

WESTVIEW FARM

82 BACK CULLEN ROAD CULLEN BULLEN NSW 2790

P. O. Box 71 PORTLAND NSW 2847

Phone: 02 6359 0612 Fax: 02 6359 0612

Lithgow City Council

Scanned

☐

25th July 2013

30 JUL 2013

The General Manager
Lithgow City Council
P O Box 19
LITHGOW NSW 2790

Doc. No.....

GDA Ref.....

Years.....

Dear Sir,

Thank you for the opportunity of commenting on the proposed environmental plan and discussing it with your "Planning Office" who were most helpful.

The thrust of the plan is likely to be of value to people in the future who are considering moving into the towns and villages either as residents or for business activities.

There are two proposals that seem to be unnecessary and unjust namely:

1. The prohibition of erecting dwellings on vacant residential land of less than 4000 square metres that do not have access to a sewerage service is certainly unjust and should be amended to allow for each application to build on a parcel of land should be judged on its merits in regard to the ability to disperse effluents without causing a nuisance or health hazard.

Many residential lots of less than 4000 square metres can capably provide a septic tank system that can by nature of the land etc are capable of absorbing the effluent effectively if properly designed and installed.

In many instances if this is not possible a "pump out" system, regularly serviced by contractors have proven satisfactory, to be very effective and have been installed in difficult blocks of land throughout NSW. The cost of the removal of the waste is borne by the owners of the land.

Vacant residential land that cannot have a residence erected becomes practically worthless and presents a substantial financial loss to the owner who purchased the land with the intention of erecting a dwelling in the future.

In fact vacant land that is not usefully used can be a nuisance by appearance, growth of weeds and presents a loss of value to adjoining home owners to wish to sell their dwelling.

It is assumed that the owner will still be required to pay council rates for this vacant land.

At any time a nuisance occurs by way of discharged effluent from a property, council has adequate powers under the Local Government Act or the Public Health Act to ensure that the problem is rectified by the owner of the land.

The above comments are particularly relevant to villages etc where there is not high density housing.

2. The prohibition of erecting an unattached dwelling on rural land of 40 hectares or more appears to have little merit and appears to have little reason for council to support this proposal.

Once again I believe that council should consider each application on its merits.

To support this view there are many rural land blocks of this size that already have council roads to their boundaries, have electric power to the land or have power passing through the properties provide water from tanks or dams etc and some already have town water provided. Some do not have a council garbage removal service and manage quite adequately.

I make the point that these offer little if any financial cost to council. The additional dwelling would have benefits by having a family that supports shops, businesses, schools, sporting organisations and certainly will have a positive effect on rural local towns and villages.

With very good wishes,

A handwritten signature in black ink, appearing to read 'W Fitzgerald', written in a cursive style.

W F Fitzgerald MBE