

Sarah Ng

From: [REDACTED]
Sent: Wednesday, 7 October 2020 8:59 PM
To: DPE PS Biodiversity Mailbox
Subject: Cumberland plain conservation plan

8th October 2020

Attention Stephen Hartley

**PUBLIC EXHIBITION OF THE DRAFT CUMBERLAND PLAIN CONSERVATION PLAN (DCPCP)
SUBMISSION BY INDIVIDUAL LANDOWNERS – MACQUARIEDALE ROAD ACTION GROUP**

The following Submission is made on behalf of the following individual landowners on [REDACTED] Appin, who have been advised that their land will be impacted by the re-zoning of all or a portion of their land to the proposed environmental conservation (E2) zoning:

- [REDACTED]
2. [REDACTED]
 - 3.
 - 4.
 - 5.
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 - 8.
 - 9.

Following review of the Draft Cumberland Plain Conservation Plan, (which in itself for the lay person is complex to fully review and understand) we object to the manner in which land which we individually purchased has been effectively designated to be re-zoned to E2 with absolutely no consultation with each individual landowner, other than being notified in a letter that our land was potentially being re-zoned and the expectation being that we be required to review the DCPCP and provide the Department of Planning, Industry and Environment with a Submission within a short time-frame. Review of the Plan shows it to be a complex, high level document, that a lay person would find some difficulty in navigating and fully understanding all the implications.

We submit that any re-zoning of [REDACTED] fall under the same compensation mechanism employed under the Georges River Reserve.

There seems to be two processes for conserving land in the Greater Macarthur area, in our case, Appin specifically.

Our land has been indicated for re-zoning as E2, with some of our landholders effectively losing the major percentage of their land to E2 re-zoning, effectively reducing the amount of land that we can, should we choose, at some point in the future decide to sell. This re-zoning will also potentially impact the value of the land that we can sell to our detriment.

Re-zoning for E2 to allow for corridors for koala and other wildlife movement, means that according to the Department we are not offered any form of compensation for the loss of use of this land should we chose to sell in the future. In some cases some of our landowners will be left with potentially almost no land or only about 10% of their land that would be viable to sell. Until the re-zoning is finalised, it also potentially impacts our ability to get a fair market value for the land should we choose to sell now.

The second process is the land that has been designated for the proposed Georges River Koala Reserve, again effectively this is land to be environmentally conserved for a movement corridor for koalas and other wildlife, however, in this case the Department proposes that there will be an “acquisition framework” developed, where by the Department will allow landholders to continue to live on their land (as are E2 zoned landholders) until they wish to sell the land through a voluntary acquisition process. At which time the Department will acquire the land as will be outlined under the proposed new State Environmental Planning Policy (SEPP).

What does the different approach to the way the above have been managed mean? Why is E2 zoned land not being “acquired” by the government and compensation made to the landowners for the loss of use of their land?

We submit that should the E2 zoning be applied to [REDACTED] it should be equally applied to all current tree covered land surrounding the township of Appin.

Land classed as protentional for E2 re-zoning according to the Draft Cumberland Plain Conservation Viewer appears to cover all land not currently cleared, i.e. having tree cover. The remaining land in the West Appin area is designated “Urban Capable”. There are two areas of land directly behind the area currently known as Appin township and Appin Valley, which have tree cover, but have been designated “Urban capable”. land belonging to developers. This is not justifiable nor is equitable in comparison to the Macquariedale Road proposal.

On behalf of the
Macquariedale Road Action Group

[REDACTED]

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