

Summary of Submissions – Review of Environment Conservation and Public Recreation-Regional Zones of the Growth Centres SEPP

Author	Issue summary	Response
Government Agencies		
Office of Environment and Heritage (OEH)	- Acknowledge that the land will be publicly owned and a plan of management can prohibit inappropriate development and have objectives for conserving high conservation values. - Considers that kiosks, public entertainment, recreation areas and recreational facilities (outdoor) are not compatible land uses to ensure the protection of vegetation in the PR-R zone. - Considers that the land which contains mapped existing native vegetation (ENV) should be zoned with the highest conservation zone applicable. A split zone approach could be considered, where recreational uses are permitted on cleared areas and the higher conservation value lands are protected. - Recommends that the areas largely or fully vegetated including: Kemps Creek West, Catherine Fields and Marsden Park area adjoining Shanes Park are changed from a PR-R zone to an EC zone to better protect the ENV.	- These uses are permitted with consent and any development application would need to be assessed on its merits. - The list of permitted uses has been amended to strengthen the conservation outcomes of the zone. However, to further restrict the recreational uses permitted in the zone would be inconsistent with the zone objectives. - These controls are sufficient in preventing clearing of ENV in these areas, without unnecessarily restricting development in areas that do not contain any native vegetation. - Suggested zoning changes are not considered necessary. Council will assess each development application on land zoned PR-R on a case by case basis and consider the potential impact of the development on biodiversity or cultural heritage values. Vegetation development controls outlined in Part 6 of the Growth Centres SEPP apply to all land zoned EC or PR-R. The controls require development consent for the clearing of any native vegetation and specify controls aimed at limiting any clearing in these areas - The Department considers the current PR-R zoning of the vegetated areas in Kemps Creek West, Catherine Fields and the area in the Marsden Park Precinct (east of Shanes Park) is appropriate.
Department of Sustainability, Environment, Water, Population and Communities	- Notes that the recommendations of the review will assist in ensuring conservation values are adequately protected.	- Noted
General Public		
Peter Ridgeway, Shanes Park Woodland for Nature Reserve	- Requests clarification on the definition of 'kiosks associated with environmental facilities' and recommends that it be amended to 'kiosks associated with environmental facilities (within existing structures)' and defined as 'retail premises used for the purposes of selling food, light	- The development of kiosks of a certain scale associated with environmental facilities is considered an appropriate development for the EC zone. Controls in the Biodiversity Certification prevent clearing of existing native vegetation in areas shown with red hatching on the Biodiversity Certification Maps subject to RBM 12, unless it is in accordance with a plan

	refreshments and other small convenience items such as newspapers, films and the like, sited within existing structures' - Applauds the removal of items such as playgrounds from the permitted uses in the Environmental Conservation Zones.	of management or agreed to by OEH. - Each proposal will be determined on a case by case basis in accordance with the EC zone objectives which aim to prevent any development that could have an adverse effect on the biodiversity values of a conservation area.
Wayne Olling, Cumberland Conservation Network	- Due to the higher conservation objectives of the EC zone, it is suggested that the EC zoned Air Services Site in Marsden Park be fenced off from the PR-R zoned land to the east of the site. Considers a barrier will prevent movement into the higher conservation and more restricted areas.	- The EC zoned land in the Marsden Park Precinct, will be transferred to the State Government from the Commonwealth Government and will be managed by OEH for conservation purposes. OEH will determine whether it is necessary to fence off the site once it is the government authority of the site.
Stocklands Development Pty Ltd	- No objections are raised regarding the proposed amendments.	- Noted