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Submission: 11th March 2015 This submission is to let you know how we feel about the special rates council has proposed to Jerberra Estate. This rate increase is far too high for landowners to pay for. We have been paying rates since 1986 for no services and special levies for road design & road construction for approx. 15yrs & we feel that we have paid towards some of the infrastructure, even thou the roads are council roads we know we have to pay at least some not 100%. We bought 2 1/4 acres of land then we had to amalgamate with the land next to us to 5 acres aprox. then council took 3/4 of our land for conservation leaving us with the rest!!! We have to pay full rates on land we cannot do anything with so as you can tell we are desperate & cannot afford this special rate variation unless council helps with the cost.

JERBERRA ESTATE (DP11629) SUBMISSION

Proposed new plan submitted by the landowners of E3 (Environment Conservation Area)

The planning and the Environment Departments need to go back to the drawing board and have a rethink about the amalgamation in the E3 area. This **will not** work as landowners **will not** and **cannot** do what you are asking us to do. The residents here have for the last 20 years or so have managed to look after this area from becoming a waste dump for people to deposit unused cars ect, and have stoped hoons from speeding around the area and destroying the environment.

We cannot understand the double standard the Government has placed on us when less than five kilometres away large areas of trees were bulldozed to make way for housing and a supermarket, where is the justice?

Is there not Crown land on the eastern side of the E3 area that is used for conservation ?

This proposed plan has been looked at by the landowners of the E3 area and has been agreed upon by all except the possibility of a few merging so that would mean less houses than we have proposed.

Significant progress has been made in the past 12-18 months and there is a clear need and expectation among the landowners that this scenario be allowed to progress to a conclusion, so as to resolve this matter.

Development Scenarios – as proposed by land owners of the E3 area.

Bushfire risk management

- One house per property, each property owner responsible for own property.
- Landowners want a current bush fire proposal on the E3 area only, prepared by the Nowra Fire Control Centre and the local RFS.
- Easements or access at 4metres wide for emergency fire control – see map, maintenance would be responsibility of landowner. Easements or access in way of flora will go around the protected area.
- Any new dwellings are to be situated so as to prevent any bush fire hazard.
- Gates on emergency easements or access to be used for emergency fire trucks only.

- Proposed fire trails to be on the eastern side of the A3 area as on the original map and that it not have a locked gate and that it must be operational for emergency access.
- Based on N.S.W. RFS guidelines trees that are located within the identified APZs that need to be removed – new plantings of the same species could take place outside that area.
- A fire escape route has been signed off by the local fire captain and has been given to all landowners in E3 to be used in emergency.
- A Pre-Incident property plan and questionnaire is to be filled in by every landowner in E3 and given to local fire captain.

Biodiversity Issues

- Yellow- Bellied Glider, Glossy Black Cockatoo (and any other protected species) feed trees are to be recognized and protected. Nest boxes be put in place where appropriate and if needed.
- The landowners recommend in respect of the fauna, we are to retain hollow-bearing trees and habitat for any prey species.
- A voluntary conservation agreement made between owners and council to protect and conserve sensitive areas. (If any)
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- The owner must not, or must not permit another person to graze any domestic stock on subject land, including cattle, sheep, goats or horses.
- Any fencing in the E3 area shall not incorporate any barbed wire, electric fencing or any other material that may cause damage to native fauna.
- The owner must not permit any cats to enter subject land.
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- The owner must not have any environmental weeds introduced on their property
- Any new dwellings should be located to minimise the need to remove threatened species habitat.
- All unauthorized structures are to be either regularised or removed.
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- The development that has occurred within the threatened species habitat to our knowledge has tolerated a small disturbance. We all need to live with the environment.

Footnote:

The local Council and others could be very proud of this Estate – let's make it something special and let us have a feeling of pride and satisfaction in all of our environmental achievements.

“ No one person has to do it all but if each one of us follow our own heart and our inclinations we will find the small things that we can do to create a sustainable future and a healthy environment.”