

## Rural Residential Workshop LAND Analysis

### Liabilities

- Roads.
- Access.
- Garbage.
- Rates.
- Electricity.
- Other services.
- Fire and flood.
- River crossing (bridge).
- Poor soil.
- Uneconomic agriculture.
- Isolation.
- Weeds.
- No Internet.

### Assets

- Privacy.
- The tranquillity.
- Roads.
- Access.
- Garbage.
- Rates.
- Electricity.
- Other services.
- Location.
- Beauty.
- Access to Sydney.
- Transport to Sydney.
- Nature.
- Clean environment.
- Isolation.
- Diversity.
- Choices.
- Multiple road access.
- Access to Lake Lyell boat launch.
- Lifestyle / holiday.
- Affordable land.
- The National Park.
- Proximity to Marangaroo.

### Needs

- Upgrade to Hughes Lane Marangaroo Crown land.
- Postal service to above.

- Garbage service to above up the road.
- More parking availability in Lithgow for train travellers.
- Better communication for computer and phones.
- Choices variety
- Need to realise the potential of my 100 acres at Lake Lyell.

### **Dreams**

- Unlocking dollars.
- Ability to sell land parcel to suit owner (simplified system).
- Creative solutions to new rural lifestyles.
- Different services for different communities.
- Internet.
- NBN.
- More people more care.

### **Liabilities**

- Chance of overdevelopment.
- Weed farm.
- Fire-the cleared land become wooded.
- Loss of viable agricultural land. Land that maybe not viable with one owner may be viable under another. Land that may not be viable today may be viable tomorrow.
- New owners become unhappy with choice as on ride-on for weekends.
- Loss of vista.
- Loss of historical assets.
- If you (developers) make money, the community pays for it.
- Loss of future tourism potential people don't want to visit Kellyville.
- People come for cheap blocks but no employment.
- Loss of diversity of landscape since that is urban sprawl.
- Concern that we are not consolidating already zoned areas. Make it that existing areas have to be developed first.
- Agricultural land becomes too expensive for agriculture.
- Loss of identity of community.
- Loss of agricultural knowledge.
- Loss of stewardship.
- Loss of full-time residents.
- Lack of research of cost benefit analysis.
- Water pollution.
- Feral animals.
- Dog problem.
- Light pollution-loss of night sky. Telescopes.
- Noise pollution-change to environment.
- Transforms the rural landscape to residential.
- Developers decide but should it be objective

### **Assets**

- More ratepayers.
- Brings population into community.

- More people to shop locally.
- Diverse skill sets.
- Being full-time residents.

### **Needs**

- Roads.
- Essential services-sewer, garbage, electricity, water.
- Access to medical.
- Internet.
- Communication.
- Stormwater.
- Shops / commerce.
- Employment.
- School access.
- Transport-buses, etc.
- Sports facilities.
- Green space.
- Emergency services.
- Access to existing services.
- Sense of community / identity.
- Sound planning controls taking into account preserving environment and aesthetic.

### **Dreams**

- Renewable-self sufficient good.
- Water treatment.
- Balance of residential/commercial development.
- Promote villages and village commerce.
- Use brown sites - redevelopments to new needs.
- Create identity such as education.
- Long-term leases (99 years) on Crown / Council land.
- Wildlife corridors

### **Liabilities**

- Traffic
- Loss of agricultural land.
- Peace and tranquillity diminished.
- Loss of heritage.
- Loss of animal's and vandalism etc.
- Pollution increase.
- Sewerage and water-groundwater pollution.
- Loss of rural amenity.
- Increase in rates.

### **Assets**

- Access to existing properties.
- Property values.

- Encourage people to move / stay in the area with small holdings made available.

### **Needs**

- Jobs.
- Transport infrastructure.
- Business development strategy review to parallel rural residential change (jobs, community, etc.)
- Transparency in Council decision making.
- People need to carry out due diligence when moving to a rural area.
- TV antennas, Internet.
- Bus services.
- Corner stores, etc.
- Community resources for all demographics-children, aged, etc.
- Noise mitigation

### **Dreams**

- Balanced approach - different sized lots and up.
- Good use of space.
- Keep the rural atmosphere - use.
- Infrastructure not lagging behind development

### **Liabilities**

- Traffic generation due to poor roads.
- Increased rates.
- Property maintenance such as invasive weeds.

### **Assets**

- Community stimulation.
- Rural lifestyle.
- Economic growth.
- Potential of transforming Lithgow.
- Diversification of skills and employment (jobs growth).
- Positive impact on Lithgow.

### **Needs**

- Sealed roads.
- Waste collection.
- Transport facilities (regarding the needs of aged residents and short schoolchildren).

### **Dreams**

- Environmentally designed.
- Covenant on title to maintain land such as weed control.
- Flexibility concerning size of blocks over a whole Local Government Area.
- Not to ever lose the ambience of this jewel of a rural landscape.

### **Liabilities**

- Common sense.
- Not for council.

### **Assets**

- Common sense.
- Market gardens.
- Proximity to Sydney.

### **Needs**

- Free market developments.
- Change of Council.
- Improved infrastructure.
- Tar Glenn Davis road.
- Reduce waste of lands.
- Lifestyle blocks.
- Kick Council out.
- Less red tape.

### **Dreams**

- Free market developments.
- Diversified jobs for our kids.
- NBN.
- Underground wiring.

### **Liabilities**

- Weed control
- Traffic.
- Water catchments and reliability.
- Maintenance of roads.
- Threat to agricultural grazing productivity.
- Pest control (rabbits, foxes).
- Reduction in resources for pest control (lack of education from the city folk).
- Destruction of the vistas.
- Destruction of native vegetation.
- Access to public transport.
- Access to emergency services.
- Absentee landowners fail to maintain properties.

### **Assets**

- Agriculturally productive land.
- Lifestyle choice.
- Revegetation of degraded soils / land.
- Access to town services available.
- Access to Sydney.

## **Needs**

- Access to services.
- Access to information and education about rural living responsibilities.
- Water.
- Power.
- Reliable Internet.
- Roads and road maintenance.
- Preserve historical locations and sites and artefacts and roads.
- Agencies and services to adequately manage and control weeds and pests.
- Look after Lithgow's natural environment.
- Jobs for residents.

## **Dreams**

- Council to leave us alone.
- Maintain our lifestyle.
- Maintain our environment.
- Preserve Lithgow's natural and social environments.
- Full employment.
- Equitable development opportunities via studies and transparent decision-making.

## **Liabilities**

- Traffic flow and roads.
- Road maintenance.
- Noise (urban).
- No privacy.
- Water degradation and septic pollution.
- Loss of productive land.
- Loss of ambience.
- State Government involvement in local issues (ability to override Council).

## **Assets**

- Benefit to existing population from increase in population (amenities, shops, etc.)
- Benefit to Council (more rates mean better infrastructure).
- Lifestyle

## **Needs**

- Public transport
- Access to available water full firefighting (at Dargan and Clarence from Clarence Dam).
- Replacement of trees taken away for development.
- The block size 5 acres.
- Road maintenance.
- Business activities in residential areas including B and B (bed-and-breakfast).
- Transparency of planning decisions.

- Council to enforce clean-ups (junk and old cars).
- Council to control weeds-do the work.

### **Dreams**

- Town sewerage
- Kerbing and guttering
- Foot paths.
- Less development.
- Less control by Council of development.
- Respect for current landholder's aspirations.

### **Liabilities**

- Loss of land use for agriculture.
- Reduction of food production.
- Loss of lifestyle for people who desire large lands parcels.

### **Assets**

- Expand community.
- Population growth.
- Urban sprawl.
- Better community facilities.
- Create employment.
- Increase revenue through Council which in turn increases community infrastructure.
- More rates, more money.
- Promotes growth in region.
- Smaller blocks are more affordable.
- Providing options for purchasers.
- Lower rates / more population paying.
- Location and closeness to Sydney and coastal area.

### **Needs**

- Community titles / cluster subdivision.
- Infrastructure. Water, roads, power, sewerage.
- Improved communications.
- Educational and medical facilities, public transport.
- Create different sized rural blocks for example one acre to 10 acre blocks that are close to Lithgow CBD.
- Create options for purchasers-one, two, three, four acres up to 10 acres.
- To be able to have flexibility with land you own.
- More than two dwellings allowed on 100 acres or more.
- A vision for this town.
- Planners of Council to really think about zoning-think growth-sustainable growth.

### **Dreams**

- Adequate employment opportunities for youth.
- Council to endorse cutting-edge construction such as composting sewerage systems.
- Innovative off grid power systems such as battery systems.
- Consultation/ cooperative model/ roundtable.
- Option to subdivide 100 acre property close to towns so that rural residential area on the fringe.
- That the zoning changes in certain areas of Lithgow and surrounds promote growth.

### **Liabilities**

- Rates increase.
- Extra Infrastructure costs.
- Locking up agricultural lands-non proactive
- Loss of rural vistas.
- Declining petroleum fuel makes transport difficult.
- Extra draw on water supply and contamination due to sewerage.
- Weekender mentality not fostering good community.
- Only enriches developers.

### **Assets**

- Extra people.
- Extra economic activity.
- Proximity to Sydney.

### **Needs**

- Must be joining existing areas, urban areas to utilise existing infrastructure.
- Public transport-plan for peak oil.
- Must not impact on existing and potential food production lands-maintain the green belt around Lithgow.
- Close to railway line.
- Sympathetic building controls relative to environment.

### **Dreams**

- Exclude Hartley and Valley from further subdivision.
- Low energy and sustainable development.
- Protect heritage and historical context.
- Plan for 100 year horizon

### **Liabilities**

- Impact on visual landscape.
- Sprawl.
- Conflicting interests between neighbours such as noise from dirt bikes.



- Loss of agricultural land.
- Lack of public transport.
- Weeds and feral animal control.
- Overcrowding.
- Social isolation.
- Need for medical services.
- Putting too much land under concrete.
- Distance from services and amenities.
- Increase in rates.
- The big backyard syndrome.
- Traffic congestion.
- Loss of wildlife corridors.
- People unprepared for the rural living conditions.

### **Assets**

- An intensive use for non-productive rural land.
- Allows people on moderate incomes to enjoy a rural lifestyle; may allow a variety of niche agricultural projects such as truffles, saffron, herbs to prosper on small acreages if greater than X hectares.
- May permit home-based cottage industries and Internet-based businesses within a rural setting on 5 to 10 ha lots.
- May provide small farm operations to become viable by capitalising with the same sale of R.S portions.
- Possibilities of community gatherings and development.
- Variety of people and skills introduced.

### **Needs**

- To control incompatible land uses amongst neighbouring blocks such as noise, dust, pollution, smells.
- Adequate water.
- With regard to rural residential blocks Lithgow City Council bylaws on all aspects of usage must be transparent and enforced.
- If there is more rural residential zoning, but not in Hartley where supply exceeds demand, the design process should be completely improved taking into account soils, use, heritage assets, vegetation, water etc. Using varied lot sizes.
- Community focus such as school, club, a village centre.
- Better Internet access.
- Public transport.

### **Dreams**

- The choice is not just rural residential equals large lot residential and farming such as grazing. There are many possible economic activities in the Lithgow hinterland which the Council should promote and support.
- Sustainable development only.

- No more rural residential development in the Hartley Valley.
- Local Hartley Museum.
- Community hall with good facilities.

### **Liabilities.**

- Council staff to do the job they are employed to do.
- Stop the dictatorship.
- Paying for a report to change back the way it was.
- Paying for services that we don't get and will never get in my lifetime.
- If you are not a farmer what do you do with 100 acres.

### **Asset**

- Jobs for our kids.
- Bring business to Lithgow and surrounding areas.
- The people in our community/ better infrastructure.
- Why stop subdividing 100 acres into 5 x 20 acres at no cost to Council. when it is finalised the Council gets five-time rates and where I live they don't provide any services.

### **Needs**

- Transparency, honesty.
- Truthful people.
- To be able to make a subdivision to a reasonable size not told by a clerk what to do.
- Define rural residential land.
- When can we amalgamate with some other Council so we can move forward.

### **Dreams**

- Not to pay this bloke at the front to tell us what we already know.
- To be treated like a person not an idiot when attending the administration area.
- To read the minutes that said we can subdivide into 10 ha lots but when the new LEP came out it was 100 acres (typo I would guess).

### **Liabilities**

- Pollution of water ways.
- Lack of waterways management.
- Floods assistance support is poor.
- Lack of rural residential data and strategy by area. Information was available in past.
- Relative high Council rates on land value service basis.
- Lack of diversified industry base.
- Lack of uniformity in subdivisions.
- Pension implications for greater than five acre block.
- Impact of open cut mining on surface levels within 250m of residents.

### **Assets**

- Small niche produce such as Glenn Davis, Wolgan Valley, Hartley, Lidsdale.
- Hobby farms.
- Natural environment.
- Headwaters to Sydney's water catchment.
- Lower living costs compared to Sydney.
- Population growth in villages demand driven.
- Ability to accommodate mixed use development but controlled.
- Strong bed and breakfast accommodation services.
- Bushwalking features.

### **Needs**

- Better bus services such as Hartley.
- Train travel Lithgow to Sydney waiting time is too long.
- Improved community hall facilities in Hartley and other villages.
- Communications - 21st-century.
- Subdivision standards be consistent if possible.
- Proper signposting wayfinding for hobby farms.
- Renewables support this as an alternative use to coal such as battery power but not as majority supply.
- Medical.

### **Dreams**

- No impact on rural residential from industrial.
- Buffer zones to protect rural residential.
- Provide business diversity.

### **Liabilities**

- No garbage service in more remote areas.
- Lack of understanding of biosecurity obligations such as invasive weeds and pest animals.
- Lack of ability to enforce regulations.

### **Assets**

- Increased population leads to larger community providing more people and resources for community needs such as free service and school.
- Increased population leads to increased tourism leading to increased employment opportunities.
- Greater population increases the ability of communities to service remote areas and settlements.

### **Needs**

- Allowance for planned division of existing properties into smaller blocks close to settlements.
- Council to needs to enforce compliance with building codes.
- Communications and essential services such as electricity.
- Bitumen road through Capertee Valley.

### **Dreams**

- Better roads.
- More frequent maintenance.
- Lower rates.
- Rates more equably spent.
- A dedicated tourism officer for developments and initiatives.

### **Liabilities**

- Over development.
- Cost of services.
- Encroaching on farmland.
- Preserving water catchment areas.
- Finding five acres too much to care for-need two and a half acre lots for nice garden.

### **Assets.**

- Care for land.
- Higher population.
- Boost local economy.
- Retain population.
- Fresh attitudes.
- Positive direction.
- Higher investment in personal assets.
- Complements tourism.
- More viable council.
- Utilisation of steeper land for building.

### **Needs**

- Concentric circle of town followed by 1 to 5 acre development, followed by 5 to 20 acre development then rural lands.
- There is a need for more land in the 1 to 5 acre circle.
- 1 to 5 acres higher level of need from Council.
- 5 to 20 acres higher level of self-sufficiency required-water, sewerage, power, garbage.
- 20 to 100 acres-almost totally self-sufficient for water, power. The only Council needs is garbage collection possibly.

### **Dreams**

- For 1 to 5 acre lots on the perimeter of town. Why? Attract young families. Quality lifestyle. Tap into local services already here (garbage, sewer).
- Industrial Park/bulky goods/retail (out of town near Shell service station) greater need for this.
- Improved perception of Lithgow.
- Preserve iconic areas such as Newnes and Lake Lyell.
- A vibrant proactive rural community that allows the environments in which they live.

### **Liabilities**

- Loss of agricultural land.
- More traffic on roads to maintain.
- More pollution.
- Higher rates?
- Loss of beauty aspect of living in a low population area.
- More weeds and feral animals on blocks that are not lived on or productively developed.
- Loss of wildlife corridors.

### **Assets**

- Lifestyle.
- Jobs.
- More services.
- More people get opportunity for country lifestyle.
- Creates community clusters.
- May increase land values.
- Better roads.
- Developing existing small urban centres such as Wallerawang and Portland.
- More access to Internet, mobile phone coverage etc.
- Attracting higher incomes to the area.

### **Needs**

- Medical facilities.
- Schools need the capacity to grow.
- Childcare spaces especially for under twos.
- Jobs, jobs, jobs.
- Internet and mobile phone.
- Roads.
- Power access for areas that can't be off the grid.
- Well maintained waste transfer stations.
- Sceptic versus sewerage.
- Bus services.

## **Dreams**

- Retaining clean air.
- No noise pollution.
- Access to cultural life / facilities in Lithgow.
- Jobs, jobs, jobs.
- Maintain policies that provide for green requirements such as tree regulations.
- Ensure wildlife and biodiversity corridors are maintained and developed.
- Mix of variable size blocks in a subdivision.
- Town common / village green.
- Better roads.
- Less red tape for approvals.

## **Liabilities**

- Infrastructure must be available to support the blocks. Made available either existing or to be supplied during development.
- Lack of major infrastructure should not be a reason for the refusal. It should be a charge against the blocks.

## **Assets**

- Lifestyle potential for smaller blocks.
- More rural residential the easier to supply services to those sites.
- More rates from wider rate payers.
- More residents, more business for local shops more employees. More community services, more education opportunities.
- No shortage of suitable land.
- Close to Sydney and now have excellent transport for road and rail.

## **Needs**

- Positive approach to opportunities for lifestyle blocks.
- Blocks to be smaller rather than blocks that are too large for proper management.
- Don't waste land on big blocks.
- Quick answers to applications to avoid losing people to other areas.
- Maintain community assets, services critical mass.

## **Dreams**

- Concessional blocks to be reinstated.
- Less Government (all levels) interference.
- More local involvement in decision-making.
- Council not to be the judge on oversupply. This should be a commercial decision by land owner