



Friday 21<sup>st</sup> June, 2013

To: Roger Bailey  
General Manager  
Lithgow City Council.  
180 Mort Street,  
Lithgow. NSW 2790

Ref: LEP2013

Dear Roger,

I am writing to put a submission in relating to several lots of land that I wish to have rezoned before the final draft of the LEP is confirmed later this year.

They are as follows:

Lot 1801 – DP 105195. Rezoned to R2 (minimum 2000m2 blocks)

Reason for rezoning being that this block is adjacent to Lot 1 DP700204 which is earmarked to be rezoned to R2. This rezoning will make it consistent with the Southern side of Magpie Hollow Rd down to the Old Bathurst Rd intersection, and with both water and sewerage available, these lifestyle blocks will be a positive addition to the South Bowenfels area.

Lot 1 – DP527491. Rezoned to B2

Reason for rezoning being that this block is in a prime position to attract any future business investment, and it is also adjacent to an existing commercial business with business activities, (Roadhouse & Car Wash).

Lot A & B – DP101057. Rezoned to B2

Reason for rezoning being that this block is also in a prime location to attract business investment, as the growing suburb of South Bowenfels will be in need of a small type grocery and selected shops to cater for the growing population. These blocks are also adjacent to a Hotel (commercial activity).

Lot 20 (Lot 101) – DP1117668. Rezoned to B2.

Reason for rezoning this block is as mentioned above for blocks A & B.

Also please note that I do not wish to have my name or address published on the Council website.

Regards,  




Friday 21<sup>st</sup> June, 2013

To: Roger Bailey  
General Manager  
Lithgow City Council.  
180 Mort Street,  
Lithgow. NSW 2790

**Ref: LEP2013**

Dear Roger,

In addition to my earlier submission, I would like to offer additional information relating to the selected parcels of land that I have asked for rezoning.

***Lot 1801 – DP 105195***

\*Currently Zoned Rural, this block is not viable to cater for any form of livestock, and this is evident by the lack of livestock on this property over the past 20 years.

The adjoining parcel of land Lot 1 DP700204, is also zoned as Rural but will be rezoned to R2, which if Lot 1801 – DP 105195 is successful in its rezoning submission, both blocks will then be unified in their future zoning under the LEP.

\*As mentioned previously, Water & Sewerage is available to this block.

\*Traffic access will not be an issue as this parcel of land would amalgamate with Lot 1801 – DP 105195, (same owner), and any access would be channelled through this block with an adequate and appropriate access to Magpie Hollow Rd.

\*As there was a 2 million concrete tank built on this parcel of land some 5 years ago, the flora and fauna, species and habitats of this particular area were not and will not be affected in any way shape or form if the submission of rezoning is successful.

\* There is a substantial buffer zone in place, and due to the clear visual aspect of the majority of this block, bushfire risks would be very minimal. There is also no flood zones, no mine subsidence, no waterways or wetlands, no erosion and no contamination on this particular piece of land.

\* There is no known Aboriginal or European heritage significance relating to this block.

***Lot 1 – DP527491. Rezoned to B2***

\*Current zoning for this parcel of land is Residential, and there is no plan to create a residential subdivision on this block as it would be unviable due to its size and location.

\* Water & Sewerage is available to this block

\* Traffic access would not be an issue as with the Service Station on the adjoining block, there is ample vision and safety would not be compromised.

\*This is a vacant block with no vegetation.

\*There are no flora, fauna, species or habitats on this parcel of land.

\*This parcel of land is not within a bushfire zone, nor likely to ever be. There is also no flood zones, no waterways or wetlands ,no mine subsidence, no erosion and no contamination on this particular piece of land.

\*There is no known Aboriginal or European heritage significance relating to this block

***Lot A & B – DP101057. &***

***Lot 20 (Lot 101) – DP1117668. Both Rezoned to B2.***

\*Current zoning for these parcels of land is Residential, and there is no plan to create a residential subdivision on these blocks as it would be unviable due to their size and location

\*Water, Gas & Sewerage are available to these blocks.

\*There are two points of access to these blocks, a rear from Sandlewood Drive, and front entry to the Great Western Highway. Considering the access from the Royal Hotel has two points of entry to the Great Western Highway, the blocks A & B – DP101057, would not create any safety concerns if there was an access point created as vision on both sides (East and West) is more than sufficient.

\*These blocks are vacant with no vegetation besides an old Willow Tree.

\* These parcels of land are not within a bushfire zone, nor likely to ever be. There is also no flood zones, no waterways or wetlands ,no mine subsidence, no erosion and no contamination on these particular pieces of land.

\*There is no flora, fauna, species or habitats on this parcel of land.

\*There is no known Aboriginal or European heritage significance relating to these blocks.

Thank You, and please do not hesitate to contact me if you require more information.

Regards,

