



27 September 2018

SF2012/000363; WST11/00059/04

General Manager  
Lithgow City Council  
PO Box 19  
LITHGOW NSW 2790

Dear Sir

**Planning Proposal: Lot Y DP 407106; 88 Pipers Flat Road (MR531), Wallerawang  
Lithgow Local Environmental Plan 2014 (Amendment No.3)**

Thank you for your letter dated 20 September 2018 referring the above-mentioned planning proposal to Roads and Maritime Services for comment.

The documentation submitted in support of the planning proposal has been reviewed. Roads and Maritime notes the proposal involves the rezoning of land, fronting Pipers Flat Road and Bray Lane, from R5 Large Lot Residential to R2 Low Density Residential. The proposal also includes amending the minimum lot size on the land from 2 hectares to 800m<sup>2</sup>. The subject land totals 1.366 hectares in area. Should the planning proposal proceed, the land could realise up to 12 new residential lots. Figure 3 in the supporting documentation shows a concept plan of subdivision which provides for vehicular access to each lot being obtained from Brays Lane.

Subject to all vehicular access to future allotments being obtained via Brays Lane, Roads and Maritime will not object to the planning proposal and makes no submission.

Please keep Roads and Maritime informed of the progress of this planning proposal. Should you require further information please contact the undersigned on 02 6861 1449.

Yours faithfully

Ainsley Bruem  
A/Manager Land Use Assessment  
Western Region

**Roads and Maritime Services**