

Dear Sir/Madam,

As the owner of 14 Menangle Road, Glen Alpine, NSW, 2560, I am lodging this submission in relation to the Draft Cumberland Plain Conservation Plan. I have significant concerns with the Proposed Environmental Conservation Zoning on my property (see property highlighted in yellow):



While I agree with the land categorisation of “Certified – Urban Capable” for my property I object to the Proposed Environmental Conservation Zoning on my property as shown in the diagram above.

No Ecological Value: The proposed E2 zoning is due to the presence of a mapped watercourse. Previous studies have confirmed that this watercourse is an isolated area of no ecological value and does not contain a native riparian zone.

Lack of Detailed Assessment: The watercourse flow paths have been substantially modified as a result of the recent residential estate development at Macarthur Heights. In several cases there are streams shown in the map above as second order streams which should in fact now be classified as first order stream. They are therefore inappropriately zoned as E2 under the draft CPCP. The draft exhibited CPCP

documentation indicates that the proposed urban capable land boundaries can be updated where water features are mapped incorrectly. This is the case with regards to my property.

Appropriate Existing Protections: There are already appropriate protections for the management of waterfront land under the Water Management Act 2000, which is administered by the Natural Resource Access Regulator (NRAR). E2 Environmental Protection Zoning is neither required or appropriate for this area and additionally it is not consistent with the draft Plan's avoidance criteria.

Unnecessary Constraint: Zoning this area as E2 Environmental Protection unnecessarily constrains the development of the surrounding "Certified – Urban Capable" land. The existing provisions under NRAR's guidelines for development on waterfront land and riparian corridors provide a mechanism under which the proposed urban capable land on my property could be fully utilised whilst still considering the existing watercourse with regards to any future development.

I object to the Proposed Environmental Conservation Zoning within my property. I request that, prior to the finalisation of the plan, this area be specifically reviewed in light of the above and the Proposed Environmental Conservation Zoning be removed.