

DRAFT Conservation Zones ***(Liverpool Local Environmental*** ***Plan 2008) Study***

September 2023

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Executive Summary

The intent of this report is to undertake a review of the Conservation zones within the *Liverpool Local Environmental Plan 2008* (LLEP 2008) and develop a consistent approach to identifying land across the LLEP 2008 application area with important environmental values, which should be protected and managed through the designation of a Conservation zone.

This Report reviews how the Conservation zones are currently applied and their future intended use. This includes the establishment of criteria for the application of each zone, and recommendations for new permissible land uses. The report contains the following sections:

1. **Introduction:** Provides background information on previous biodiversity studies, the LEP Review and State Guidance material regarding Conservation zones.
2. **Conservation Zone Profiles:** Provides a summary of existing zone application, intended application criteria and draft recommendations for the following zones:
 - a. C1 National Parks and Nature Reserves (C1 zone)
 - b. C2 Environmental Conservation (C2 zone)
 - c. C3 Environmental Management (C3 zone)
3. **Conclusion:** Provides a summary of the draft recommendations, and an explanation of the appendices.

The appendices of the Study assess certain identified sites and makes zoning recommendations using the criteria established in this report. The appendices consist of two Sections, being the review of Council owned RE1 Public Recreation sites (**Appendix A**), and a review of privately owned sites (**Appendix B**).

A total of 27 sites zoned RE1 Public Recreation (RE1) were selected for review, due to their environmental attributes and previous biodiversity studies which have recommend the application of a Conservation zone to RE1 sites which reflect a conservation purpose. Of the 27 sites reviewed, 15 are recommended to be rezoned (partly or fully) to a Conservation zone. The final recommendations were closely informed by Council's Plans of Management, with areas categorised as 'Community Land – Sportsground' not proposed to be rezoned.

A total of 15 properties in private ownership were selected for review. A majority of these sites are burdened by S.88B Instruments, development consent conditions or biodiversity offsetting arrangements that necessitate the preservation of significant land. Of these, 11 are recommended to be rezoned (partly or fully) to a Conservation zone. This will ensure planning controls are reflective of site constraints, which already restrict development on these sites.

This draft Study is intended to be used to prepare a draft Planning Proposal, which will undergo early engagement with the community and landowners, prior to the progression of a Planning Proposal. This is in accordance with Council's Community Participation Plan.

PART 1 Introduction

1.1 Introduction

The Liverpool Local Government Area (LGA) contains a diverse array of flora, fauna and vegetation communities. Approximately one-third of Liverpool is characterised by native vegetation which supports extensive biodiversity, including 10 threatened ecological communities, 12 threatened flora species and 57 threatened fauna species.

Many of the biodiversity values in the LGA however are threatened by land use change and expanding development. It is therefore important that areas with high biodiversity values present are zoned appropriately in the *Liverpool Local Environmental Plan 2008*, to ensure their protection.

1.2 Liverpool LEP Review

In February 2022, Council endorsed their '100 Day Plan', which included a commitment to "*Start the process to create a new Liverpool LEP as a matter of urgency*". The new Liverpool Local Environmental Plan (LEP) intends to replace the existing *Liverpool Local Environmental Plan 2008* (LLEP 2008), which is the Environmental Planning Instrument (EPI) applying to approximately two-thirds of the Liverpool LGA.

The new LEP will address actions from the Liverpool Local Strategic Planning Statement (LSPS) 'Connected Liverpool 2040', including the following action:

Action 14.2: *Review LEP and DCP to ensure protection of biodiversity and waterway quality, and implement the Green Grid.*

This review seeks to address this LSPS action with respect to the LEP.

1.3 Initial Consultation on LEP Review

On 31 August 2022, Council endorsed the LEP Review Scoping Report, which was the first step in the preparation of a new LEP. An early exhibition period was subsequently held from 19 September to 13 November 2022 to consult with the community.

Through this public exhibition period, a strong message from the community was received regarding the importance of environmentally significant land. The survey question regarding the protection of waterways, trees and vegetation scored the highest results of all survey questions, with 88% of respondents rating this matter as either 'Highly Important' or 'Important'. Written submissions also commonly requested for retention of trees, bush regeneration and urban heat management.

The Environment and Heritage Group (EHG) within the Department of Planning and Environment (DPE) were also consulted on the new Liverpool LEP. EHG's submission suggested that Council take a more strategic approach to biodiversity conservation, including use of the *Liverpool Biodiversity Study 2019* to identify and map conservation land.

The submission also recommended the below categories of land be included in conservation land mapping:

- National Parks estate;
- Biodiversity Stewardship Agreement / Biobanking sites;
- Council-owned land with a community classification for environmental conservation;
- Land identified for conservation under the Growth Centres biodiversity certification;
- Land identified for conservation under the Cumberland Plain Conservation Plan; and
- Land under other vegetation management arrangements such as s.88B instruments, vegetation management plans, community/strata title jointly owned lots, private conservation agreements.

1.4 Overview & Scope

This review considers the Conservation zoned land currently under the LLEP 2008, as well as other Conservation zone studies, including the Northern Councils E Zone Review and the Northern Beaches Council Conservation Zone Study. This has informed Part 2 of this report which sets out the intended criteria for each of the Conservation zones. This criterion is then applied to several publicly and privately owned sites (**Appendices**), to investigate changes to their zoning. Identified sites have been flagged by Council staff during the LEP Review process as potentially warranting a Conservation zone.

The *Standard Instrument – Principal Local Environmental Plan* (Standard Instrument) prescribes the land use zones a LEP may prescribe. The LLEP 2008 includes three (3) land use zones with a primary focus on conservation and / or management of environmental values. These zones are the focus of this review and are detailed below:

- C1 National Parks and Nature Reserve
- C2 Environmental Conservation
- C3 Environmental Management

In addition to the above, the C4 Environmental Living zone is also a Conservation zone prescribed in the Standard Instrument, however, is not currently applied in the LLEP 2008. This review does not recommend the introduction of this zone in the new LEP.

1.5 Local Policies and Guidelines

Council has undertaken a number of biodiversity studies to date, which provide an inventory of the biodiversity found in the Liverpool LGA and include land use zoning recommendations. The following studies are discussed in this report:

- Liverpool Biodiversity Management Plan 2012;
- Liverpool Biodiversity 2016 & Biodiversity Management Guidelines 2016; and
- Liverpool Biodiversity Study 2019.

1.5.1 Liverpool Biodiversity Management Plan 2012

The *Liverpool Biodiversity Management Plan 2012* (LBMP 2012) provides an implementation framework for the protection and management of biodiversity in the LGA. To address the biodiversity outcomes stated in the LBMP 2012, the Plan recommends that land use zones

and supporting development standards be reviewed (pg. 34). This is to ensure areas of environmental value are provided with the appropriate protective provisions.

The LBMP 2012 also recommends the rezoning of certain Council owned land, as indicated in Table 1 below.

Table 1: Land Use Recommendations sourced from LBMP Table 9

CSA Category	Current LEP Zoning	Potential Future Zoning
Core* & Support for Core	RE1 Public Recreation	C2 Environmental Conservation
Riparian Corridor	RE1 Public Recreation	W1 Natural Waterways
Regional Connectivity	RE1 Public Recreation	C3 Environmental Management / W1 Natural Waterways

*Core = Regional Core, Local Core and Core.

1.5.2 Liverpool Biodiversity 2016 and Biodiversity Management Guidelines 2016

Liverpool Biodiversity 2016 updates the biodiversity and policy context detailed in the above LBMP 2012. Sitting below this Study is *Liverpool's Biodiversity Management Guidelines 2016*, which also provides broader recommendations on the application of zones using the Conservation Significance Assessment (CSA) classes.

The Guideline acknowledges the tendency for the RE1 Public Recreation zone (RE1 zone) to be applied to bushland, despite the limited function of this zone in protecting environmental values. Like the LBMP 2012, the Guidelines recommend the application of the C2 Environmental Conservation zone (with expanded permissible uses as required) in certain scenarios instead of the RE1 zone (pg. 7).

This includes when the predominate values of the land are related to biodiversity conservation and / or the permitted land uses afforded under the RE1 zone are not required. The RE1 zone is still recommended however in situations of mixed use (i.e., where bushland adjoins sports fields or parks).

1.5.3 Liverpool Biodiversity Study 2019

The *Liverpool Biodiversity Study 2019* provides the most current record of vegetated land in the LGA, and the corresponding CSA classifications. The Study was prepared in part to provide guidance for the LEP review and carries over the broader zoning recommendations from the 2016 Guidelines. These zoning recommendations are summarised in Table 2 below.

Table 2: Land Use Zones and Recommendations for their Application

Biodiversity Study 2019 Recommendations	C1	C2	C3
Existing / designated National Park	✓		
Public reserves with high value		✓	
Private land designated as offsets		✓	
Private land where some development is appropriate			✓

1.6 State Guidance Material

1.6.1 LEP Practice Note for Environment Zones (PN 09-002)

The LEP Practice Note PN 09-002 for Environment Zones (Practice Note) provides Council's with guidance on how the Conservation zones should be applied. The Practice Note emphasises the need for Conservation zones to be applied consistently, so that their value is not undermined by inappropriate application.

1.6.2 Northern Councils E Zone Review Final Recommendations Report

The 'Northern Councils E Zone Review Final Recommendations Report' prepared by DPE also provides general principles that may be used by any Council. This Report recommends a Conservation zone be applied when the primary use of the land (i.e., what the land has been mainly used for during the last two years) is considered either conservation (C2 zone) or management (C3 zone).

PART 2 Zone Profiles

2.1 LLEP 2008 C1 National Parks and Nature Reserves

2.1.1 Zone Application

The C1 National Parks and Nature Reserves zone (C1 zone) is for land reserved, acquired or dedicated under the *National Parks and Wildlife Act 1974*. In accordance with the Standard Instrument, this zone is only applied to designated national parks or land that has been reserved for the purpose of a National Park and agreed to by the NSW Government.

Application of the C1 zone under LLEP 2008 is limited to two areas located in Casula (Leacocks Regional Park) and Silverdale, which are already primarily owned by the National Parks Wildlife Service or the Crown (See Figure 1).

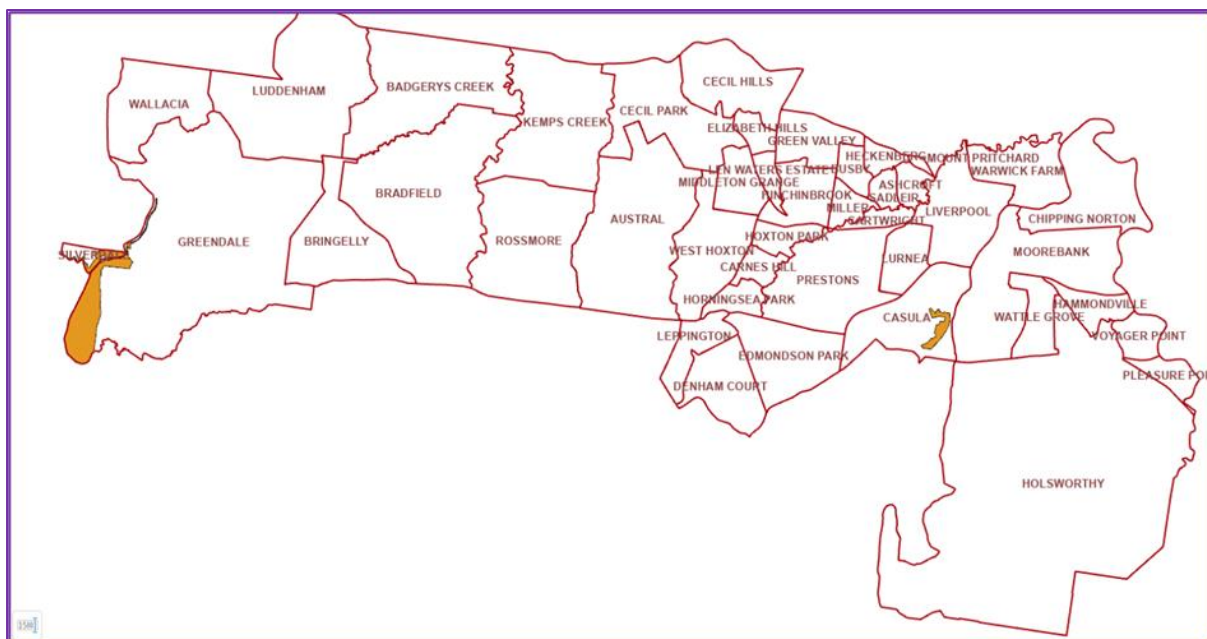


Figure 1 - C1 National Parks and Nature Reserves zone under LLEP 2008

2.1.2 Zone Objectives and Permitted Land Uses

The objectives of the C1 zone are mandatory under the Standard Instrument and are as follows:

- *To enable the management and appropriate use of land that is reserved under the National Parks and Wildlife Act 1974 or that is acquired under Part 11 of that Act.*
- *To enable uses authorised under the National Parks and Wildlife Act 1974.*
- *To identify land that is to be reserved under the National Parks and Wildlife Act 1974 and to protect the environmental significance of that land.*

Uses authorised under the *National Parks and Wildlife Act 1974* are permitted without consent in the zone. There are no land uses listed as permitted with consent or prohibited.

2.1.3 Current Development Standards under LLEP 2008

A Height of Building, Floor Space Ratio or Minimum Lot Size development standard does not apply to land with a C1 zone. This is in reflection of the land use table which does not permit any uses with consent.

2.1.4 Acquisition Requirements

Pursuant to Clause 5.1 of the LLEP 2008, land zoned C1 and marked as “National Park” must be acquired by the Minister administering the *National Parks and Wildlife Act 1974*. Clause 7 of this Act obligates the Secretary of the National Parks and Wildlife Service to consider any proposals for the addition of areas to any land already reserved, or for the reservation of new areas.

2.1.5 Recommendations

1. Proposed C1 Zone Application

Retain the zone objectives and land use table, which are restricted by the Standard Instrument and the provisions of the *National Parks and Wildlife Act 1974*. The Practice Note further stipulates that it is not necessary to add any additional objectives or uses to this zone.

2. Proposed C1 Zone Application Criteria

New proposals for land reservations under the *National Parks and Wildlife Act 1974* are to be submitted to the State Government as they arise.

2.2 LLEP 2008 C2 Environmental Conservation Zone

2.2.1 Zone Application

The C2 Environmental Conservation zone (C2 zone) is applied to land with high environmental significance, beyond the scope of National Parks and Reserves protected under the C1 zone. The Practice Note advises that many Councils have limited areas displaying the characteristics commensurate with the C2 zone.

Under the LLEP 2008, the C2 zone is currently applied to land located in Pleasure Point, Voyager Point, Moorebank, Warwick Farm, Prestons, Hoxton Park and Carnes Hill (See Figure 2).

These lots reflect a mix of public and private ownership. In the development of LLEP 2008, the C2 zone was prioritised for environmentally significant land owned by Council, State or Federal agencies. The C2 zone was therefore generally applied to publicly owned lots, or lots marked for acquisition. Since then, the C2 zone has also been applied to privately owned lots when certain circumstances arose (e.g., as part of a planning proposal seeking uplift).

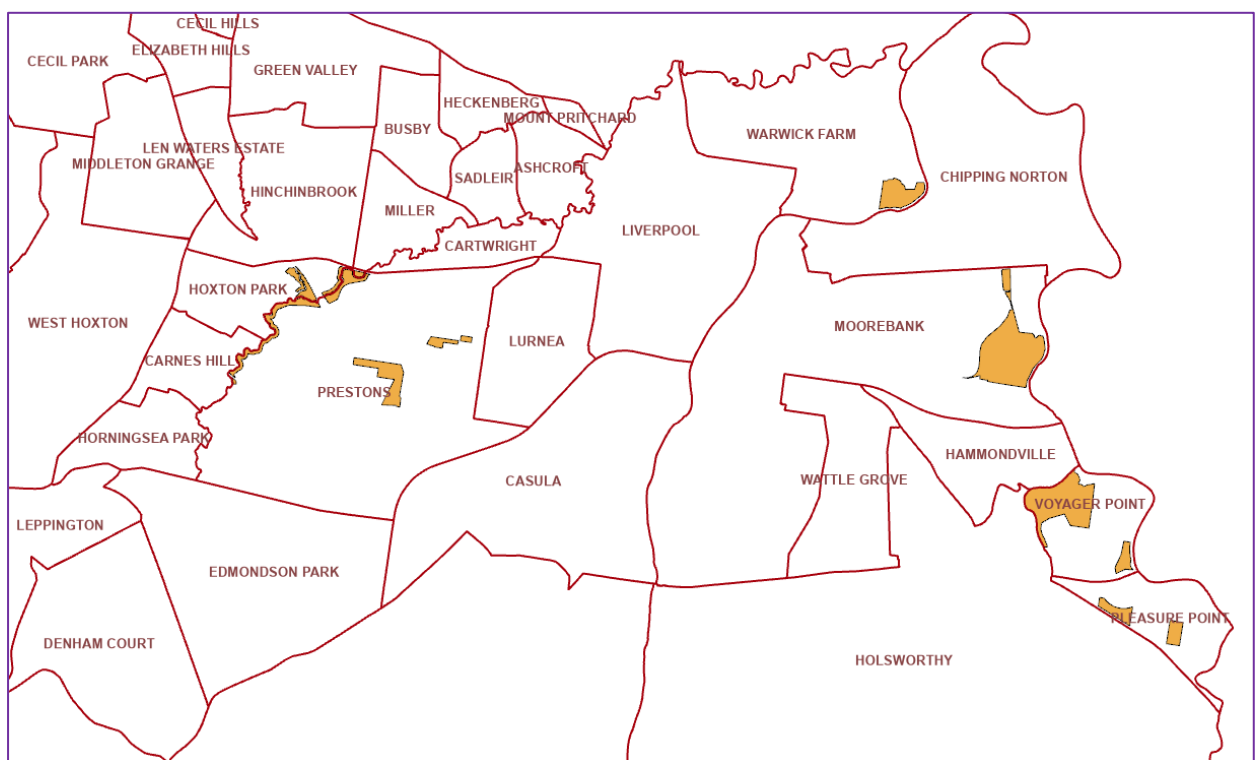


Figure 2 - C2 Environmental Conservation zone under LLEP 2008

2.2.2 Zone Objectives and Permitted Land Uses

The first two objectives of the C2 zone are mandatory under the Standard Instrument, and the last is a local objective, applied to the LLEP 2008. The objectives are as follows:

- **(Compulsory Objective)** *To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.*

- **(Compulsory Objective)** *To prevent development that could destroy, damage or otherwise have an adverse effect on those values.*
- *To enable the recreational enjoyment, cultural interpretation or scientific study of the natural environment.*

With regards to the land use table, the mandatory permitted uses and prohibited uses for this zone under the Standard Instrument are underlined. The land use table for the C2 zone is as follows:

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Building identification signs; Environmental facilities; Flood mitigation works; Information and education facilities; Oyster aquaculture, Roads

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Local distribution premises; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 3

The Practice Note suggests land uses which may be suitable for this zone (as permitted with consent). Of these, additional land uses not already permitted in the LLEP 2008 C2 zone, are investigated further in Table 3 below.

Table 3: Suggested Land Uses for C2 Zone

Land Use	Consideration
Bed and breakfast accommodation	This use requires dwellings be permissible in the first instance. With the exception of the C1 zone, the C2 zone affords the highest environmental protection an LEP can provide. A dwelling and associated works (e.g. road / driveway construction, vegetation clearing, stormwater infrastructure, earthworks and asset protection zones) have the potential to significantly disrupt the qualities of a site that are of significance. As dwellings aren't permissible, it is not recommended to include Bed and Breakfast accommodation.
Eco-tourism	Eco-tourism is prohibited in the LLEP 2008. This land use was reviewed as part of the LEP Review process and deemed an unsuitable use in the context of the Liverpool LGA.
Farm stay accommodation	The Rural Lands Strategy addresses this land use in further detail with a separate planning proposal to follow. Notwithstanding this, it is noted that this land use is more suited to a rural zone in the Liverpool context.
Water recreation structure	This is defined as a structure used for recreation purposes with a direct structural connection to the waterway (e.g., pier, wharf, jetty, boat launching ramp). Given that the environmental impact of these structures can vary, it is appropriate to limit the permitted land uses to 'jetty' only.
Wetland rehabilitation	This is not a defined land use in the Standard Instrument. Furthermore, 'environmental protection works' is already permitted without consent, and refers to "works associated with the rehabilitation of land towards its natural state or...wetland protection works".

It is also proposed to include 'Recreation Area' as a permitted use (with consent) in the C2 zone. As previously noted, the *Liverpool's Biodiversity Management Guidelines 2016* suggest the application of a Conservation zone in place of a RE1 zone with expanded uses as required. Irrespective of whether this land use is listed as permissible use, it is permitted under Part 2.3, Division 12 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, which permits recreation areas (amongst other uses) to be developed without consent, on land owned by a public authority (e.g. Council).

2.2.3 Current Development Standards

The C2 zone does not apply a Height of Building standard. A Floor Space Ratio of 0.01:1 is generally applied to C2 zoned lots with the exception of certain land in Warwick Farm (which was rezoned C2 through a VPA) and Prestons (which already had no FSR restriction under its previous industrial zone) which do not have a FSR control.

A minimum lot size of 40HA is most commonly applied to C2 zoned lots. Some sites however reflect alternative requirements of 10,000m², 4,000m² or no minimum lot size. A consistent minimum lot size requirement of 40HA is proposed, to limit development and reduce the potential for land fragmentation.

2.2.4 Acquisition Requirements

Pursuant to Clause 5.1 of the LLEP 2008, land zoned C2 and marked as "Local open space" must be acquired by Liverpool City Council. Where land is zoned C2 but not marked as above, there is no acquisition authority listed.

The Practice Note stipulates that an acquisition authority for C2 zoned land is not required unless the land is expressly set aside for a public purpose. However, if the range of permissible uses are drawn too restrictively, the need for acquisition of the land may be triggered and the *Land Acquisition (Just Terms Compensation) Act 1991* invoked.

In this regard, Section 3.15 of the *Environmental Planning & Assessment Act 1979* and Section 21 of the *Land Acquisition (Just Terms Compensation) Act 1991* protects landowners from a scenario in which land is zoned in a way that precludes the landowner from using the land for commercial advantage (e.g. a dwelling). If the land use zone includes permissible uses which have a commercial potential, land acquisition may not be invoked as reasonable development opportunities are provided for the owner.

The permitted uses (with or without consent) in the C2 zone all seem to have a public purpose element (aside from 'oyster aquaculture'). Given the Liverpool context, it may be argued that it is highly unlikely that a landowner could exploit this use for commercial advantage. Therefore, the application of the C2 zone in a way which limits development potential, is likely to result in acquisition requirements.

2.2.5 Practice Note Criteria for the C2 Zone

The LEP Practice Note provides examples of circumstances where the C2 zone could be applied, which have been taken into consideration when establishing the application criteria below. These include:

- i. Lands with very high conservation values such as old growth forests, significant wildlife, wetlands or riparian corridors or land containing endangered ecological communities.
- ii. High conservation coastal foreshores and land acquired, or proposed for acquisition, under a Coastal Lands Protection Scheme.
- iii. Some land with a registered BioBanking agreement.
- iv. Land under the care, control and management of another catchment authority or a Council for critical water supply, aquifer or catchment as appropriate.
- v. Land with significant Aboriginal heritage values, if appropriate.
- vi. Coastal foreshores and land subject to coastal hazards, including climate change effects.
- vii. Land currently zoned for environmental protection where strict controls on development apply, e.g. steeply sloping escarpment lands, land slip areas.

2.2.6 Recommendations

1. Proposed C2 Zone Land Use Table & Development Standards

Retain the current zone objectives. The only local objective relates to the recreational and educational use of the land, which is reflected in several permitted land uses which are appropriate for this zone.

Expand the list of permitted uses with consent to incorporate the following uses as 'permitted with consent':

- Jetty
- Recreation Area

These uses similarly align with the objectives of the zone without undermining the conservation significance of identified land. The additional land uses are to be actioned as part of the broader LEP Review Planning Proposal, which reviews all land use tables.

In terms of development standards, these are generally consistent and reflect the need to protect these areas from disruptive development. It is intended however to standardise the minimum lot size requirement to 40HA. This will help prevent further lot fragmentation through subdivision, and increase opportunity for future offset sites and rehabilitation of natural areas.

2. Proposed C2 Zone Application Criteria

It is intended that the C2 zone be applied in the following scenarios:

a. Land with an existing C2 Environmental Conservation zone

There are 56 lots within the LLEP 2008 with the existing C2 zone applied. The application of this zone is intended to remain.

b. Publicly owned land with 'high' conservation values

The permissible land uses within the C2 zone have a strong emphasis on public uses and therefore are most suited to lots in public ownership, or marked for future public ownership.

The following list are attributes which may be used to consider areas as being of high conservation value.

- i. Land mapped as "State Core or Corridor" or "Regional Core" (CSA category) under *Liverpool Biodiversity 2019 Study*;
- ii. Threatened Ecological Communities;
- iii. Wildlife Corridors;
- iv. Riparian Corridors;
- v. Coastal wetlands mapped under *SEPP (Resilience and Hazards) 2021*;
- vi. Known threatened species of plants and important fauna habitat (e.g. roost and camp sites);
- vii. Key Fish Habitat under the *Fisheries Management Act 1994*;
- viii. Land with significant Aboriginal heritage values; and
- ix. Native vegetation that acts as a buffer or extension to C1 zoned land.

Note: In accordance with the Liverpool Biodiversity Management Plan 2012, Council land zoned RE1 Public Recreation which reflects a mix of uses (i.e., sportsground adjacent to bushland) is to be retained as RE1, unless the uses can be distinctively separated.

c. Land with a negotiated development outcome or conservation mechanism

Despite 'b' above, privately owned land and/or land inconsistent with the 'high' conservation value criteria listed above may still be zoned C2, if it reflects a negotiated development outcome or conservation mechanism. This may be arising from the following:

- | | |
|--|--------------------------|
| i. Masterplan | v. Conservation covenant |
| ii. Rezoning for uplift elsewhere | vi. Offset area |
| iii. Development consent condition | vii. S.88B Instrument |
| iv. Stewardship agreement
/ Biobanking site | |

d. Undevelopable land with a C3 Environmental Management zone

Land that is currently zoned C3, however extremely restricted may be more suited to a C2 zone. This is provided it has been demonstrated that the development potential of the site is substantially constrained.

2.3 LLEP 2008 C3 Environmental Management Zone

2.3.1 Zone Application

The C3 Environmental Management zone (C3 zone) is applied to land considered to have special environmental significance or is substantially constrained by environmental hazards and natural processes.

Under the LLEP 2008, the C3 zone applies to land located in Pleasure Point, Voyager Point, Casula, Moorebank, Edmondson Park and Cecil Hills / Len Waters Estate (See Figure 3). These lots are predominately in private ownership, with a few lots owned by a public authority.

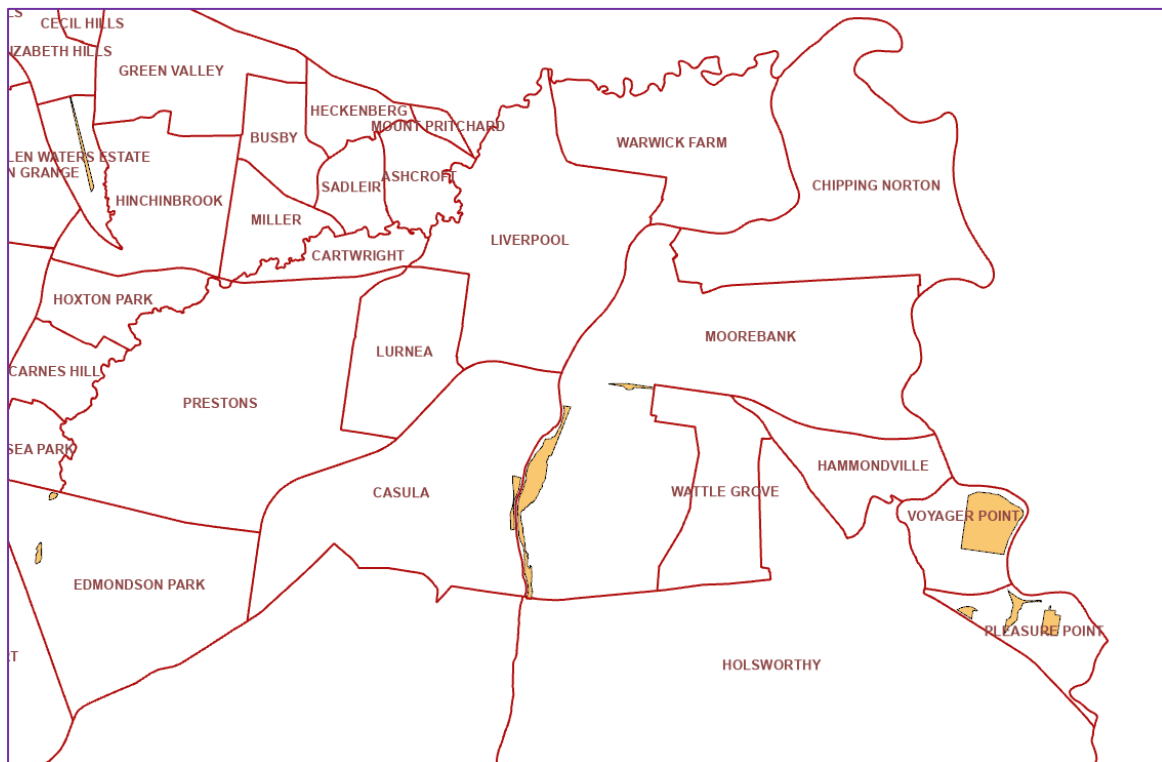


Figure 3 - C3 Environmental Management zone under LLEP 2008

2.3.2 Zone Objectives and Permitted Land Uses

The first two objectives of the C3 zone are mandatory under the Standard Instrument, and the last is a local objective. The objectives are as follows:

- **(Compulsory Objective)** *To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.*
- **(Compulsory Objective)** *To provide for a limited range of development that does not have an adverse effect on those values.*
- *To enable the recreational enjoyment or scientific study of the natural environment.*

With regards to the land use table, the mandatory permitted uses, prohibited uses and suggested land uses for this zone under the Standard Instrument are underlined. The land use table for the C3 zone is as follows:

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations

3 Permitted with consent

Building identification signs; Cellar door premises; Dwelling houses; Environmental facilities; Flood mitigation works; Home businesses; Home industries; Information and education facilities; Kiosks; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Roads; Roadside stalls; Tank-based aquaculture

4 Prohibited

Industries; Local distribution premises; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

The Practice Note suggests land uses which may be suitable for this zone (as permitted with consent). Of these, additional land uses not already permitted are investigated further in Table 5 below.

Table 4: Suggested Land Uses for C3 Zone

Land Use	Consideration
Bed and breakfast accommodation	The C3 zone as applied in the LLEP 2008 often reflects land significantly affected by natural hazard risks, where the intensification of incompatible development should be avoided. This land use is considered a sensitive use that is not appropriate in locations where there is high hazard risk.
Business Identification Signs	The C3 zone permits uses such as home businesses and neighbourhood shops, which would benefit from supporting signage provisions. The impact of this development is equal to 'building identification signs' which are already permitted in the zone.
Community Facility	Based on a review of C3 zoned land, this land use is not considered suited to this zone. There is ample opportunity to provide community facilities within the Employment, Industrial, Rural, Recreation and Residential zones.
Eco-tourism	Eco-tourism is prohibited in the LLEP 2008. This was reviewed as part of the LEP Review process and deemed an unsuitable land use in the context of the Liverpool LGA.
Farm stay accommodation	The Rural Lands Strategy addresses this use in further detail with a separate planning proposal to follow. Notwithstanding this, it is noted that this land use is more suited to a rural zone in the Liverpool context.
Recreation area	A recreation area can include a playground, public park or like, or area used for community sporting activities. This is considered to be consistent with the objectives of the zone.
Water recreation structure	This is defined as a structure used for recreation purposes with a direct structural connection to the waterway (e.g., pier, wharf, jetty, boat launching ramp). This land use is appropriate for the zone with respect to the zone objectives.

Wetland rehabilitation	This is not a defined land use in the Standard Instrument. Furthermore, 'environmental protection works' which is already permitted without consent refers to " <i>works associated with the rehabilitation of land towards its natural state or...wetland protection works</i> ".
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2.3.3 Current Development Standards

The C3 zone does not apply a Height of Building standard. A Floor Space Ratio of 0.01:1 is generally applied to C3 zoned lots, with the exception of certain C3 zoned land in Moorebank which does not have a FSR control. There are varied minimum lot size requirements across the existing C3 zoned sites, including requirements for 2ha, 40ha, 120ha and no minimum lot size.

2.3.4 Acquisition Requirements

There are no acquisition requirements under Clause 5.1 of the LLEP 2008 for land zoned C3. Like the C2 zone however, the Practice Note cautions if the permitted land uses are too restrictive, they may invoke the *Land Acquisition (Just Terms Compensation) Act 1991* and the need to designate a relevant acquiring authority.

A review of the permitted land uses in this zone however indicate several uses which provide opportunity for profitable gain (e.g., dwelling houses, cellar door premises, home businesses, neighbourhood shops etc). Therefore, the application of this zone in appropriate circumstances is unlikely to trigger acquisition requirements.

2.3.5 Practice Note Criteria for the C3 Zone

The LEP Practice Note provides examples of circumstances where the C3 zone could be applied, which have been taken into consideration when establishing the application criteria below. These include:

- i. Areas of special ecological, scientific, cultural or aesthetic attributes that require management in conjunction with other low impact uses (e.g., scenic protection areas, areas with contiguous native vegetation or forest cover).
- ii. As a transition between land zoned C1 or C2 and other land (e.g., land zoned rural or residential).
- iii. Where rehabilitation and restoration of its special environmental qualities are the primary purpose.
- iv. Highly constrained land where elements such as slope, erodible soils or salinity may have a key impact on water quality within a hydrological catchment.

2.3.6 Recommendations

1. Proposed C3 Land Use Table & Development Standards

It is proposed to retain the existing zone objectives. The only local objective relates to the recreational and educational use of the land, which is reflected in several land uses (e.g., information and education facilities) already permitted in the zone.

It is recommended to expand the list of uses permitted with consent to incorporate:

- Business Identification Signs
- Water Recreation Structure
- Recreation Area

These uses align with the objectives of the zone and either provide or support recreational opportunities, without undermining the overall intent of the zone. The additional land uses are to be actioned as part of the broader LEP Review Planning Proposal, which reviews all land use tables.

Although the current development standards are not consistent, they apply to a handful of lots and have likely been tailored to the circumstances of each individual site. No changes are proposed to the development standards.

2. Proposed C3 Zone Application Criteria

It is intended that the C2 zone be applied in the following scenarios:

a. Land with an existing C3 Environmental Management zone

Unless it is intended for the site to be rezoned to C2 (see Part 2.2), existing C3 zoned land is intended to be retained.

b. Privately owned land with 'high' conservation values

The following list are attributes which may be used to consider areas as being of high conservation value.

- i. Land mapped as "State Core or Corridor" or "Regional Core" (CSA category) under *Liverpool Biodiversity 2019 Study*;
- ii. Threatened Ecological Communities;
- iii. Wildlife Corridors;
- iv. Riparian Corridors;
- v. Coastal wetlands mapped under the *SEPP (Resilience and Hazards) 2021*;
- vi. Known threatened species - plants and important fauna habitat (e.g. roost and camp sites);
- vii. Key Fish Habitat under the *Fisheries Management Act 1994*;
- viii. Land with significant Aboriginal heritage values; and
- ix. Native vegetation that acts as a buffer or extension to C1 zoned land.

c. Privately owned land with a negotiated development outcome

Despite 'b' above, land which may be inconsistent with the 'high' conservation value criteria listed above may still be appropriately zoned C3 if it is consistent with a negotiated development outcome. This may arise from a:

- i. Masterplan
- ii. Rezoning for uplift elsewhere
- iii. Development consent condition
- iv. S.88B Instrument (e.g. restricting to 1 dwelling)

d. Land significantly constrained by natural hazards and processes

This captures any land which is severely impacted by natural hazards and processes (e.g., High Flood Risk), consequently reducing the development potential of the land. Evidence must be provided however that development of the site is already significantly constrained, such as that it reflects the intents of the C3 zone.

PART 3 Conclusion

3.1 Summary of Zone Recommendations

Table 5 below summarises the proposed Conservation zone application criteria.

Table 5: Summary of Zoning Recommendations

Criteria	C1	C2	C3
Land designated as National Park	✓		
Public land with 'high' conservation values		✓	
Private land with 'high' conservation values			✓
Land with a development outcome or conservation mechanism		✓	✓
Environmentally constrained land with a current C3 zone		✓	
Environmentally constrained land not currently zoned C3			✓

3.1.1 C1 National Parks and Nature Reserves Zone

Retain the zone objectives and land use table with new proposals for land reservations under the *National Parks and Wildlife Act 1974* to be submitted to the State Government as they arise.

3.1.2 C2 Environmental Conservation Zone

Retain the current zone objectives. Expand the list of permitted uses with consent to include 'Jetty' and 'Recreation Area', (Note: this proposed change is to occur as part of the LEP Review Principal Planning Proposal).

Retain the C2 zone where it already applies under LLEP 2008 and apply it to:

- Publicly owned land with 'high' conservation values;
- Land with a negotiated development outcome or conservation mechanism; and
- Undevelopable land with a current C3 zone.

Standardise the minimum lot size requirement to 40HA for new C2 zoned lots.

3.1.3 C3 Environmental Management Zone

Retain the current zone objectives. Expand the list of permitted uses with consent to include 'Business Identification Signs', 'Water Recreation Structure' and 'Recreation Area', (Note: this proposed change is to occur as part of the LEP Review Principal Planning Proposal).

Retain the C3 zone where it already applies under LLEP 2008 and apply it to:

- Privately owned land with 'high' conservation values;
- Land with a negotiated development outcome; and
- Land significantly constrained by natural hazards and processes.

3.2 Next Steps

Subject to Council endorsement, the recommendations contained in this report will form part of a draft Planning Proposal to amend the LLEP 2008. Landowner consultation and community engagement on this Study and the draft Planning Proposal will occur for a minimum of 28 days, in accordance with Council's Community Participation Plan. The draft Planning Proposal will also be presented to the Liverpool Local Planning Panel for comment.

Following this, the draft Planning Proposal and feedback received from the community will be presented to a Council meeting, to determine if the Planning Proposal should proceed to the Department of Planning and Environment for a Gateway determination, which will enable further consultation to occur.

3.3 Zoning Recommendations

Appendix A reviews a total of 27 sites zoned RE1 Public Recreation (RE1). These sites are either owned by Liverpool City Council (or marked for Council acquisition) or another public authority. The review of RE1 land has arisen from Council's biodiversity studies (See Section 1.5), which recommend the application of a Conservation zone to RE1 sites which reflect a conservation purpose.

Nominated RE1 sites were generally selected on the basis of including one or more of the following environmental attributes:


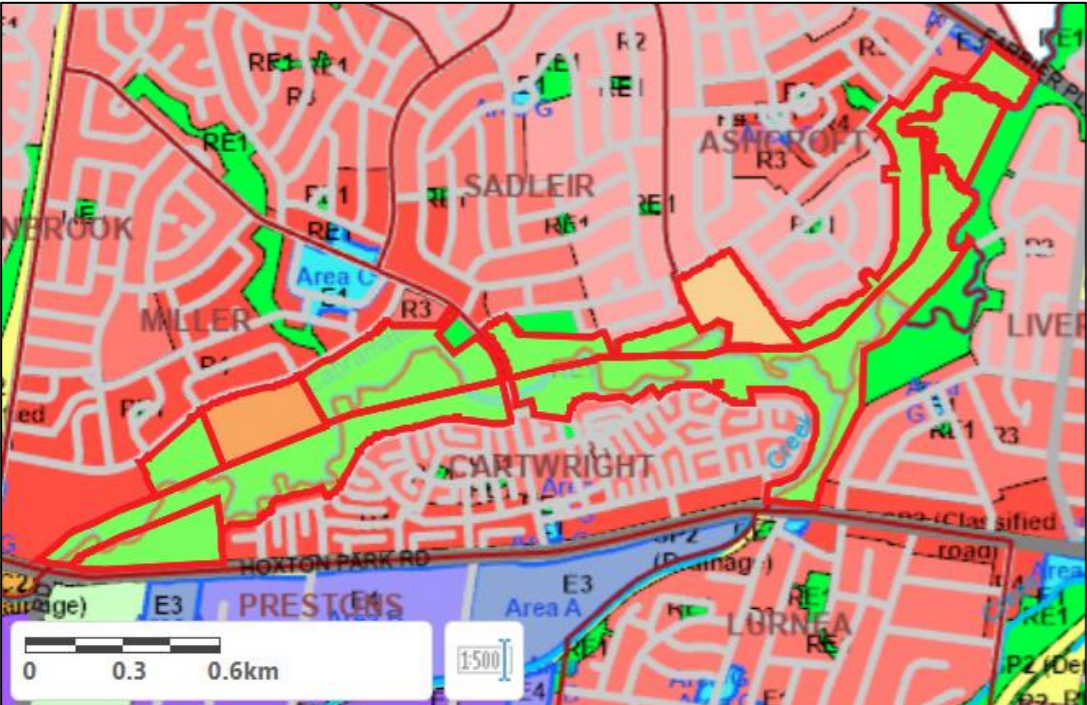
- Land mapped 'State Core or Corridor' or 'Regional Core';
- Endangered or Critically Endangered Ecological Communities;
- Wildlife Corridor / Riparian Corridor;
- Known Threatened Species Habitat; and
- Coast Wetlands mapped under the *SEPP (Resilience and Hazards) 2021*.

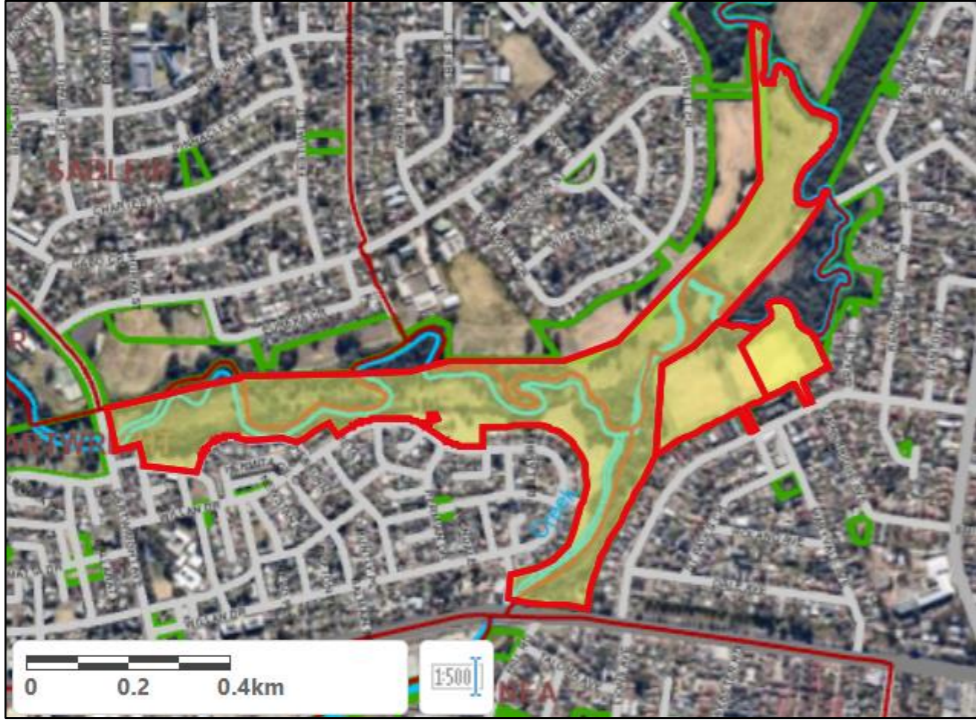
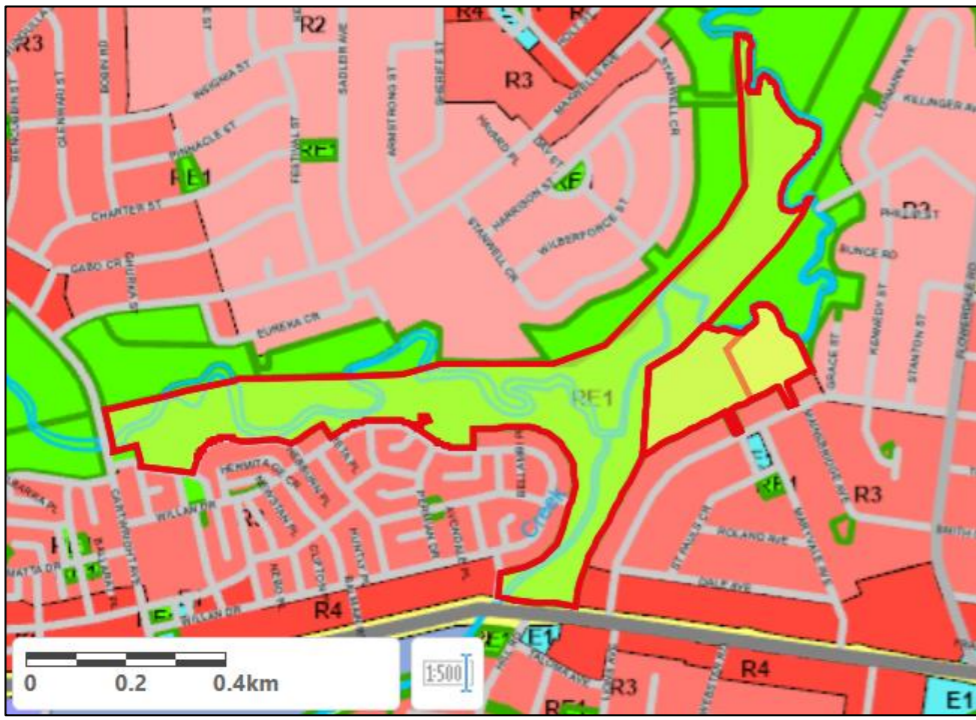
Appendix B details reviews a total of 15 sites which are in private ownership. The majority of these sites are either wholly or partly burdened by S.88B Instruments, development consent conditions and/or biodiversity offsetting arrangements that necessitate the preservation of land on account of their biodiversity value.

3.4 Appendices

- A. Zoning Recommendations – Publicly Owned Lots
- B. Zoning Recommendations – Privately Owned Lots


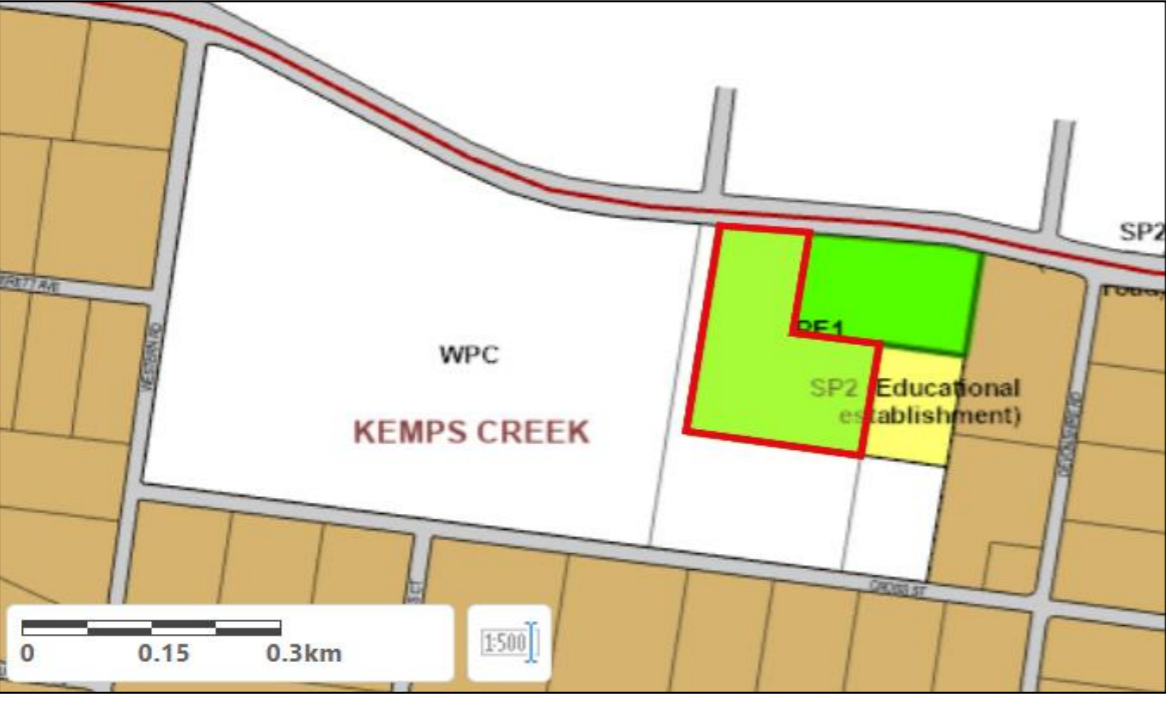
APPENDIX A – Zoning Recommendations: Publicly Owned Lots

Park / Reserve Name	Site Details	Attributes	Constraints
<p>1. Elouera Reserve & Adjoining Parks (RE1 Zone)</p>  	<p><u>Current Use:</u> Identified area consists of Powell Park, Miller Park, Ron Darcy Oval, Michael Wenden Aquatic Centre, McGirr Park, McGirr Park Tennis Complex, Edwin Wheeler Reserve, Landa Park, Larry Grant Oval and Blamfield Reserve. The ovals accommodate more than several thousand participants across a range of sports.</p> <p><u>Development Plans :</u></p> <ul style="list-style-type: none"> - Powel Park: Minor amenity upgrades, upgrades to synthetic cricket wick and flood lighting upgrade. - Ron Darcy Oval: Installation of multimillion dollar play space upgrade that includes outdoor sports courts, playgrounds etc. - Michael Wenden Aquatic Centre: Redevelopment of the aquatic centre including the swimming pools as part of the Miller Social Infrastructure Masterplan. - McGirr Park: Upgrades to amenities and lighting (subject to funding). - McGirr Park Tennis Complex: Installation of major playground and outdoor play area. - Edwin Wheeler Reserve: Upgrades to lighting, ground surface and installation of major regional soccer facilities including spectator seating. - Larry Grant Oval: Installation of fence line, carpark upgrades, upgrades to floodlighting and amenities upgrades - Landa Park: Installation of pedestrian access bridge, upgrades to lighting, installation of toilets and amenities. - Blamfield Oval: Installation of synthetic cricket wicket. Includes community centre. <p><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - Cabramatta and Brickmakers Creek Masterplan – forms part of the Active Recreation Precinct. <p><u>Plan of Management Classification:</u></p> <ul style="list-style-type: none"> - Various Parcels classified 'Park' in the Generic POM for Parks 2007. Park usage = passive recreation - Various Parcels of Land classified Natural Areas – Bushland, Foreshore, Wetland, Watercourse in Draft POM - Various Parcels of Land classified as Sportsground in Generic POM for Sportsground 2007 	<ul style="list-style-type: none"> o State / Regional Core o TEC o Wildlife Corridor o Riparian Corridors o Coastal Wetlands under SEPP o Known threatened Species o Key Fish Habitat 	<ul style="list-style-type: none"> o Mostly Medium - High Flood Risk Category o Bushfire Prone Land – Category 1 and buffer
<p>Recommended Zone & Reason</p>			
<p>No change, retain as RE1 Public Recreation.</p>			

Park / Reserve Name	Site Details	Attributes	Constraints
<p>2. Ireland Park (RE1 Zone)</p>  	<p>Current Use: DA-1005/2020 – NYE Fireworks DA-1281/2006: Additions to existing amenities DA-122/2008: Construction of sports facilities including club room</p> <p>Ireland Park forms part of Elouera Reserve. Ireland Park is the home ground of Liverpool Rangers, one of Liverpool’s largest soccer clubs with approximately 400 members.</p> <p>Development Plans:</p> <ul style="list-style-type: none"> - Ireland Park is flagged as a suitable site for the installation of a synthetic playing surface, carpark upgrades, floodlighting upgrades and cosmetic amenities improvements. - Ireland Park is one of a number of sites that Council has earmarked for master planning and redevelopment. <p>Strategic Vision:</p> <ul style="list-style-type: none"> - Cabramatta and Brickmakers Creek Masterplan – forms part of the Active Recreation Precinct. <p>Plan of Management Classification:</p> <ul style="list-style-type: none"> - One privately owned lot marked for Council acquisition. - Classified as Natural Areas – Bushland, Foreshore and Wetland in Draft Natural Areas POM - Classified as Sportsground in Generic POM Sportsground 2007 	<ul style="list-style-type: none"> o State / Regional Core o TEC o Wildlife Corridor o Riparian Corridors o Known threatened Species o Key Fish Habitat 	<ul style="list-style-type: none"> o Mostly Medium - High Flood Risk Category o Bushfire Prone Land – Category 1 and buffer


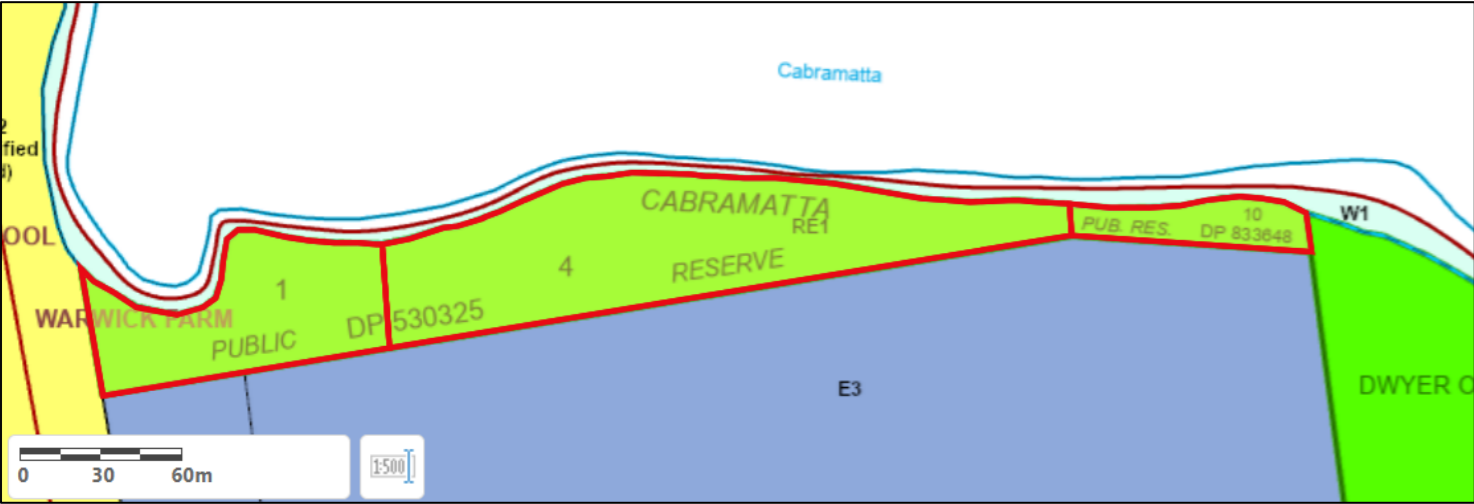
Recommended Zone & Reason


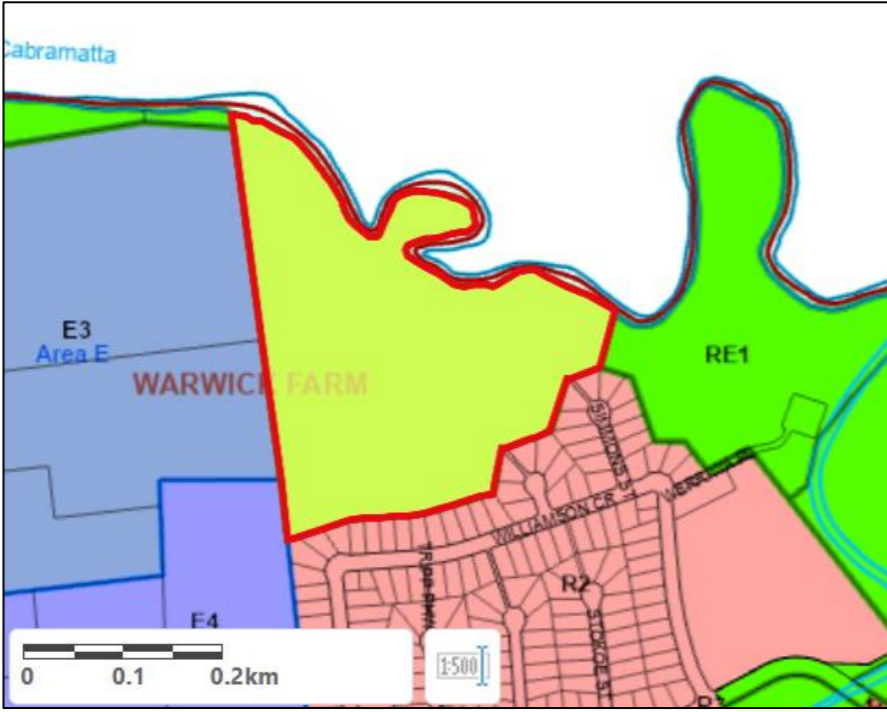
No change, retain as RE1 Public Recreation.



Park / Reserve Name	Site Details	Attributes	Constraints
<p>3. Bill Anderson Park (RE1 Zone) 1662 Elizabeth Drive, Kemps Creek (Lot 68 DP 1098248)</p>  	<p><u>Current Use (District Park):</u> DA-348/2008: Mini soccer field & tree removal (northern portion of site).</p> <ul style="list-style-type: none"> - Subject lot is 5.55Ha and includes soccer field and outbuilding (other amenities on adjoining lot). The rear appears to be dense bushland. - One of largest / most active clubs (400 members) - Part of the park is zoned under LLEP. Majority however is zoned under WPC SEPP as RE1 Public Recreation Regional. <p><u>Development Plans:</u></p> <ul style="list-style-type: none"> - Earmarked for master planning and redevelopment. - It is likely future plans are reserved for the northern part of the subject site as well as the lot directly east which also forms part of the Bill Anderson Reserve. <p><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - Not covered in C & B Masterplan / GR Spatial Framework <p><u>Plan of Management Classification (Community Land):</u></p> <ul style="list-style-type: none"> - Classified as Natural Area – Bushland in Draft Generic POM Natural Areas 2011 - Classified as Sportsground in Generic POM Sportsground 2007. Supporting Map in POM Sportsground shows clear distinction between areas classified 	<ul style="list-style-type: none"> o State / Regional Core o TEC o Wildlife Corridor o Known threatened Species Habitat 	<ul style="list-style-type: none"> o Bushfire Prone Land – Category 1 and 3


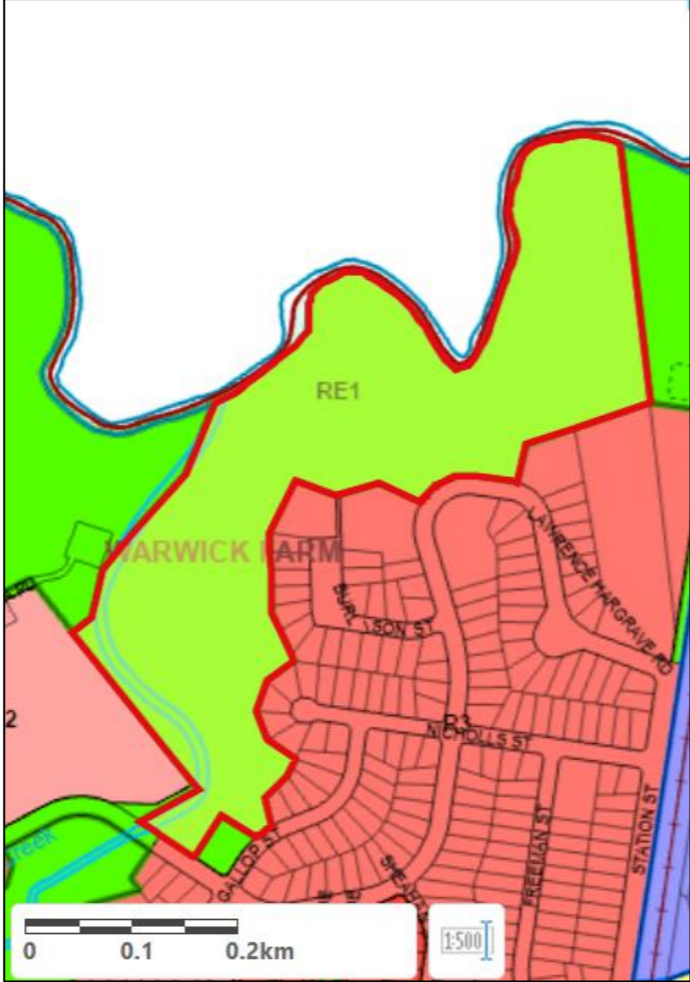
Recommended Zone & Reason


RE1 Public Recreation (northern part) and C2 Environmental Conservation (southern part) - Publicly owned land with 'high' conservation values.



Park / Reserve Name	Site Details	Attributes	Constraints
<p>4. Cabramatta Reserve - northern extension of Dwyer Oval (RE1 Zone) Orange Grove Road, Warwick Farm (Lot 1 DP 530325, Lot 4 DP 530325, Lot 10 DP 833648)</p>  	<p><u>Current Use:</u></p> <ul style="list-style-type: none"> - Used for unstructured recreation activities (2.1487Ha) - The land on the other side of the creek (Cabramatta – FCC) is zoned C2. <p><u>Development Plans:</u></p> <ul style="list-style-type: none"> - No future development plans. - Site is isolated, long and narrow and bounded by bulky goods premises (The Grove) to the south and the creek to the north, making any future active recreation plans unlikely. <p><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - C & B Masterplan: Opportunity for WSUD, naturalisation of creek ecosystem through plant selection, strengthening the riparian edge whilst cleaning pollutants from the water. <p><u>Plan of Management Classification (Community Land):</u></p> <ul style="list-style-type: none"> - Could not locate site in provided POMs. 	<ul style="list-style-type: none"> o State / Regional Core o TEC o Wildlife Corridor o Riparian Corridor o Coastal Wetlands under SEPP o Key Fish Habitat 	<ul style="list-style-type: none"> o Mostly High Flood Risk Category o Mostly Bushfire Prone Land – Category 1
<p>Recommended Zone & Reason</p>			
<p>C2 Environmental Conservation - Publicly owned land with 'high' conservation values.</p>			


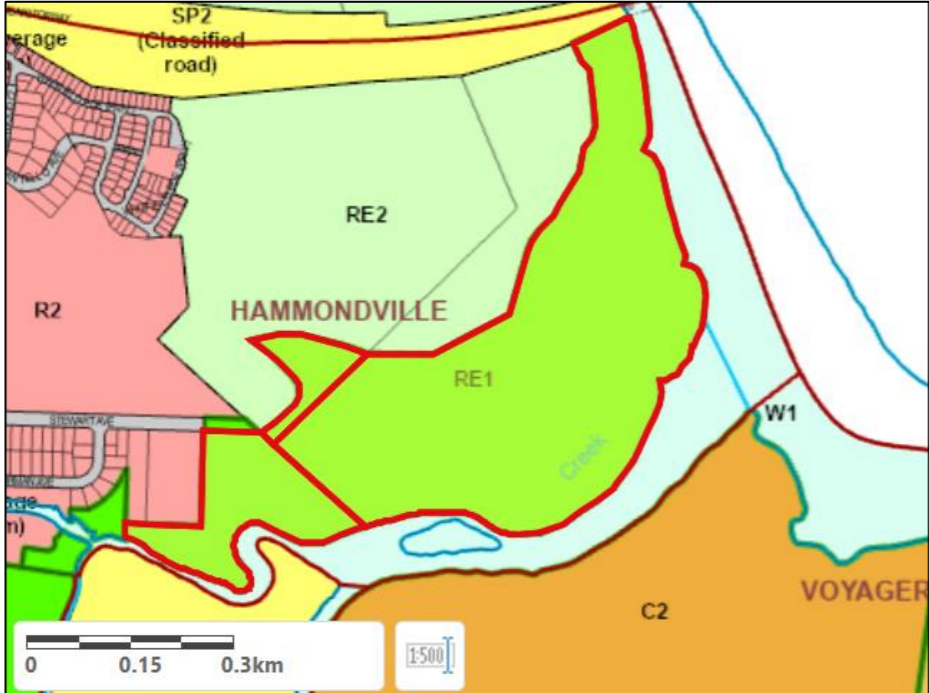
Park / Reserve Name	Site Details	Attributes	Constraints
<p>5. Dwyer Oval (RE1 Zone) 14 Simmons Street, Warwick Farm (Lot 1007 DP 234739)</p>  	<p><u>Current Use (District Park):</u> DA-439/2018: Use of carpark by employees at 14 Homepride Avenue Warwick Farm</p> <p>Home of Liverpool Athletics Club & most highly used athletics site in Liverpool (9.341 HA). Site includes car park, field and amenity buildings to the south. Wetland follows the riparian corridor to the north.</p> <p><u>Development Plans:</u> - No future development plans</p> <p><u>Strategic Vision:</u> - C & B Masterplan: Part of Environment and Recreation Key Area which envisions consolidated recreation precinct. Opportunities for vegetation restoration in corridor, continuous active path and upgrades to the sports facilities.</p> <p><u>Plan of Management Classification (Community Land):</u> - Classified as Sportsground in Generic POM Sportsground 2007 - Wetland corridor under the Cabramatta Creek POM 2011</p>	<ul style="list-style-type: none"> ○ State / Regional Core ○ TEC ○ Wildlife Corridor ○ Riparian Corridor ○ Coastal Wetlands under SEPP 	<ul style="list-style-type: none"> ○ Mostly High Flood Risk Category ○ Some Bushfire Prone Land – Category 1 and buffer
<p>Recommended Zone & Reason</p>			
<p>RE1 Public Recreation and C2 Environmental Conservation (along riparian corridor) - Publicly owned land with 'high' conservation values.</p>			

Park / Reserve Name	Site Details	Attributes	Constraints
<p>6. Freeman Oval (RE1 Zone) 93 Lawrence Hargrave Road, Warwick Farm (Lot 2 DP 815115, Lot 1 DP 815115, Lot 3 DP 815115)</p>  	<p><u>Current Use (District Park):</u></p> <ul style="list-style-type: none"> - Primarily used for dog training activities (dog club) by Werriwa All Breeds Dog Club. Includes community facility. - Site (17.7985Ha) comprises of car park, oval and amenity buildings. Wetland follows the riparian corridor to the north. <p><u>Development Plans:</u></p> <ul style="list-style-type: none"> - No future development plans. <p><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - Cabramatta & Brickmakers Creek Masterplan – part of Environment and Leisure Precinct with opportunities identified to protect fauna in wetlands, and nature education facility. <p><u>Plan of Management Classification (Community Land):</u></p> <ul style="list-style-type: none"> - Classified as Natural Area – bushland & wetland under Draft POM Natural Areas 2011. - Classified as Sportsground in Generic POM Sportsground 2007. - Wetland corridor under the Cabramatta Creek POM 2011. 	<ul style="list-style-type: none"> o State / Regional Core o TEC o Wildlife Corridor o Riparian Corridor o Coastal Wetlands under SEPP 	<ul style="list-style-type: none"> o Some Bushfire Prone Land – Category 1 and 3 o Mostly High Flood Risk Category
<p>Recommended Zone & Reason</p>			
<p>RE1 Public Recreation and C2 Environmental Conservation (along riparian corridor) - Publicly owned land with 'high' conservation values.</p>			

Park / Reserve Name	Site Details	Attributes	Constraints
<p>7. Durrant Oval (RE1 Zone) 93 Lawrence Hargrave Road, Warwick Farm (Lot 2 DP 815115, Lot 1 DP 815115, Lot 3 DP 815115)</p> <div style="display: flex; justify-content: space-around;">   </div>	<p><u>Current Use (District Park):</u></p> <ul style="list-style-type: none"> - Hired and home to Gridiron NSW as a state base for Gridiron in NSW. Also, home to Western Sydney Pirate Gridiron. - Site (17.7985 Ha) comprises multiple fields (3), amenities buildings and is along riparian corridor of Cabramatta Creek and Brickmakers Creek. <p><u>Development Plans:</u></p> <ul style="list-style-type: none"> - Floodlight upgrade. <p><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - Cabramatta & Brickmakers Creek Masterplan: Part of Environment and Leisure Precinct with opportunity to protect fauna, naturalisation of creek, passive rest spaces, water-play park, active transport links and upgrades to park and play amenities. <p><u>Plan of Management Classification (Community Land):</u></p> <ul style="list-style-type: none"> - Classified as Natural Area – bushland & wetland under Draft POM Natural Areas 2011 - Classified as Sportsground in Generic POM Sportsground 2007 - Wetland corridor under the Cabramatta Creek POM 2011 	<ul style="list-style-type: none"> o State / Regional Core o TEC o Wildlife Corridor o Riparian Corridors o Coastal Wetlands under SEPP o Key Fish Habitat 	<ul style="list-style-type: none"> o Some Bushfire Prone Land – Category 1 and 3 o Mostly High Flood Risk Category
Recommended Zone & Reason			
RE1 Public Recreation and C2 Environmental Conservation (along riparian corridor) - Publicly owned land with 'high' conservation values.			


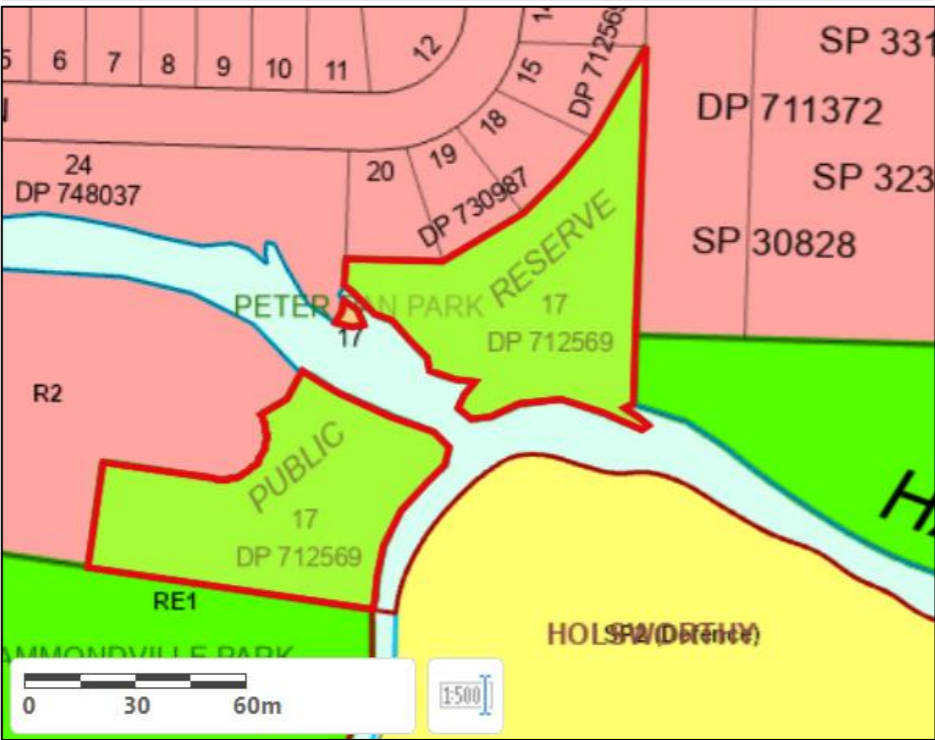
Park / Reserve Name	Site Details	Attributes	Constraints
<p>8. Osmond Reserve (RE1 Zone) 1 Hume Highway, Warwick Farm (Lot 10 DP 1262377) & Station Street, Warwick Farm (Lot 1008 DP 591195)</p> 	<p>se (District Park): DA-2440/2004: Addition of club facilities to existing amenities building</p> <ul style="list-style-type: none"> - Site includes 12 baseball/softball diamonds making it unique in its size and capacity to accommodate regional level tournaments and events. Bushland follows Cabramatta Creek to the north. - The site houses Southern Districts Softball association that has approximately 350 members. - Owned by DPE (crown land). <p><u>Development Plans:</u></p> <ul style="list-style-type: none"> - Currently the site office and depot for the Cabramatta Loop Project for Transport NSW. The project is intended to expand the goods rail line and will end in June 2023. There has been agreement between ARTC (project managers) and DPE to approve the request made by the baseball club to maintain the existing hard structure, maintain the carpark and provide additional vehicular access along the western fence line to adjoining Railway Parade. These works are expected to be completed in July 2023. <p><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - Cabramatta & Brickmakers Creek Masterplan: identified opportunity to upgrade existing sports facilities to south of site (Safe youth spaces, spectator seating). <p><u>Plan of Management Classification:</u></p> <ul style="list-style-type: none"> - Classified as Natural Area – bushland, foreshore & wetland under Draft POM Natural Areas 2011. - Classified as Sportsground in Generic POM Sportsground 2007 however delineates natural areas wetland. 	<ul style="list-style-type: none"> o State / Regional Core o TEC o Known threatened species o Riparian Corridor o Wildlife Corridor 	<ul style="list-style-type: none"> o High Flood Risk Category o Bushfire Prone Land – Category 1 and buffer
<p>Recommended Zone & Reason</p>			
<p>RE1 Public Recreation and C2 Environmental Conservation (along riparian corridor) - Publicly owned land with 'high' conservation values.</p>			



Park / Reserve Name	Site Details	Attributes	Constraints
<p data-bbox="83 264 546 296">9. Riverside Park (RE1 & R2 Zone)</p> <div style="display: flex; justify-content: space-around;">   </div>	<p data-bbox="1498 264 1855 296"><u>Current Use (Regional Park):</u></p> <ul style="list-style-type: none"> - Site includes baseball fields and 2 waterbodies. - Used by Canterbury Bankstown District Baseball for summer sport only. - Some R2 lots already under Council ownership (Moorebank Voluntary Acquisition Scheme) and some not marked for acquisition but with dwellings. <p data-bbox="1498 520 1745 552"><u>Development Plans:</u></p> <ul style="list-style-type: none"> - Works arising from Georges River and Chipping Norton Spatial Framework. <p data-bbox="1498 646 1697 678"><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - 100 Day Plan: Commence design work to upgrade Chipping Norton Lake Parklands with the inclusion of a new park on the corner of Riverside Road and Newbridge Road. - Georges River Spatial Framework: Identified as regional park sports ground and Ecotourism Precinct. The parklands are earmarked for development to include ecofriendly recreational activities such as glamping, and kayaking. The broad plans include playground upgrades, construction of cafe, and boatshed. - Identified opportunities for shared pathways, a new Gateway Park and gateway experience, retail options. Final plan shows camping, glamping, caravan park area, café, picnic shelter areas etc. <p data-bbox="1498 1119 2166 1150"><u>Plan of Management Classification (Community Land):</u></p> <ul style="list-style-type: none"> - Northern part of park forms part of draft Chipping Norton Lake State Park POM and Masterplan. This area is shown as both nature conservation and sportsground. 	<ul style="list-style-type: none"> o State / Regional Core o TEC o Wildlife Corridor o Riparian Corridor o Coastal Wetlands under SEPP o Known threatened Species o Key Fish Habitat 	<ul style="list-style-type: none"> o Mostly High Flood Risk Category o Bushfire Prone Land
Recommended Zone & Reason			
No change, retain RE1 Public Recreation and R2 Low Density Residential.			


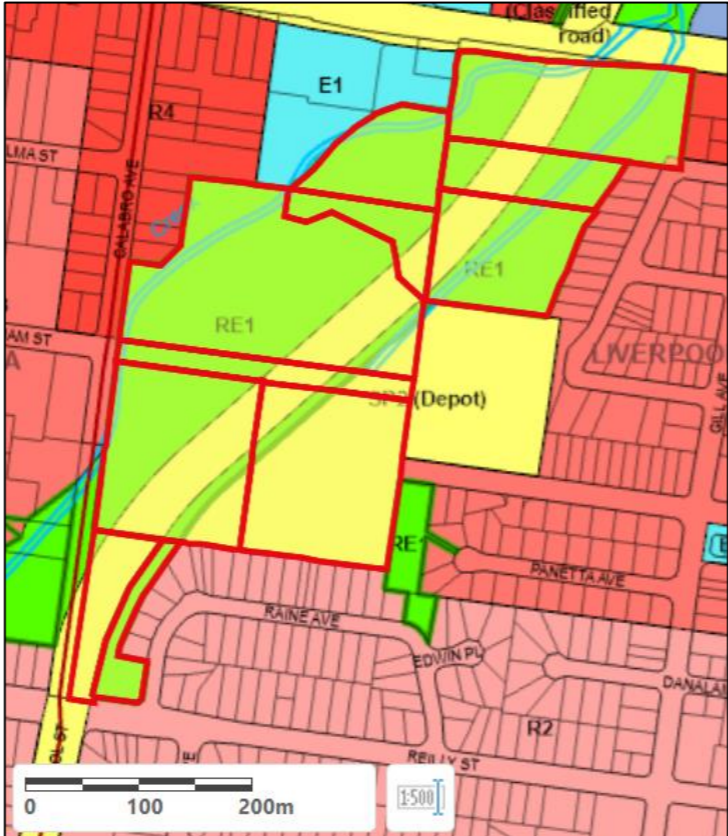
Park / Reserve Name	Site Details	Attributes	Constraints
<p>10. Lieutenant Cantello Reserve (RE1 Zone) Stewart Avenue, Hammondville (Lot 6 DP1193300), Lot 7 Norman Avenue, Hammondville (Lot 7 DP 1193300), Steward Avenue, Hammondville (Lot 3 DP 615110)</p>  	<p><u>Current Use (District Park):</u></p> <ul style="list-style-type: none"> - Used as an accessible regional park. - Mostly heavy vegetated land with some trails and a playground in centre, roads and parking. - Site is bound by RE1 Golf Club to north and Nuwarra Road, Georges River / Harris Creek (W1) to east and south. Land east is residential. <p><u>Development Plans:</u></p> <ul style="list-style-type: none"> - No future development plans. <p><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - Not in Cabramatta & Brickmakers Creek Masterplan or Georges Rover Spatial Framework. <p><u>Plan of Management Classification (Community Land):</u></p> <ul style="list-style-type: none"> - Classified as Park in the Generic POM for Parks 2007. Park usage = district park. - Most of Site is Classified as Natural Area – bushland and foreshore in Draft POM Natural Areas 2011. 	<ul style="list-style-type: none"> o State / Regional Core o TEC o Wildlife Corridors o Riparian Corridor o Coastal Wetlands under SEPP o Known threatened Species o Key Fish Habitat 	<ul style="list-style-type: none"> o Low to High Flood Risk Category o Bushfire Prone Land – Category 1 and buffer

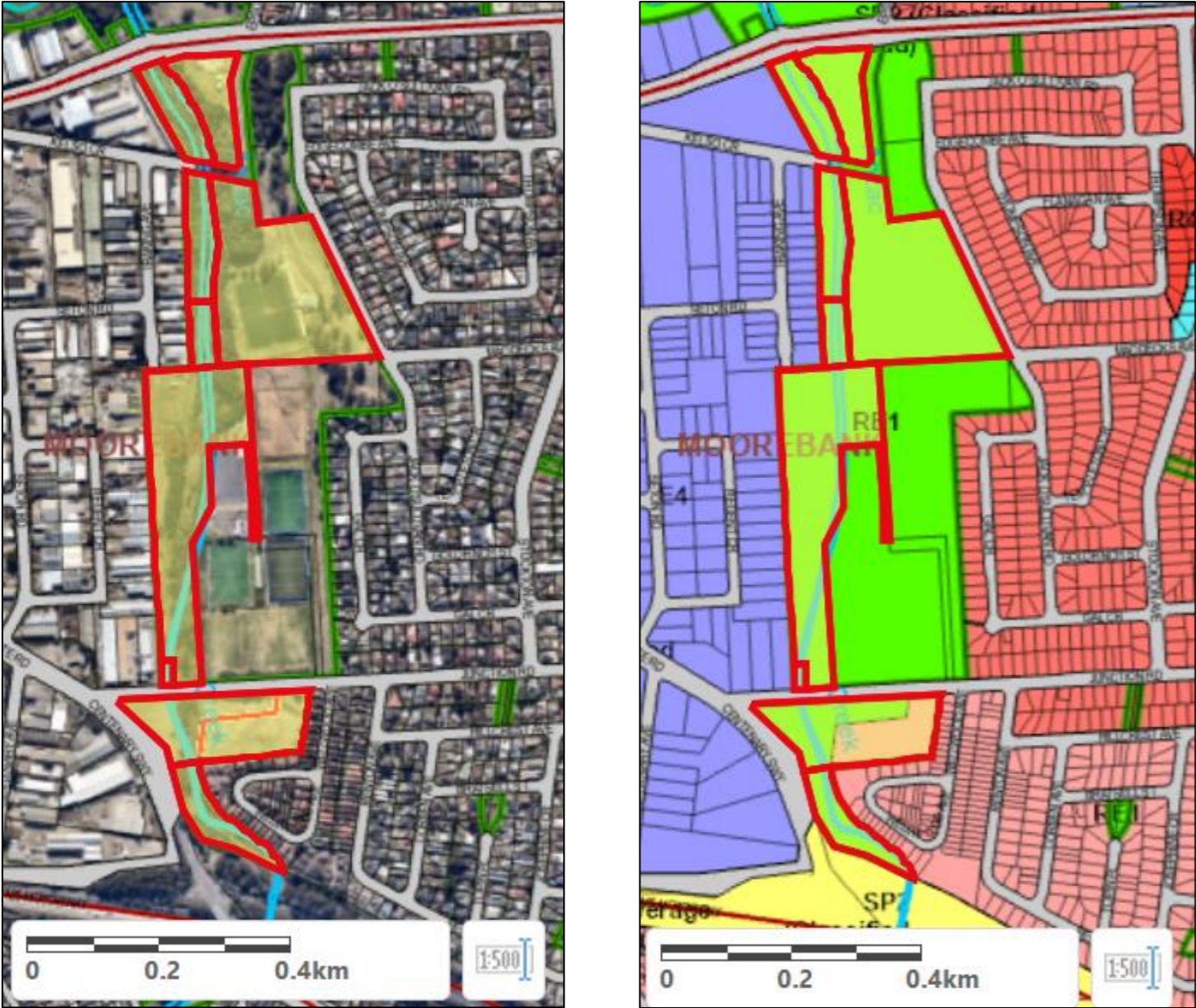
Recommended Zone & Reason



C2 Environmental Conservation - Publicly owned land with 'high' conservation values.



Park / Reserve Name	Site Details	Attributes	Constraints
<p>11. Peter Pan Park (RE1 Zone) Norman Avenue, Hammondville (Lot 17 DP 712569)</p>  	<p><u>Current Use (Local Park):</u></p> <ul style="list-style-type: none"> - Used as accessible regional park and is an extension of Lt Cantello Reserve to the south. - Comprises of two lots separated by W1 Harris Creek waterway (7,496sqm). Lot to the north appears to be mostly cleared. Lot to south is heavier vegetated. <p><u>Development Plans:</u></p> <ul style="list-style-type: none"> - No future development plans. - Due to proximity to waterway, size of park and landlocked nature of northern lot it is unlikely this area will have any future recreational plans. Northern lot however is cleared of vegetation and potentially functioning as an APZ for nearby residential development. <p><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - Not in Cabramatta & Brickmakers Creek Masterplan or Georges River Spatial Framework. <p><u>Plan of Management Classification (Community Land):</u></p> <ul style="list-style-type: none"> - Classified as 'Park' in the Generic POM for Parks 2007. Park usage = passive recreation. - Classified as Natural Area – Bushland & Foreshore in draft POM Natural Areas 2011. 	<ul style="list-style-type: none"> o State / Regional Core o TEC o Wildlife Corridors o Riparian Corridor o Coastal Wetlands under SEPP o Key Fish Habitat o Native vegetation or habitat that provides a buffer or extension to conservation zoned land 	<ul style="list-style-type: none"> o Low to High Flood Risk Category o Bushfire Prone Land – Category 1 and buffer
<p>Recommended Zone & Reason</p>			
<p>RE1 Public Recreation (northern lot) and C2 Environmental Conservation (Southern Lot) - Publicly owned land with 'high' conservation values.</p>			


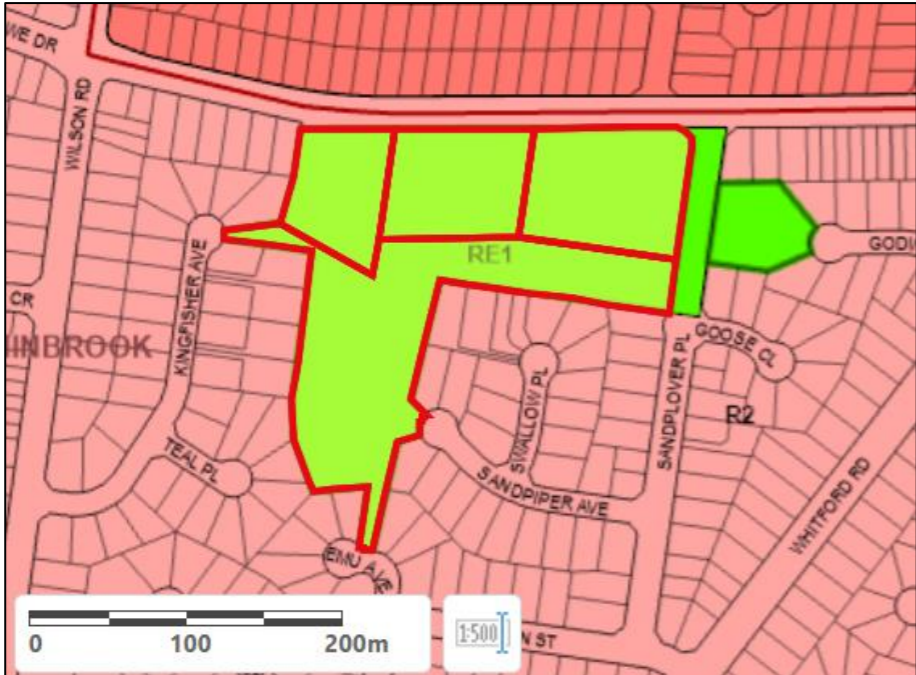
Park / Reserve Name	Site Details	Attributes	Constraints
<p data-bbox="83 264 519 296">12. Helles Park (RE1 & SP2 Zone)</p> <div style="display: flex; justify-content: space-around;">   </div>	<p data-bbox="1498 264 1834 296"><u>Current Use (District Park):</u></p> <p data-bbox="1498 300 2107 331">DA-783/2008: Security fence around gas building.</p> <p data-bbox="1498 333 2033 365">DA-860/2007: Installation of gas main works</p> <p data-bbox="1498 367 2139 399">DA-816/2007: Installation of safety valve in gas main</p> <p data-bbox="1498 401 2092 432">DA-521/2007: Installation of gas pressure station</p> <p data-bbox="1498 434 2125 466">DA-1019/2006: Viewing platform at Lighthouse Park</p> <ul style="list-style-type: none"> <li data-bbox="1516 478 2318 604">- Helles Park (14.71Ha) is used by NSW Radio Control Race Car Club, Liverpool City Archers, and NSW Barefoot Waterski Association. A proposal was considered to additionally accommodate a Recreation Vehicle Park on the site. <li data-bbox="1516 606 2318 701">- Site includes several tracks and fields and is bound by Moorebank Industrial (Collab Area) to east and Georges River to west. <li data-bbox="1516 703 2318 764">- Some parts where zoned SP2 Road are in TfNSW ownership. There is also parts zoned SP2 Classified Road. <p data-bbox="1498 793 1745 825"><u>Development Plans:</u></p> <ul style="list-style-type: none"> <li data-bbox="1516 827 2258 888">- Redevelopment arising from Georges River and Chipping Norton Spatial Framework. <p data-bbox="1498 917 1700 949"><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> <li data-bbox="1516 951 2318 1012">- Multi-purpose courts are proposed at Helles Park as there is a recognised demand for basketball facilities. <li data-bbox="1516 1014 2318 1171">- Georges River Masterplan: Helles Park is envisioned as a recreation precinct, providing a diverse range of recreational opportunities. Potential relocation of the Archery Club and the NSW Radio Control Race Car Club, creating space for multipurpose courts, sports fields and bump track/bicycle park. <li data-bbox="1516 1173 2318 1394">- The general intent is to connect Helles Park to Lighthouse Park and Casula Parklands with effective pedestrian and cycle walkways and preserve the waterfront area from redevelopment. There are minor embellishments expected for the barefoot waterski club, with upgrades to amenities and installation of floodlighting planned at the Archery venue (If not consumed by the masterplan). <p data-bbox="1498 1423 2160 1455"><u>Plan of Management Classification (Community Land):</u></p> <ul style="list-style-type: none"> <li data-bbox="1516 1457 2303 1518">- Classified as Natural Areas – Foreshore & Park in draft POM Natural Areas 2011. <li data-bbox="1516 1520 2267 1581">- Classified as Sportsground in Generic POM Sportsground 2007. 	<ul style="list-style-type: none"> <li data-bbox="2359 264 2594 325">○ State / Regional Core <li data-bbox="2359 327 2445 359">○ TEC <li data-bbox="2359 361 2594 392">○ Wildlife Corridor <li data-bbox="2359 394 2594 426">○ Riparian Corridor <li data-bbox="2359 428 2620 489">○ Known threatened Species <li data-bbox="2359 491 2594 522">○ Key Fish Habitat 	<ul style="list-style-type: none"> <li data-bbox="2659 264 2831 359">○ Mostly High Flood Risk Category <li data-bbox="2659 361 2867 518">○ High volumes underground contamination requiring management
<p data-bbox="83 1684 602 1715">Recommended Zone & Reason</p>			
<p data-bbox="83 1772 1080 1803">No change, retain RE1 Public Recreation and SP2 Infrastructure.</p>			

Park / Reserve Name	Site Details	Attributes	Constraints
<p>13. Paciullo Park & Pearce Park (RE1 & SP2 Zone)</p> <div style="display: flex; justify-content: space-around;">   </div>	<p><u>Current Use (District Park / Local Park):</u> DA-1263/2022: Shredding machine for mattresses. DA-919/2020: Construction of carport. DA-708/2018: Temporary use of depot training room as Men's Shed. DA-1018/2013: Community recycling centre. DA-775/2018: Change SES office to men's shed DA-709/2006: Temporary portable shed as office DA-1202/2022: Resource recovery facility for mattress shredding and shipping container storage at Depot. DA-1026/2020: Truck wash</p> <ul style="list-style-type: none"> - Site includes ovals which are used by cricket and soccer hirers on an ongoing basis. Amenity buildings flagged for repair / embellishments. Brickmakers Creek runs through site. - Partly zoned SP2 (Classified Road) and SP2 (Depot). All lots are LCC owned save for one owned by TfNSW. SP2 (Classified Road) traverses through the centre of ovals and TfNSW have not indicated this as surplus land at this stage. <p><u>Development Plans:</u></p> <ul style="list-style-type: none"> - Pearce Park and Depot are marked as Operational Land. <p><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - Recreation and Open Space Strategy says to strengthen Paciullo oval as the home of rugby league in the eastern area - Cabramatta and Brickmakers Creek Masterplan: Part of Woodward Place Central Park precinct. Identifies opportunities for family orientated adventure parkland, active transport amenity stop, creek naturalisation and environmental rehabilitation. <p><u>Plan of Management Classification (Community Land):</u></p> <ul style="list-style-type: none"> - Pearce Park is classified as 'Park' in the Generic POM for Parks 2007. Park usage = drainage passive recreation - Could not locate POM for remainder of site. 	<ul style="list-style-type: none"> o State / Regional Core o TEC o Wildlife Corridors o Riparian Corridor 	<ul style="list-style-type: none"> o Low to Medium Flood Risk Category
<p>Recommended Zone & Reason</p>			
<p>No change, retain RE1 Public Recreation and SP2 Infrastructure (Classified Road) & (Depot).</p>			

Park / Reserve Name	Site Details	Attributes	Constraints
<p>14. Kelso Park & Ernie Smith Recreation Reserve (RE1 Zone)</p> 	<p><u>Current Use (Local Park / District Park):</u> DA-1321/2021: Construction of admin building, grandstand, fences and associated car spaces (integrated under WMA) DA-1005/2020: NYE Fireworks. DA-93/2020: Spectator Stand</p> <ul style="list-style-type: none"> - Sites include some bushland and multiple sports fields (tennis, soccer, hockey etc), parking area and amenities buildings. Site is also traversed by waterway. <p><u>Development Plans:</u></p> <ul style="list-style-type: none"> - Could has adopted a masterplan (Ernie Smith Reserve / Kelso Park Masterplan) for the development of these parks into a modern recreation and sporting facility through various upgrades and embellishments. - In the case of the areas identified, the masterplan proposes the development of off-road walking and cycling tracks and supporting car parking. - A partial rezoning (e.g. of Kelso Park which is largely vegetated) may conflict with this vision. <p><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - Not in Cabramatta & Brickmakers Creek Masterplan or Georges River Spatial Framework. <p><u>Plan of Management Classification (Community Land):</u></p> <ul style="list-style-type: none"> - Kelso Park Classified as 'Park' in the Generic POM for Parks 2007. Park usage = local park. - Generic POM for Community Facilities 2005 classifies Ernie Smith Recreation Reserve as Community Facility. - Part of Ernie Smith classified as Natural Area – bushland, foreshore & watercourse under Draft POM Natural Areas 2007. - Classified as Sportsground in Generic POM Sportsground 2007. 	<ul style="list-style-type: none"> o State / Regional Core o TEC o Wildlife Corridors o Riparian Corridor o Known threatened Species 	<ul style="list-style-type: none"> o High Flood Risk Category
<p>Recommended Zone & Reason</p>			
<p>No change, retain as RE1 Public Recreation.</p>			



Park / Reserve Name	Site Details	Attributes	Constraints
<p>15. Glen Regent Reserve (RE1 Zone) 6 Drysdale Place, Casula (Lot 1130 DP 1008293), Sidney Place, Casula (Lot 6040 DP 830585), 147 Leacocks Lane, Casula (Lot 166 DP 789756), 131 Leacocks Lane, Casula (Lot 169 DP 789756), White Way, Casula (Lot 3100 DP 813122), Kylie Way, Casula (Lot 1681 DP 810634), Kylie Way, Casula (Lot 98 DP 829437), 7 Leacocks Lane (Lot 256 DP 807299), Keneally Way, Casula (Lot 3099 DP 813122), 33A Leacocks Lane, Casula (Lot 566 DP 830724), Melba Place, Casula (Lot 57 DP 1000518)</p>  	<p><u>Current Use (Local Park):</u></p> <ul style="list-style-type: none"> - Site is used for passive recreation and includes vegetated land and open space, playground and walking tracks. - Site shape is long and narrow with vegetation along edges. - Site contains a waterline running through and includes dwellings backing onto the reserve (potential amenity issues if became sporting area). <p><u>Development Plans:</u></p> <ul style="list-style-type: none"> - No future development activity. <p><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - Not in Cabramatta & Brickmakers Creek Masterplan or Georges River Spatial Framework. <p><u>Plan of Management Classification (Community Land):</u></p> <ul style="list-style-type: none"> - Classified as Park in the Generic POM for Parks 2007. Park usage = passive recreation. - Classified as Natural area – bushland in Draft POM Natural Areas 2011 (all lots). 	<ul style="list-style-type: none"> o TEC o Wildlife Corridors o Riparian Corridor o Known threatened Species Habitat o Native vegetation or habitat that provides a buffer or extension to C1 conservation zoned land 	<ul style="list-style-type: none"> o Minimal Bushfire Prone Land-Buffer
<p>Recommended Zone & Reason</p>			
<p>C2 Environmental Conservation - Publicly owned land with 'high' conservation values.</p>			



Park / Reserve Name	Site Details	Attributes	Constraints
<p>16. Harris Creek Field (RE1 & W1 Zone) 301 Heathcote Road (Lot 32 DP 848597), Lot 10 Heathcote Road, Holsworthy (Lot 10 DP 1091209)</p>  	<p><u>Current Use (District Park):</u> DA-360/2017: Usage of Council land for Event- Centenary Commemoration of the Harris Creek Rail Bridge on Friday 20 October 2017. Includes temporary erection of two-three marquees, one porta-loo, seating, allocation of designated disabled parking spaces and use of PA systems.</p> <ul style="list-style-type: none"> - Site is mostly vegetated and contains playground and walking tracks. Harris Creek traverses through site. - Used for passive recreation. <p><u>Development Plans:</u></p> <ul style="list-style-type: none"> - No future development activity. <p><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - Not in Cabramatta & Brickmakers Creek Masterplan or Georges River Spatial Framework. <p><u>Plan of Management Classification (Community Land):</u></p> <ul style="list-style-type: none"> - Classified as Natural Area – bushland, watercourse and foreshore & Park in Draft POM Natural Areas 2011 - Could not locate in other available POMs. 	<ul style="list-style-type: none"> o State / Regional Core o TEC o Wildlife Corridors o Riparian Corridor o Coastal Wetlands under SEPP o Known threatened Species o Key Fish Habitat 	<ul style="list-style-type: none"> o Minimal Bushfire Prone Land-Buffer
<p>Recommended Zone & Reason</p>			
<p>C2 Environmental Conservation and W1 Natural Waterways - Publicly owned land with 'high' conservation values.</p>			

Park / Reserve Name	Site Details	Attributes	Constraints
<p>17. Murragan Park (RE1 Zone) 21 Emu Avenue, Hinchinbrook (Lot 548 DP 789288), 216 South Liverpool Road, Hinchinbrook (Lot 3 DP 776967), 214 South Liverpool Road, Hinchinbrook (Lot 2 DP 771639), 22 Sandplover Place, Hinchinbrook (Cnr Lot 1 DP 718906)</p>  	<p><u>Current Use (Local Park):</u></p> <ul style="list-style-type: none"> - Site is vegetated and seems to include playground and seating. Surrounded by residential development. <p><u>Development Plans:</u></p> <ul style="list-style-type: none"> - No future development activity. <p><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - Not in Cabramatta & Brickmakers Creek Masterplan or Georges River Spatial Framework. <p><u>Plan of Management Classification (Community Land):</u></p> <ul style="list-style-type: none"> - Classified as 'Park' in the Generic POM for Parks 2007. Park usage = local park. - Classified as Natural Area – bushland in draft POM Natural Areas 2011. 	<ul style="list-style-type: none"> o TEC o Known threatened species o Aboriginal Significance 	

Recommended Zone & Reason

C2 Environmental Conservation - Publicly owned land with 'high' conservation values.



Park / Reserve Name	Site Details	Attributes	Constraints
<p>18. Mannix Park (RE1 Zone)</p>  	<p><u>Current Use (Local Park):</u></p> <ul style="list-style-type: none"> - Used for passive recreation. - Site is somewhat vegetated and sits in-between residential development. Lawn areas look to be mowed. <p><u>Development Plans:</u></p> <ul style="list-style-type: none"> - No future development activity. <p><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - Not in Cabramatta & Brickmakers Creek Masterplan or Georges River Spatial Framework. <p><u>Plan of Management Classification:</u></p> <ul style="list-style-type: none"> - Northern part of site is classified as Operational Land and remainder is Community Land. - Classified as 'Park' in the Generic POM for Parks 2007. Park usage = passive recreation. - Majority classified as Natural Area – bushland and Park in draft POM Natural Areas. 	<ul style="list-style-type: none"> o State / Regional Core o TEC o Known threatened Species 	<ul style="list-style-type: none"> o Some Bushfire Prone Land – Category 2 and buffer
<p>Recommended Zone & Reason</p>			
<p>No change, retain as RE1 Public Recreation.</p>			



Park / Reserve Name	Site Details	Attributes	Constraints
<p>19. Havard Park & Pasquale Minnici Park (RE1 & SP2 Zone) Kurrajong Road, Prestons (Lot 203 DP 850994), 7 Braidwood Drive Prestons (Lot 206 DP 851553, Lot 207 DP 851553, Lot 208 DP 851553), Larbert Place, Prestons (Lot 46 DP 848837), Bugong Street, Prestons (Lot 45 DP 848837)</p>  	<p><u>Current Use (Local Parks):</u></p> <ul style="list-style-type: none"> - Part of site also SP2 Drainage (covers the waterway). - Includes basketball court, playground and gazebo and some unidentifiable area. Pasquale Minnici Park is mostly vegetated land following the riparian corridor. - Used for passive recreation. - Note adjoining end of Creek to be acquired by Council as RE1 however this area is not as densely vegetated. <p><u>Development Plans:</u></p> <ul style="list-style-type: none"> - No future development activity. <p><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - Cabramatta and Brickmakers Creek Masterplan: Part of Upper Cabramatta Renewal Precinct. Identified opportunities for Havard Park specifically to become a regionally significant park (multi-functional community park and environmental rehabilitation area). <p><u>Plan of Management Classification (Community Land):</u></p> <ul style="list-style-type: none"> - Could not locate site in available POMs. 	<ul style="list-style-type: none"> o State / Regional Core o TEC o Wildlife Corridors o Riparian Corridor o Coastal Wetlands under SEPP o Key Fish habitat 	<ul style="list-style-type: none"> o Low to High Flood Risk Category o Some Bushfire Prone Land – Category 2 and 3


Recommended Zone & Reason



RE1 Public Recreation (Havard Park in northern part), SP2 Drainage and C2 Environmental Conservation (southern part riparian corridor) - Publicly owned land with 'high' conservation values.



Park / Reserve Name	Site Details	Attributes	Constraints
<p data-bbox="83 268 635 296">20. Sinozich Reserve (RE1, C3 & R1 Zone)</p> <div data-bbox="83 394 1463 1539"> </div>	<p data-bbox="1495 268 1792 296"><u>Current Use (Drainage):</u></p> <ul data-bbox="1516 302 2288 516" style="list-style-type: none"> - Site consists of vegetation, waterbodies, cleared land and a dwelling. Site is traversed by Cabramatta Creek. - Some private landowners, with privately owned land either marked for acquisition (RE1) or zoned C3. - Edmondson Park - Sinozich Park (Jardin Dr Basin 12 Stage 2). - Currently used for passive recreation. <p data-bbox="1495 552 1745 579"><u>Development Plans:</u></p> <ul data-bbox="1516 585 1932 613" style="list-style-type: none"> - No future development activity. <p data-bbox="1495 648 1694 676"><u>Strategic Vision:</u></p> <ul data-bbox="1516 682 2288 863" style="list-style-type: none"> - Cabramatta and Brickmakers Creek Masterplan: Part of Neighbourhood key area which envisions diverse and multi-functional local parks and playgrounds, continuous walking and cycling trails and additional public amenities. Identified opportunities for inclusive recreation, nature play and picnic offering and environmental rehabilitation. <p data-bbox="1495 898 2160 926"><u>Plan of Management Classification (Community Land):</u></p> <ul data-bbox="1516 932 2228 1020" style="list-style-type: none"> - Southern part of land marked as Operational Land and northern part is marked as Community Land. - Could not locate remainder of site in available POMs. 	<ul data-bbox="2347 268 2605 453" style="list-style-type: none"> ○ State / Regional Core ○ TEC ○ Wildlife Corridors ○ Riparian Corridor ○ Key Fish Habitat 	<ul data-bbox="2647 268 2861 485" style="list-style-type: none"> ○ Low to High Flood Risk Category ○ Bushfire Prone Land – Category 2 and 3
<p data-bbox="83 1724 602 1751">Recommended Zone & Reason</p>			
<p data-bbox="83 1797 1694 1824">No change, retain as RE1 Public Recreation, C3 Environmental Management and R1 General Residential.</p>			


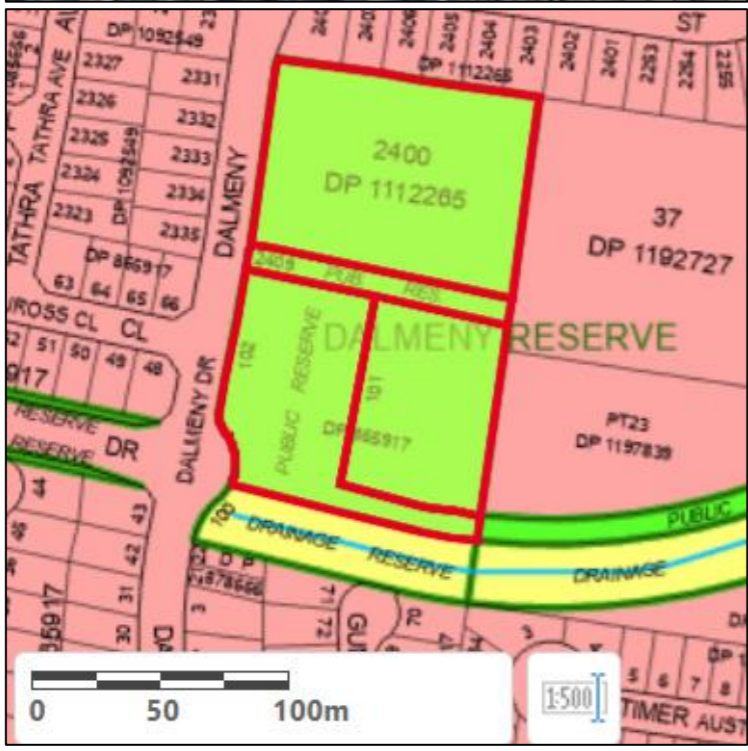
Park / Reserve Name	Site Details	Attributes	Constraints
<p data-bbox="83 268 483 296">21. Mill Park (RE1 & SP2 Zone)</p> <div style="display: flex; justify-content: space-around;">   </div>	<p data-bbox="1495 268 1813 296"><u>Current Use (Local Park):</u></p> <p data-bbox="1495 302 2303 359">DA-261/2020: Temporary use of Casual Parklands for Council and community events</p> <ul style="list-style-type: none"> - Heavily utilised open space area (15.85Ha) including playground, amenities shade structures, car parking, roads and BBQ facilities. Site is adjacent to Georges River as well as Casula Station. Also includes SP2 Classified Road. - Minimal vegetation with site largely cleared for parkland. <p data-bbox="1495 583 1745 611"><u>Development Plans:</u></p> <ul style="list-style-type: none"> - No future development activity. - There is remediation works currently being undertaken to stabilise the riverbank. <p data-bbox="1495 741 1694 768"><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - Not in Cabramatta & Brickmakers Creek Masterplan or Georges River Spatial Framework. <p data-bbox="1495 856 2160 884"><u>Plan of Management Classification (Community Land):</u></p> <ul style="list-style-type: none"> - Classified as Park in the Generic POM for Parks 2007. Park usage = passive recreation. - Classified as Park in Georges River Corridor POM and Masterplan 2002. 	<ul style="list-style-type: none"> o TEC o Key Fish Habitat o Wildlife Corridors o Riparian Corridor 	<ul style="list-style-type: none"> o Heritage Items 44 and 12 traverse site. Next to item 10. o Minimal Bushfire Prone Land – buffer o High Flood Risk Category
<p data-bbox="83 1768 602 1795">Recommended Zone & Reason</p>			
<p data-bbox="83 1843 1397 1871">No change, retain as RE1 Public Recreation and SP2 Infrastructure (Classified Road).</p>			


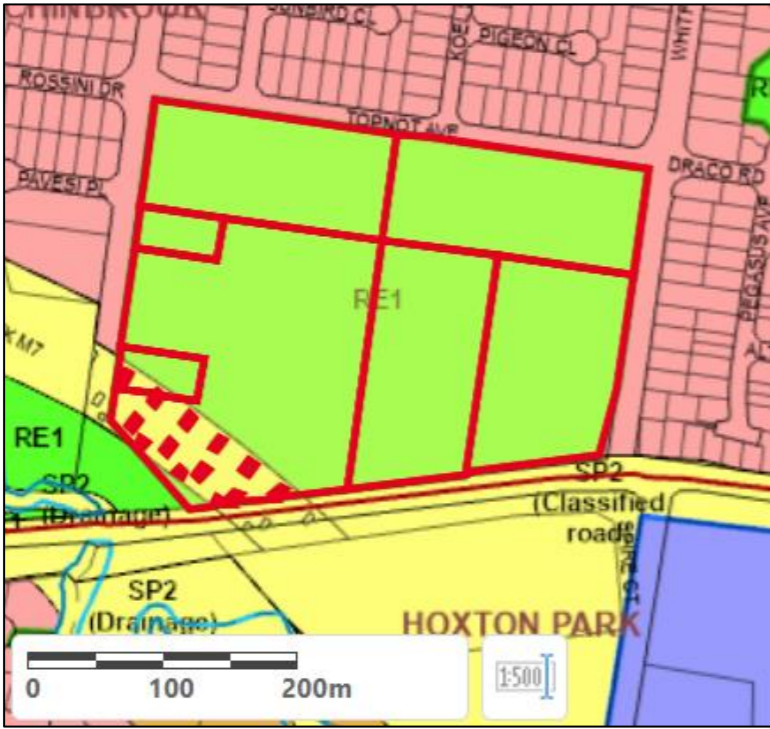
Park / Reserve Name	Site Details	Attributes	Constraints
<p>22. Woolway Park (RE1 Zone) 780 Cowpasture Road, Cecil Hills (Lot 2 DP 1190574, Lot 2 DP 1062502, Lot 103 DP 1130459, Lot 7000 DP 1169480), 36 Athlone Street, Cecil Hills (Lot 6999 DP 851917), 750 Cowpasture Road, Cecil Hills (Lot 103 DP 1130459), 40A Lascelles Street, Cecil Hills (Lot 6089 DP 855010), 550 Cowpasture Road, Elizabeth Hills (Lot 7000 DP 1169480, Lot 2 DP 1062502, Lot 103 DP 1130459), Lot 41 Cowpasture Road, Elizabeth Hills (Lot 41 DP 833568)</p> <div style="display: flex; justify-content: space-around;">   </div>	<p><u>Current Use (Local Park):</u></p> <ul style="list-style-type: none"> - Northern part of park is cleared and can function as a field. - Southern part includes waterline and two waterbodies which are likely to cause issues for any kind of future sporting use. - One lot owned by Sydney Water Corporation (small lot likely for water infrastructure). - Used for passive recreation. <p><u>Development Plans:</u></p> <ul style="list-style-type: none"> - No future development activity. <p><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - Not in Cabramatta & Brickmakers Creek Masterplan or Georges River Spatial Framework. <p><u>Plan of Management Classification (Community Land):</u></p> <ul style="list-style-type: none"> - Part classified as Natural Area – bushland, watercourse and sportsground in draft POM Natural Areas 2011. 	<ul style="list-style-type: none"> o State / Regional Core o TEC o Wildlife corridor o Riparian corridors 	<ul style="list-style-type: none"> o Low to High Flood Risk Category o Bushfire Prone Land – Category 1-3
<p>Recommended Zone & Reason</p>			
<p>RE1 Public Recreation (northern lots) and C2 Environmental Conservation (southern lots) - Publicly owned land with 'high' conservation values.</p>			

Park / Reserve Name	Site Details	Attributes	Constraints
<p>23. Gough Park (RE1 Zone)</p> 	<p><u>Current Use:</u></p> <ul style="list-style-type: none"> - Site is directly adjacent to Cecil Hills Lake and includes a playground, BBQ facilities and basketball court. - Vegetation is largely contained to the centre of Park which would be difficult to apply a split zone. - Used for passive recreation. <p><u>Development Plans:</u></p> <ul style="list-style-type: none"> - No future development activity. <p><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - Not in Cabramatta & Brickmakers Creek Masterplan or Georges River Spatial Framework. <p><u>Plan of Management Classification (Community Land):</u></p> <ul style="list-style-type: none"> - Classified as 'Park' in the Generic POM for Parks 2007. Park usage = passive recreation. - Classified as Natural Area – bushland & watercourse in Draft POM Natural Areas 2011. 	<ul style="list-style-type: none"> o State / Regional Core o TEC o Wildlife Corridors o Riparian Corridor 	<ul style="list-style-type: none"> o Bushfire Prone Land – Category 3 and buffer o Low to High Flood Risk Category
<p>Recommended Zone & Reason</p>			
<p>No change, retain as RE1 Public Recreation.</p>			


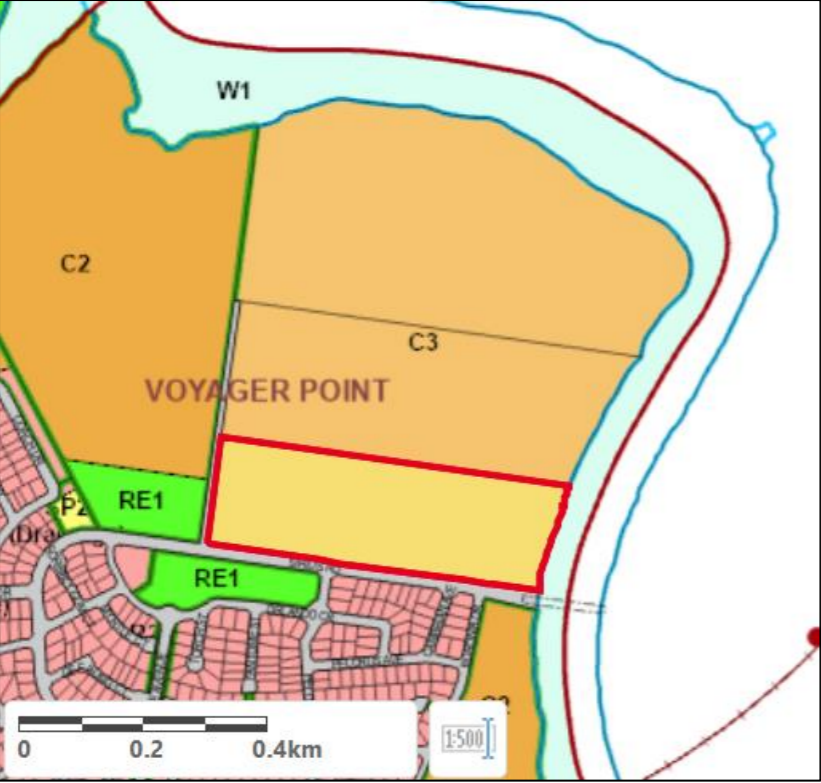
Park / Reserve Name	Site Details	Attributes	Constraints
<p>24. Cabrogal Reserve (RE1 & SP2 Zone) 561 Cowpasture Road, Hinchinbrook (Lot 7003 DP 1051679), 1 Wardang Road, Hinchinbrook (Lot 249 DP 860568), 1 Newry Place (Lot 150 DP 856142), Rossini Drive, Hinchinbrook (Lot 1 DP 1082089)</p> <div style="display: flex; justify-content: space-around;">   </div>	<p><u>Current Use (Local Park):</u></p> <ul style="list-style-type: none"> - Site appears to be quiet densely vegetated and includes creek (zoned SP2 drainage). - Opposite end of bushland is in private ownership / TfNSW and zoned SP2 Classified Road. - Used for passive recreation. <p><u>Development Plans:</u></p> <ul style="list-style-type: none"> - No future development activity. <p><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - Not in Cabramatta & Brickmakers Creek Masterplan or Georges River Spatial Framework. <p><u>Plan of Management Classification (Community Land):</u></p> <ul style="list-style-type: none"> - Classified as 'Park' in the Generic POM for Parks 2007. Park usage = drainage and passive recreation. - Classified as Natural Area – bushland & watercourse and park in draft POM Natural Areas 2011. 	<ul style="list-style-type: none"> o State / Regional Core o TEC o Wildlife Corridors o Riparian Corridor 	<ul style="list-style-type: none"> o Low to High Flood Risk Category o Bushfire Prone Land – Category 1
<p>Recommended Zone & Reason</p>			
<p>C2 Environmental Conservation and SP2 Drainage - Publicly owned land with 'high' conservation values.</p>			


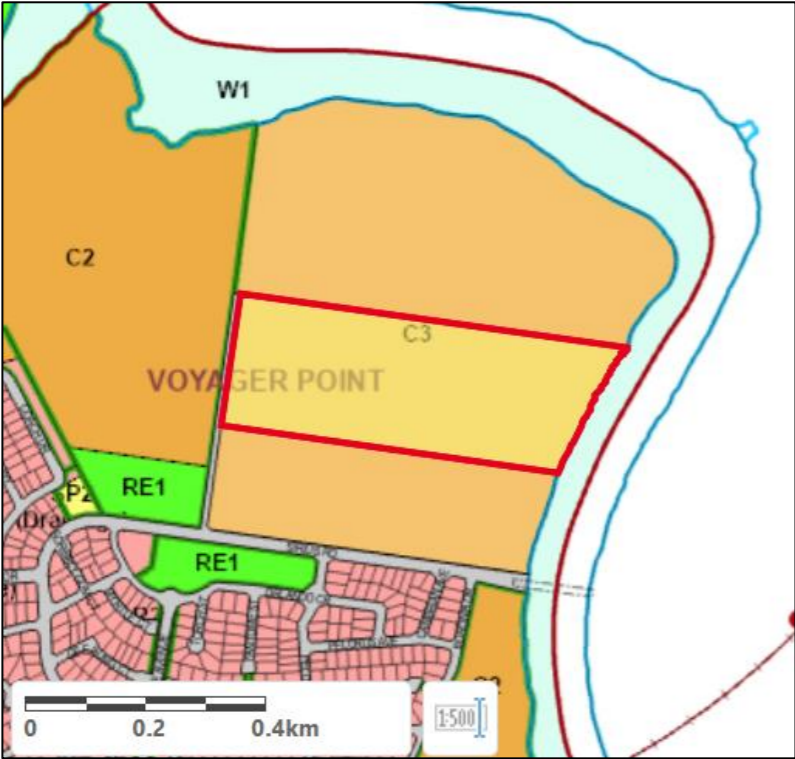
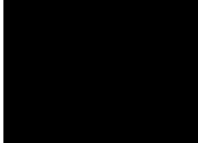
Park / Reserve Name	Site Details	Attributes	Constraints
<p>25. Cessna Reserve (RE1 Zone) See separate attachment for address details.</p>  	<p><u>Current Use (Local Park):</u> DA-211/2007: Dwelling demolition.</p> <ul style="list-style-type: none"> - Used for passive recreation. - Mostly vegetated land, includes waterline and a dam. <p><u>Development Plans:</u></p> <ul style="list-style-type: none"> - No future development activity. <p><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - Not in Cabramatta & Brickmakers Creek Masterplan or Georges River Spatial Framework. <p><u>Plan of Management Classification (Community Land):</u></p> <ul style="list-style-type: none"> - Majority of site is marked as Operational Land – likely for drainage purposes. - Could not locate remainder of site in available POMs. 	<ul style="list-style-type: none"> o State / Regional Core o TEC o Wildlife Corridor o Riparian Corridors o Key Fish Habitat 	<ul style="list-style-type: none"> o Little Low to High Flood Risk Category o Mostly Bushfire Prone Land – Category 1
<p>Recommended Zone & Reason</p>			
<p>No change, retain as RE1 Public Recreation.</p>			


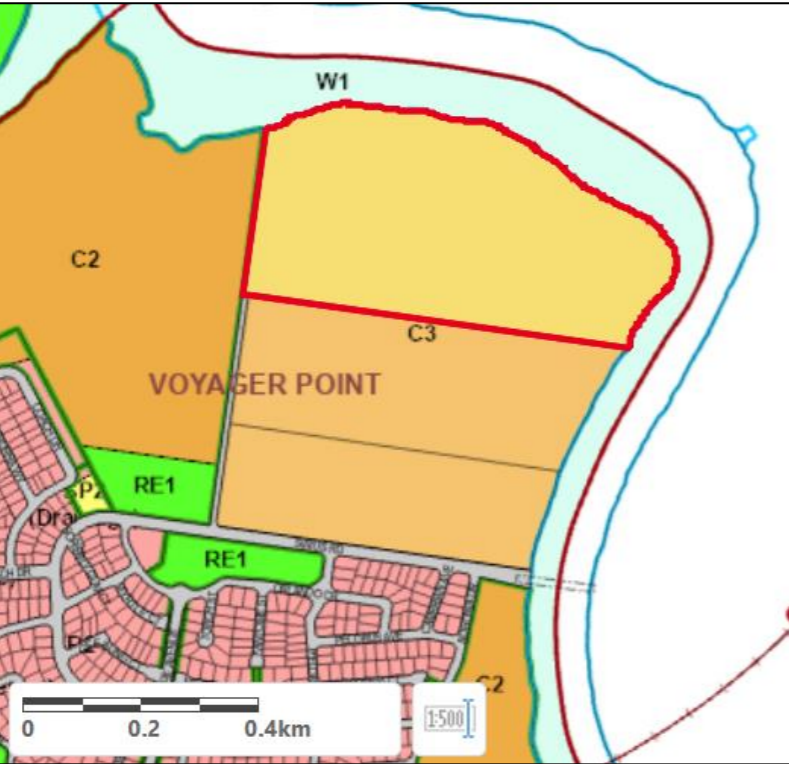

Park / Reserve Name	Site Details	Attributes	Constraints
<p>26. Dalmeny Reserve (RE1 Zone) 95 – 99 Dalmeny Drive, Prestons (Lot 2400 DP 1112265, Lot 2409 DP 1112265), Dalmeny Drive, Prestons (Lot 102 DP 865917), Dalmeny Drive, Prestons (Lot 101 DP 865917)</p>  	<p><u>Current Use (Local Park):</u> DA-1103/2004: 6 Lot subdivision</p> <ul style="list-style-type: none"> - Used for passive recreation. - Somewhat vegetated and includes playground i.e. a local park. - This site was added as the adjoining privately owned lots (44 Manildra and Lot 23 Corrimal) are being reviewed under the Study. <p><u>Development Plans:</u></p> <ul style="list-style-type: none"> - No future development activity. <p><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - Not in Cabramatta & Brickmakers Creek Masterplan or Georges River Spatial Framework. <p><u>Plan of Management Classification (Community Land):</u></p> <ul style="list-style-type: none"> - Crown Land. - Classified as 'Park' in the Generic POM for Parks 2007. Park usage = local park. - Classified as Natural Area – bushland & Park in Draft POM Natural Areas 2011. 	<ul style="list-style-type: none"> o State / Regional Core o TEC 	<ul style="list-style-type: none"> o Bushfire Prone Land – Category 2 o Some low to medium flood risk category
<p>Recommended Zone & Reason</p>			
<p>C2 Environmental Conservation - Publicly owned land with 'high' conservation values.</p>			

Park / Reserve Name	Site Details	Attributes	Constraints
<p>27. Hoxton Park Reserve (RE1 & SP2 Zone) See separate attachment for address details.</p>  	<p><u>Current Use:</u></p> <ul style="list-style-type: none"> - Owned by Minister for Lands and some LCC and TfNSW - One of three off-leash dog areas. - Includes SP2 Classified Road. - Includes carpark area, soccer field, amenities and is a soccer home ground. Soccer ground for team training. <p><u>Development Plans:</u></p> <ul style="list-style-type: none"> - No future development activity. <p><u>Strategic Vision:</u></p> <ul style="list-style-type: none"> - Not in Cabramatta & Brickmakers Creek Masterplan or Georges River Spatial Framework. <p><u>Plan of Management Classification:</u></p> <ul style="list-style-type: none"> - Crown Land. - Some operational land. - Part (Lt 2 Sec 1 DP 2202, Lot 2 Wilson) classifies as Natural Area – bushland and park in Draft POM Natural Areas 2011. - Classified as Sportsground in Generic POM Sportsground 2007. 	<ul style="list-style-type: none"> o State / Regional Core o TEC 	<ul style="list-style-type: none"> o Mostly medium flood risk category o Some bushfire category 2 and buffer
<p>Recommended Zone & Reason</p>			
<p>No change, retain RE1 Public Recreation and SP2 Infrastructure (Classified Road).</p>			


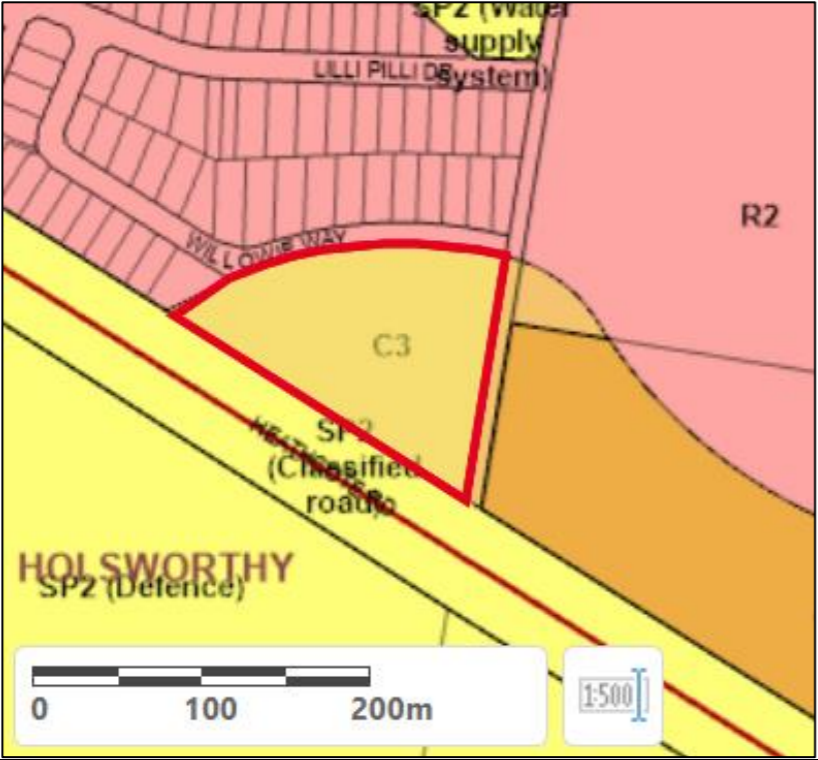

APPENDIX B – Zoning Recommendations: Privately Owned Lots


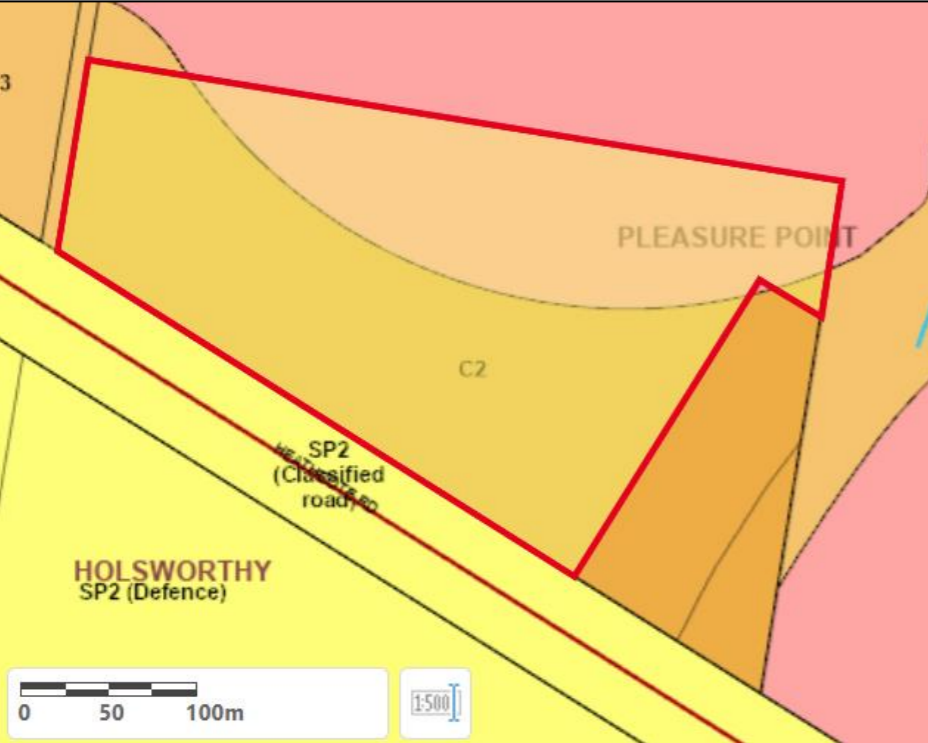
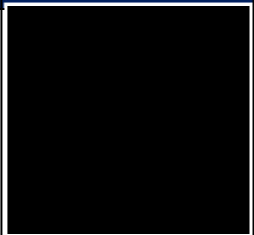
Property Address & Zone	Owner	Site Details	Attributes	Constraints
<p>1. 1 Sirius Road, Voyager Point (Lot 72 DP 661069) Zoned C3 Environmental Management</p>  	<div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div>	<p><u>Site & Development History</u> DA-1137/2016: Single storey dwelling. DA-1037/2013: Two storey dwelling and clearing. DA-495/2009: Two storey dwelling. DA-2294/2003: Boundary chainwire fence. DA-66/2022: Retirement village (120 units).</p> <ul style="list-style-type: none"> - Site is currently vacant and vegetated. - Some unauthorised clearing has occurred, which is to be rehabilitated. <p><u>Conservation Mechanism / Development Outcome</u></p> <ul style="list-style-type: none"> - No negotiated development outcome or conservation mechanism located. 	<ul style="list-style-type: none"> ○ Coastal Wetlands under SEPP ○ State & Regional Core ○ Threatened Ecological Community ○ Key fish habitat ○ Wildlife Corridors ○ Riparian Corridors ○ Known threatened Species 	<ul style="list-style-type: none"> ○ Bushfire Prone Land – Category 1 ○ Mostly High Flood Risk Category
<p>Recommended Zone and Reason No change, retain as C3 Environmental Management – Privately owned land with ‘high’ conservation values.</p>				


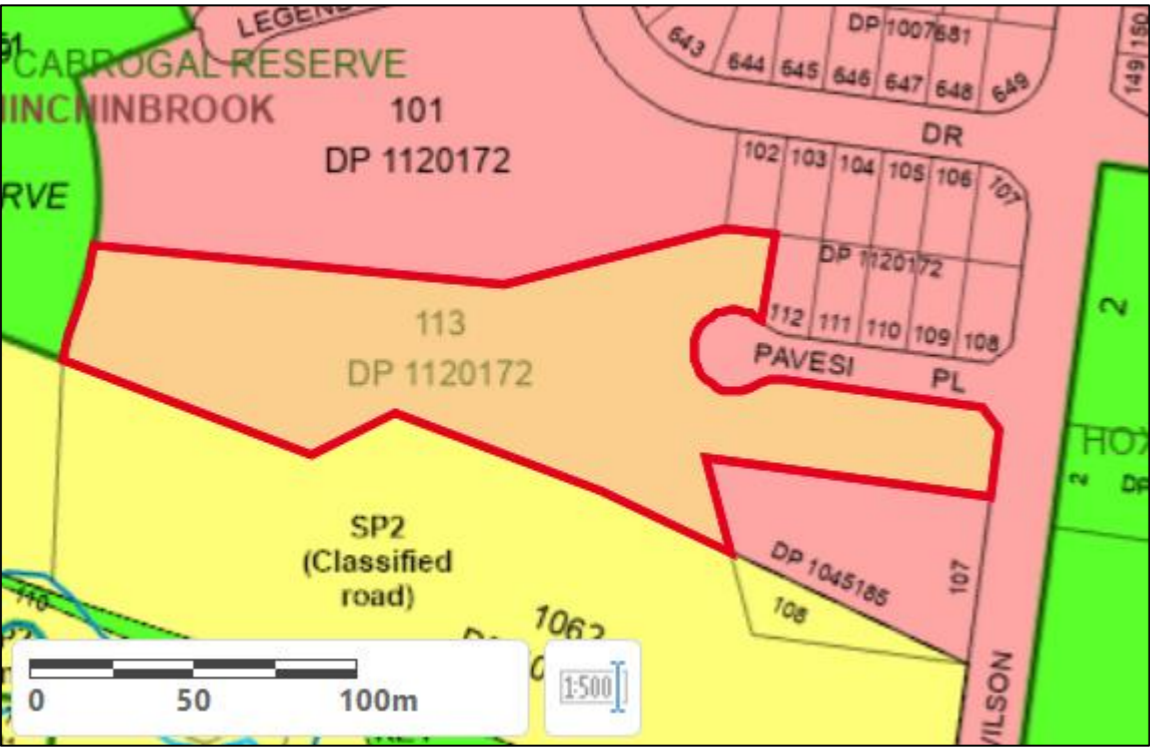
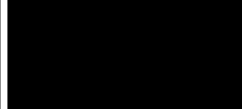
Property Address & Zone	Owner	Site Details	Attributes	Constraints
<p>2. Lot 75 Sirius Road, Voyager Point (Lot 75 DP 752034) Zoned C3 Environmental Management</p>  		<p><u>Site & Development History</u></p> <ul style="list-style-type: none"> - No DA activity since 2000 (some activity prior). - Site is currently vacant and vegetated. <p><u>Conservation Mechanism / Development Outcome</u></p> <ul style="list-style-type: none"> - No negotiated development outcome or conservation mechanism located. 	<ul style="list-style-type: none"> ○ Coastal Wetlands under SEPP ○ State & Regional Core ○ Key Fish Habitat ○ Threatened Ecological Community ○ Wildlife Corridors ○ Riparian Corridor 	<ul style="list-style-type: none"> ○ Bushfire Prone Land – Category 1 ○ Mostly High Flood Risk Category
<p>Recommended Zone and Reason No change, retain as C3 Environmental Management – Privately owned land with ‘high’ conservation values.</p>				


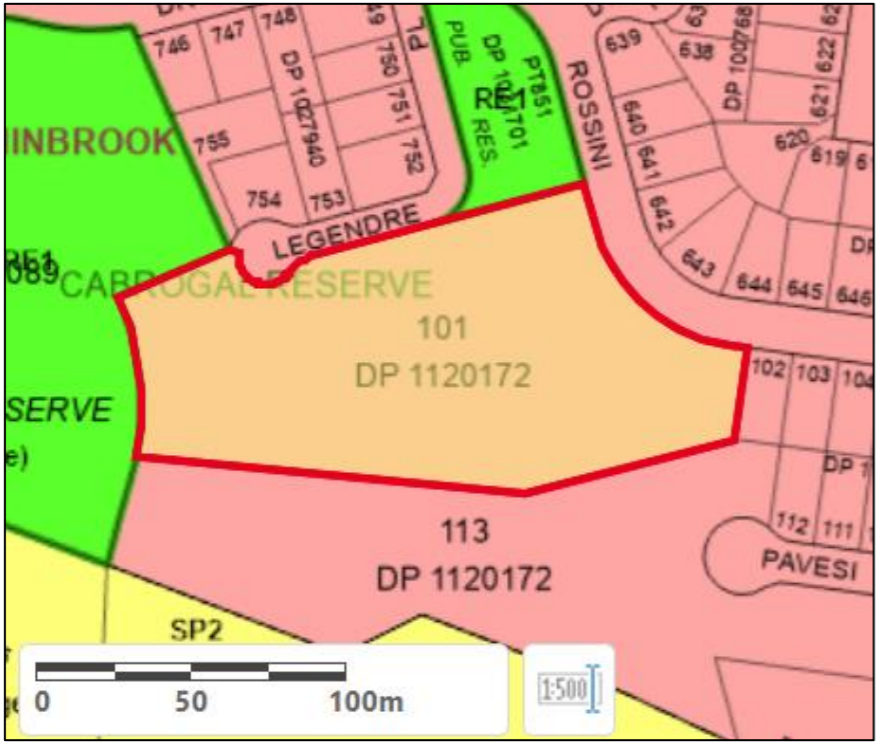

Property Address & Zone	Owner	Site Details	Attributes	Constraints
<p>3. Lot 68 Sirius Road, Voyager Point (Lot 68 DP 752034) Zoned C3 Environmental Management</p>  		<p><u>Site & Development History</u></p> <ul style="list-style-type: none"> - No DA activity since 2000 (some activity prior). - Site includes two older dwellings and various outbuildings. Majority of site is vacant and vegetated. <p><u>Conservation Mechanism / Development Outcome</u></p> <ul style="list-style-type: none"> - No negotiated development outcome or conservation mechanism located. 	<ul style="list-style-type: none"> ○ Coastal wetlands under SEPP ○ State & Regional Core ○ Threatened Ecological Community ○ Key Fish Habitat ○ Wildlife corridors ○ Riparian corridors 	<ul style="list-style-type: none"> ○ Bushfire Prone Land – Category 1 ○ Mostly High Flood Risk Category




Recommended Zone and Reason
No change, retain as C3 Environmental Management – Privately owned land with ‘high’ conservation values.


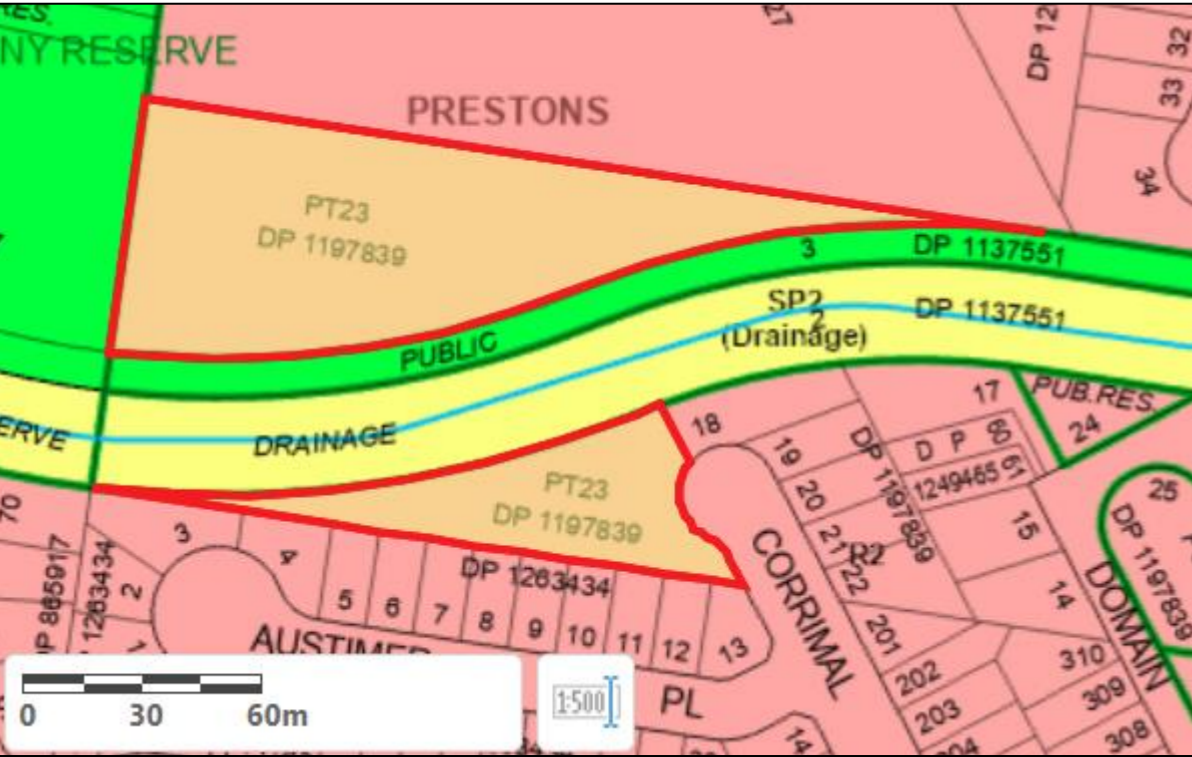
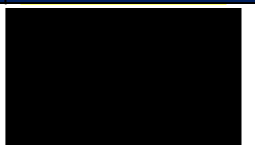
Property Address & Zone	Owner	Site Details	Attributes	Constraints
<p>4. Lot 514 Willowie Way, Pleasure Point (Lot 514 DP 1183310) Zoned C3 Environmental Management</p>  		<p><u>Site & Development History</u> PPL-2023: Rezoning of site to R2 Low Density Residential. PPL-1/2020: Rezoning of site to R2 Low Density Residential. DA-529/2009: Subdivision of Lot 101 DP 10303 into 63 Lots and 1 Residue Lot (Lot 64 – subject lot)</p> <ul style="list-style-type: none"> - Condition consent requires Vegetation Management Plan (VMP) for site already zoned C3 with a 2 year maintenance period. - Site is vacant and vegetated. <p><u>Conservation Mechanism / Development Outcome</u></p> <ul style="list-style-type: none"> - 88B Restriction states “<i>The area of land shown as lot 514 must be established and retained as an environment management lot and shall not be permitted to be cleared, altered or damaged except as required to remove noxious weeds of other exotic plan species (wording reflects the current zone)</i>” 	<ul style="list-style-type: none"> ○ State & Regional Core ○ Threatened Ecological Community ○ Wildlife Corridors 	<ul style="list-style-type: none"> ○ Bushfire Prone Land – Category 1
<p>Recommended Zone and Reason C2 Environmental Conservation - Land with a negotiated development outcome or conservation mechanism.</p>				


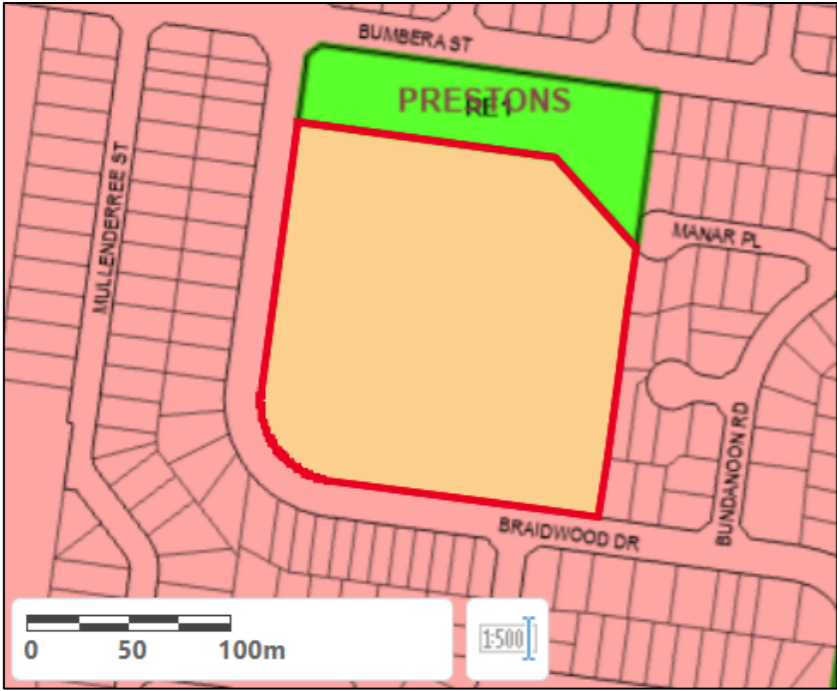
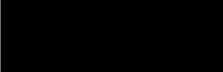
Property Address & Zone	Owner	Site Details	Attributes	Constraints
<p>5. Lot 792 Heathcote Road, Pleasure Point (Lot 792 DP 48718) Zoned C2 Environmental Conservation & R2 Low Density Residential</p>  		<p><u>Site & Development History</u></p> <ul style="list-style-type: none"> - No DA activity since 2000. - Vacant and heavily vegetated. - Area identified as deferred matter. Split zoning then shown in making of LLEP 2008. - Entire site identified as Core Conservation area in Voyager Point Pleasure Point Biodiversity Strategy 2002. <p><u>Conservation Mechanism / Development Outcome</u></p> <ul style="list-style-type: none"> - No negotiated development outcome or conservation mechanism located. - No 88B located. 	<ul style="list-style-type: none"> ○ State & Regional Core ○ Threatened Ecological Community ○ Wildlife Corridors 	<ul style="list-style-type: none"> ○ Bushfire Prone Land – Category 1
<p>Recommended Zone and Reason C2 Environmental Conservation - Publicly owned land with 'high' conservation values.</p>				


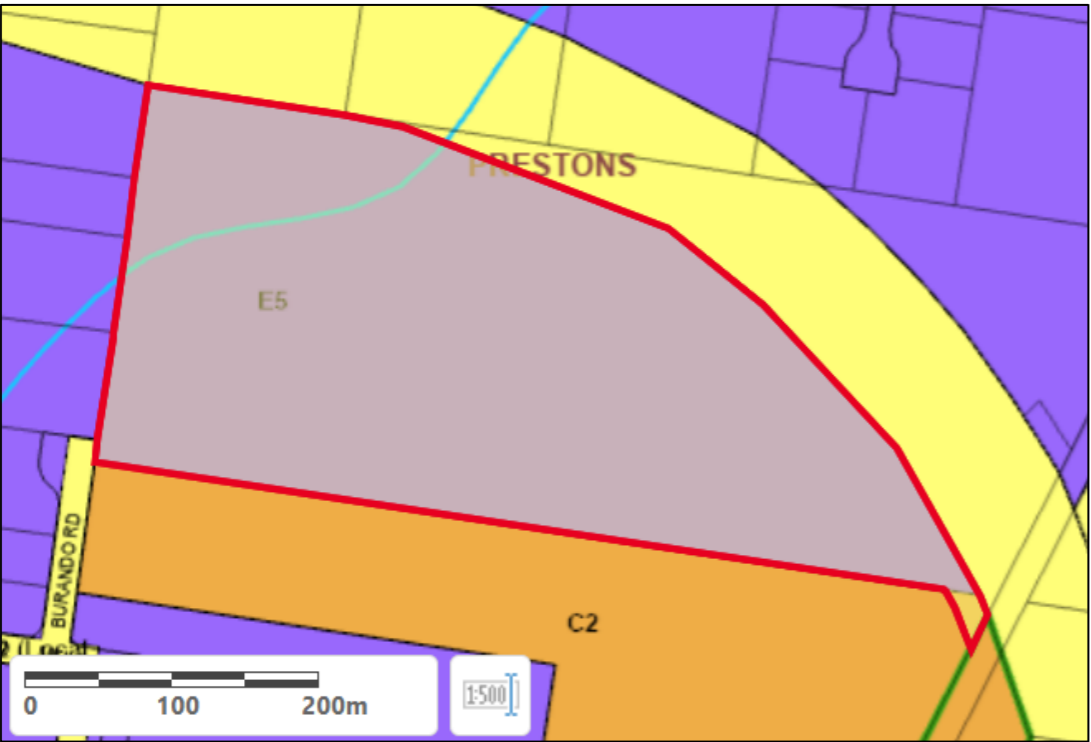
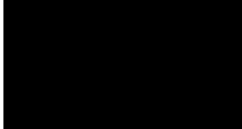

Property Address & Zone	Owner	Site Details	Attributes	Constraints
<p>6. 11 Pavesi Place, Hinchinbrook (Lot 113 DP 1120172) Zoned R2 Low Density Residential</p>  		<p><u>Site & Development History</u> PL-10/2022: Staged subdivision into 14 Torrens title lots including an existing dwelling. <u>Pre-DA minutes note:</u></p> <ul style="list-style-type: none"> - Council is of the view that no further development of the land will be supported. - The creation of the land as a separate lot was heavily conditioned on the basis that the land would not be further developed for further subdivision and road construction. In fact, the Council placed a restriction as to user on the title to ensure the existing natural vegetation and wetlands is preserved and maintained going forward. - The creation of the lot (including the dwelling house) exhausted the overall planning and development potential of the land. <p>DA-689/2020: Subdivision into 9 lots DA-453/2018: Subdivision into 18 lots DA-607/2011: Single storey dwelling DA-1409/2007: Temporary use for exhibition village on Lots 103,112, 101,102 and 113 DA-220/2006: Subdivision of Lot 1061 DP 1051506 into 13 Lots</p> <ul style="list-style-type: none"> - The subdivision site is located within the flood compensatory excavation area and riparian zone (Lot 113) created for under DA220/2006. The flood compensatory excavation area and riparian zone shall be maintained and no further development on this site is permitted (PL-10/2022 Advice). - Currently vacant and vegetated, save for constructed dwelling which is suitably isolated and can easily be separated from remainder of lot. <p><u>Conservation Mechanism / Development Outcome</u></p> <ul style="list-style-type: none"> - Lot 113 is burdened with a positive covenant and a restriction as to the use as part of general terms of approval (GTA's) issued by the Department of Natural Resources as part of the original subdivision and development of the land at Lot 1061 DP 1051506 Rossini Road, Hinchinbrook. These GTA's were included on the 88B following approval of the subdivision under DA-220/2006. Essentially the GTA's required Lot 101 and 113 to be retained as flood storage and rehabilitated riparian land. - 88B Instrument: <i>No building can be erected or permitted to remain within the riparian zone (RZ) on each lot burdened. The riparian zone is to function as an ecological system and as such be free of development.</i> 	<ul style="list-style-type: none"> o Coastal Wetlands under SEPP o State & Regional Core o Threatened Ecological Community o Wildlife Corridors 	<ul style="list-style-type: none"> o Mostly Bushfire Prone Land – Category 1 o Contaminated site. o Site is traversed by easement for drainage (14 wide), easement for transmission line and easement for sewerage, o Medium /High Flood Risk Category
<p>Recommended Zone and Reason C2 Environmental Conservation & R2 Low Density Residential (dwelling) - Land with a negotiated development outcome or conservation mechanism.</p>				


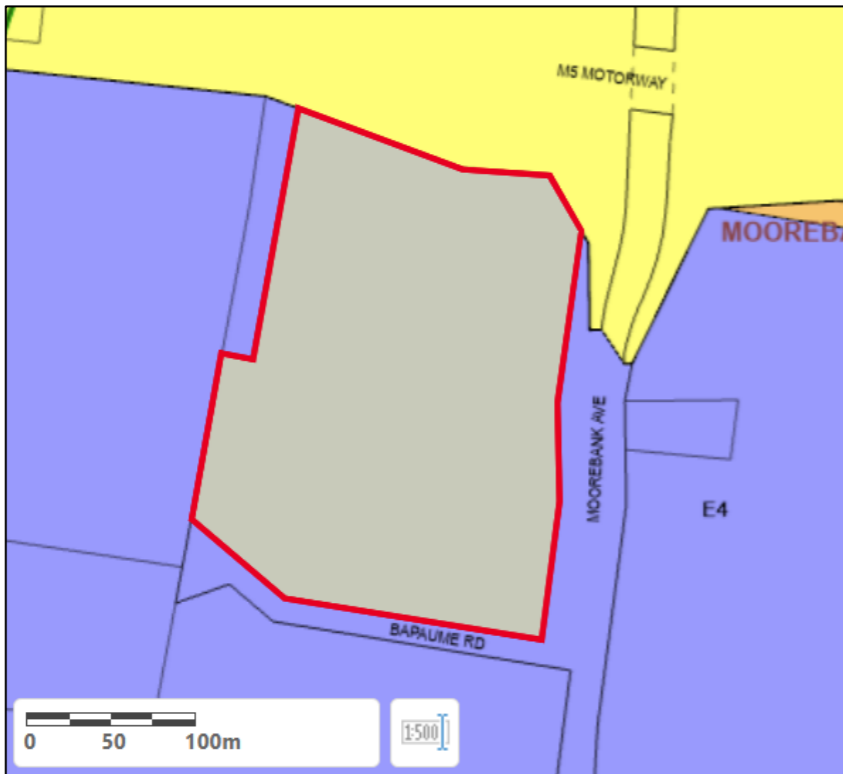
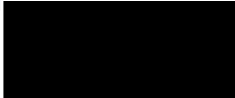
Property Address & Zone	Owner	Site Details	Attributes	Constraints
<p>7. Lot 101 Rossini Drive, Hinchinbrook (Lot 101 DP 1120172) Zoned R2 Low Density Residential</p>  		<p><u>Site & Development History</u> DA-266/2018: Construction of semi-detached dwellings and 3 lot subdivision. - Requires Lot 3 be managed as an IPA in accordance with the requirements of PBP 2019 (APZ)</p> <p>DA-220/2006: Subdivision of Lot 1061 DP 1051506 into 13 Lots - Site is currently vacant and vegetated.</p> <p><u>Conservation Mechanism / Development Outcome</u> - Site is burdened with a positive covenant and a restriction as to the use as part of general terms of approval (GTA's) issued by the Department of Natural Resources as part of the original subdivision and development of the land at Lot 1061 DP 1051506 Rossini Road, Hinchinbrook. These GTA's were included on the 88B following approval of the subdivision under DA-220/2006. Essentially the GTA's required Lot 101 and 113 to be retained as flood storage and rehabilitated riparian land. - 88B Instrument: <i>No building can be erected or permitted to remain within the riparian zone (RZ) on each lot burdened. The riparian zone is to function as an ecological</i></p>	<ul style="list-style-type: none"> ○ Coastal Wetlands under SEPP ○ State & Regional Core ○ Wildlife Corridors ○ Threatened Ecological Community 	<ul style="list-style-type: none"> ○ Mostly Bushfire Prone Land – Category 1 ○ Medium /High Flood Risk Category ○ Site is traversed by easement for drainage (14 wide) and easement for transmission line.
<p>Recommended Zone and Reason</p>				
<p>C2 Environmental Conservation & R2 Low Density Residential (Semi-detached Dwellings) - Land with a negotiated development outcome or conservation mechanism.</p>				

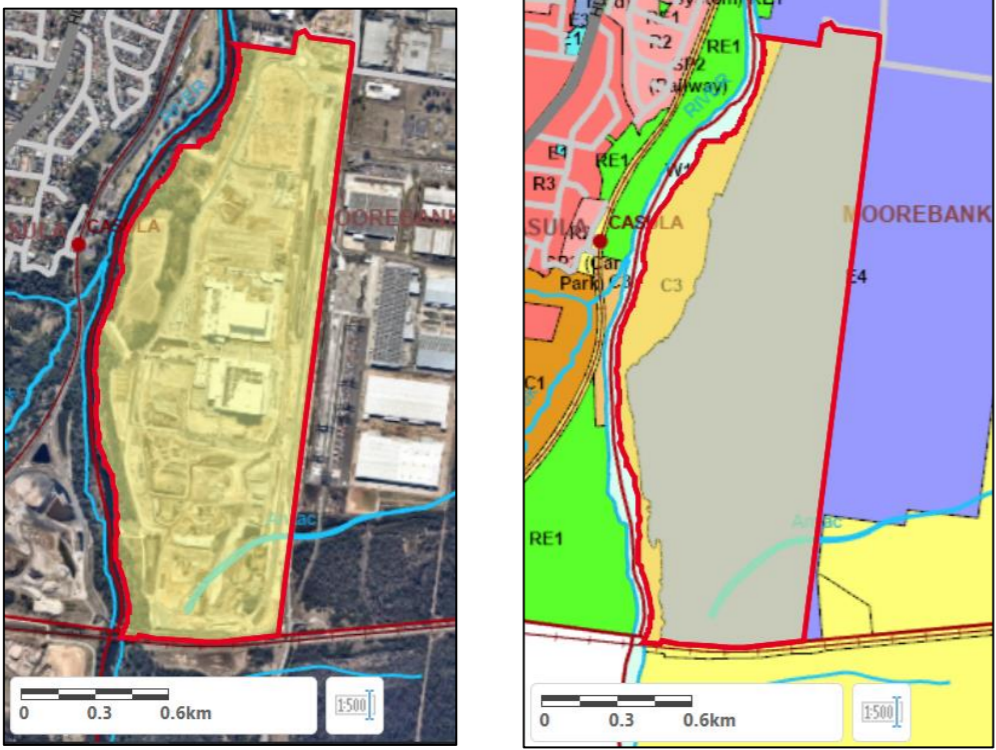

Property Address & Zone	Owner	Site Details	Attributes	Constraints
<p>8. 44 Manildra Street, Prestons (Lot 37 DP 1192727) Zoned R2 Low Density Residential</p>  		<p>Site & Development History DA-1323/2003: Subdivision and residue lot (Stage 3 Works). Refused on the basis of subdivision pattern not consistent with DCP. DA-1321/2003 – Subdivision of Proposed Lot 25 (Under DA-1320/2003) with a residue Lot 41 (Stage 2 Works). DA-1320/2003: Subdivision of Lot 8 Ash Road with residue Lot (Stage 1 Works). DA-36/2011: Detached dwelling on proposed Lot 2 in Lot 8 Ash Road. DA-1322/2003: Subdivision of Part Lot 8 into 15 Lots.</p> <ul style="list-style-type: none"> - Site is vacant and somewhat vegetated with a transmission tower at the edge of the lot. - There is a transmission easement (60-96 wide) that runs across part of site (approx. 30%) with frontage to the road. The easement area is regularly maintained and functions as an APZ. - Site appears landlocked (housing to north, easement to east, reserve to south and west) - Part 2.2 of DCP identifies this area for bushland preservation. <p>Conservation Mechanism / Development Outcome</p> <ul style="list-style-type: none"> - No negotiated development outcome or conservation mechanism located. - Refusal of DA-1232/2003 however on basis of DCP. 	<ul style="list-style-type: none"> o State & Regional Core o Wildlife Corridors o Threatened Ecological Community 	<ul style="list-style-type: none"> o Mostly Bushfire Prone Land – Category 3 o Affected by easement for drainage
<p>Recommended Zone and Reason</p>				
<p>C3 Environmental Management - Privately owned land with 'high' conservation values.</p>				

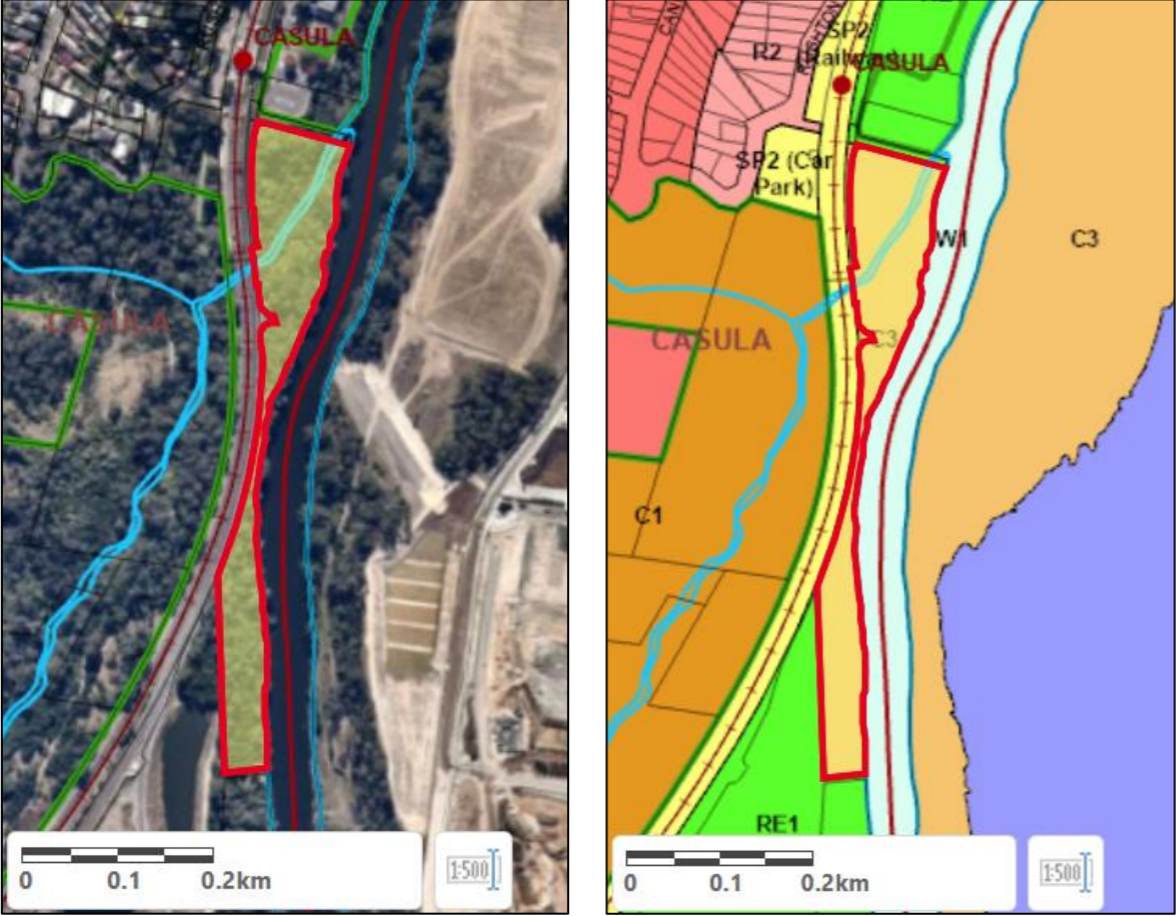
Property Address & Zone	Owner	Site Details	Attributes	Constraints
<p>9. Lot 23 Corrimal Street, Prestons (Lot 23 DP 1197839) Zoned R2 Low Density Residential</p>  		<p><u>Site & Development History</u> DA-187/2008 – Subdivision of Lot 7 Ash Road into 27 Lots.</p> <ul style="list-style-type: none"> - Part of southern lot 23 is functioning as an APZ (10m west of Lots 18-22). - Environmental Management advice in initial referral for DA: Consider zoning the 'Bushland Preservation' areas as environmental protection, rather than 2(a) residential to provide adequate protection to the native vegetation. - Site comprises of two parts which are traversed by a drainage reserve. The southern part is smaller and has direct frontage to Corrimal Street. The northern lot is landlocked. - Site is vacant and somewhat vegetated. VMP indicates site was previously used as grazing property. - Part 2.2 of DCP identifies this area as bushland preservation). <p><u>Conservation Mechanism / Development Outcome</u></p> <ul style="list-style-type: none"> - Consent condition 33 requiring VMP prior to SC being submitted for Lot 23. - Condition 78 requires 88B restriction against clearing of Lot 23 however this did not appear to eventuate. 	<ul style="list-style-type: none"> o State & Regional Core o Wildlife Corridors o Threatened Ecological Community 	<ul style="list-style-type: none"> o Mostly Bushfire Prone Land – Category 3 o Low – Medium Flood Risk Category
<p>Recommended Zone and Reason C3 Environmental Management & R2 Low Density Residential (southern lot) - Privately owned land with 'high' conservation values.</p>				

Property Address & Zone	Owner	Site Details	Attributes	Constraints
<p>10. Lot 61 Braidwood Drive, Prestons (Lot 61 DP 1036287) Zoned R2 Low Density Residential</p>  		<p><u>Site & Development History</u> SWC-31/2022: 49 lot subdivision and 2 roads RR-42/2016: Road opening DA-1544/2010: Subdivision into 49 lots and roads</p> <ul style="list-style-type: none"> - DA Offset management plan stipulates rehabilitation area has a low conservation significance and value given highly disturbed nature and condition. - Lot 62 was already transferred to Council however 10m portion of Lot 61 is in private ownership. <p>RZ-1/2006: Rezone to R2 residential</p> <ul style="list-style-type: none"> - Sites are vacant and vegetated. Drainage line runs through reserve. <p><u>Conservation Mechanism / Development Outcome</u></p> <ul style="list-style-type: none"> - DA-1544/2010 required dedication of Lot 62 to Council as drainage reserve (RE1), as well as 10m northern strip of Lot 61 to be managed and rehabilitated. 	<ul style="list-style-type: none"> o State & Regional Core o Threatened Ecological Community 	<ul style="list-style-type: none"> o Bushfire Prone Land Category 2
<p>Recommended Zone and Reason</p>				
<p>No change, retain as R2 Low Density Residential.</p>				

Property Address & Zone	Owner	Site Details	Attributes	Constraints
<p>11.10 Burando Road, Prestons (Lot 1 DP 1129090) Zoned E5 Heavy Industrial and C2 Environmental Conservation</p>  		<p><u>Site & Development History</u> DA-209/2019: Subdivision into 2 lots to separate C2 portion (CDC purposes). SSD1-7/2019: Alterations and Additions. DA-841/2018: Alterations to building. CD-417/2018: Solar Panels. DA-962/2017: Shed construction. DA-801/2017: Solar panels. Part 3A Approval: development of a warehouse and distribution facility (ALDI)</p> <ul style="list-style-type: none"> - Remaining 1.52 hectares of vegetation to the east of the subject site will be retained for conservation and will be regenerated as part of an offset to compensate for vegetation removed. - Site includes existing warehouse and ancillary development. Adjoining lot zoned C2  <p><u>Conservation Mechanism / Development Outcome</u></p> <ul style="list-style-type: none"> - Part 3A Approval (Condition 14) designated the eastern portion of the site as an environmental offset area and a covenant was imposed to protect the land from future development and ensure conservation management. - No relevant 88B restriction located. 		<ul style="list-style-type: none"> ○ Mostly Bushfire Prone Land - Buffer ○ Mostly Low Flood Risk Category
<p>Recommended Zone and Reason C2 Environmental Conservation & E5 Heavy Industrial (Warehouse) – Land with a negotiated development outcome or conservation mechanism.</p>				

Property Address & Zone	Owner	Site Details	Attributes	Constraints
<p>12. Lot 100 Bapaume Road, Moorebank (Lot 100 DP 1049508) Zoned E4 General Industrial</p>  		<p><u>Site & Development History</u></p> <ul style="list-style-type: none"> - Subject to various SSD applications for the Moorebank Intermodal Precinct <p><u>Conservation Mechanism / Development Outcome</u></p> <ul style="list-style-type: none"> - On 31 January 2019, MIC reached agreement with the NSW Environment Minister to execute a biobanking agreement for the Commonwealth owned biodiversity offset land. The biobanking agreement will protect a 105-hectare biobank site – a quarter of the entire project area – holding sufficient biobanking credits to offset the majority of MIC-funded works. - Part of Moorebank Conservation Area - Moorebank Offset Area (onsite) – restoration and management of the Georges River riparian zone (approximately 32.3 – 36.7 ha) including the eastern side of the river corridor from approximately 300 m south of the M5 Motorway for a length of approximately 2.5 km south to the East Hills Railway Line. 	<ul style="list-style-type: none"> ○ State & Regional Core ○ Wildlife Corridors ○ Threatened Ecological Community 	<ul style="list-style-type: none"> ○ Low Flood Risk Category
<p>Recommended Zone and Reason C2 Environmental Conservation & E4 General Industrial - Land with a negotiated development outcome or conservation mechanism.</p>				

Property Address & Zone	Owner	Site Details	Attributes	Constraints
<p>13 & 14. Moorebank Avenue, Moorebank (Lot 1 & 4 DP 1197707) Zoned C3 Environmental Management, E4 General Industrial & SP2 Infrastructure</p> <p style="text-align: center;">Lot 1 DP 1197707</p>  <p style="text-align: center;">Lot 4 DP 1197707</p> 		<p><u>Site & Development History</u></p> <ul style="list-style-type: none"> - Subject to various SSD applications for Moorebank Intermodal Precinct <p><u>Conservation Mechanism / Development Outcome</u></p> <ul style="list-style-type: none"> - On 31 January 2019, MIC reached agreement with the NSW Environment Minister to execute a biobanking agreement for the Commonwealth owned biodiversity offset land. The biobanking agreement will protect a 105-hectare biobank site – a quarter of the entire project area – holding sufficient biobanking credits to offset the majority of MIC-funded works. - Lot 1 part of Moorebank Conservation Area – Moorebank Offset Area (onsite) –restoration and management of the Georges River riparian zone (approximately 32.3 – 36.7 ha) including the eastern side of the river corridor from approximately 300 m south of the M5 Motorway for a length of approximately 2.5 km south to the East Hills Railway Line. - Lot 4 Part of Wattle Grove Offset Area - contains native vegetation that is proposed to be used to offset vegetation to be cleared for the Project. This area approximately 73.8 ha of vegetation adjoins the East Hills Railway Line to the south, land owned by the SIMTA consortium to the north-west, and the residential area of the suburb of Wattle Grove to the east. This area is currently mapped as Environmentally Significant Land and zoned SP2 (Infrastructure - Defence). This land would need to be actively managed in order to maintain or improve the condition of the vegetation and habitats. 	<ul style="list-style-type: none"> ○ State & Regional Core ○ Coastal Wetlands under SEPP ○ Key Fish Habitat ○ Riparian Corridor ○ Wildlife Corridors ○ Threatened Ecological Community 	<ul style="list-style-type: none"> ○ Bushfire Prone Land – Category 1 ○ Low – High Flood Risk Category ○ Heritage item 57
<p>Recommended Zone and Reason C2 Environmental Conservation, C3 Environmental Management, E4 General Industrial & SP2 Infrastructure - Land with a negotiated development outcome or conservation mechanism.</p>				

Property Address & Zone	Owner	Site Details	Attributes	Constraints
<p>15. Lot 4 Casula Road (Lot 4 DP 1130937) Zoned C3 Environmental Management</p> 		<p><u>Site & Development History</u></p> <ul style="list-style-type: none"> - Subject to various SSD applications for Moorebank Intermodal Precinct <p><u>Conservation Mechanism / Development Outcome</u></p> <ul style="list-style-type: none"> - On 31 January 2019, MIC reached agreement with the NSW Environment Minister to execute a biobanking agreement for the Commonwealth owned biodiversity offset land. The biobanking agreement will protect a 105-hectare biobank site – a quarter of the entire project area – holding sufficient biobanking credits to offset the majority of MIC-funded works. - Lot is entirely subject to the Biobanking agreement. - Casula Offset Area (hourglass land) (onsite): management and restoration of vegetation within Lot 4 DP 1130937 (Casula Offset Area). The Casula Offset Area is an irregular shaped allotment (known as the 'hourglass land') of approximately 3.2 ha on the western side of the Georges River opposite the main IMT operations. 	<ul style="list-style-type: none"> o State & Regional Core o Wildlife Corridors o Threatened Ecological Community o Riparian Corridor o Key Fish Habitat 	<ul style="list-style-type: none"> o Bushfire Prone Land – Category 1 o Low – High Flood Risk Category o Part heritage item 11
<p>Recommended Zone and Reason C2 Environmental Conservation - Land with a negotiated development outcome or conservation mechanism.</p>				