

Biodiversity contributions for the Cumberland Plain Conservation Plan

October 2022



Cumberland Plain Conservation Plan

The Cumberland Plain Conservation Plan (CPCP) is one of the largest strategic conservation plans to be undertaken in Australia. It provides biodiversity approvals to enable new housing, jobs and infrastructure in the Western Parkland City while also protecting the region's unique native plants and animals. The CPCP is also the first strategic biodiversity certification to be undertaken under the *NSW Biodiversity Conservation Act 2016*.

The CPCP provides upfront biodiversity approvals, supporting the delivery of around 73,000 homes and 4 major transport corridors across more than 11,000 hectares of land in the:

- Wilton Growth Area
- Greater Macarthur Growth Area
- Western Sydney Aerotropolis
- Greater Penrith to Eastern Creek Investigation Area.

The CPCP will offset impacts to native vegetation from new development over the next 35 years by protecting important biodiversity. It will protect biodiversity through a network of private and public conservation land across Western Sydney.

The CPCP will achieve this through a conservation program that includes 26 commitments and 131 actions designed to improve ecological resilience and protect biodiversity. The conservation program seeks to address biodiversity impacts at a landscape scale. Understanding and protecting the environment at this scale will help safeguard Western Sydney's natural environment over the long term and in response to climate change.

Some of the priority actions for the first 5 years include:

- purchasing land to establish new national parks and reserves
- establishing new biodiversity stewardship sites
- restoring koala habitat in priority areas
- constructing crossings for koala movement
- delivering the Aboriginal Engagement and Implementation Strategy
- implementing management strategies for fire, pests and weeds to help manage biodiversity and control threats on new conservation land.

For details of the full conservation program, visit the [Department of Planning and Environment's website](#).

Funding the delivery of the CPCP

The NSW Government will recover the cost of delivering the CPCP's biodiversity offset program through developer contributions.

State and regional infrastructure contributions

Infrastructure contributions are a charge on development to help deliver state and regional infrastructure, including conservation measures and biodiversity offsets needed as communities grow.

Currently, the NSW Government collects contributions for biodiversity offsets under the CPCP through its Special Infrastructure Contributions program or through state voluntary planning agreements.

Within the area of the CPCP, there are several draft and implemented special infrastructure contributions as well as state voluntary planning agreements, which apply to the lands under the plan.

Special infrastructure contributions

A special infrastructure contribution (SIC) is determined under the *Environmental Planning and Assessment Act 1979* (EP&A Act). It is one way the NSW Government ensures funding is available for key state and regional infrastructure necessary to support growing communities. This allows the government to deliver important infrastructure – including conservation measures – at the same time as development.

Three legal documents put a SIC framework in place:

- SIC Determination – the legal instrument that defines the level and nature of the SIC
- Ministerial Direction – makes a SIC condition mandatory for development consent
- Ministerial Order – establishes the special contributions area (SCA) through a change to the EP&A Act.

Developers within a defined SCA pay a SIC to contribute to the cost of infrastructure delivery.

Several draft and implemented SICs apply within the CPCP area. These include:

- the Western Sydney Aerotropolis (WSA) SIC
- a draft SIC for Greater Macarthur
- a draft SIC for Wilton

Each of these SICs includes a component to cover the costs of delivering the CPCP's biodiversity offsetting program.

State voluntary planning agreements

A state voluntary planning agreement (SVPA) is a legal agreement between a developer and a planning authority, such as the Minister for Planning or a council. The agreement outlines certain contributions that the developer will make to support infrastructure delivery.

Contributions made under SVPAs help to deliver state and regional infrastructure such as transport infrastructure (public transport facilities and major roads), land for education facilities, environmental or conservation land or management, and biodiversity offsets.

In areas where there is no SIC, the government will generally use SVPAs to collect contributions from development towards biodiversity offsets. There are already several SVPAs that apply to land within the CPCP that consider conservation and biodiversity measures.

Contribution rates in the CPCP

To give the market greater certainty and transparency, the department proposes using the contribution rates shown in Table 1. We will use these as a basis for future negotiations of SVPAs or other state contribution mechanisms. Refer to Figure 1 for a map of contribution areas.

Table 1: Proposed contribution rates

Development type	Rate
Residential	\$5,000 per dwelling
Retail and commercial	\$30 per m ² of gross floor area
Industrial	\$15 per m ² of gross floor area

Developers will pay biodiversity contributions at either the construction certificate or occupation certificate stage, or at the subdivision certificate stage in the case of greenfield development.

More information

For more information, visit [Improving the infrastructure contribution system](https://planning.nsw.gov.au/improving-the-infrastructure-contribution-system) at planning.nsw.gov.au

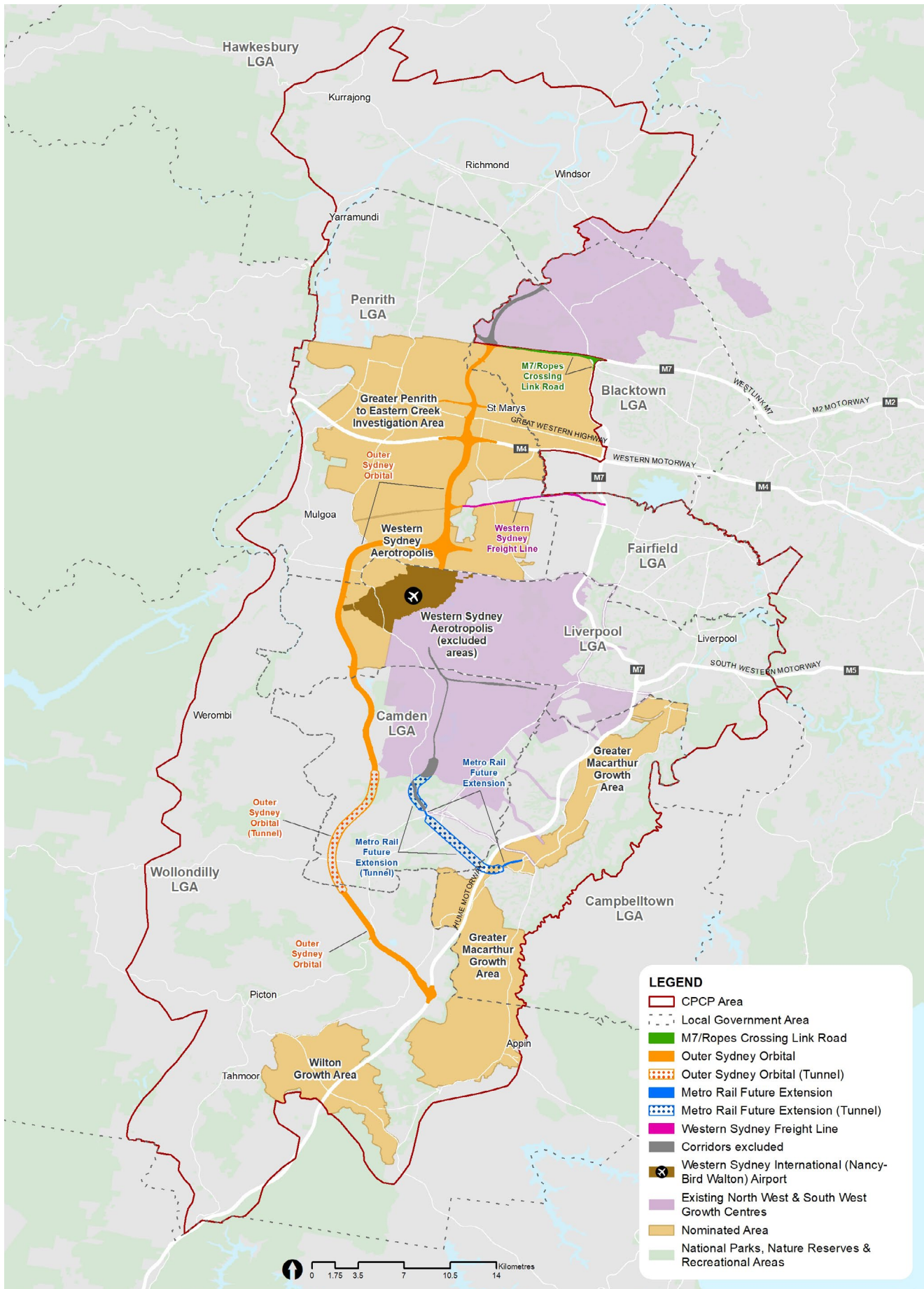


Figure 1: CPCP contributions map

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