

Draft Cumberland Plan Conservation Plan

Thank you for your letter (26 August 2020) to inform about the Draft Cumberland Plain Conservation Plan and the fact our land (Lot [REDACTED]) is proposed to be zoned E2.

This proposed zoning is of great concern in the restrictions it will impose on what we can do on our land the effect of these restrictions on the potential decline in the future value of the land.

Our land has great environmental beauty due to the natural vegetation (the primary reason why we moved here) and as stewards of the land we have endeavoured to enhance this by planting native species and removing a range of environmental weeds (Lantana, Fireweed, Asparagus weed, African Lovegrass etc.). The E2 zoning will hinder and in fact discourage us from doing this (what increase in value would we see from our efforts of environmental care?). With weeds that are already present on this property as well as the development that has occurred how could we be classified as E2?

We are in a bushfire prone area (last summer's fires got to within about 3 kilometres of our property). This past winter we have undertaken significant hazard reduction to reduce the fire risk this coming season for us and our neighbours. E2 zoning again would prevent and in fact discourage us from doing this. We have also installed a Static Water Source with appropriate fittings for the fire brigade.

Without the ability to carry out basic construction on our property (extensions, sheds, improvements) the value of our property must decline, or not grow at the rate that it normally would. Future buyers would surely see it as a major problem with our property if they could not make any improvements to the property.

Our children in future would hope to establish their families on this property. An E2 zoning would prevent us and them from making the improvements that would be needed to enable them to do this.

We are not interested in subdivision of our land, merely being allowed to continue to live here under the conditions with which we bought the land. Under those conditions we will continue to care for the land because it is the right thing to do and we have a vested interest in doing so.

Yours Sincerely

[REDACTED]

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