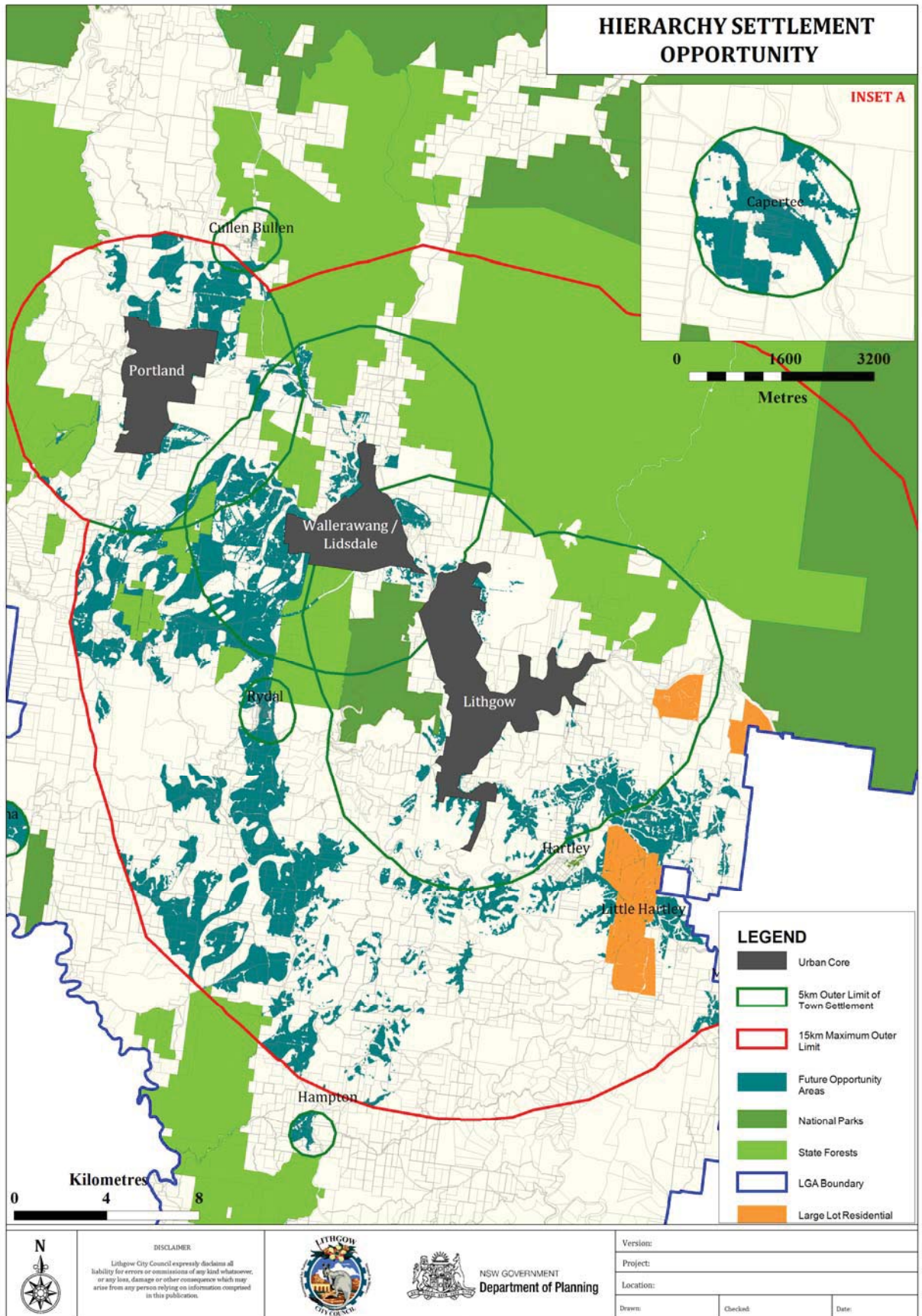
- An analysis of how the proposal fits with local, regional and state strategic planning policies and objectives.
- The relationship of the proposal to this Strategy and recommendations for future urban growth and its location.
- Local housing analysis including:
 - Demographic trends, changes in household structure and composition
 - Housing market trends including dwelling type
 - Projected population and household increases over a 10 year period
 - Number and types of additional houses required.
- An assessment of the following strategic factors:
 - How the area relates, or is supported by, existing urban development
 - The land's capability for agricultural use and how the proposal will impact upon the long term continuation of agriculture in the area
 - The locality's natural resources and the measures proposed to protect these resources
 - The locality's mineral and extractive resources and the measures proposed to protect these resources
 - The locality's environmental features and biodiversity and how these could be protected and enhanced
 - The locality's landscape and heritage values and how these could be protected
 - The proposal's social and physical infrastructure requirements and the community cost of providing those services

- The proposal's compatibility or impact on the surrounding land uses
- The land's servicing capability.

Having identified and addressed the above strategic factors, further site specific analysis will be required to be undertaken.

- Detailed site and context analysis including:
 - Topography of the land (including ridgelines, landscape, geography, slope gradients and erosion areas)
 - Soil capability
 - Vegetation (ecological vegetation class), quality (habitat hectare assessment) and location
 - Any significant environmental features including habitat corridors, threatened species, wetlands, watercourses, fire or flood prone and saline areas
 - Drainage lines and dams
 - Land liable to inundation by floodwaters
 - Weather conditions including wind patterns
 - Views
 - Road access
 - Available infrastructure including power, water and telecommunications
 - Existing buildings and works
 - Adjoining land uses and neighbouring buildings and works
 - Any other matter relevant to the site and its environment.

Figure 5. Settlement Hierarchy Future Opportunity Areas



SUMMARY OF KEY ACTIONS

Action 4.1

- Consider and apply the principles of Sustainable Development to all land use planning decisions

Action 4.2

- Adopt the growth management and sustainability principles outlined in Table 1 Chapter 4 and apply to underpin all future land use planning decisions

Action 4.3

- Adopt the planning principles outlined in this Strategy and apply to all future land use planning decisions

Action 4.4

- Adopt a target population growth rate of between 0.5% and 1%

Action 4.5

- Adopt and apply the settlement hierarchy as detailed in Table and Figure 3 Chapter 4 and outlined below:

Large Town/Regional Centres

Bathurst/Penrith

Small Town/LGA District Centre

Lithgow

Small Towns

Wallerawang and Portland

Villages

Cullen Bullen, Capertee, Rydal

Hamlets

Tarana, Hartley, Clarence, Dargan, Glen Davis, Glen Alice, Ben Bullen, Bogee, Hampton, Sodwalls, Lowther, Good Forest, Hartley Vale

Isolated Dwellings

Wider Rural Areas of North and South precincts

Action 4.6

- Adopt and apply a clustered planning approach to future growth in the Lithgow LGA aligned with the adopted settlement hierarchy as indicated in Table 5, Figure 4 Chapter 4

Action 4.7

- Control the growth of settlements and rural areas by using zoning, rural minimum lot sizes and sunset clauses to phase out current unsustainable rural planning provisions.

Action 4.8

- Minimise further rural lifestyle development opportunities outside of the defined 15km maximum outer limit, layer 3 as outlined in Chapter 4.

Action 4.9

- Identify future urban growth areas within the defined urban core as indicated in Figure 4 Chapter 4.

Action 4.10

- Prepare a suite of land use zones for the towns of Wallerawang and Portland

Action 4.11

- Implement the recommendations of the 2010-2014 Economic Development Strategy

Action 4.12

- Implement the recommendations of the 2010 Business and Retail Strategy

Action 4.13

- Protect the primary and natural resources upon which the LGA economy relies

Action 4.14

- Provide for an appropriate mix of housing opportunities and form in both urban and rural settings

Action 4.15

- Provide sufficient land allocation for population growth over time

Action 4.16

- Prepare and implement a LGA Housing Strategy

Action 4.17

- Prepare and implement a LGA Ageing Strategy

Action 4.18

- Integrate the findings of the Community Strategic Plan 2021 into land use planning documents and decisions.

Action 4.19

- Implement the adopted Lithgow Cultural Precincts Study

Action 4.20

- Prepare a land monitor to track demand and take-up of all land use zones

Action 4.21

- Prepare a land release program to guide the future release of urban lands