

08 JUL 2013

3 July 2013

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

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

Reference: Local Environmental Plan 2013

Dear General Manager,

I am the owner of a rural allotment which is part of Lot 9 DP 253969 on the eastern side of the Great Western Highway, Bowenfels. It is zoned as E3 – Environmental Management in the Draft Local Environmental Plan (LEP).

I currently use this land at different times in the year for my beef cattle as a relief paddock.

I wish to object to the restriction place on this land because it is less than 40 ha and this prevents the building of a single dwelling on it, or sell this land if I chose to in the future for someone to build a single dwelling on, because the LEP planners have determined this area as the minimum lot size that would allow such a dwelling, coupled with the view that the lower part of the land is subject to flooding.

My family have lived in this area of Bowenfels for many generations and they were the second title holders to this land, after Andrew Brown. During this time they have had the inconvenience of having the original western railway run through their land and several deviations of the Great Western Highway (GWH) have cut the property and made it very inconvenient to effectively operate originally a dairy and sheep farm and then a horse and cattle farm. The current deviation of the GWH created this small part of Lot 9 DP 253969 on the eastern side of the highway, for which my family received some compensation, but in no way was it sufficient for the inconvenience of moving cattle and horses across the road.

My objections to the zoning placed on this land under the Environmental Protection Zones are as follows. Firstly, I believe there is no reason this land could not be used for a single dwelling, even though it is less than the 40ha because of the deviation of the GWH was outside the control of the land owner. Secondly, very little of the land is subject to the 1:100 flood plan requirements and definitely not the higher part of the land where someone may like to build a dwelling. Thirdly, my family being one of the pioneering families of the district and specifically for this area of Bowenfels, would not do anything that would destroy the environment, culture and aesthetics attributes of this wonderful area of the Lithgow Valley.

Finally, with so many sub division land developments in the valley of late, and in particular around the very historic South Bowenfels, I find it extraordinary that council would zone this land in such a way that it prevents one of the very earliest land owner families of the district from having the capacity to build on it in the future if I wish, being the land of my forefathers.

I would appreciate some re-consideration of my circumstances and an appropriate degree of flexibility in this development standard and look forward to the resolution of this matter.

Yours faithfully

*P.S: I do not wish to
have my name and address
published.*