

Sarah Ng

From: ElectorateOffice Mulgoa <ElectorateOffice.Mulgoa@parliament.nsw.gov.au>
Sent: Tuesday, 27 October 2020 3:57 PM
To: DPE PS Biodiversity Mailbox
Subject: FW: Proposed E2 zoning The Haven Orchard Hills 18 The Haven Orchard Hills

Follow Up Flag: Follow up
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Good afternoon,

Please find below a submission towards the Draft Cumberland Plain Conservation Plan sent to our office by [REDACTED] and [REDACTED]

Kind regards
Jordan Briffa
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State Member for Mulgoa

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From: [REDACTED]
Sent: Monday, 26 October 2020 7:10 PM
To: 'www.planningportal.nsw.gov.au/draftplans/exhibition/draft-cumberland-plain-conservation-plan or email your submissions to DPE PS Biodiversity Mailbox'
Cc: ElectorateOffice Mulgoa <ElectorateOffice.Mulgoa@parliament.nsw.gov.au>
Subject: Proposed E2 zoning The Haven Orchard Hills 18 The Haven Orchard Hills

To whom it may concern.

We purchased our property as noted above around 1984. At that time we were living on a 5 acre property in Boundary Road Cranebrook on which we had built a home previously.

The area was rezoned as residential but Council resumed 3.5 acres of our land for parks and gardens and we were paid the going rate as if it could be developed.

We eventually built on our land in The Haven Orchard Hills and moved in around 1986. We then demolished the home at Cranebrook and we developed the remain 1.5 acres into building blocks.

We moved to the Haven soon after completion and since then have lived here happily, In the initial years we removed some straggly trees but have planted hundreds of bushes and trees ourselves

The full expectation for us and the prime reason for living on acres rather than the convenience of one of the inner suburbs was that given our proximity to the M4 and the proposed Airport at Badgery's creek (mooted 30 years ago) was that in all likelihood we, or our children, grandchildren and eventually great grandchildren would benefit from a rezoning to a higher and better use. Your current plan is to reduce this to a lower and worse use unless you happen to be a snail or a frog or maybe one of the 161 other strains of flora on your protected species list.

The resultant scenario for us and our neighbours along the south side of Wentworth Road between the base and the Anglican school may be summed up as follows and this list is not exhaustive.

1. Loss of real opportunity for the benefit of others developing and bringing families into the area. (Developers must contribute for our loss of opportunity and this must be fair to all land owners negatively affected)
2. Devaluation of our property due to the E2 zoning reducing the number of willing buyers to purchase a property with such a restrictive zoning.
3. Increased traffic through Orchard hills to use the new shopping centre which will open in November on what may I say are roads of insufficient quality to carry such traffic.
4. Increased traffic to benefit from the proposed Railway Station and Town Centre on Kent and Samuel Marsden Roads adding to the pressure and noise on our roads.
5. The negative impact of dust emanating from any development in areas which you have indicated will be developed. This could easily be within about 10 km radius.
When the wind is in the right direction
6. Our inability to carry out any improvements without having to make an application to one or more authorities as designed within the new Zoning.

At the meeting I made the comment that the base at Northern Road has an area of 6500 hectares (15000 acres). This includes a large section of well treed areas plus areas within the base of land where unexploded ordinance is still buried.

This land has been contaminated with ordinance demolition over many years of activity of this nature. As a local resident and chairman of the ban the bomb committee in Orchard hills I have witnessed the demolition of many bombs varying in size and type of destruction.

The area of the land available for conservation would be well in advance of the 80 acres affected by the proposed E2 zoning on the South side of Wentworth Road affecting all of the families that bought within the original subdivision some 38 years ago or have moved in since.

The feds or whom ever they sell it to will need to put aside land for parks and gardens or as a part of the Cumberland Plain no matter what they do with the land. You chose to affect many families lives when in fact you had the option of land opposite the base west of Northern road and affecting less families in the process. This land leads to Mulgoa, and Wallacia and along the mountain range where trees grow in abundance and I believe there is a koala Park in one section of this range atop the hills in Wallacia.

Nsw Planning and the Conservation dept should be negotiating with the feds to eventually have this land take the place of the few acres that appear to have been selected because Council having accepted an application to re-zone the land we bought when the subdivision was promoted, decided to change their mind. This was overturned by the land and environment court I am told and since then it would appear that Council and state government have set their minds against the 16 families that have taken great care of the properties they have purchased rather than as described by the conservationists as largely scrub land. Never having set foot on any of the 16 lots it is difficult for any of the owners to have faith in how the decision to affect our lives so negatively, came about.

You have the land already in public hands some of which will never be developed for reasons set out before in this submission.

We, the owners of properties in this section of Orchard Hills believe any decision to create an E2 zoning over all of our land should be changed immediately. It is wrong to penalise the few for the benefit of the many. User pays must be how you arrive at decisions of this nature. If you want to develop land around us then we demand that for those that want to sell, they should be paid the same rate as if their land was not affected in any way. If you continue of this path then adequate compensation should be paid.

We remain, your sincerely.

[Redacted signature block]

(Please use this address for contact in future)



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