

1st November 2020

Department of Planning, Industry and Environment.
Green and Resilient Places Division.
Locked Bag 5022 Parramatta, NSW 2124

Draft Cumberland Plain Conservation Plan (DCPCP)

I write to formally lodge my objection to the re-zoning of our family home and farm at ██████████ Wilton, NSW, from RU2 to E2 as proposed in the DCPCP.

We are extremely concerned and confused as to what impact this will have on,

- a. The immediate and future use of the land.
- b. The ability to develop, redevelop, renovate or even repair our House, Sheds and/or Fences.
- c. Loss of our sustainable carbon neutral life style.
- d. Control of fuel loads and increased risk of fire, both to our property and that of normal residential homes on the west side of ██████████ and the Village proper.
- e. Keeping the property neat and tidy. Will we be able to mow the grass or pick up fallen bark or branches?
- f. The future value of our property and investment.
- g. Future changes to “can’s and can not’s of E2, made without consideration or consultation.

In 2017, your Department issued the Wilton Interim Land Use and Infrastructure Implementation Plan (ILUIIP) which provided the Wilton community the first information on what the Department’s vision was for our future.

As part of the ILUIIP, we were invited to attend information / briefing sessions at the local Community Hall. At these sessions, we were provided information and were given opportunity to ask questions. We were clearly told, that while the Plan was still a draft, the land around Wilton would be re-zoned and that our land, ██████████ Wilton, could be rezoned to R2, Allens Creek to the east being a logical boundary defining the Village proper.

At that time, we were concerned that the rezoning to R2 would push the value of our holding up to a point the Council Rates would be unaffordable. However, we were consoled by the fact the added value would be advantages should we wish to sell in the future.

Sometime after that, your Department issued the Wilton2040 Plan, which was not delivered with invitations to information sessions within the community.

While this Plan has all the usual jargon and motherhood statements on growth, preservation of the environment and Koala protection, it does not state that our land will be rezoned. R2, E2 or any other type. “Opportunity to improve environmental outcomes” does not mean rezoning our property in ██████████ Wilton.

I now refer you to the Walker Wilton South East Precinct Planning Proposal.
Section 6.3 Environmental Impact.

This section highlights some to the damage to the environment, least of which is impact to Threatened Ecological Communities.

“Specifically the development footprint at the eastern end of the proposal would result in the loss of 26.1 hectares of Cumberland Shale Plains Woodland (CSPW) and 1.6 hectares of Shale Sandstone Transition Forest (SSTF). Both communities are Threatened Ecological Communities (Cumberland Ecology; July 2016: page 12, Table 3)”



Under the (DCPCP), the Department propose to rezone our land, some 2.8 hectares, to compensate for the loss of 28 Hectares as a result of Walker's development.

It is clear that the Department is prepared to approve a development by Walker Corporation, who stand to gain hundreds of millions of dollars, at the expense of the Tunbridge family, and a few other Wilton property owners.

Perhaps "commissions" paid would account for the reasoning? Perhaps a pillow stuffed with cash promotes a sound sleep?

Perhaps "sheading" of any documents would hide the true facts?

It seems farcical that these possibilities could even be contemplated.

But at 65 years of age, I can still be astounded, disappointed and disgusted with such recent revelation, as I know all honest Australian are.

Perhaps rezoning of our property is a price that must be paid for progress and the greater good. But it is NOT a price the Tunbridge family has to pay. Or should pay.

If the development of Wilton by Lend Lease, Bradcorp, Walker Corporation or other "fat-cats" like them, causes damage to the ecology, then any DA approval should, and must, contain conditions to make amends. Having paid for the land they want to develop, they should be required to pay for the land they need to set aside to offset the impact. Why should the taxpayer (me and you) or the Tunbridge family foot the bill or bear the loss.

Under current RU2 Zone Rural Landscape, we "encourage the retention, management and restoration of native vegetation".

This we have done. Maintaining our property, keeping fuel loads to a reasonable level and providing a transition buffer between E2 forest to the east and the suburban homes in Wilton.

In light of the warming climate, the added risk the restrictions imposed by E2 zoning could be devastating. Lives should not, must not, be the price some have to pay for the sake of Progress or for some to get rich.

Conclusion.

In the interests of safety to the Environment, the Community, ourselves and for our financial security, I ask our property not be rezoned to E2.

Should the rezoning to E2 be a requirement as a result of the Development of Wilton, then we will need to be, demand to be, "justly compensated" by the Developers and/or the Government.

Your sincerely

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