

TABLE 6

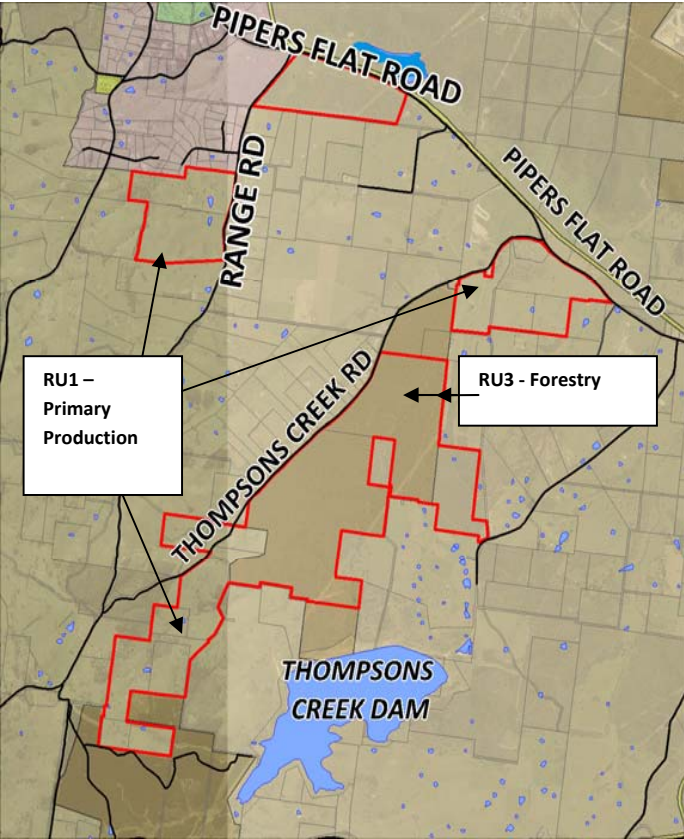
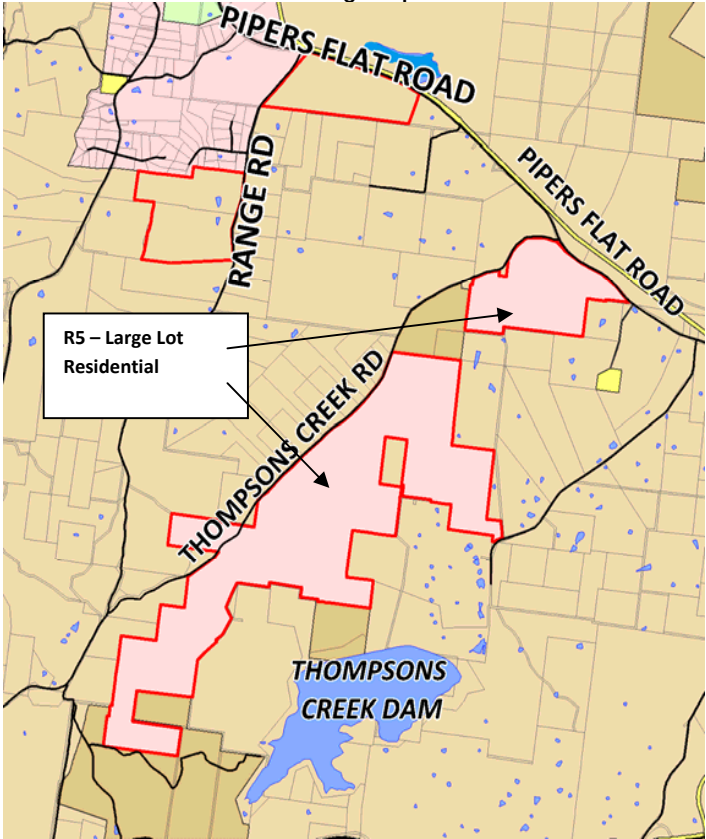
Community Submissions		Rural Small Lots/Lifestyle	Draft Lithgow City LEP 2013
Respondent	Summary of Submission	Planning Comments	Draft LEP Recommendations
Hollands	<p>Draft LEP</p>  <p>RU1 – Primary Production</p> <p>RU3 - Forestry</p>		<p>Rezoning Request</p>  <p>R5 – Large Lot Residential</p>

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Community Submissions		Rural Small Lots/Lifestyle	Draft Lithgow City LEP 2013
Respondent	Summary of Submission	Planning Comments	
			Draft LEP Recommendations
	<p>Requesting small lot rural lifestyle development to be considered in the area around Thompsons Creek Rd and Range Rd Portland. Reasons for rezoning outlined in the submission include:</p> <ul style="list-style-type: none"> • Land in this area has already been subdivided into 20ha allotments • Area is already serviced by sealed roads and provided services like garbage. • No further Council services required for this area. • More dwelling opportunities brings more children and helps small business • Area is close to town and services • If not done in this LEP it will not be done for another 15 	<p>Current Land Use: Grazing and Forestry</p> <p>Current Zone and Development Controls: General Rural 1(a) with the minimum allotment size for a dwelling of 40ha and Forestry 1(f) under the Lithgow LEP 1994.</p> <p>Proposed Zone and Development Controls under the Draft LEP: RU1 – Primary Production with a minimum allotment size for a dwelling of 40ha and RU3 – Forestry.</p> <p>Consistency with endorsed LUS The LUS did not identify the subject lands as required for large lot residential land use in either the LEP directions or the strategic framework planning for the area. The LUS demonstrated that there is sufficient supply (representing 170.5yrs under current demand levels of 2 dwellings per year) of large lot residential zoned lands to satisfy demand within the precinct of Wallerawang for the life of the strategy and beyond.</p> <p>Planning Comments The proposed rezoning request is inconsistent with the aims and objectives of Council's endorsed Land Use Strategy 2010-2030, and was therefore not brought forward in the planning proposal for the Draft LEP 2013.</p> <p>Council, however at its meeting of the 15th April 2013, resolved as per Minute 13-116, to undertake the preparation of a detailed rural lands study to inform a possible future Planning Proposal to provide for additional rural small lots within the</p>	<p>55. The respondent, Hollands be advised that Council does NOT support the requested change to Draft LEP 2013, however the Rural Lands Study will provide an opportunity for this request to be revisited post gazettal of Draft LEP 2013 in accordance with Council Minute No 13-116.</p>

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Community Submissions		Rural Small Lots/Lifestyle	Draft Lithgow City LEP 2013
Respondent	Summary of Submission	Planning Comments	Draft LEP Recommendations
	<ul style="list-style-type: none"> • or 20years • Smaller blocks would be more affordable • Current blocks of 10ha and 20ha do not have building permission, and are stagnant. • No agricultural potential in the Lithgow area 	<p>Lithgow LGA, including areas around Hartley and Portland, and allocate \$80,000 towards this project in the 2014/15 operational plan. The study must take into account the impacts on the viability of our current urban centre, towns and villages, conflicting land use issues, levels of facilities and services required and their projected costs</p> <p>Recommendation That the submission not be supported in the Principal Draft LEP 2013, but that the site, the subject of the rezoning request be included in the study area for the rural lands study to be undertaken in 2014-15 as per minute 13-116</p>	

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Community Submissions		Rural Small Lots/Lifestyle	Draft Lithgow City LEP 2013	
Respondent	Summary of Submission	Planning Comments		Draft LEP Recommendations
Morrissey	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Draft LEP</p> </div> <div style="text-align: center;"> <p>Rezoning Request</p> </div> </div>	<p>Draft LEP</p> <p>Rezoning Request</p>		<p>Draft LEP Recommendations</p>
	<p>Requesting small lot rural lifestyle development to be considered on the corner of</p>	<p>Current Land Use: Rural lifestyle</p> <p>Current Zone and Development Controls: General Rural 1(a) with the</p>		<p>56. The respondent, Morrissey be advised that Council does NOT support</p>

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Respondent	Summary of Submission	Planning Comments	Draft LEP Recommendations
	<p>Pipers Flat Rd and Range Rd Portland. Reasons supporting rezoning request are outlined as follows:</p> <ul style="list-style-type: none"> • Land is not of an adequate size to sustain a viable agricultural use. • Land adjoins the Portland South rural 1(c) zone size, which comprises 2ha average allotments. • The subject land is suitable for this type of development as it would: <ul style="list-style-type: none"> ○ Provide access off Range Rd ○ Is not affected by bushfire ○ Would not affect water quality ○ Not affect any environme 	<p>minimum allotment size for a dwelling f 40ha.</p> <p>Proposed Zone and Development Controls under the Draft LEP: RU1 – Primary Production with a minimum allotment size for a dwelling of 40ha.</p> <p>Consistency with endorsed LUS The LUS did not identify the subject lands as required for large lot residential land use in either the LEP directions or the strategic framework planning for the area.</p> <p>The LUS demonstrated that there is sufficient supply (representing 70yrs under current demand levels of 5 dwellings per yr) of large lot residential zoned lands to satisfy demand within the precinct of Portland for the life of the strategy and beyond.</p> <p>Planning Comments The proposed rezoning request is inconsistent with the aims and objectives of Council's endorsed Land Use Strategy 2010-2030, and was therefore not brought forward in the planning proposal for the Draft LEP 2013.</p> <p>Council, however at its meeting of the 15th April 2013, resolved as per Minute 13-116, to undertake the preparation of a detailed rural lands study to inform a possible future Planning Proposal to provide for additional rural small lots within the Lithgow LGA, including areas around Hartley and Portland, and allocate \$80,000 towards this project in the 2014/15 operational plan. The study must take into account the impacts on the viability of our current urban centre, towns and villages, conflicting land use issues, levels of facilities and services required and their projected costs</p>	<p>the requested change to Draft LEP 2013, however the Rural Lands Study will provide an opportunity for this request to be revisited post gazettal of Draft LEP 2013 in accordance with Council Minute No 13-116.</p>

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Community Submissions		Rural Small Lots/Lifestyle	Draft Lithgow City LEP 2013
Respondent	Summary of Submission	Planning Comments	Draft LEP Recommendations
	<p>ntally sensitive areas</p> <ul style="list-style-type: none"> ○ Not require any additional services ● Council should be encouraging community growth and development ● Respondent has been trying to have his land considered for rezoning since 1999. ● There is a shortage of small lot rural lifestyle lots in the area. 	<p>Recommendation That the submission not be supported in the Principal Draft LEP 2013, but that the site, the subject of the rezoning request be included in the study area for the rural lands study to be undertaken in 2014-15 as per minute 13-116</p>	

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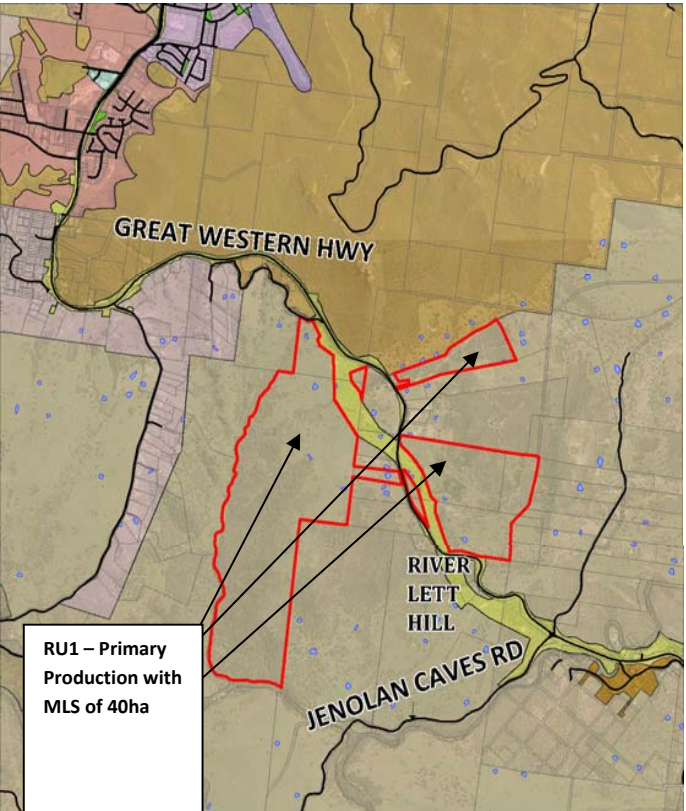
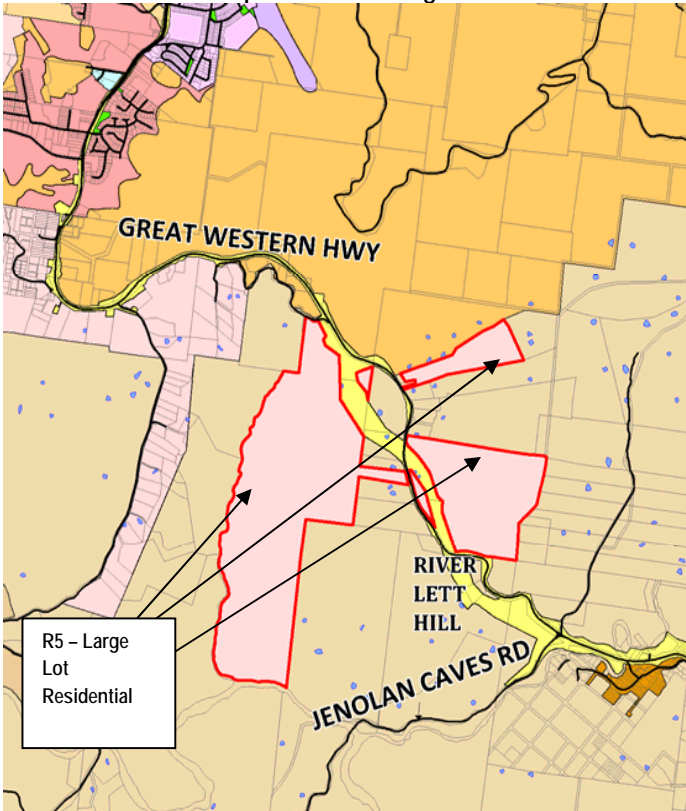
Community Submissions		Rural Small Lots/Lifestyle	Draft Lithgow City LEP 2013	
Respondent	Summary of Submission	Planning Comments		Draft LEP Recommendations
Sheehan & Boardman, Russ, Nosbor Pty Ltd		Draft LEP		Requested Rezoning
				

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Community Submissions		Rural Small Lots/Lifestyle	Draft Lithgow City LEP 2013	
Respondent	Summary of Submission	Planning Comments		Draft LEP Recommendations
		<p>Planning Proposal lodged by Respondent</p>		
	Requesting small lot rural lifestyle development to be considered at South	<p>Current Land Use: Rural lifestyle and grazing</p> <p>Current Zone and Development Controls: General Rural 1(a) with the</p>		57. The respondents, Sheehan, Boardman, Russ and Nosbor

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Community Submissions		Rural Small Lots/Lifestyle	Draft Lithgow City LEP 2013
Respondent	Summary of Submission	Planning Comments	Draft LEP Recommendations
	<p>Bowenfels, at the top of River Lett Hill. Reasons supporting rezoning request are outlined as follows:</p> <ul style="list-style-type: none"> • Council did not consider planning proposal lodged prior to LUS as a submission to the LUS. • Council supported a rezoning request in 1994, but withdrew support at that time following review by the Dept of Planning. Matter was to be revisited when supply and demand warranted. • Council has failed to review the supply and demand for rural residential development within the local government area, despite the take up of rural residential lots in the Hartley area. • South Bowenfels, 	<p>minimum allotment size for a dwelling of 40ha.</p> <p>Proposed Zone and Development Controls under the Draft LEP: RU1 – Primary Production with a minimum allotment size for a dwelling of 40ha.</p> <p>Consistency with endorsed LUS The LUS did not identify the subject lands as required for large lot residential land use in either the LEP directions or the strategic framework planning for the area. The LUS demonstrated that there is sufficient supply (representing 72yrs under current demand levels of 2 dwellings per year) of large lot residential zoned lands to satisfy demand within the precinct of Lithgow for the life of the strategy and beyond.</p> <p>Planning Comments The respondent put forward a planning proposal to Council as part of the 1994 LEP, for rezoning of this land to allow for small rural lifestyle lots. The Department of Planning did not support the inclusion of this land in the LEP at that time, as the existing zoned supply, coupled with low take up rates did not warrant the inclusion of additional areas for small rural lifestyle lots. Following the findings of the supply and demand analysis prepared to inform the LUS process, the LUS recommended the inclusion of a new fully serviced large lot residential area for the Lithgow precinct along Magpie Hollow Rd(120 lots @ 2000m²). This coupled with the remaining supply at Sth Bowenfels and McKanes Falls Rd, is expected to meet the demand for this type of development in the Lithgow precinct for the life of the strategy.</p> <p>The proposed rezoning request is therefore inconsistent with the aims and objectives of Council's endorsed Land Use Strategy 2010-2030, and was therefore not brought forward in the planning proposal for the Draft</p>	<p>be advised that Council does NOT support the requested change to Draft LEP 2013, however the Rural Lands Study will provide an opportunity for this request to be revisited post gazettal of Draft LEP 2013 in accordance with Council Minute No 13-116.</p>

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Respondent	Summary of Submission	Planning Comments	Draft LEP Recommendations
	<p>River Lett Hill, and McKanes Falls Rd area is not suitable for agricultural use and could meet the demand for this type of development in the future.</p> <ul style="list-style-type: none"> Reject Council Planners view and request return to rezoning review process began in 1994. 	<p>LEP 2013.</p> <p>Council, however at its meeting of the 15th April 2013, resolved as per Minute 13-116, to undertake the preparation of a detailed rural lands study to inform a possible future Planning Proposal to provide for additional rural small lots within the Lithgow LGA, including areas around Hartley and Portland, and allocate \$80,000 towards this project in the 2014/15 operational plan. The study must take into account the impacts on the viability of our current urban centre, towns and villages, conflicting land use issues, levels of facilities and services required and their projected costs</p> <p>Recommendation</p> <p>That the submission not be supported in the Principal Draft LEP 2013, but that the site, the subject of the rezoning request be included in the study area for the rural lands study to be undertaken in 2014-15 as per minute 13-116</p>	

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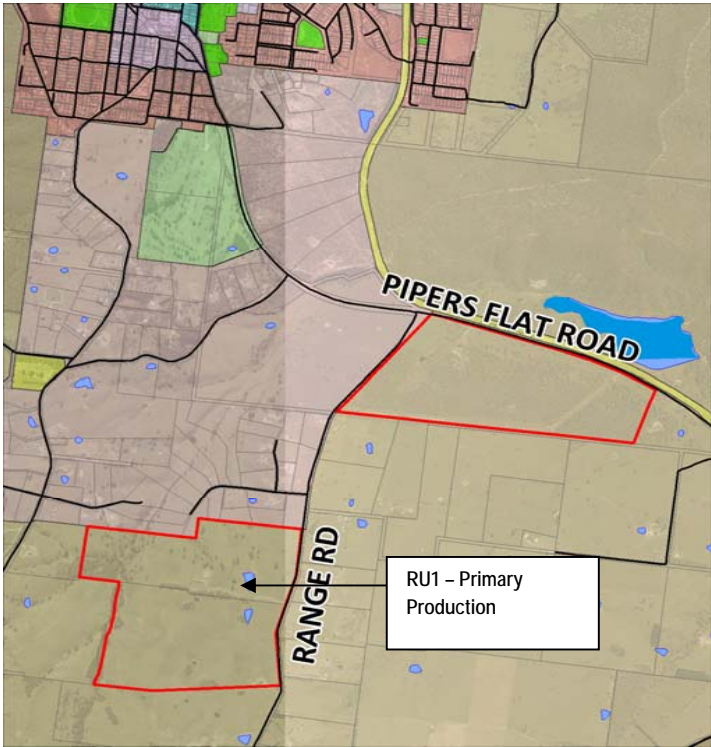
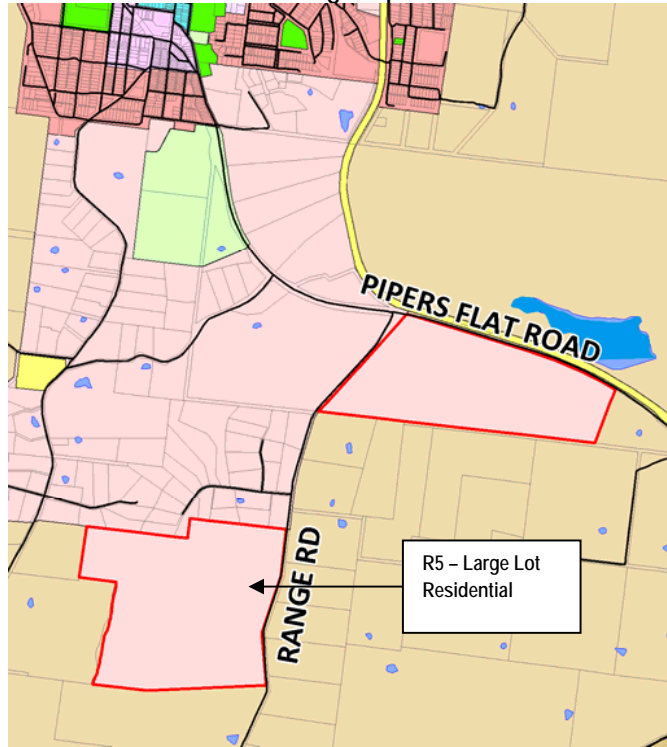
Community Submissions		Rural Small Lots/Lifestyle	Draft Lithgow City LEP 2013
Respondent	Summary of Submission	Planning Comments	Draft LEP Recommendations
Thompson & Thompson	<p style="text-align: center;">Draft LEP</p> 	<p style="text-align: center;">Rezoning Request</p> 	
	<p>Requesting small lot rural lifestyle development to be considered along Range Rd Portland. Reasons supporting rezoning request</p>	<p>Current Land Use: Rural lifestyle</p> <p>Current Zone and Development Controls: General Rural 1(a) with the minimum allotment size for a dwelling of 40ha.</p> <p>Proposed Zone and Development Controls under the Draft LEP:</p>	<p>58. The respondents, Thompson & Thompson be advised that Council does NOT support the requested change to Draft LEP 2013,</p>

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Respondent	Summary of Submission	Planning Comments	Draft LEP Recommendations
	<p>are outlined as follows:</p> <ul style="list-style-type: none"> • Land is suitable for small lot rural lifestyle development. • Land adjoins the Portland South rural 1(c) zone, which comprises 2ha average allotments. • The subject land is suitable for this type of development as it would: <ul style="list-style-type: none"> ○ Provide access off Range Rd ○ Is not affected by any major hazards ○ Would not affect water quality ○ Not affect any environmentally sensitive areas 	<p>RU1 – Primary Production with a minimum allotment size for a dwelling of 40ha.</p> <p>Consistency with endorsed LUS The LUS did not identify the subject lands as required for large lot residential land use in either the LEP directions or the strategic framework planning for the area.</p> <p>The LUS demonstrated that there is sufficient supply (representing 70yrs under current demand levels of 5 dwellings per yr) of large lot residential zoned lands to satisfy demand within the precinct of Portland for the life of the strategy and beyond.</p> <p>Planning Comments The proposed rezoning request is inconsistent with the aims and objectives of Council's endorsed Land Use Strategy 2010-2030, and was therefore not brought forward in the planning proposal for the Draft LEP 2013.</p> <p>Council, however at its meeting of the 15th April 2013, resolved as per Minute 13-116, to undertake the preparation of a detailed rural lands study to inform a possible future Planning Proposal to provide for additional rural small lots within the Lithgow LGA, including areas around Hartley and Portland, and allocate \$80,000 towards this project in the 2014/15 operational plan. The study must take into account the impacts on the viability of our current urban centre, towns and villages, conflicting land use issues, levels of facilities and services required and their projected costs</p> <p>Recommendation That the submission not be supported in the Principal Draft LEP 2013,</p>	<p>however the Rural Lands Study will provide an opportunity for this request to be revisited post gazettal of Draft LEP 2013 in accordance with Council Minute No 13-116.</p>

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Community Submissions		Rural Small Lots/Lifestyle	Draft Lithgow City LEP 2013
Respondent	Summary of Submission	Planning Comments	Draft LEP Recommendations
	<ul style="list-style-type: none"> ○ Not require any additional services 	but that the site, the subject of the rezoning request be included in the study area for the rural lands study to be undertaken in 2014-15 as per minute 13-116	
Private 6	<p>Lot B DP 315902 Hughes Lane Marrangaroo</p> <p>The respondent is requesting building permission for a 5482m² block of land on Hughes Lane Marrangaroo. The respondent provides the following in support of the submission:</p> <ul style="list-style-type: none"> • Family have ties to the area • Site is not adequate for agricultural purposes • Land will remain unusable if it can't be built on. 	<p>This lot is not an existing holding and is significantly less than both the existing and proposed minimum lot size for the erection of a dwelling.</p> <p>The lot does not provide any unique circumstances that would set it aside from many other small lots in the LGA that have not been provided dwelling entitlement.</p> <p>It is a possibility the proposed Rural Lands Study can look at particular areas of isolated settlement such as Hughes Lane and analyse and review minimum lot sizes for those areas.</p>	<p>59. The respondent, Private 6 be advised that building entitlement cannot be granted under the provisions of Draft LEP 2013.</p> <p>60. Small existing rural settlement areas be identified in the scope of the proposed Rural Lands Study to review MLS appropriate to each area.</p>

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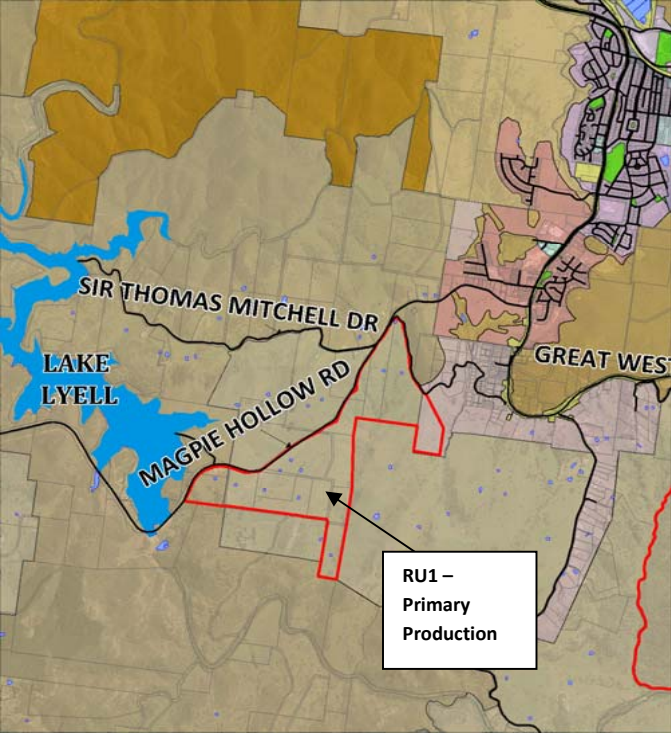
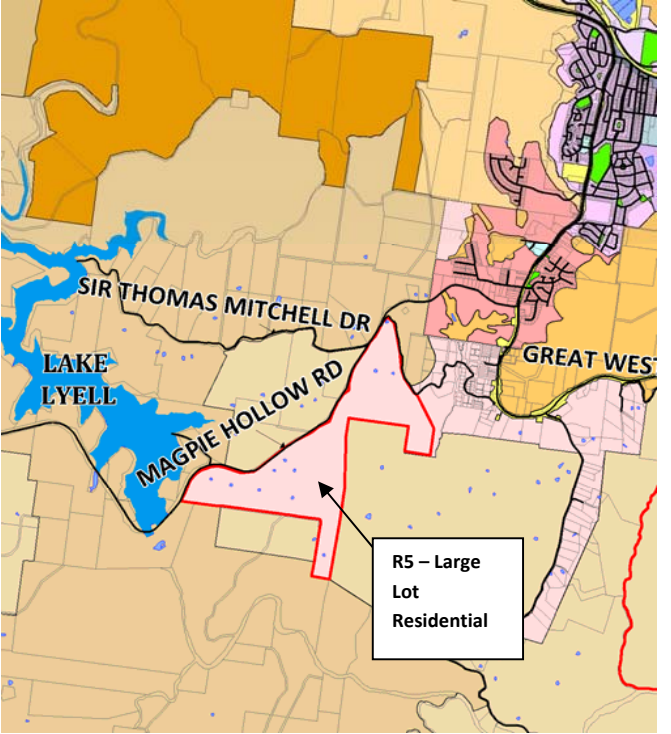
Community Submissions		Rural Small Lots/Lifestyle	Draft Lithgow City LEP 2013	
Respondent	Summary of Submission	Planning Comments		Draft LEP Recommendations
Stanmar Constructions Pty Ltd	Draft LEP		Rezoning Request	
				
	The respondent is requesting rezoning of his land off Magpie Hollow Rd South Bowenfels for serviced large lot residential development	<p>Current Land Use: Grazing</p> <p>Current Zone and Development Controls: General Rural 1(a) with the minimum allotment size for a dwelling of 40ha.</p> <p>Proposed Zone and Development Controls under the Draft LEP:</p>	<p>61. The respondent, Stanmar Constructions P/L be advised that Council does NOT support the requested change to Draft</p>	

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	<p>with allotments ranging in size from 4000m² to 4ha.</p> <p>The respondents submission is summarised as follows:</p> <ul style="list-style-type: none"> • Increasing demand for this type of development • Lots will be unique in the Lithgow area as they will be fully serviced • The proximity to Lake Lyell will be a unique selling point • Power supply has been upgraded in the area • Land does not comprise prime crop and pasture land • Subdivision will have regards to the environmental capabilities of the land. • Cox's River system will benefit from lower levels of stock grazing on the site • The development 	<p>RU1 – Primary Production with a minimum allotment size for a dwelling of 40ha.</p> <p>Consistency with endorsed LUS</p> <p>The LUS did not identify the subject lands as required for large lot residential land use in either the LEP directions or the strategic framework planning for the area.</p> <p>The LUS demonstrated that there is sufficient supply (representing 72yrs under current demand levels of 2 dwellings per year) of large lot residential zoned lands to satisfy demand within the precinct of Lithgow for the life of the strategy and beyond.</p> <p>Planning Comments</p> <p>Subsequent to the findings of the supply and demand analysis prepared to inform the LUS, the LUS recommended identification of a new fully serviced large lot residential area for the Lithgow precinct along Magpie Hollow Rd(120 lots @ 2000m²). This coupled with the remaining supply at Sth Bowenfels and McKanes Falls Rd, is expected to meet the demand for this type of development in the Lithgow precinct for the life of the strategy.</p> <p>The proposed rezoning request is therefore inconsistent with the aims and objectives of Council's endorsed Land Use Strategy 2010-2030, and was therefore not brought forward in the planning proposal for the Draft LEP 2013.</p> <p>Council, however at its meeting of the 15th April 2013, resolved as per Minute 13-116, to undertake the preparation of a detailed rural lands study to inform a possible future Planning Proposal to provide for additional rural small lots within the Lithgow LGA, including areas around Hartley and Portland, and allocate</p>	<p>LEP 2013, however the Rural Lands Study will provide an opportunity for this request to be revisited post gazettal of Draft LEP 2013 in accordance with Council Minute No 13-116.</p>

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Respondent	Summary of Submission	Planning Comments	Draft LEP Recommendations
	<p>will provide panoramic country views</p> <ul style="list-style-type: none"> • Semi rural lifestyle in close proximity to Lithgow • Strong demand in the market for this type of development 	<p>\$80,000 towards this project in the 2014/15 operational plan. The study must take into account the impacts on the viability of our current urban centre, towns and villages, conflicting land use issues, levels of facilities and services required and their projected costs</p> <p>Recommendation That the submission not be supported in the Principal Draft LEP 2013, but that the site, the subject of the rezoning request be included in the study area for the rural lands study to be undertaken in 2014-15 as per minute 13-116</p>	