

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

February 2024

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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.

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 owned sites (**Appendix A**), 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. It also provides data on wildlife corridors, riparian corridors and threatened ecological communities within Liverpool. 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).

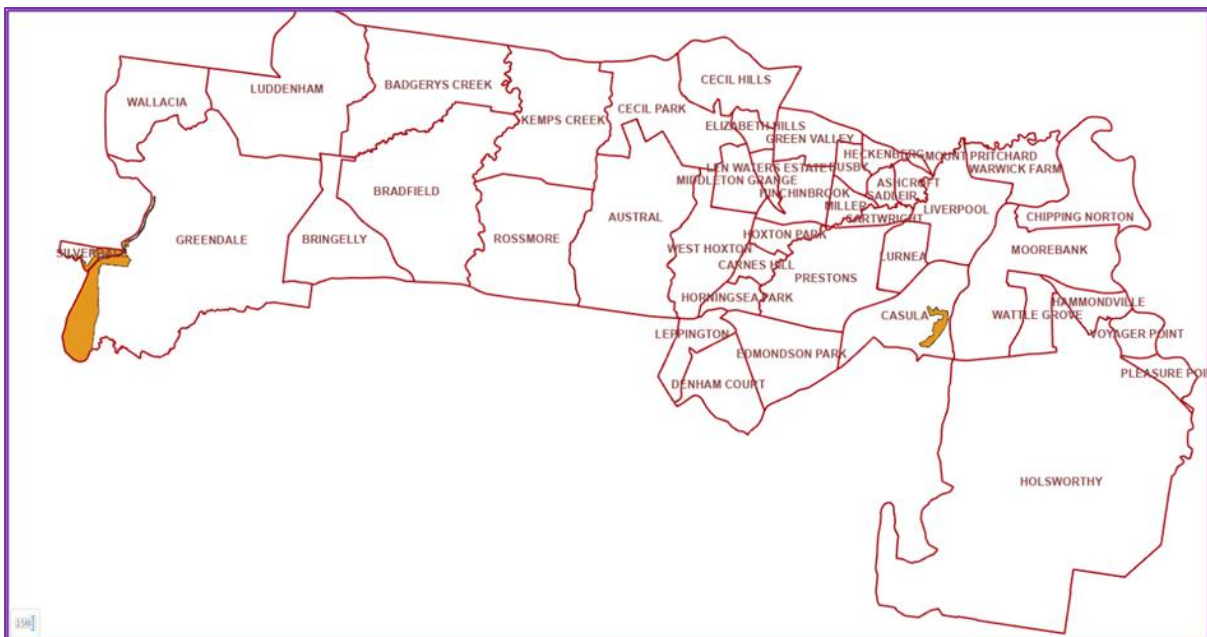


Figure 1 - C1 National Parks and Nature Reserves zone under LLEP 2008

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).

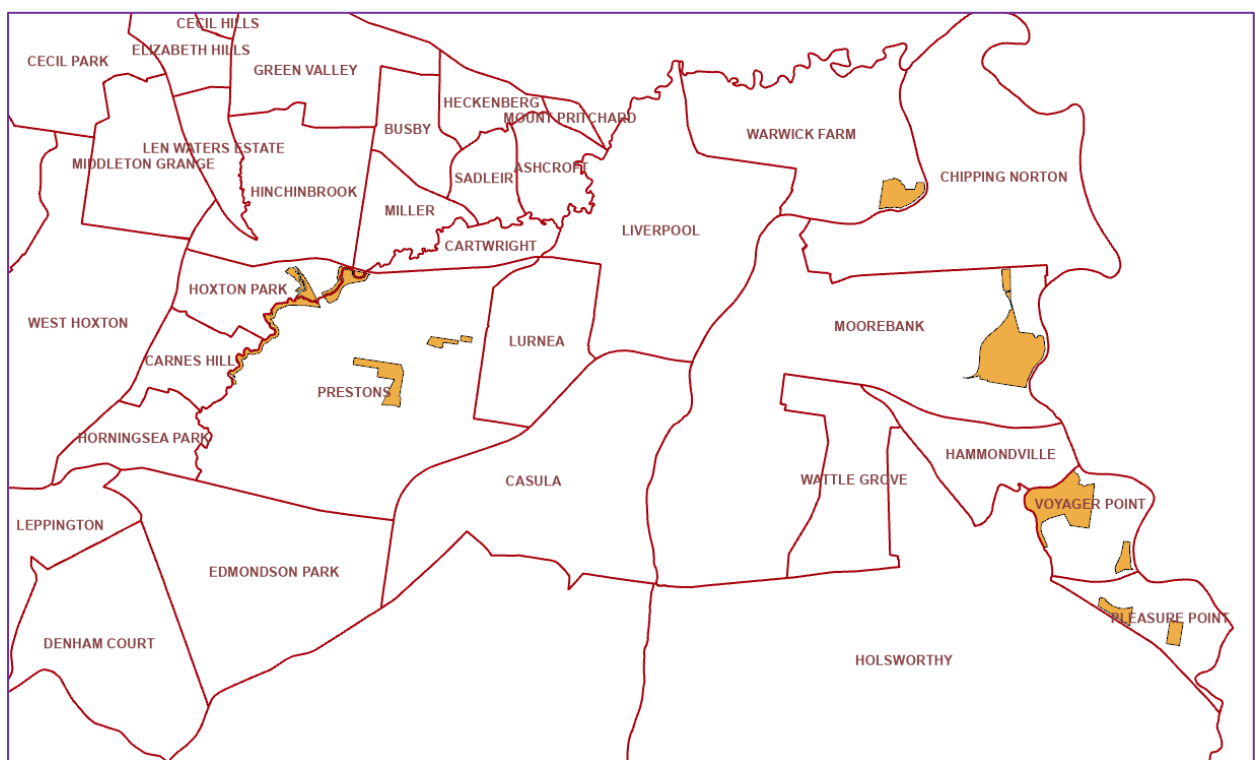


Figure 2 - C2 Environmental Conservation zone under LLEP 2008

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 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 identifies a total of 15 sites zoned RE1 Public Recreation (RE1) and 5 sites with alternative zonings (e.g. industrial, residential etc). These sites are either owned by Liverpool City Council (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:


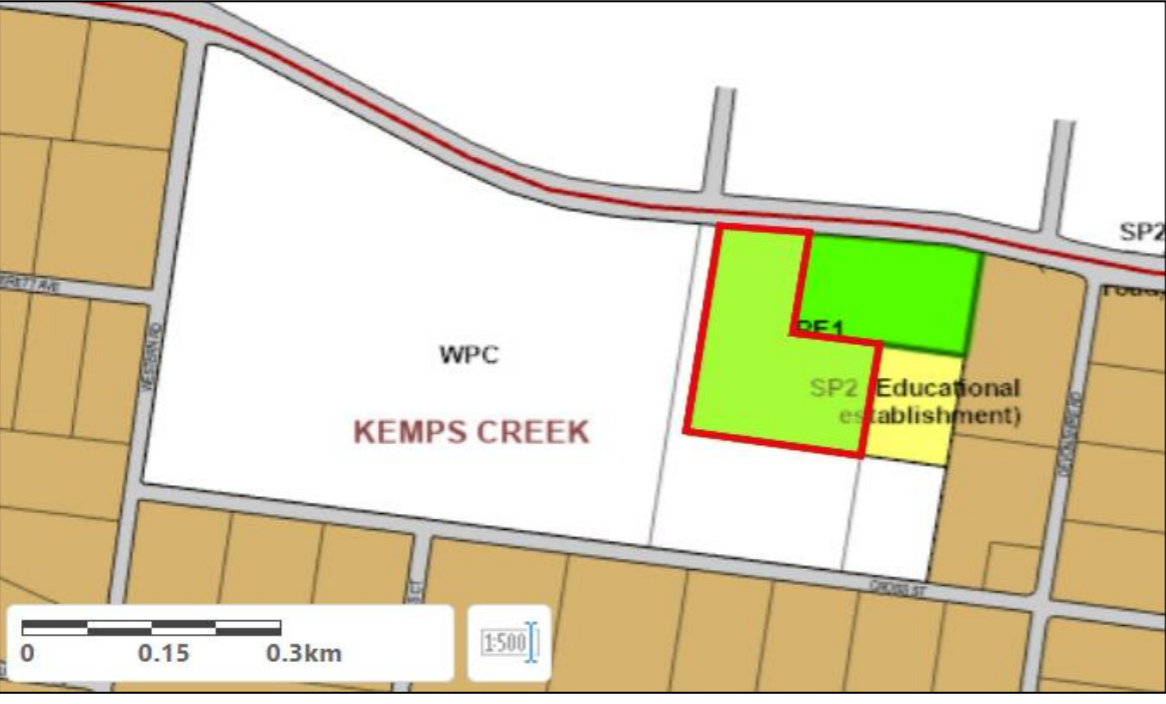
- Land mapped 'State Core or Corridor' or 'Regional Core';
- Endangered or Critically Endangered Ecological Communities;
- Wildlife Corridor / Riparian Corridor;
- Known Threatened Species Habitat; and
- Coast Wetlands mapped under the *SEPP (Resilience and Hazards) 2021*.

Sites with alternative zonings have also been identified on account of their high biodiversity value and / or are burdened by biodiversity offsetting arrangements.

3.4 Appendices


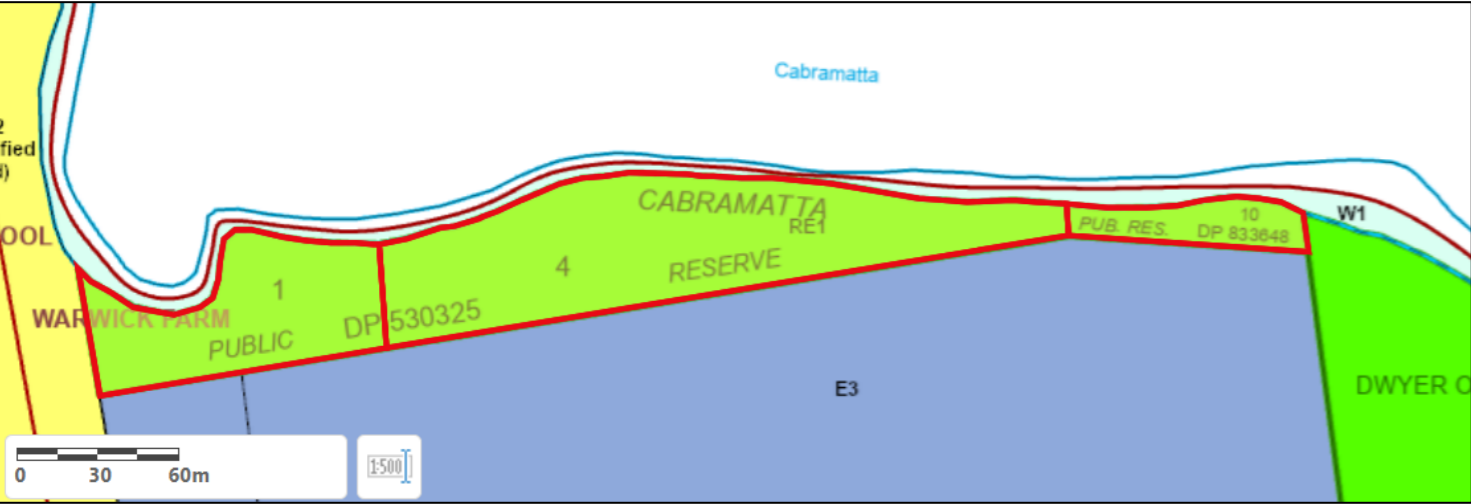
A. Sites Recommended for Rezoning


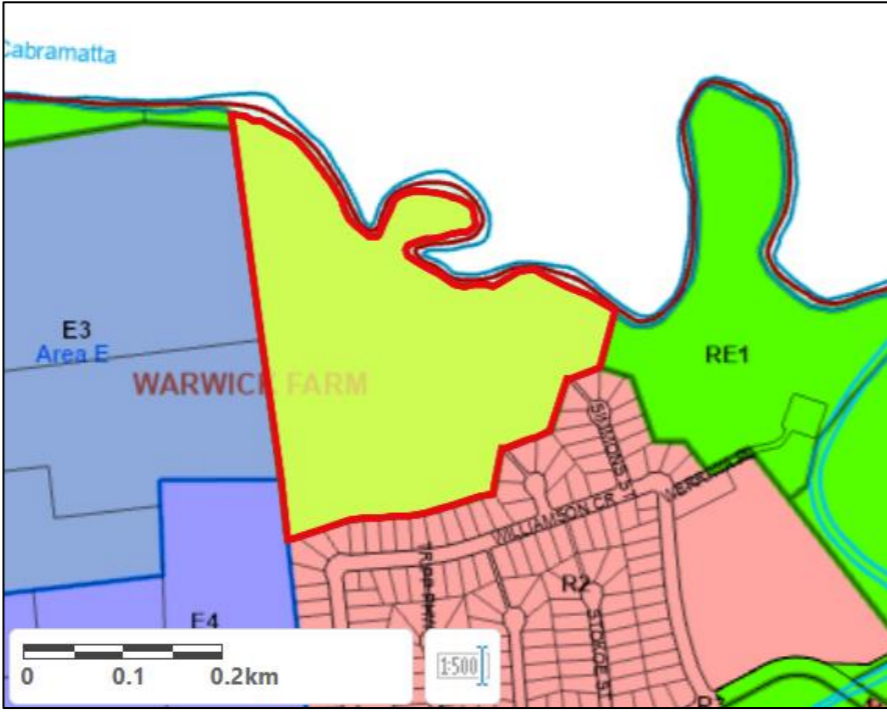
Appendix A – Sites Recommended for Rezoning


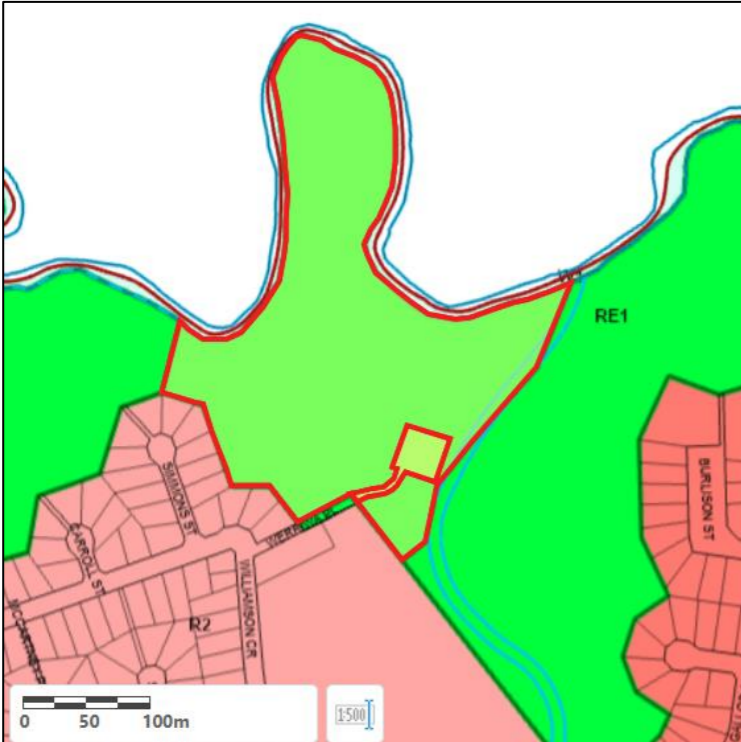
Park / Reserve Name	Site Details	Attributes	Constraints
<p>1. Bill Anderson Park (RE1 Zone) 1662 Elizabeth Drive, Kemps Creek (Lot 68 DP 1098248)</p>  	<p><u>Current Use (District Park):</u> DA-348/2008: Mini soccer field & tree removal (northern portion of site).</p> <ul style="list-style-type: none"> - 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


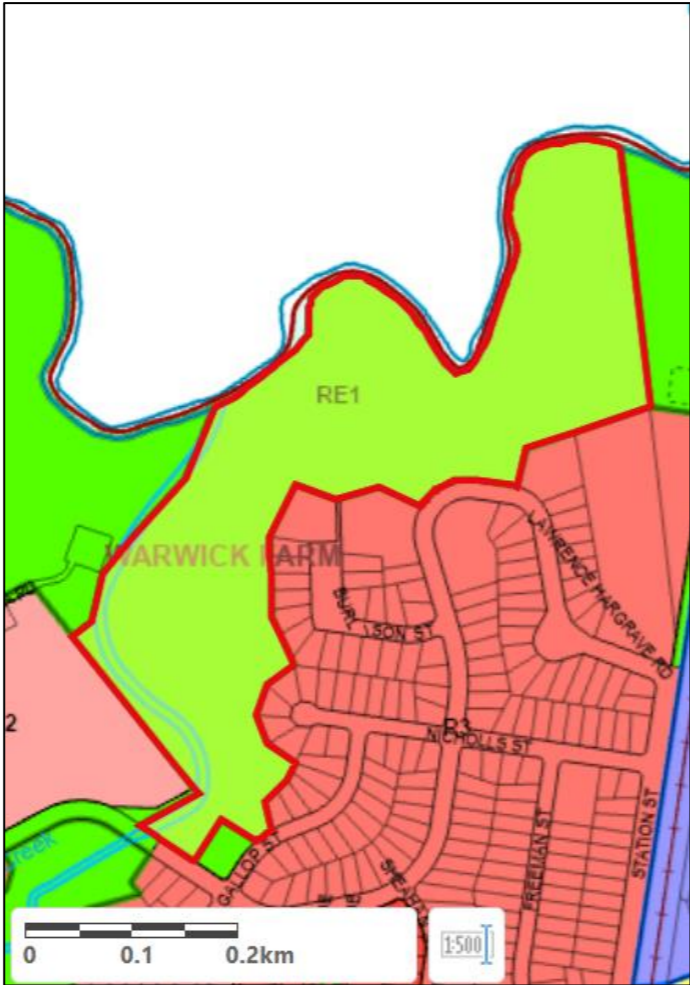
Recommended Zone & Reason


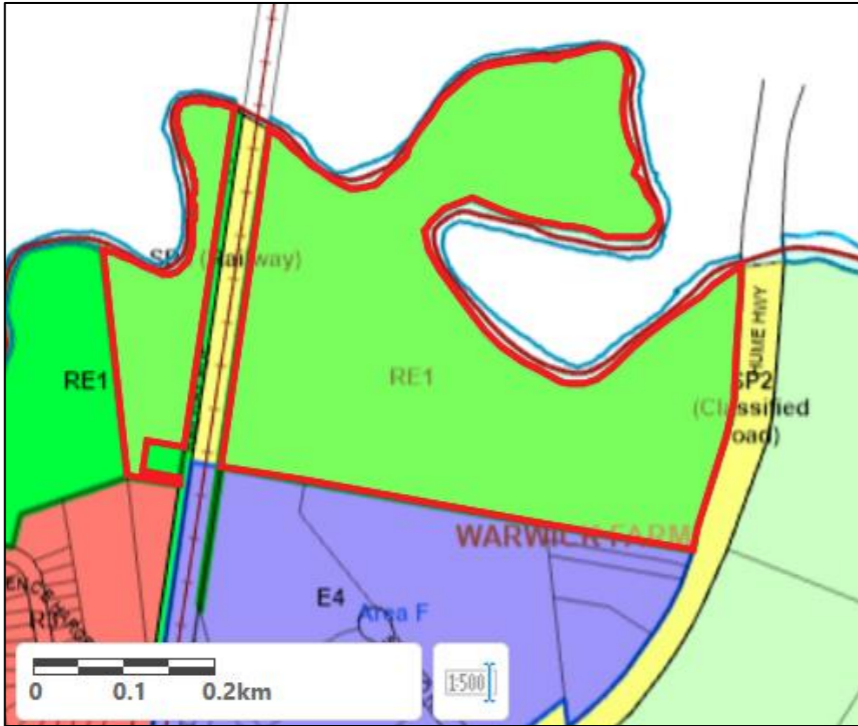
RE1 Public Recreation (northern part) and C2 Environmental Conservation (southern part) - Publicly owned land with 'high' conservation values.


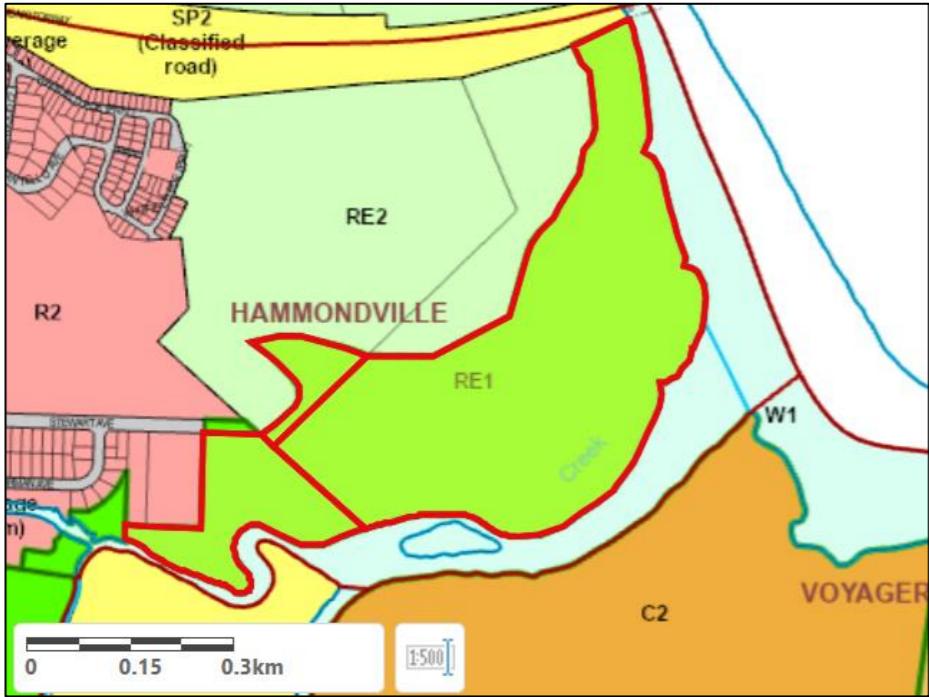
Park / Reserve Name	Site Details	Attributes	Constraints
<p>2. Cabramatta Reserve - northern extension of Dwyer Oval (RE1 Zone) Orange Grove Road, Warwick Farm (Lot 1 DP 530325, Lot 4 DP 530325, Lot 10 DP 833648)</p>  	<p><u>Current Use:</u></p> <ul style="list-style-type: none"> - Used for unstructured 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>3. 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>4. 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>			


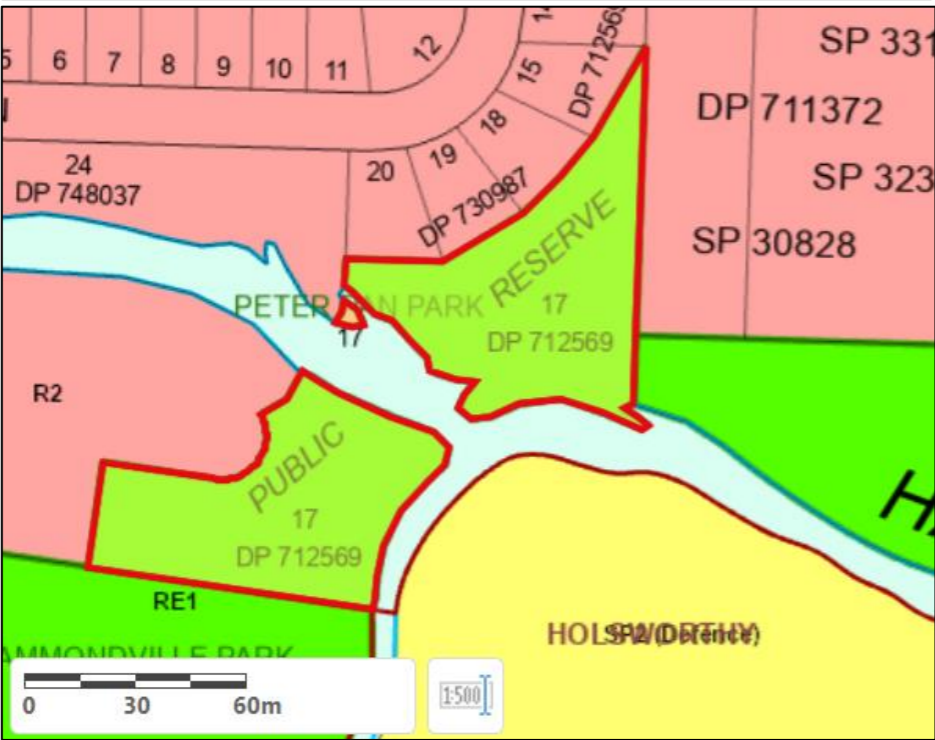
Park / Reserve Name	Site Details	Attributes	Constraints
<p>5. Durrant Oval (RE1 Zone) 93 Lawrence Hargrave Road, Warwick Farm (Lot 2 DP 815115, Lot 1 DP 815115, Lot 3 DP 815115)</p> <div style="display: flex; justify-content: space-around;">   </div>	<p><u>Current Use (District Park):</u></p> <ul style="list-style-type: 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>6. 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>7. 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


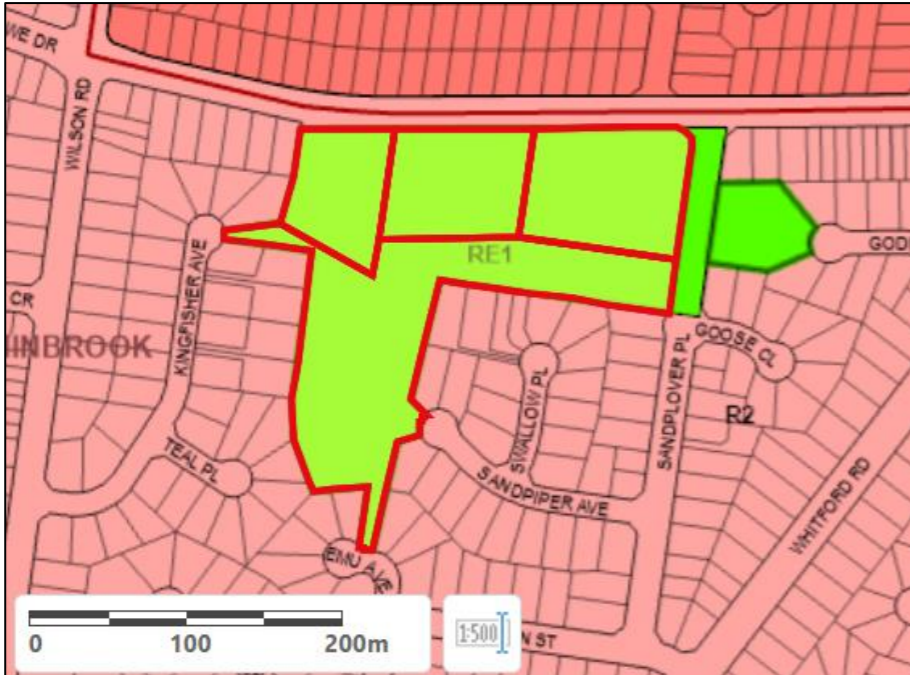
Recommended Zone & Reason

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

Park / Reserve Name	Site Details	Attributes	Constraints
<p>8. 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>			


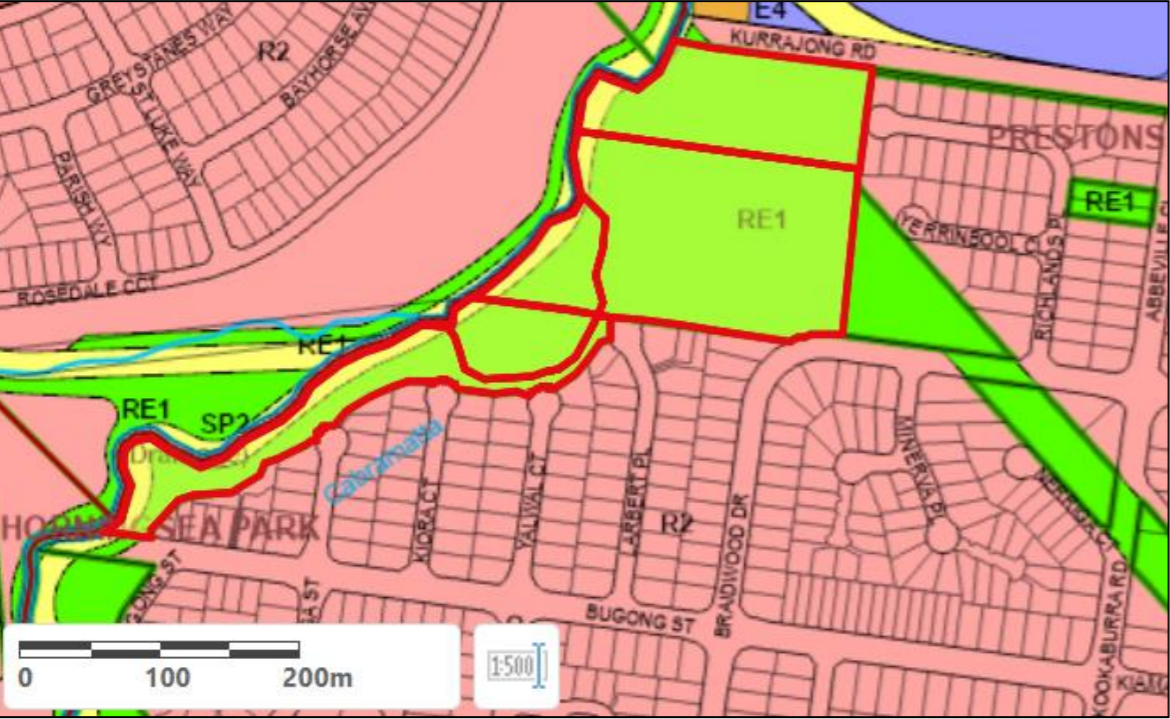
Park / Reserve Name	Site Details	Attributes	Constraints
<p>9. Glen Regent Reserve (RE1 Zone) 6 Drysdale Place, Casula (Lot 1130 DP 1008293), Sidney Place, Casula (Lot 6040 DP 830585), 147 Leacocks Lane, Casula (Lot 166 DP 789756), 131 Leacocks Lane, Casula (Lot 169 DP 789756), White Way, Casula (Lot 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>10. 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>11. 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.


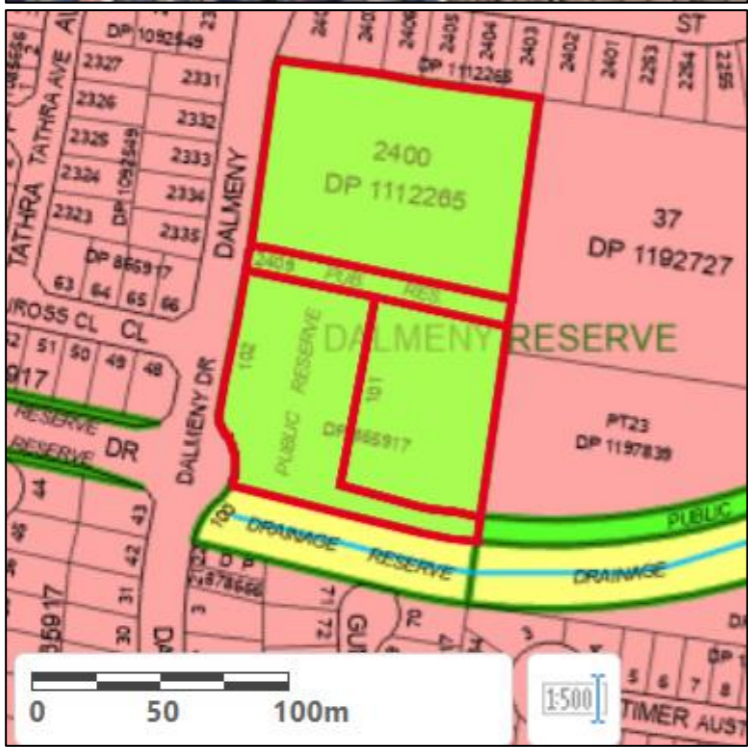
Park / Reserve Name	Site Details	Attributes	Constraints
<p>12. Havard Park & Pasquale Minnici Park (RE1 & SP2 Zone) Kurrajong Road, Prestons (Lot 203 DP 850994), 7 Braidwood Drive Prestons (Lot 206 DP 851553, Lot 207 DP 851553, Lot 208 DP 851553), Larbert Place, Prestons (Lot 46 DP 848837), Bugong Street, 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


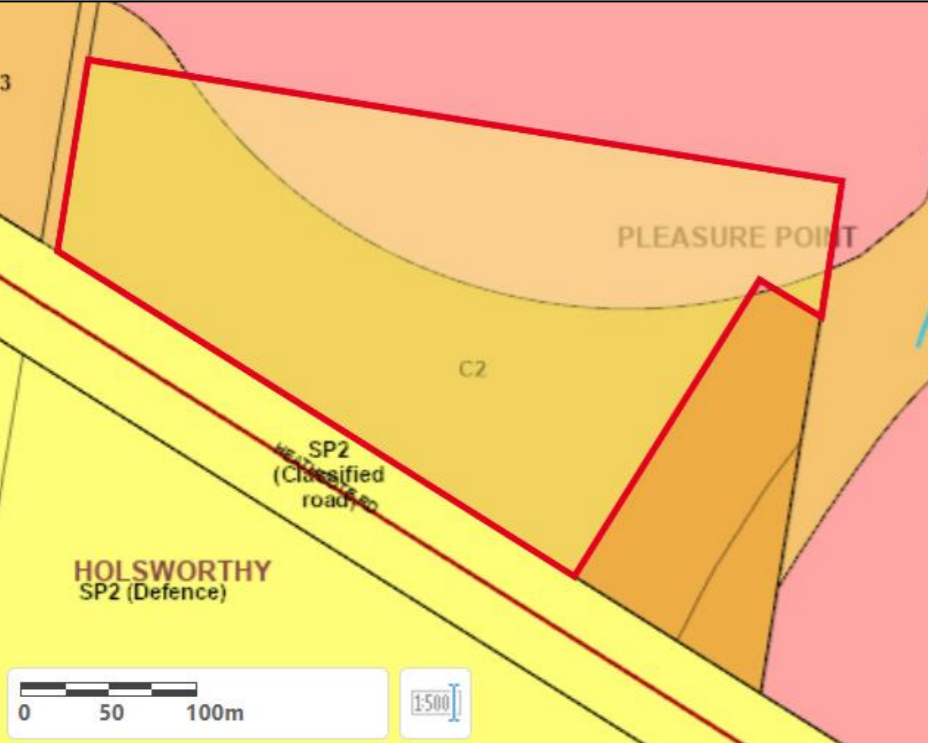
Recommended Zone & Reason


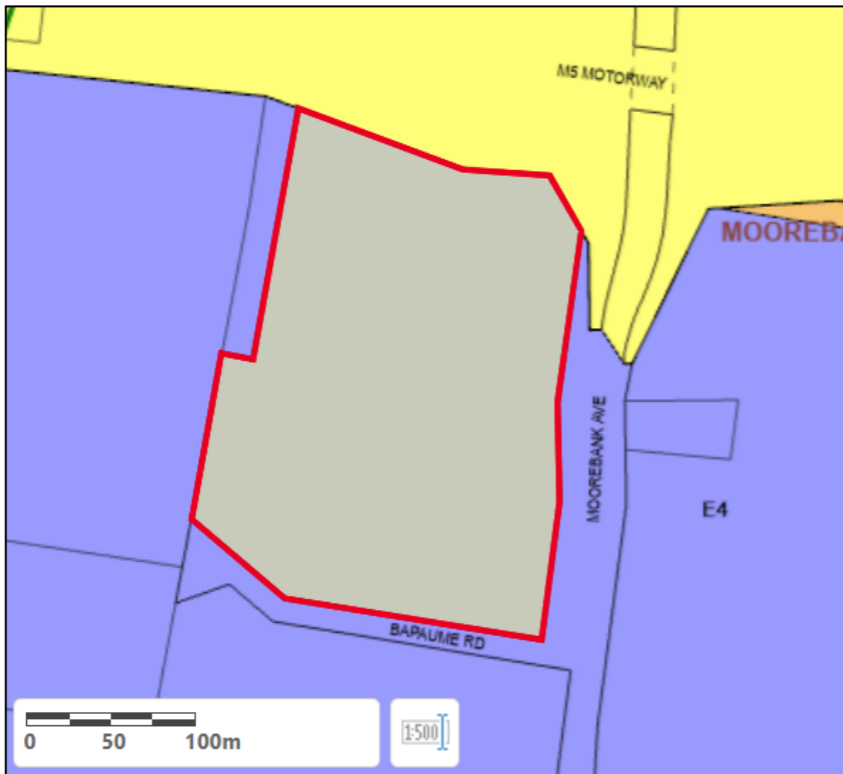
RE1 Public Recreation (Havard Park in northern part), SP2 Drainage and C2 Environmental Conservation (southern part riparian corridor) - Publicly owned land with 'high' conservation values.

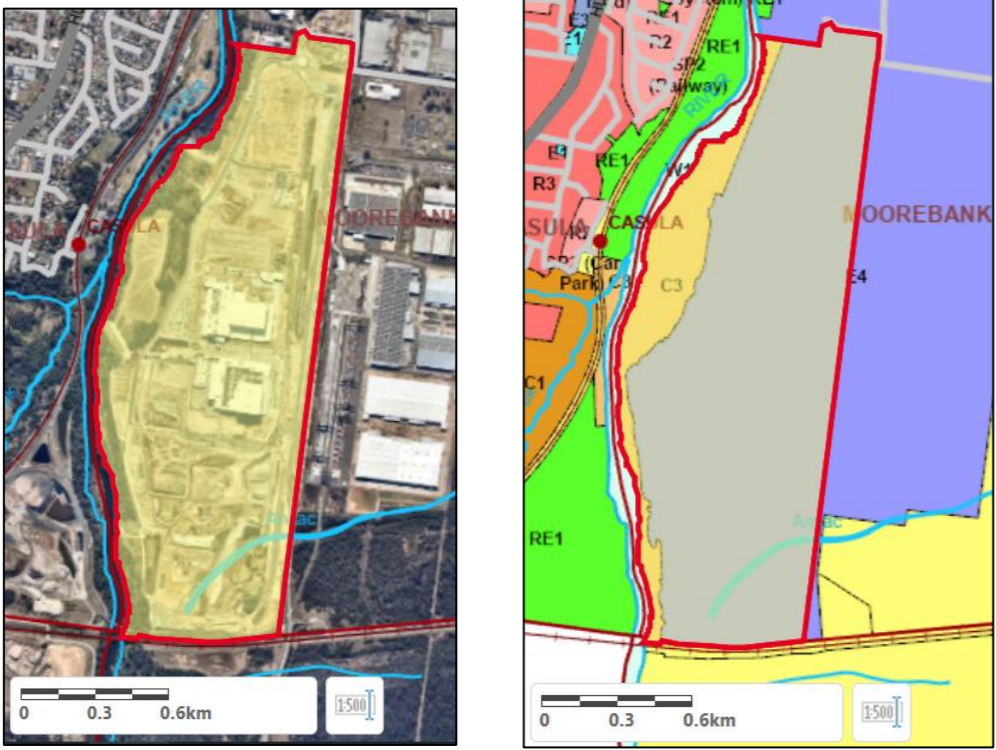


Park / Reserve Name	Site Details	Attributes	Constraints
<p>13. Woolway Park (RE1 Zone) 780 Cowpasture Road, Cecil Hills (Lot 2 DP 1190574, Lot 2 DP 1062502, Lot 103 DP 1130459, Lot 7000 DP 1169480), 36 Athlone Street, Cecil Hills (Lot 6999 DP 851917), 750 Cowpasture Road, Cecil Hills (Lot 103 DP 1130459), 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>  	<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>			


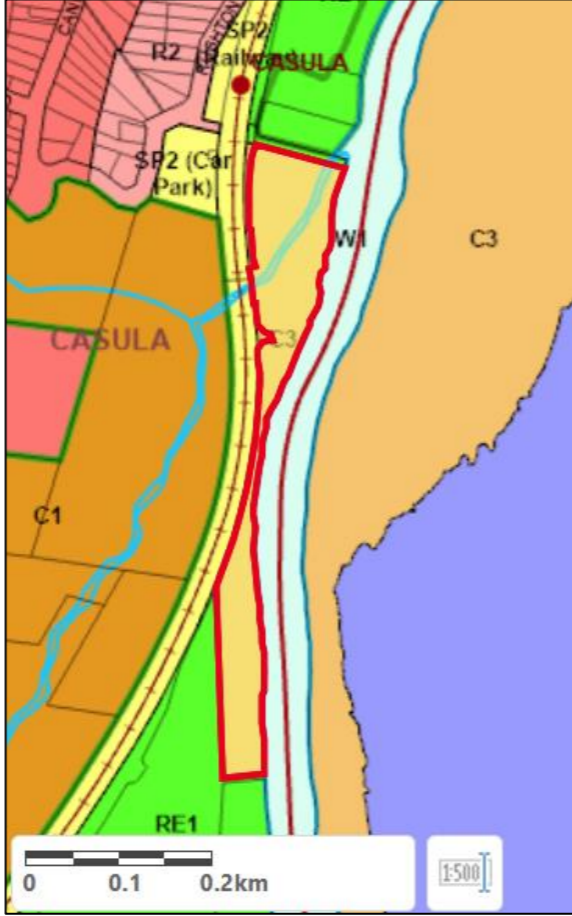
Park / Reserve Name	Site Details	Attributes	Constraints
<p>14. Cabrogal Reserve (RE1 & SP2 Zone) 561 Cowpasture Road, Hinchinbrook (Lot 7003 DP 1051679), 1 Wardang Road, Hinchinbrook (Lot 249 DP 860568), 1 Newry Place (Lot 150 DP 856142), Rossini Drive, Hinchinbrook (Lot 1 DP 1082089)</p> <div style="display: 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>15. 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>			

Property Address & Zone	Owner	Site Details	Attributes	Constraints
<p>16. Lot 792 Heathcote Road, Pleasure Point (Lot 792 DP 48718) Zoned C2 Environmental Conservation & R2 Low Density Residential</p>  	<p>Department of Land and Water Conservation (C-/ Sydney Metropolitan)</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"> o State & Regional Core o Threatened Ecological Community o Wildlife Corridors 	<ul style="list-style-type: none"> o 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>17. Lot 100 Bapaume Road, Moorebank (Lot 100 DP 1049508) Zoned E4 General Industrial</p>  	<p>[REDACTED]</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>18 & 19. 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>20. Lot 4 Casula Road (Lot 4 DP 1130937) Zoned C3 Environmental Management</p> <div style="display: flex; justify-content: space-around;">   </div>	<p>[Redacted]</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>				