

**Alexandria Carne**

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**From:** [REDACTED]  
**Sent:** Monday, 21 September 2020 12:05 PM  
**To:** ElectorateOffice Camden  
**Subject:** Fw: The Draft Cumberland Plain Conservation Plan is now on public exhibition  
**Attachments:** faqs-cumberland-plain-landholders-strategic -conservation-area-2020-08.pdf

Peter,

Thank you for speaking with me today

Attached are the FAQ attached to an email received by us in conjunction with an email below from the Department of Planning

Our land is within the area circled in blue below.

Our entire 500 acres have been affected by the Draft Cumberland Plain Conservation Plan even though more than 70% is cropped and the remainder of the property grazed.

I will send a more detailed map in the following email

We strongly object to the methodology and means by which this plan has been prepared

As our local member we ask you to please consider our concerns given the catastrophic impact that this plan has on our property rights.

I look forward to hearing from you and would welcome an opportunity to meet and discuss our concerns.

Thank you again.

[REDACTED]  
WESTFARMERS

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***Figure 12: Strategic conservation area in the Plan Area***



#### LEGEND

- Plan Area
- Local Government Area
- Nominated Area
- Western Sydney Aerotropolis (excluded areas)
- Strategic Conservation Area
- National Parks, Nature Reserves & Recreational Areas

**FAQ DOCUMENT** - <https://www.planning.nsw.gov.au/-/media/Files/DPE/Factsheets-and-faqs/Policy-and-legislation/Strategic-conservation-planning/faqs-cumberland-plain-land-categories-and-conservation-zoning-2020-08.pdf?la=en>

## My land is identified as strategic conservation area. What does this mean?

The strategic conservation area is land within the Cumberland subregion that has been identified as having important biodiversity value. This includes areas with large remnants of native vegetation and important connectivity across the landscape, and that has ecological restoration potential.

The proposed SEPP includes controls to manage identified high-value biodiversity in the strategic conservation area and minimise the impacts from any development. Land in the strategic conservation area is not proposed for rezoning, and currently permissible land uses will not change. The proposed controls include biodiversity matters that a consent authority, such as a council, must consider when determining a development application within the strategic conservation area, including if the development:

- avoids, minimises or mitigates threatening processes and actions that would impact an area's strategic biodiversity value
- protects and maintains or otherwise improves ecological function.

In addition, the proposed SEPP will require development consent for the clearing of any native vegetation in the strategic conservation area.

## Are there other opportunities for my land if it is in the strategic conservation area?

Private land with high biodiversity values will play an important role in protecting Western Sydney's biodiversity into the future. One option for permanently protecting and managing an area of land to improve its biodiversity values is to establish a Biodiversity Stewardship Agreement. A stewardship agreement is a voluntary agreement between a landholder and the Biodiversity Conservation Trust. These agreements can provide landholders with an ongoing income-stream to permanently manage their land to improve its biodiversity values.

Further information for landholders can be found on the [Biodiversity Conservation Trust's website](#).

*There is also a specific FAQ document for landowners identified as strategic conservation areas -see attached.*

Begin forwarded message:

**From:** "Department of Planning, Industry and Environment" <[noreply@email.planning.nsw.gov.au](mailto:noreply@email.planning.nsw.gov.au)>

**Date:** 26 August 2020 at 13:09:10 AEST

**Subject:** The Draft Cumberland Plain Conservation Plan is now on public exhibition

**Reply-To:** [noreply@email.planning.nsw.gov.au](mailto:noreply@email.planning.nsw.gov.au)

Not rendering correctly? View this email as a web page [here](#).



The [Draft Cumberland Plain Conservation Plan](#) (the Plan) is currently on public exhibition until Friday 25 September 2020.

The NSW Government has prepared the Plan to meet the future needs of people and biodiversity in Western Sydney and will help protect and conserve threatened plants and animals. The Plan will help create the [Western Parkland City](#) by supporting the delivery of housing, jobs and infrastructure while protecting important biodiversity in Western Sydney.

#### **More information**

For more information on the Plan, including frequently asked questions and fact sheets you can [visit our website](#).

You can also [register to attend a community webinar](#) to learn more about the Plan on Thursday 10 September 2020 at 12pm – 1pm.

The department has also developed the [Cumberland Plain Conservation Plan Viewer](#) to help community,

landholders and other stakeholders understand the Plan.

### **Have your say**

We want your feedback on the Plan and the other documents on exhibition, including the proposed State Environmental Planning Policy (SEPP) for strategic conservation planning.

You can view the Plan documents and [make a submission here](#).



Department of Planning, Industry & Environment  
Parramatta Square 12 Darcy Street Parramatta,  
NSW 2150 Australia

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[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)



# Frequently asked questions

Draft Cumberland Plain Conservation Plan



August 2020

## The strategic conservation area



*The strategic conservation area, identified in the Draft Cumberland Plain Conservation Plan, is the area of greatest strategic value to deliver long-term conservation outcomes in the Cumberland subregion.*

### What is the strategic conservation area?

The strategic conservation area is land within the Cumberland subregion that has been identified as having important biodiversity value. This includes areas with large remnants of native vegetation and important connectivity across the landscape, and that has ecological restoration potential.

Approximately 28,300 hectares of land in the Cumberland subregion has been identified and mapped as strategic conservation area in the [Draft Cumberland Plain Conservation Plan](#) (the Plan). This area supports the conservation program under the Plan.

### What are the objectives of the strategic conservation area?

The strategic conservation area includes large patches of native vegetation with good connectivity to other patches, or areas that provide habitat for threatened plants and animals. Managing biodiversity in these areas will help to protect threatened ecological communities and species, and will enhance habitat connectivity across the Cumberland subregion.

Managing these areas will also make Western Sydney more liveable, by protecting vegetation across the region and creating greener public spaces and landscapes. This will provide benefits to communities living across Western Sydney and support the delivery of the Western Parkland City.

The strategic conservation area is also used to identify potential conservation lands to offset the impacts of development over the life of the Plan. Conservation lands will be established over time and will include new public reserves and biodiversity stewardship sites on public or private land.

Landholders may choose to help protect the biodiversity values of these areas by establishing a Biodiversity Stewardship Agreement on their land. This will generate economic value from these biodiversity attributes and potentially generate income to protect and manage the environment.

# Frequently asked questions

## Draft Cumberland Plain Conservation Plan



New public reserves, such as national parks are also being proposed. Three potential reserve sites have been identified from within the strategic conservation area. These are the Georges River Koala Reserve, announced as part of the Plan, and two reserve investigation areas.

### What are the reserve investigation areas?

The reserve investigation areas are areas that could be vital to protecting and restoring threatened native vegetation communities, and safeguarding habitat or connectivity for important native plants and animals in the area. The sites under investigation for feasibility include:

- the Gulguer Reserve Investigation Area in the south-west of the Plan Area
- the Confluence Reserve Investigation Area in the north of the Plan Area.

Although this is a government priority, the acquisition of these areas will be a long-term process. All identified properties will be acquired through voluntary agreement. Compulsory acquisition may be used in limited circumstances and only when voluntary methods have been unsuccessful. In these cases, the Department of Planning, Industry and Environment (the department) will consult closely with landholders before any decision is made.

The proposed State Environmental Planning Policy (proposed SEPP) includes legal mechanisms that allow the department to identify land for acquisition as funding becomes available and after consultation.

### How do I find out what land is in the strategic conservation area?

The [Draft Cumberland Plain Conservation Plan Viewer](#) displays land in the strategic conservation area. You can search for your property by selecting the strategic conservation area layer and then entering your property address or lot number.

### How has land been identified as strategic conservation area?

The department used an independently peer reviewed method to identify and map areas with high biodiversity value that:

- best support an ecologically functioning and connected landscape
- can offset the direct, indirect, prescribed and cumulative impacts on biodiversity from development in Western Sydney, in line with statutory requirements of the *Biodiversity Conservation Act 2016* (NSW) and the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).

The strategic conservation area is the result of this process. For more information see the section on the conservation priorities method in [the Plan](#).

### How does the strategic conservation area affect what I can do on my land?

Landholders in the strategic conservation area who want to develop their land will still be able to submit development applications through the relevant development assessment pathway.

The Plan will introduce planning controls for the strategic conservation area that will minimise impacts on areas with high biodiversity value that can deliver regional biodiversity outcomes. As part of the assessment process the consent authority will need to consider the region's biodiversity values when assessing development applications.



# Frequently asked questions

## Draft Cumberland Plain Conservation Plan



The planning controls outlined in the proposed SEPP for the strategic conservation area do not affect the current zoning or the land uses permitted under this zoning. Landowners can continue to live on their land and use their properties as they lawfully did before the Plan commenced.

## What development controls apply to the strategic conservation area?

For developments in the strategic conservation area, councils and other consent authorities will need to consider impacts on the region's biodiversity values. Proposed developments will need to manage those impacts by:

- minimising vegetation clearing, and avoiding impact to high-value vegetation or potential vegetation restoration areas
- ensuring that the development is designed in a way that does not escalate any disturbances to the habitat, or disrupt the surrounding natural environment
- ensuring the development has minimised any loss of habitat or potential impact on threatened species, habitat connectivity or links to wildlife corridors and restoration areas.

The [Explanation of Intended Effect](#) describes, in more detail, the biodiversity matters that a consent authority must consider when assessing any development application in the strategic conservation area.

## Do the development controls apply to my whole lot if only part of it is mapped as strategic conservation area?

The development controls apply to the land that is **mapped**. Where a lot is only partly mapped as strategic conservation area the relevant development controls only apply to the mapped portion(s) of the lot.

## Are there other opportunities for my land if my property is in the strategic conservation area?

The strategic conservation area is land with high biodiversity value, as identified by the Plan. As a private landholder, you may be interested in establishing a Biodiversity Stewardship Agreement (BSA) on your land to protect existing biodiversity.

A BSA is a cooperative agreement between a landholder and the NSW Biodiversity Conservation Trust. It allows a landholder to enter into the agreement to manage the area according to an agreed management plan. A BSA is registered on the title of the property and provides in-perpetuity protection of the site's biodiversity values with a secure, ongoing funding source.

As well as supporting the conservation of Western Sydney's biodiversity, establishing a BSA may give you an opportunity to generate an income by trading biodiversity credits. Credits are generated according to the expected improvement in biodiversity through management of the site.

**If English is not your first language, please call 131 450. Ask for an interpreter in your language and then ask to be connected to our Information Centre on 1300 305 695.**

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## Alexandria Carne

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**From:** Ilic Business <ilicbusiness@hotmail.com>  
**Sent:** Monday, 21 September 2020 12:12 PM  
**To:** ElectorateOffice Camden  
**Subject:** The Draft Cumberland Plain Conservation Plan

Peter,

Further to my previous email attached is a plan showing part of the Draft Conservation Plan (hatched area) and our property boundaries marked in red.

Our Property is within the area circled in blue in the second map below

As can be seen the hatched area covers all our 500 acre property.

There is no merit to this "blanket" form of mapping and it has a serious impact on our property rights

Thank you for offering to take this up with the relevant minister.

Randon



