

29 August 2024

Ian Stendara
A/Coordinator, Strategic Planning
Liverpool City Council
52 Scott Street
Liverpool NSW 2170

Re: Georges Cove Village Planning Proposal - Updated Ecological Impact Assessment

Dear Ian,

1 Introduction

Planning Proposal PP-2024-963 for Lot 1 at 146 Newbridge Road, Moorebank, has been endorsed by Liverpool City Council and was referred to the Department of Planning, Housing and Infrastructure (the Department) for Gateway determination.

The planning proposal seeks to amend the Liverpool Local Environmental Plan 2008 to allow for a retail premises of 4,000 m² at Lot 1, 146 Newbridge Road Moorebank ('Georges Cove Village').

Gateway Determination (Department Ref: PP-2024-963) provides that the planning proposal should proceed, subject to a number of conditions.

Condition 1 of the Gateway Determination states that the planning proposal is to be updated to include an updated Ecological Impact Assessment. This document addresses that requirement.

2 The site and environmental assessments

The subject site for the planning proposal is identified as Lot 1, comprising approximately 1.72 hectares (refer to Figure 2.1).

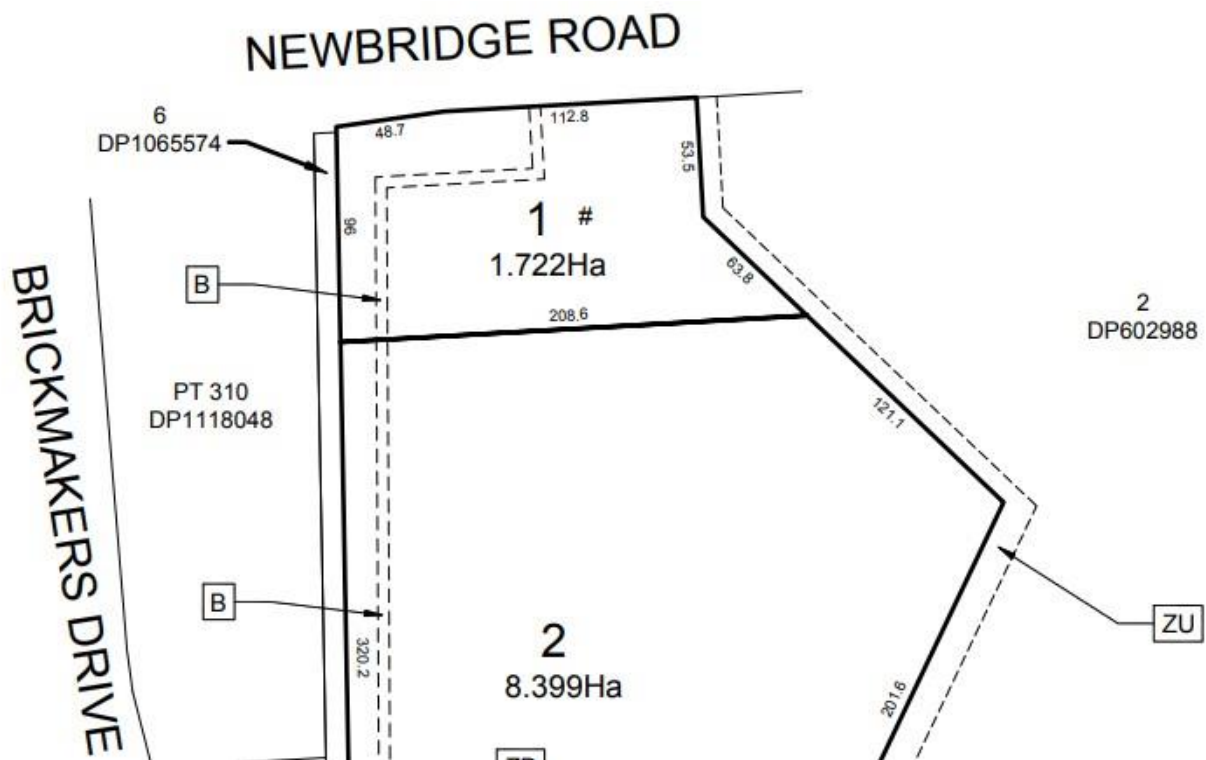


Figure 2.1 The subject site

For context, it is important to note that the overall ‘Georges Cove’ development site (now Lot 1 and 2, above) was originally the site of a landfill, subsequently acquired and operated by Benedict Industries for the purpose of sand extraction and then a waste recycling facility, prior to its redevelopment.

The redevelopment of the ‘Georges Cove’ development site was supported by a number of technical studies, including an Ecological Impact Assessment Report. Some technical reports therefore consider a much larger area than Lot 1, as is the case for the original Ecological Impact Assessment Report.

This letter provides an update to the ecological impact assessment for Lot 1. Since this time, Lot 2 has been cleared for residential development so is not considered here (Figure 2.2).



Figure 2.2 Overall site - 2024

3 Ecological Impact Assessment Update

3.1 Former assessment findings

The current Lots 1 and 2 were originally the subject of a flora and fauna assessment (Total Earth Care 2006), which was prepared to support a (successful) rezoning application. The assessment included site surveys and classification of ecological constraints within an area which includes the current land the subject of the planning proposal. This assessment was subsequently updated in 2011 and assessed the conservation significance of biodiversity values at the site and provided an indication of the potential constraints to the development of the (then) proposed marina.

The ecological assessment was further updated by EMM in 2016. The study noted that “the majority of the study area [which included the area the subject of the current planning proposal] is cleared with bare sand and gravel, owing to its prior use for sand and gravel extraction and subsequent use as a recycling facility. Vegetation is largely limited to the northern and western peripheries of the study area and consists of disturbed regenerating communities.”.

The EMM Ecological Impact Assessment Report (EMM 2016) identified that one plant community type (PCT) 1232 was present on the land the subject of the current planning proposal (i.e. Lot 1).

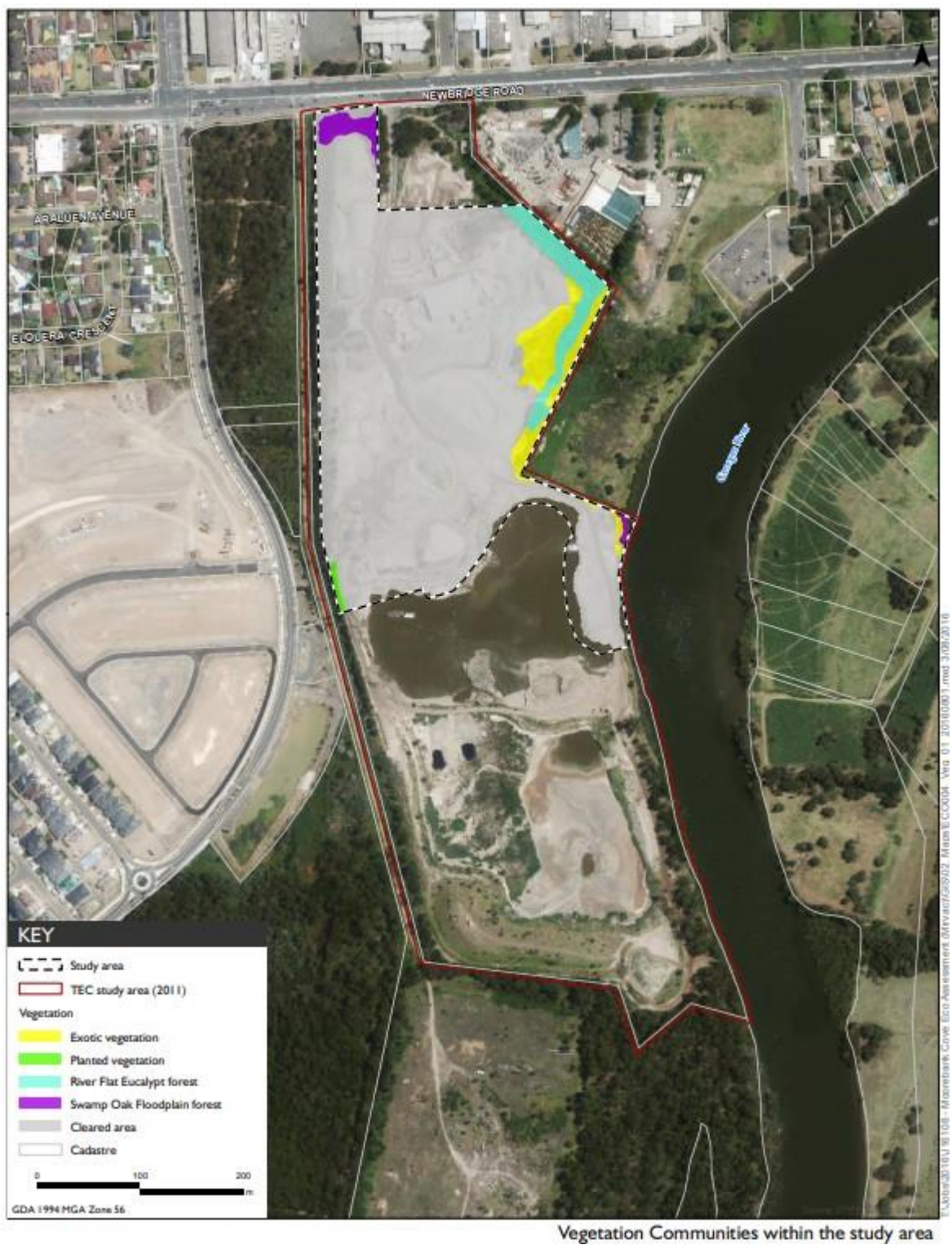
PCT 1232 Swamp Oak floodplain swamp forest, Sydney Basin Bioregion and South East Corner Bioregion, was found to occur in the north-east corner of the site. The total area of this PCT was 0.15 ha (refer to Figure 3.1).

EMM (2016) found that the dominant Swamp Oak canopy and landscape position of this vegetation community met the scientific determination for the Swamp oak floodplain forest of the NSW North Coast, Sydney Basin and

South East Corner bioregions Endangered Ecological Community (EEC) listing. The understory was noted to comprise almost entirely exotic species, however this did not preclude this community being considered as an EEC.

The EMM report found that the vegetation within the study area was highly fragmented and was unlikely to provide any important linkages for flora and fauna within the landscape so the removal of small patches of vegetation would be unlikely to significantly change connectivity within the landscape.

The report also found that there was a low likelihood of threatened flora occurring within the study area and no threatened species were recorded. Locally recorded threatened fauna were also found to be unlikely to be impacted by the project and that any occurrence of species was likely to be transient.



Vegetation Communities within the study area

Figure 3.1 Vegetation communities

3.2 Contemporary findings

3.2.1 Threatened species

A search of the NSW BioNet Atlas (27 August 2024) found no record of threatened species on or near the site.

The nearest record of a threatened species is approximately 2 km south-east of the site (Tadgell's Bluebell *Wahlenbergia multicaulis*) and the development facilitated by the planning proposal is unlikely to have any impact on that flora species.

3.2.2 Vegetation and habitat

As can be seen in the 2024 aerial photograph (Figure 3.2), the site has been cleared and there is no vegetation present in the area previously identified as supporting PCT 1232.

Current photographs (August 2024) of the land the subject of the planning proposal are provided at Photograph 3.1 and Photograph 3.2.

3.2.3 Summary

The habitat and vegetation considered in the 2016 assessment is no longer present.

Therefore, the findings of the earlier ecological impact assessment now overstate the potential impacts of developing the site.

Notwithstanding the absence of habitat and vegetation, the 2016 assessment found that the clearance of the EEC that was (then) present within the study area represented a negligible impact. The basis of that finding was the small area of vegetated land to be impacted and the poor condition of the communities affected.

The ecological impact of development on the site is therefore lower than previously assessed and remains negligible.

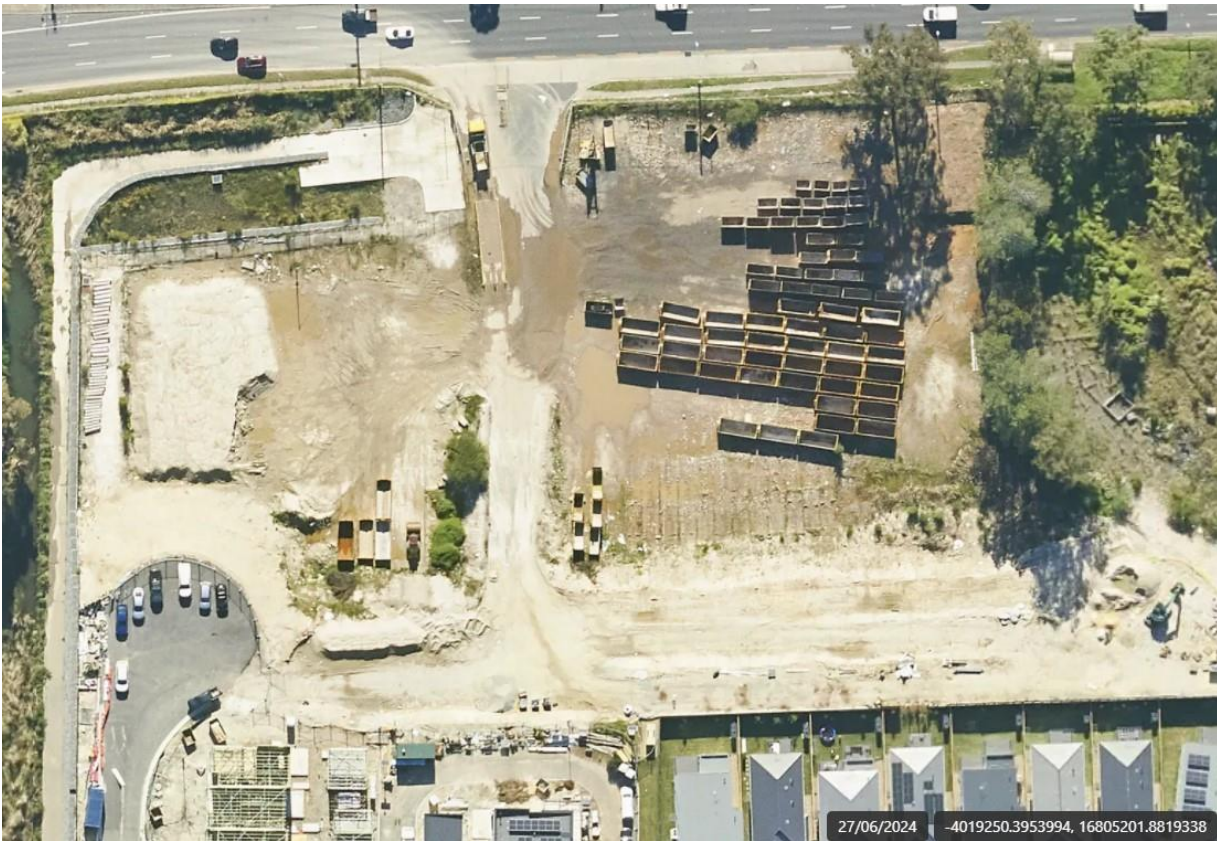


Figure 3.2 **Planning proposal land - 2024**



Photograph 3.1 **North-west corner of the site**

Photo: Brett Jarvis (27 August 2024)



Photograph 3.2 **Site adjacent to Newbridge Road**

Photo: Brett Jarvis (27 August 2024)

4 Closing

I trust this provides Council with suitable advice regarding the current status of the site and the likely ecological impacts associated with the planning proposal.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Allan Young', with a stylized flourish at the end.

Allan Young

Technical Lead, Urban and Regional Planning

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