

29 October 2020

NSW Department of Planning, Industry and Environment
Locked Bag 55022
Parramatta NSW 2124

Attention: Green and Resilient Places Division

Dear Sir/Madam,

RE: DRAFT CUMBERLAND PLAIN CONSERVATION PLAN

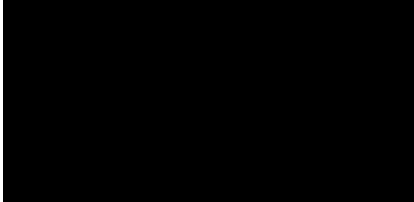
This submission is in response to the exhibition of the above refers to the draft Cumberland Plain Conservation Plan. EQ Riverside Pty Ltd is the owner of [REDACTED] Moorebank – [REDACTED] [REDACTED] (LAND)

The Land is shown in the draft Cumberland Plain Conservation Plan as a strategic conversation area. In progressing such proposals, you should be mindful and take into account the following:

- a) Underlying the majority of the site is landfill material placed in the 1970's.
- b) Remediation of the Land was undertaken by capping at the completion of the landfilling operations and subsequently repaired in 1990's by the former owner.
- c) We currently have Project Approval (Application No. 05_0157) for a materials recycling facility on the subject site with substantial commencement activated. The consent was granted by the Planning Assessment Commission and further confirmed by the Land and Environment Court.
- d) A Planning Proposal to rezone the Land for a master planned community along the Foreshores of the Georges River, was submitted to Liverpool City Council on 5 March 2020. The Planning Proposal is to rezone the site from E2 Environmental Conservation to R1 General Residential and RE1 Public Recreation. Additional information was submitted to Council who is currently assessing the proposals. This Planning Proposal entails development of the site that will then permanently deal with the landfill material.
- e) Extensive evidence based technical specialist studies were undertaken to support the Planning Proposal. In particular Arcadis undertook Flora and Fauna assessments. Please refer to (<https://eplanning.liverpool.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=395612>) for a copy of the Fauna and Flora report.
- f) The Cumberland Plain Conservation Plan has proposed to secure 5,475 hectares of native vegetation within new conservation land to offset development. However, approximately 28,300 hectares of land in the Cumberland subregion has been identified and mapped as strategic conservation area in the draft Cumberland Plain Conservation Plan.

We submit that for the above reasons the Land should not be included in the proposed Cumberland Plain Conservation area. We would appreciate a meeting with you to ensure that these implications are fully accounted for.

Yours sincerely,



Director
EQ Riverside Pty Ltd

