

Lithgow City Council

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7th August 2013

The General Manager
Lithgow City Council
PO Box 19
LITHGOW NSW 2790.

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

Reference: LEP2013

Dear Sir,

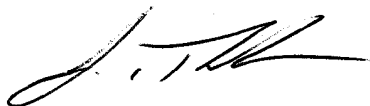
I wish to make the following submission concerning the Draft Lithgow City Local Environmental Plan 2013 (LEP) currently on public exhibition and in relation to the Lithgow Land Use Strategy 2010-2030 (LUS).

I formally request Council consider our attached submission for the re-zoning of lands detailed in Draft Lithgow City Local Environmental Plan 2013 – Portland.

Specifically, this submission details a request to re-zone Lot 1 and Lot 2 (DP855859) of Range Road Pipers Flat from the existing RU1 (Primary Production) to R5 (Large Lot Residential).

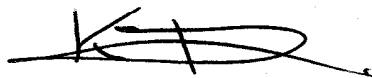
It is requested that the Lithgow City Council amend the draft LEP to include this re-zoning request.

Yours sincerely



Katrina & Jason Thompson

815 Range Road, Pipers Flat, NSW, 2847



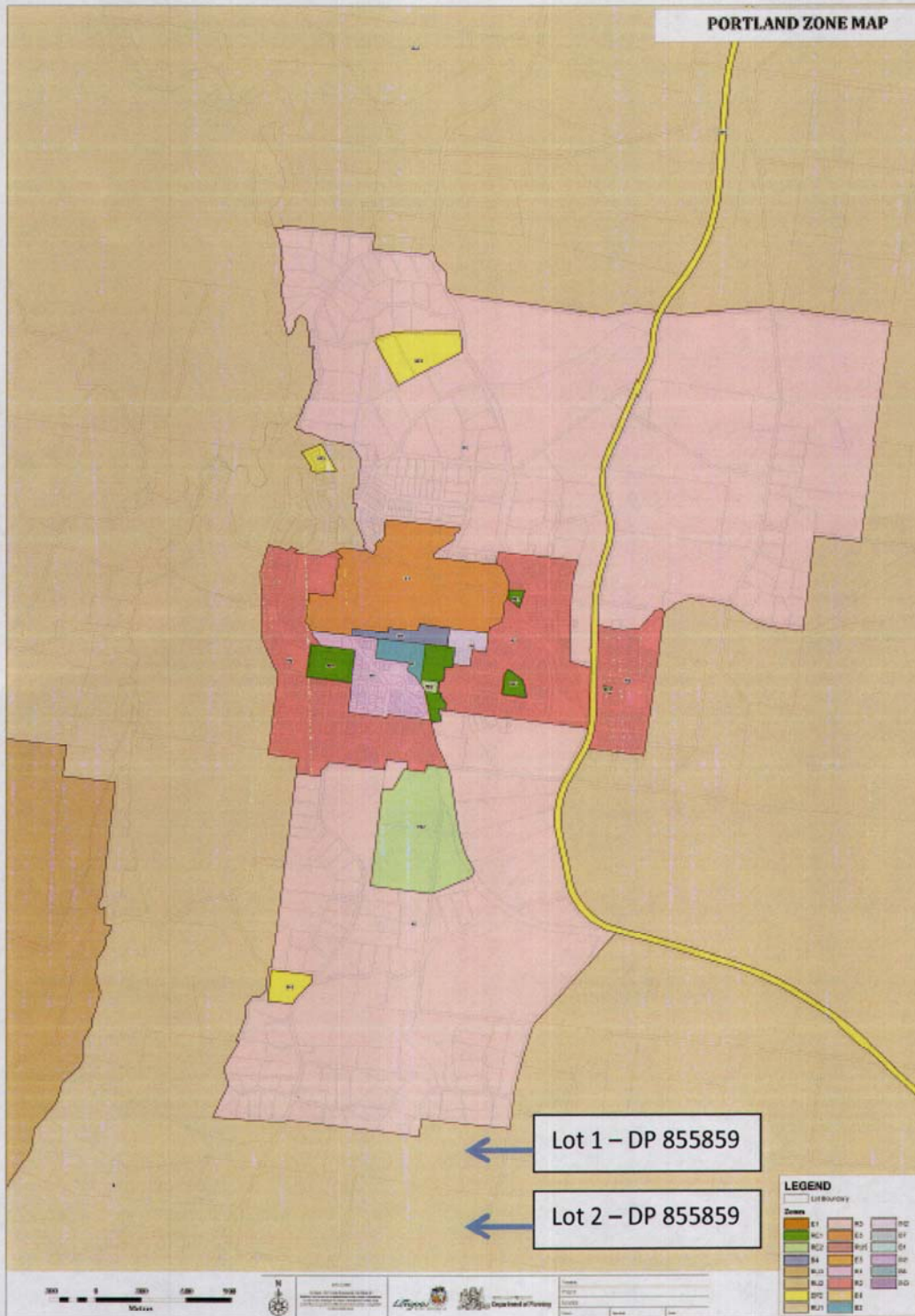
Tanya & Kevin Thompson

841 Range Road, Pipers Flat, NSW, 2847

1. Property and Zoning Information:

- Lot 1 DP 855859, 841 Range Road, Pipers Flat, NSW, 2847
- Lot 2 DP 855859, 815 Range Road, Pipers Flat, NSW, 2847
- Existing zone on both Lot 1 and Lot 2 is RU1 – Primary Production
- Requested zone is R5 – Large Lot Residential

Location Map



2. Land Uses

The existing lands are zoned for primary production activities (RU1). The lands are characterised as flat to gently sloping in most areas and are generally cleared, with natural grasslands and some areas of improved pastures, mainly oats.

The lands would be ideal for rural residential uses, affording excellent building sites not requiring substantial earthworks or split level building designs.

3. Current and proposed use of the subject site and adjoining lands

The current land use is in accordance with its zoning for primary production activities. At present the properties (Lot 1 and Lot 2) have cattle and sheep in accordance with nominal carrying capacities for the area.

Both properties are presently occupied and have established dwellings and support infrastructure including farm sheds, water storage tanks, cattle processing yards, access roads etc.

Lot 1 currently adjoins a previously approved rural residential sub-division, with nine separate two to five acre lots along the northern boundary. The nine adjoining lots form part of a much larger existing subdivision, which comprises more than 70 similar sized lots, which have all been sold at various times and have existing dwellings.

4. Servicing:

Water

The existing subdivision and proposed subdivision would not be serviced by the Lithgow Council water reticulation infrastructure. Whilst a small bore fish river supply is located on the eastern side of Range Road, it does not extend to Lot 1 Range Road. All existing and future dwellings would be required to install rainwater tanks in accordance with existing guidelines.

Sewage

The existing subdivision and proposed subdivision would not be serviced by the Lithgow Council sewage infrastructure. There exists no opportunity to connect in the foreseeable future. All existing and future dwellings would be required to install approved sewage treatment facilities, including traditional septic tank or Aerated Wastewater Treatment System in accordance with existing guidelines.

Electricity and Gas

An existing 11KV transmission line is located along the edge of Range Road, to which a number of dwellings have connected either via individual transformers, or in the case of the existing sub-division, from large centralised transformers. No natural gas infrastructure is available in the existing or proposed areas, with only isolated liquefied Petroleum Gas cylinders on some dwellings.

Stormwater drainage

The area is not serviced by dedicated stormwater drainage infrastructure, nor is there is a requirement. Currently all drainage is naturally directed to a nearby tributary (Frying Pan Creek) and into the Piper's Flat dam.

5. Traffic:

Vehicular access to the area is serviced by Range Road, which is maintained by Lithgow Council and funded by the Roads and Maritime Service. This road is a designated alternate access road to the Great Western Highway; it is sealed for its entire length and is in good condition. The proposed subdivision would not materially add to the traffic in the local area.

6. Natural Resource Management:

The existing and proposed subdivision has natural grassland vegetation, with some areas of improved pastures. Isolated locations support very small populations of various eucalypt species, acacia as well as weed species, including blackberry, serrated tussock and thistle varieties. There are also radiata pine plantations which serve as wind breaks populating the local area.

There is no threatened flora or fauna species which inhabit the locality. There exists from time to time, migrant populations or common species including kangaroo, rabbits, hare, foxes and avian species, mainly ducks, crows, currawongs and other non-protected species.

The local waterways form part of the Sydney Catchment, as all waters are directed into Cox's River and subsequently Warragamba Dam. The existing tributary to Piper's Flat Dam, Frying Pan Creek, is not constant flowing, nor are any of the local waterways in this immediate vicinity. There are no sources of contamination from industrial, mining or other intensive activities.

7. Hazard assessment:

In terms of individual and societal concerns, the Pipers Flat area is relatively benign,

There exists a very low probability of any natural event causing a hazardous conditions to exist, this included from bushfire, flooding, erosion, contamination. The overall risk in the proposed vicinity is very low as are the consequences, which is ideal for the proposed Large Lot Residential zoning.

The area is not mined in any area and mine subsidence is not considered materially relevant.

8. Policy Framework:

The existing Lithgow Land Use Strategy 2010-2030, as presented with the Draft LEP presently on display, recommended a minimum Lot size of 40 hectares, as per map below. The subject of this submission is to extent the minimum lot size boundary further south to include Lot 1 and Lot 2 Range Road, to facilitate 2 hectare minimum lot sizes.

Lot Size Map

