

05 JUL 2013

Doc. No.....

GDA Ref.....

Years.....

Peter Hall
"Tayar"
981 Upper Nile Road
GLEN ALICE NSW 2849

4th July 2013

The General Manager
Lithgow City Council
PO Box 19
LITHGOW NSW 2790

REFERENCE LEP2013

Dear Sir

Thank you for the opportunity given to me yesterday to place my case to yourself, the mayor and staff, regarding an important change necessary to the draft Lithgow City Local Environmental Plan 2013, as part of the Glen Alice Deputation of concerned land owners.

As a result of this meeting I was given the understanding that the error in land zoned RU2 Rural Landscape in the Upper Nile Valley would be changed to RU1 Primary Production.

I enclose my submission from the Deputation:

My name is Peter Hall, I am a Primary Producer with long-standing ties to the Lithgow/Rylstone area, in particular the very fertile Upper Nile Valley where my family and I have farmed the property, "Tayar" since approximately the mid 1950s. I still own this property and my wife and I live on the property and run it. The area of "Tayar" is just over 1000 acres.

We have a business interest also in "The Nile" property and a past ownership of "Ivy Villa". All are adjoining properties.

We have two other neighbours that adjoin us. The Agnews from "Tayar Creek" (they have farmed in the Nile Valley for generations), and the McGrigors of "Brookside".

All of the properties have freehold country which comprises rich alluvial creek flats and low slopes that have in the past been historically used for intensive agriculture.

The new proposed zone of RU2 Rural Landscape excludes us from the intensive agriculture provisions, so therefore is a threat to our ongoing financial livelihood.

It is to be hoped that our freehold lands can be returned to zone RU1 Primary Production on the Draft LEP 2013 before finalisation of the Plan.

- RU2 is a new zone (Rural Landscape)
- State Resource Agencies will be continued to be consulted and involved. (The LEP only calls for consultation.)
- RU2 stops agriculture on freehold farm land that has been extremely productive and still has that agricultural potential.
- My case we have produced in past years:

Wheat
Oats
Sorgum
Sunflower
Corn
Rape
Turnips
Pumpkins
Marrows
Lucerne hay
Oaten hay
Wheaten hay
Commercial straw

Pigs
Turkeys
Fat lambs
Sheep
Fine wool
Stud cattle
Commercial cattle

- Ongoing intensive plant agriculture and horticulture is now excluded under the LEP as it is intensive livestock agriculture.
- Over the years we have been very supportive to Agricultural Shows with horticultural items.
- The statement in the LEP that says "These lands generally have very low capability for intensive agricultural purposes". In the case of our free Hold Land IS NOT TRUE.
- I am concerned that the concluding statement of "The Draft LEP 2013" states: "The Draft LEP 2013 is a Principal LEP and does not propose to allow particular developments on specific sites outside of the nominated land use tables."

The first item on the land use Matrix is Agriculture. It has a cross (red) of prohibited under RU2 Rural.


- This defies the objectives of the Zone RU2 that is: I quote

- "To encourage sustainable Primary Industry production by maintaining and enhancing the natural resource base."
- "To maintain the rural landscape character of the land."
- "To provide for a range of compatible land uses, including Extensive Agriculture."
- Extensive Agriculture is a limit to fodder, grazing livestock, bee keeping.
- RU2 stops my true agricultural potential livelihood. The land should be zoned RU1 Primary Production.

On viewing the map overlays, relevant to our area from State Resource Agencies (See them), it appears that the freehold land of the Upper Nile Valley, in particular our free hold land, was never an issue within the maps. So Why include this land when it has such a high potential for ongoing intensive agriculture?

Thank you once more for the deputation hearing and the Promise of altering the Zone to RU1 Primary Production.

Yours faithfully

A handwritten signature in cursive script that reads "Peter C Hall".