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Lithgow City Council

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Dear Sir,

Please accept my submission of ideas arising from the Forum meeting at Black Gold Cabins and the meeting in the Mayors office on the 27th February attended by Mr. Neil Morrissey, Wayne Hollands Mayor Mrs. Marie Statham and Mr. Roger Bailey.

This is in case some of the valid and progressive points, ideas may have been lost in our long discussion. I feel these points are sensible , logical for our whole shire to progress.

The area is between Old Rydal Road at Wallerawang to the east to the Bathurst, Lithgow shire boundary, to the west from the Great Western Highway to the south to Pipers Flat Road from Wallerawang to Portland towards Sunny corner on the Northern boundary.

Living here all my life this area is well known. The precedent has all ready been set partly by Blaxland Shire, I am guessing over 30 to 40 years or more ago. Partly by Lithgow Shire when taken over, for instance Stait rezoning near Portland on Range Road now non urban, the rest Rural Lifestyle, Hobby Farms and Semi Rural Lifestyle blocks, all roads are established and serviced already. These people use garbage dumps at Wallerawang and Portland, they pay rates which helps provide amenities like the Library, Swimming Pool and other services Council provide, they support them.

In every case as applicants they would have provided power to their homes, water, roads to homes from service roads. They want to live in a pleasant country lifestyle situation, are prepared to pay for that pleasure. I could not see basically anything council would have to supply as a service as they have been there for over 30 to 40 years. It fits the criteria only 20 minutes to shopping, 20 minutes to work and 20 minutes to school. Each new home built helps support 10 small businesses, brings income to council, brings children to small schools and grows our shire. This is a perfect location, I can not think of another area so close

to town that would compare, this opportunity is NOW OR WE ARE LOCKED UP FOR LIFE OF THE L.E.P.15 or 20 years. In this day and age it is expensive, to use an example:

100 acres would sell for around \$400,000.00 or 40 to 50 acres for around \$300,000.00 and 25 acres for \$200,000.00 which would be more affordable. Portland Real-estate has no small 25 acre blocks on offer. I know of one other agent who has 15 acres with building permission for \$180,000.00 but I do know of several small blocks 30 to 40 acres without building permission, therefore affordable, done by the Blaxland Shire and they are certainly not agriculturally viable at present they are wasted, they are stagnant and left behind.

Council could look at these blocks on their own merit, state planning department of minimum 100 acres subdivision simply does not on a blanket proposal cover these blocks, it makes them stagnant when they could be turned into income producing, Council supporting, family supporting lifestyle blocks for a fresh country upbringing that is affordable and in demand. We have already established that there is only eight or nine agriculturally viable properties in the whole shire, we are more industry based such as coal mines, factories, workshops, Powerhouse, transport and of course we have to be the Crane Hire Capital of Australia.

Agriculture and farming is very important and to protect prime agricultural land paramount but it is not here, I should know.

I am trying to do what your trying to protect, FARMING.

Smaller blocks as already established are more efficient, weed control to protect water ways and to watch each others property for security and of course gives a good background to children away from the temptations of life. This has been demonstrated that small rural subdivision non urban 1C or whatever rezoning is required to achieved these smaller acreage if properly planned can be an asset to the community by encouraging agricultural diversity in an area where more traditional agriculture has become uneconomical.

Most of our soil is very poor and our winters long and harsh, we simply do not have the growth span of say Bathursts alluvial soil flats who in season are usually six weeks ahead of us and lasts six weeks or more longer. The community has much to gain by maintaining an active and

healthy environment that has successful small acreage that can continue in this area which is proven by the last 40 or 50 years.
Lets finish what Blaxland Shire had the vision to start.