

Sarah Ng

From: Anthony Tavella on behalf of DPE PS ePlanning Exhibitions Mailbox
Sent: Thursday, 8 October 2020 10:06 AM
To: DPE PS Biodiversity Mailbox
Subject: FW: Webform submission from: Draft Cumberland Plain Conservation Plan
Attachments: survey-letter.pdf

From: noreply@feedback.planningportal.nsw.gov.au <noreply@feedback.planningportal.nsw.gov.au>
Sent: Wednesday, 7 October 2020 6:14 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Subject: Webform submission from: Draft Cumberland Plain Conservation Plan

Submitted on Wed, 07/10/2020 - 18:10
Submitted by: Anonymous
Submitted values are:
Submission Type: I am making a personal submission
First Name: David
Last Name: Reeves
Name Withheld: No
Email: [REDACTED]
Suburb/Town & Postcode: 2748
Submission file:
[survey-letter.pdf](#)

Submission: To whom it may concern, In relation to the letter dated 22/09/2020 regarding our lot [REDACTED]. When we view our property it shows part of our land is 'Urban Capable' and part is in a 'Riparian Corridor'. At no stage since we have owned our property has there been any identification of a "Riparian Corridor" and I strongly object to this as I see no reason for our land to be classified as such. Can you kindly respond to my request so as we can get clarification on the matter. Yours Faithfully, David Reeves

URL: <https://pp.planningportal.nsw.gov.au/draftplans/exhibition/draft-cumberland-plain-conservation-plan>



MEMBER OF THE INSTITUTION
OF SURVEYORS AUSTRALIA

John N. Brown, Lenton & Co. Pty. Limited

ACN 068 009 683

Consulting Surveyors

Engineering, Water and Sewer Design

John N. Brown, M.I.S., Registered Surveyor

Geoffrey M. Lenton, B.Surv.(UNSW), M.I.S., Registered Surveyor

41 Lemongrove Road
Penrith 2750

P.O. Box 259, Penrith 2751
Telephone: (02) 4732 2040

DX8024 Penrith
Fax: (02) 4732 1846

26041

12th February, 1998

Mr P Kitley
14 Linkview Avenue
EMU PLAINS 2750

Dear Sir

Upon your instructions I have made a survey of Lot [redacted] as shown on Deposited Plan [redacted] having a frontage of 95 metres to the southern side of [redacted] at Orchard Hills in the Local Government Area of Penrith City Parish of Claremont County of Cumberland and found the land to vacant and I have to make the following report.

Marks have been placed as shown on the sketch.

Fences are as shown on the sketch.

An Easement to Drain Water 4 wide created by [redacted] affects subject land.

Subject land is situated 107.36 metres westerly from Cross Road, a brick cottage adjoins to the west and a brick building "Orchard Hills Masonic Centre" No. 290 adjoins to the east.

Yours faithfully

Registered Surveyor



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P.O. Box 259, Penrith 2751
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DX8024 Penrith
Fax: (02) 4732 1846

26041

17th March, 1998

Mr P Kitley
14 Linkview Avenue
EMU PLAINS 2750

Dear Sir

Upon your instructions I have made a survey of Lot [REDACTED] as shown on Deposited Plan [REDACTED] having a frontage of [REDACTED] metres to the southern side of Homestead Road at Orchard Hills in the Local Government Area of Penrith City Parish of Claremont County of Cumberland and found the land to vacant and I have to make the following report.

Marks have been placed as shown on the sketch.

Fences are as shown on the sketch.

An Easement to Drain Water 4 wide created by [REDACTED] affects subject land.

Subject land is situated 107.36 metres westerly from Cross Road, a brick cottage adjoins to the west and a brick building "Orchard Hills Masonic Centre" No. 290 adjoins to the east:

Yours faithfully

Registered Surveyor



TRACY REEVES, DAVID REEVES

[REDACTED]
ORCHARD HILLS NSW 2748

22 September 2020

Dear Owner

Subject: Public exhibition of the Draft Cumberland Plain Conservation Plan

Relevant lot: [REDACTED]

The Draft Cumberland Plain Conservation Plan (the Plan) is on public exhibition to Friday 9 October. The Department of Planning, Industry and Environment (the department) has developed the Plan through a strategic conservation planning process for Western Sydney. The Plan has been prepared in close consultation with other government agencies and in line with other strategic plans, including the Greater Sydney Region Plan and Western Sydney District Plan.

The Plan supports the delivery of infrastructure, housing and jobs in Orchard Hills and the wider Greater Penrith to Eastern Creek Investigation Area by seeking biodiversity approvals under the Biodiversity Conservation Act 2016 (NSW) and the Environment Protection and Biodiversity Conservation Act 1999 (Cth). While facilitating future urban growth, the Plan also proposes to protect important high-value local and regional biodiversity with environmental conservation (E2) zoning.

Community members in Orchard Hills have requested further information therefore the department is writing to you to make you aware of the public exhibition of the Plan and how it may affect your property, and to invite you to provide feedback.

How the Plan affects your land

The Plan has identified your land as mostly certified-urban capable land. This is the peach colour in the map of your property attached to this letter. The rest of your land is categorised as avoided to protect the riparian corridor (blue area) marked on our mapping.

How do the land categories apply?

Certified-urban capable land identifies where development can occur, subject to development approval under NSW planning legislation. This means there are no further assessment requirements under the Biodiversity Conservation Act 2016 (NSW) and the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act).

Non-certified land (avoided for biodiversity or other environmental purposes) is to be protected for its important environmental value and is proposed to have environmental conservation (E2) zoning to protect this area. If you would like more information on the proposed conservation zoning, please see the attached factsheet on planning controls and frequently asked questions.

Find out more

I have attached to this letter further information on the Draft Cumberland Plain Conservation Plan (the Plan), including information on the proposed planning controls and a set of frequently asked questions for landholders in the Plan's nominated urban development areas.

You can view your property on our Cumberland Plain Conservation Plan Viewer:

https://webmap.environment.nsw.gov.au/Html5Viewer291/index.html?viewer=CPCP_Exhibition_Viewer

It is an online spatial viewer that provides landholders and the community with detailed information about the biodiversity mapping, land categories, conservation areas and proposed planning controls. This information can be viewed at a property scale to see how the Plan may affect individual landowners. The viewer has tools which allow properties to be located by street address or Lot and DP number. A user guide is also published on the website.

For any further queries please contact the department at:

- **Email:** biodiversity@planning.nsw.gov.au
- **Phone:** Between 9am–5pm, Monday to Friday on 1300 305 695.
- **For translating and interpreting service:** 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.
- **If you are deaf or have a hearing speech impairment:** Call us through the National Relay Service

Have your say

The Plan package is on public exhibition until **Friday 9 October 2020**. The department encourages you to view the documents and make a submission on the Plan at:

<https://www.planningportal.nsw.gov.au/draftplans/exhibition/draft-cumberland-Plain-conservation-plan>.

Submissions can also be posted to the Department at:

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

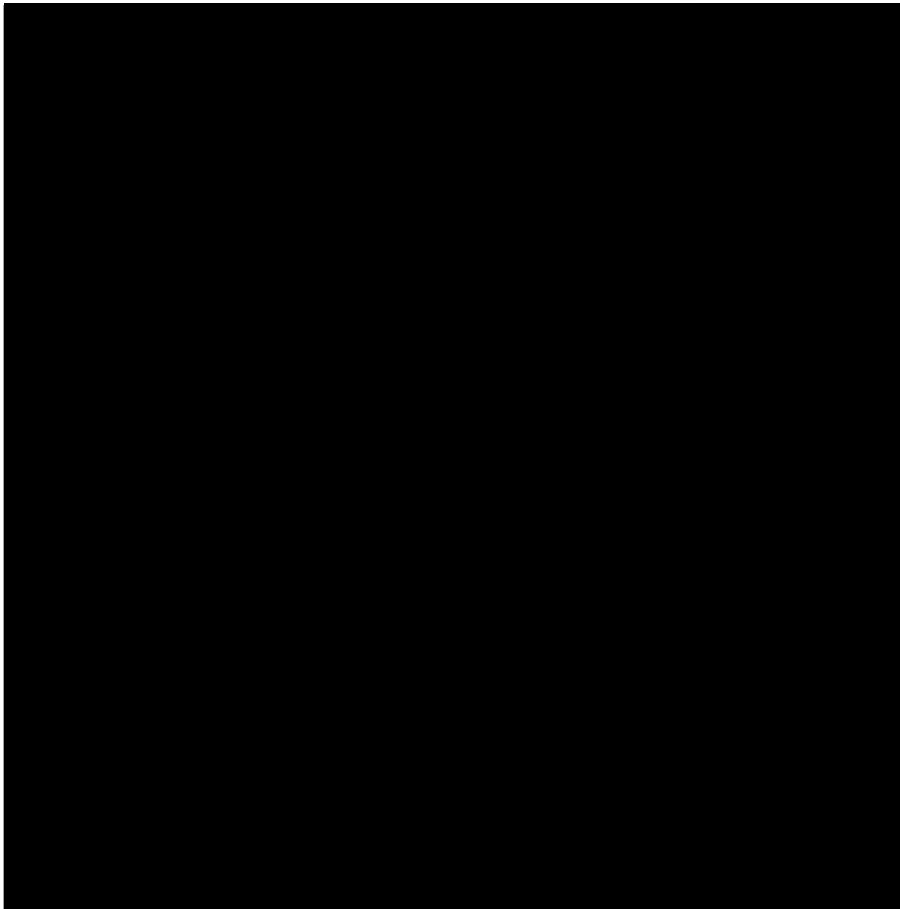
The department will consider all feedback gathered from submissions in finalising the Plan.

Yours sincerely,



Elizabeth Irwin

Director Conservation and Sustainability
Green and Resilient Places Division
Department of Planning, Industry and Environment



Property map