



“Melrose”
 Commens Street
 Wallerawang 2845
 5th August, 2013

05 AUG 2013

Doc. No.....
 GDA Ref. 39183.2
 Years.....

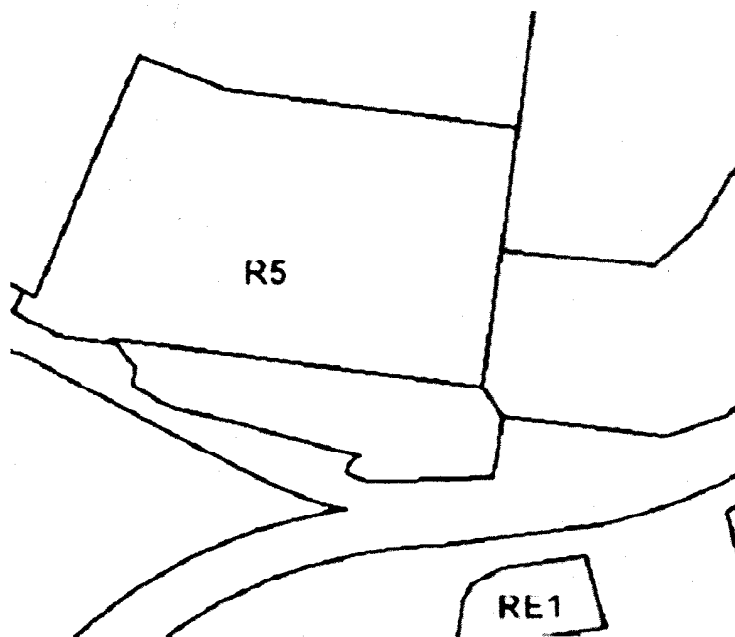
The Appropriate Officer
 Lithgow City Council
 Mort Street
 Lithgow 2790

**RE: Rezoning of Lot Y DP 407106 – Pipers Flat Road, Wallerawang.
 Owners: R & C McLoughlan and A & J Cinat**

**Current Zoning: Village.
 Proposed Zoning under Proposed LEP 2013: R5.**

We would propose that Lot Y in DP 407106 be included in the proposed adjoining B2 Zone, rather than be included in the R5 Large Residential Zone.

Council’s primary Vision Statement is to “encourage community growth and development”. The vision statement is further developed by expanding the concept of “Growth” to include “Providing for sustainable and planned growth, while enhancing the existing rural and village identity”.



The existing situation in the immediate vicinity is as follows:

- To the east of Brays Lane (Lots 25-29 DP 17727) is an industrial complex occupied by Wallerawang Engineering;
- Immediately behind that (Lot 1 DP 390626) is land used as an industrial storage facility, occupied by Lithgow City Council;
- To the west of Brays Lane (Lot Y DP 407106), is a facility occupied by an organisation whose purpose is to provide opportunities for intellectually

disabled clients to interact, receive sustenance, and take part in stimulating programmes.

- Lot 2 DP 596705 is a medium density flat development – a commercial operation;
- Lot 1 DP 596705 is an industrial storage facility, occupied by Endeavour Energy, used for the storage of power poles;
- Beyond this is a recently approved storage facility;
- The blocks opposite, on Pipers Flat Road are used for commercial purposes, including a recently constructed storage facility.

The point to remember is that all the blocks in the vicinity are home to activities which are commercial or industrial in nature, with no possibility of reverting to simple residential.

Council proposes that some of these blocks be zoned commercial, one recreational, some R5 – large residential, and some R2, residential. There does not appear to be any consistency with the proposals, and little recognition of the existing uses.

By suggesting the land be placed in the R5 Zone is not allowing for any innovation or encouragement of growth and development. Ideas for development include new units for the current residents or industrial units.

Please ensure that the blocks of land fronting Brays Lane be included in the B2 - Commercial Zone in the proposed LEP.

Yours sincerely,



R McLoughlan

“Melrose”
Commens Street
Wallerawang 2845
8th August, 2013

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Doc. No.....
GDA Ref.....
Years.....

The Appropriate Officer
Lithgow City Council
Mort Street
Lithgow 2790

**RE: Rezoning of Lot Y DP 407106 – Pipers Flat Road, Wallerawang.
Owners: R & C McLoughlan and A & J Cinat**

**Current Zoning: Village.
Proposed Zoning under Proposed LEP 2013: R5.
Submission: That B6 is the more appropriate Zone for this lot.**

This letter is an amendment to our previous letter dated 5th August, 2013.

Dear Sir/Madam

On further examination of documents prepared by Council outlining approved and prohibited land uses, we find that even the B2 Zoning is too restrictive with regard to any future use of the abovementioned Lot. The B2 Zone prohibits light industrial use and the development of a Caravan Park, the latter having been approved for this site in the past.

Our future plans for the site, currently in the hands of a consultant, are focussed on:

1. Subdividing into several blocks providing warehouse space, light industrial sheds, retail or wholesale outlets for gardening supplies, mining supplies and so on.
2. Subdividing for housing blocks
3. A caravan park
4. Building several single accommodation units for current residents, together with an office, storage and community block.

We submit that the Zoning options do not take into account the current uses of Lot Y DP 407106 for accommodation and the diverse nature of the surrounding land uses as housing blocks, commercial storage facilities, rental accommodation, a heavy industrial site, a town sporting field, a council storage yard, a telegraph pole depot, an animal compound and an outdoor storage site for the railway. It is also noted that adjacent to Pipers Flat Road is Main Street, Wallerawang which is a site for heavy industrial use and is, at this present time, undergoing expansion in the form of the Centennial Coal Siding, which will be visible from the Lot in question.

In addition, we ask clarification of the following in allowing us to fully understand the document.

1. In Zone B2 what is meant by “Residential flat building”?
2. The seeming contradiction between permitted use as “Boarding houses” and the prohibited use as “Residential accommodation” in Zone B2.

3. Zone of B6 which seems confined to the Highway at Marrangaroo.

We submit that Zone B6 appears most suited to our future plans.

We seek Council assistance in determining the most appropriate Zoning for Lot Y DP 407106 that allows for the future plans of the owners and for the development of Wallerawang and recognises the current uses of land surrounding the site.

Yours sincerely



Robert McLoughlan
For
R & C McLoughlan
A & J Cinat