

9 October 2020

BY ELECTRONIC SUBMISSION ONLY

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

Dear Sir/Madam

**RE: SUBMISSION IN RESPONSE TO DRAFT CUMBERLAND PLAIN
CONSERVATION PLAN**

This is a submission in relation to the Draft Cumberland Plain Conservation Plan ("the Plan").

This submission has been prepared on behalf of the owners ("the Owners") of [REDACTED]
[REDACTED] and [REDACTED] Orchard Hills ("the Land").

The Owners understand that the Plan intends to rezone the Land (as well as other properties which fall within the ambit of the Plan) to the E2 zone, Environmental Conservation.

The change of zoning will adversely affect the ability to develop and use the Land.

The Land adjoins the area which is being acquired for the purposes of the new Orchard Hills metro station. It is not unsuitable for development as it is not along a creek line and is by no means steep land.

Amendments to the zoning of the Land will prevent the Owners from leveraging and utilising the impending development of the area. To balance the proposed loss of development potential, the Plan should ensure that any landowner who is affected (whether positively or negatively) by the Plan to have a right to seek that the NSW Government acquires their land. The Plan must ensure that landowners who believe the value of their asset has or will decrease (as is the case in relation to the Land) are afforded adequate rights in relation to the value of their land. This should be specifically reflected in the Plan and allowances made for the purchase of land from landowners who are not comfortable with the change in zoning.

In short, the Owners seek that they (and other land owners) have the opportunity to negotiate with the NSW Government for their land to be acquired for fair market value. This process should commence once the Plan is finalised and not necessarily when the zoning is amended.

If you would like further details on this submission, please contact Natalie Terrazzolo at
[REDACTED]

[REDACTED]
Natalie Terrazzolo
[REDACTED]