



Thursday, 8<sup>th</sup> August 2013

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

Ref: LEP2013

Dear Roger,

I am writing to put an objection to the Draft LEP in relation to the future rezoning of the following parcel of land. We specifically object to the proposed LEP as being wasteful.

Lot 1 DP 700204. Currently Zoned Rural, to be Rezoned (LEP Draft) Large Residential (minimum 2000m2 blocks)

Application to change the zoning from large residential blocks, to both commercial and smaller residential blocks.

Reasons for the objection of the draft LEP zoning are as follows:

This block is adjacent to the Great Western Highway with the only real opportunity in this area to attract businesses that would prefer Highway frontage in the South Bowenfels area where growth in the future is expected. It is also on the corner of Magpie Hollow Rd, which would be used as an access point for these commercial blocks.

Creating a road between Mudgee St and Magpie Hollow Rd would create a buffer zone between the commercial blocks and the residential blocks, giving the residential land a fair distance from the main highway where traffic noise could be a factor.

Services are currently available to this block, including water, sewerage, phone, and electricity.

The residential blocks should range between 800m2 to 2000m2 , at the owners discretion. This would maximise the usage of the land as some areas have different aspects to other areas, and some land would be wasted under the proposed zoning.

The flora and fauna, species and habitats of this particular area will not be affected in any way shape or form if the submission of rezoning is successful. There is no known Aboriginal or European heritage significance relating to this block.

**This parcel of land has a buffer zone placed upon it relating to the bushfire risks. There is also no flood zones, no mine subsidence, no erosion and no contamination on this particular piece of land.**

**We plan to consult in a town planner in the near future to put in submission for the rezoning. This will detail our main objectives into what we would like to accomplish.**

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

