

[REDACTED]
Wilton NSW 2571

Email: [REDACTED]

Mob. [REDACTED]

Mob. [REDACTED]

1st October, 2020

Dear Sir/Madam

Re: Impact of Draft Cumberland Plain SEPP and Proposed Rezoning

1. Background of Lot [REDACTED]

My wife and I, [REDACTED] and [REDACTED], are the owners of lot [REDACTED]. I have lived in Wilton since arriving in 1951 with my parents and younger sister. I was four years of age. Not long after arriving my parents purchased a parcel of land 10 acres which consisted of four two and half acres lots and then set about building the family home.

The first 25 years for my family were very difficult as Wilton might as well have been the back of Bourke with no transport, no town water, one general store, very few residents, and bush fires raging in the extreme summer heat with few appliances to fight the fires.

No one was interested in Wilton whether it was council, governments or developers and as for the question of the environment or biodiversity again no one cared. Simply, ***there was no money in it!***

My parents recognized the value of flora and fauna hence they managed their property accordingly. This is why the 10 acres today still has trees and selected natural vegetation.

My wife and I purchased a block of land at [REDACTED] where we built a modest new house in 1973 not long after our marriage; we raised our five children there.

Between 2007 and 2008 we built our dream home at [REDACTED] where we now live, as we were about to retire. We already owned the [REDACTED] property which we had purchased from my parents in the late eighties to allow them some money in their own retirement.

In the early eighties the expressway opened between Liverpool and Mittagong cutting straight through Wilton. The effect immediately started the transformation of Wilton as developers

could see the potential for land development. Wilton was now within easy reach of the Southern Highlands, Wollongong, Picton, Campbelltown and Sydney.

Generally Wilton has accepted the current Lend Lease/Bingara development, however, as this development continues, the number of small house blocks under 400sq.m is becoming the norm. The streets are becoming very narrow making it difficult for two vehicles to pass. The environmental areas provided for parks and natural landscapes are diminishing.

We are now confronted with a number of new land developments. This has led us to be extremely concerned that Wilton will become a landscape of depressing grey tin roofs.

Currently our land is zoned as RU2 and has a 100 metre tarred-road frontage on the eastern side of Peel Street.

2. Objections to proposed rezoning from RU2 to E2

As stated above we have lived in the area for most of our lives. We built our home on this land as we were able to choose a lifestyle that not only protected the environment but provided us with some pleasure in our commitment to nature and its preservation. Now we have a “Conservation Plan” to be implemented at the stroke of a pen from bureaucrats in an office, and we would suggest, to appease the conscience of governments and developers!

Not once have we had anyone knocking on our door to check out the boundaries of our property and what this zoning would mean to people who live here. *The human care factor seems to be missing!* We have always consulted with local Council and Rural Fire Services complying with regulations for any changes to be implemented:

- requested permits for controlled burning
- more than complied with Basix
- made provisions with a 120,000 litre in-ground tank
- set up solar power panels
- left native grasses growing
- planted trees to maintain a genuine environmental lifestyle.

We would suggest that our lifestyle already meets the initial objectives of ‘environmental conservation’ as suggested in E2 and allows for ‘environmental living’ an objective of E4. This more than takes into consideration the human aspect of not being over-regulated by restrictions that devalue all development we have already put into our land and home. Restricting the existing rights we have for the use of our land could reduce it to ‘unmanaged vegetation’.

Prohibiting any kind of residential development so close to the township of Wilton, remembering we are merely a ‘chain’ in width from residential housing (R2) on the other side of Peel Street, is allowing for future disasters brought about by bushfires. This area has been known for, and we have witnessed fires that rage through the riparian corridor of Allens creek

at the back of many of these properties. One only needs to think back to the disaster of the bushfires in December and January 2019-20 in the Wollondilly area to be aware that an E2 zoning so close to residential areas is poor planning!

We have built sheds and gardens and fences only to be 'trapped' in the future to perhaps fight a bushfire allowed to rage because someone 'forgot' to think about what has already been established. Housing estates are taking precedence in favour of some developer who wants to crowd people into an estate (little boxes on the hillside!) less than a kilometre away.

What about our rights to protection from the inevitable bushfires that can run rampant through these corridors? An E2 zoning will exclude us from protecting our property under the 10-50 rule. Our home is already established and we have preserved trees and grasses that are currently in a healthy state. Without access to the 10-50 rule we will be unable to maintain and protect our property without all sorts of dispensation and red-tape.

Considering the rights of landowners affected by this rezoning is a must! Respect and appreciation of the flora and fauna of the Wilton area is more than evident in the way many residents affected by this proposed re-zoning have always controlled and protected the vegetation and encouraged the wildlife.

We ask that any re-zoning is done in full consideration and consultation with all who might be affected by these decisions.

We suggest a zoning to E4 Environmental Living would provide outcomes in a much more effective and sustainable manner while still protecting our future asset value.

Yours sincerely

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