

The Chief Executive Officer
Wollondilly Shire Council

17 September 2020

GRIEVANCE IN RELATION TO A COUNCIL PROCESS

PROPOSED E2 RE-ZONING UNDER THE CUMBERLAND PLAIN CONSERVATION PLAN

LOT [REDACTED] – [REDACTED] APPIN

Dear Mr Taylor,

I wish to submit a grievance in relation to the re-zoning of my property, Lot [REDACTED], under the draft Cumberland Plain Conservation Plan.

Background:

I am the owner of Lot [REDACTED] located in [REDACTED] Appin.

I received the letter from Mr Steve Hartley of the Department of Planning, Industry and Environment, dated 26 August 2020. As per that letter I inspected the online Plan viewer with its overlays of my property. The viewer shows that the majority of my property is planned for re-zoning to E2. My property is presently zoned as Rural 1A.

Issue:

I do not agree with the proposed re-zoning and cannot accept the amount of my land intended for E2 zoning. I am concerned that a proposed re-zoning of the magnitude displayed will adversely hinder my present use of the land. I am also concerned that the proposed re-zoning will adversely affect the following:

- a) The current use of the land, which is primarily for equestrian purposes. It was purchased by me for that purpose. Over the years I have declared such use in my annual declaration requirements for the property usage. When searching for a property, my focus was on land that had historically been agricultural land, fit for such a purpose. Since owning the property, I have been responsible for maintaining weed and pest control, as well as ensuring a safe operating environment for a horse and rider. I rely on my property to provide my household with appropriate fuel to heat the house in winter;
- b) The land value, therefore limiting resale capability and restricting future development opportunities. I am concerned that this will have an overall deleterious effect on my retirement strategy, which has been in place since the purchase of the property over twenty

years ago. This retirement strategy includes ongoing agricultural (farming and pasture) use; and

- c) Procedural fairness, in that the online map of the proposed re-zoning for the immediate Appin area seems to be inconsistently applied to adjoining and nearby properties. Other nearby properties seem to have very little proposed re-zoning to E2, compared to mine which covers the greater portion of my land.

In order to assist me to further address these concerns, I wish to seek additional information from the Council.

Additional Information Sought from the Council:

- 1) Who is responsible for the re-zoning process?
- 2) When will the implementation of the proposed re-zoning to E2 take place?
- 3) What Act and Section enables such a re-zoning to be done?
- 4) What criteria has been utilised to determine the extent of the proposed re-zoning boundaries, in particular the proposed re-zoning of my property?
- 5) What existing land-use rights do I retain under the re-zoning process and how long will they remain in place?
- 6) Will there be a mechanism to compensate land owners for the reduction in development potential?
- 7) Does the Council intend to correspond with me prior to finalising the re-zoning process?
- 8) What avenues of appeal are available to me to object to all or part of the re-zoning process?
- 9) Who may I contact at the Council with regard to this proposed re-zoning and what are those contact details?

I may be contacted on mobile [REDACTED] or at email address [REDACTED]

Yours sincerely,

[REDACTED]

[REDACTED]

Appin NSW 2560