

[REDACTED]

23 September 2020

Mr Steve Hartley
Executive Director
Green and Resilient Places Division
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Mr Hartley,

Re: Public Exhibition of the Draft Cumberland Plain Conservation Plan (DCPCP)
Relevant Lot: [REDACTED]

Thank you for your letter of 26 August 2020 advising of the identification of the proposal for environmental conservation (E2) zoning of a portion of my property, and the opportunity to review the DCPCP and provide feedback.

Whilst I am happy to see that the New South Wales Government is taking steps to ensure the protection of both Koalas and our native species and environment as a whole and I hope manage better the buying up of large tracts of land by developers for high density housing development without much regard to the environment or our heritage sites, as a single landowner I do have some concerns regarding how the zoning for our area will proceed and the impact it will have on my property and the surrounding single landowners.

We purchased our property because it is located in a rural agricultural area, serviced by a small attractive, historical village, which provided the lifestyle that we wished to pursue. Currently we have horses on a portion of the land and have retained a portion at the back of the property to native bushland.

On reviewing both the DCPCP and the Greater Macarthur 2040 plan, it is noted that my property falls within the area noted as "Appin" or "West Appin". I understand that this area is currently zoned as Rural 1A. On the Plans it appears that our road, Macquariedale Road, is slated as a future East West Connection. It is also unclear in the Plans whether the area that our property falls under is to be zoned in the future for residential development or commercial development.

We therefore now find that we will potentially be impacted by re-zoning to (E2) of a portion of our land, as well as the re-zoning of the remainder of our land to either residential or commercial, and the quiet country road we are on becoming a major road, and we also don't know whether the development of Macquariedale Road will also impact our saleable property size.

All of this will potentially negatively impact our property and its future and our ability to continue to factor in our property for our retirement strategy.

Can you please advise:

1. What will be the process following the deadline for the public exhibition of 25 September?
2. How was the selection of the land to be re-zoned to (E2) determined?
3. Who will determine whether the re-zoning to (E2) proceeds, and would there be any further direct consultation with us as to exactly how much of our property is to be impacted?
4. How will landowners be compensated for the reduction in their viable property size in terms of future sale, as the loss of this land will obviously have an impact of the value and saleability of the property?
5. Can you give a clearer indication as to whether our property and the surrounding properties will be zoned for future residential or commercial land use?
6. Also in regards to item 5, given this whole area is classed as a water catchment area, and as well we have the important and heritage water canal at the end of Macquariedale Road, how will any land re-zoning and the development of Macquariedale Road to an East West connection (aside from (E2) zoning) take into account the protection of water catchment and the water canal?
7. In terms of the proposed development of Macquariedale Road for an East West connection, when will landowners be advised what impact this will have to their properties, ie will land be compulsorily taken to allow this development?
8. Koalas and other native species not only need environmentally conserved land, ie (E2), but also need to move around and will not necessarily stay within the zoned conservation areas. Apart from ensuring the (E2) zoned areas cannot be developed, how will they be beneficial in protecting the animals from moving across surrounding land that is re-zoned residential, commercial or the proposed East West connection?
9. Can we receive more information regarding "Biodiversity Stewardship sites on private land" and whether this is an option to take into consideration?

It is disappointing to see areas of viable, arable agricultural land being lost to housing development, particularly given how much we are being impacted by climate and also global conditions, should we not be trying to protect the limited arable land around Sydney, and encourage farming of these areas to ensure our future food supply.

I look forward to receiving your response.

Yours sincerely,



Landowner

cc: The Chief Executive Officer
Wollondilly Shire Council