

08 JUL 2013

Doc. No.....  
GDA Ref.....  
Years.....  
3 July 2013

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 adjacent to Irondale Road, Pipers Flat NSW 2845 (Lot 1 DP 510491), which has an area of 39.71ha. It is zoned as RUI – Primary Production in the Draft Local Environmental Plan (LEP) and the proposed minimum lot size is 40ha with general restriction on subdivision of consolidated lands created under Clause 12 (1) as identified as Area A on Lot Size Map.

I currently use this land for beef cattle production and for associated cropping purposes and have one large shed for storage of plant, equipment and hay.

I wish to object to the restriction place on this land because it is less than 40 ha and I cannot build a single dwelling on it because the LEP planners have determined this area as the minimum lot area to allow such a dwelling.

Firstly, I believe there should be some latitude in this determination, given that it is only a miniscule 0.29ha smaller than the proposed minimum lot size. Secondly, the land is used for intensive primary production which is of great value to the local economy of the district, and areas smaller than 40ha have been intensively farmed in Australia for time-in-memorial. Thirdly, in the past the council allowed the original subdivision and I feel I should not be disadvantaged because council allowed a lot area less than 40ha. Fourthly, I feel my own personal circumstances should be taken into consideration as I travel each day between the address shown on this letter and this lot to check my cattle, fences, feed requirements and the security of my sheds.

Finally, as I may want to relocate and build on this land in the future, with this address becoming my primary residence, I feel this miniscule difference in land area will prevent such a decision, which I believe is extremely harsh.

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.*