

Sarah Ng

From: Anthony Tavella on behalf of DPE PS ePlanning Exhibitions Mailbox
Sent: Friday, 9 October 2020 11:15 AM
To: DPE PS Biodiversity Mailbox
Subject: FW: Webform submission from: Draft Cumberland Plain Conservation Plan

From: noreply@feedback.planningportal.nsw.gov.au <noreply@feedback.planningportal.nsw.gov.au>
Sent: Thursday, 8 October 2020 9:32 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Subject: Webform submission from: Draft Cumberland Plain Conservation Plan

Submitted on Thu, 08/10/2020 - 21:31

Submitted by: Anonymous

Submitted values are:

Submission Type: I am making a personal submission

First Name: [REDACTED]

Last Name: [REDACTED]

Name Withheld: Yes

Email: [REDACTED]

Suburb/Town & Postcode: Wilton, 2571

Submission file: [webform_submission:values:submission_file]

Submission: Re Cumberland Plain Conservation Plan' (Draft) Re [REDACTED] Wilton (My Lots [REDACTED] & Lot 1 [REDACTED])
Confidential: Not for public viewing Thank you for accepting my feedback. I'll try to keep it short. What I learned from your spatial online viewer is that you appear to have potentially re-zoned ALL of my land (11.52ha) as Proposed Environmental Conservation Area. This greatly reduces the value of my property and appears to penalize me for trying over the years to do the environmentally correct thing and not strip my land of all its trees for maximum grazing as some of my neighbors have. All of my land appears to be potentially zoned as ECA despite my several acres of open paddock and large dam on lot [REDACTED]. I was told after my first biodiversity inspection that nothing remarkable was found. Just a few short metres away across the road my neighbours, have all but cut most of their trees down over the years and not replanted. Yet they appear to be wholly zoned for Urbanism and will be probably rewarded for not caring about biodiversity by having vastly improved land value. . It's just not right that a road should suddenly distinguish such a huge difference in zones. I also think the area you have allocated Environmental Conservation on the graft plan is too generous as it was only 2019 that we all experienced devastating bushfires. Australia was in the news worldwide and donations poured in to assist those areas affected. It was indeed a tragedy. The gorge at Nepean River is about ½ km away (as the crow flies) from my road is very steep and very difficult for people to access. Great for a conservation area ! But to continue that conservation area several hundred meters to cover all my land seems too generous and is a potential bushfire risk to the populated new town of Wilton once it is fully established. My property is not natural bush like the bushland at the gorge. About 20 years ago hundreds of ironbark trees were cut down on my property which thinned it out a lot. So I am not native bush It just looks that way as I have let the lower bushes expand over the last few years. Whereas at the river gorge the trees & vegetation is completely natural as it was over a 200 years ago. On the other hand my land has been previous cattle grazing land that has just been let go a bit over the years. Perfect for housing lots especially with my land bordering along the long sealed road of Marcus St and electricity that serves my property and others. I ask that you may re-assess classing all of my land as Proposed Environmental Conservation and allow housing both sides of [REDACTED]. You will still have hundreds of metres to the Nepean river gorge natural bushland. Also of great concern too me is that I have a letter of Council agreement paving the way under my existing zoning of 'rural residential' allowing me to to build a house on each of my 2 vacant lots (lots [REDACTED] which are both vacant of a house . Under a new conservation classification IF I am not allowed permission to build it would render my land completely useless to me going forward and I would be forced to seek compensation as I have always been zoned rural-residential. So naturally this is very worrying to me on a daily basis. Please feel free to contact me at any time on my direct email below for fast response. If you prefer to chat over the phone at any time we can arrange for that. For privacy/security reasons please keep my submission to you confidential. Thank you, with best regards [REDACTED]

URL: <https://pp.planningportal.nsw.gov.au/draftplans/exhibition/draft-cumberland-plain-conservation-plan>