



STEP Inc

Community-based Environmental Conservation since 1978

24 July 2024

Portfolio Committee No. 7 – Planning and Environment

Parliamentary Inquiry into the development of the Transport Oriented Development Program

APPENDIX 1: Comparison of the DPHI eSpatial Portal, satellite images, LEP Land Zoning and Bushfire Prone Land Maps

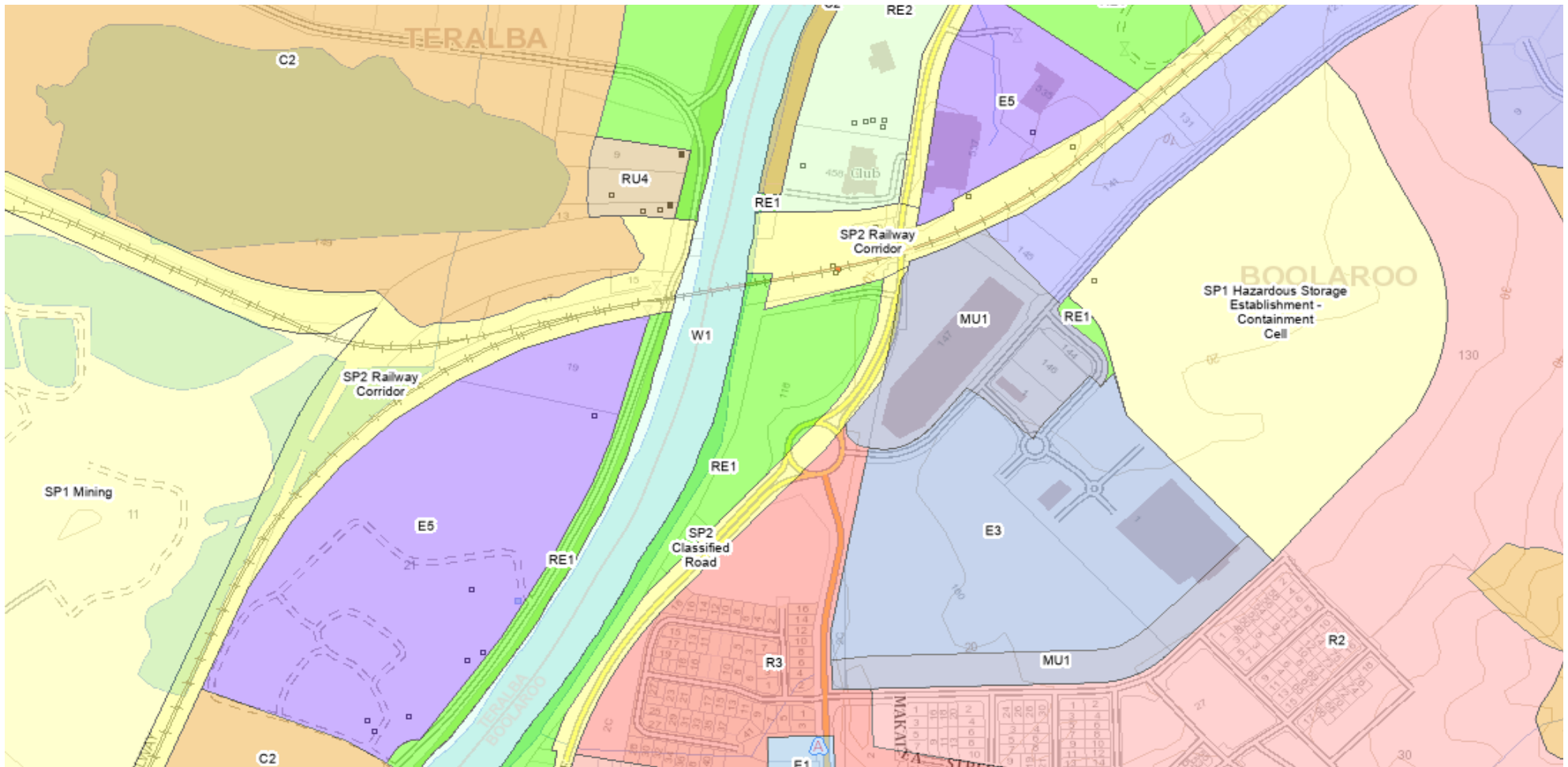
Cockle Creek station, Boolaroo – Lake Macquarie LGA

eSpatial Portal map with Land Zonings. No properties are shown hatched to indicate lots that are within the TOD precinct, as shown in other TOD precincts.

There are virtually no existing R1, R2, R3, R4, E1 or E2 zones that are required criteria under the TOD SEPP.

The only applicable Land Zone that the TOD SEPP applies to within 400m of the station is the top corner of R3 zone.

SP1 Hazardous Storage Establishment Containment Cell is the site of the former Pasminco smelter.



Cockle Creek station, Boolaroo – Lake Macquarie LGA

Satellite map with distance marker from station to the only residential / local employment zone within 400m of the station



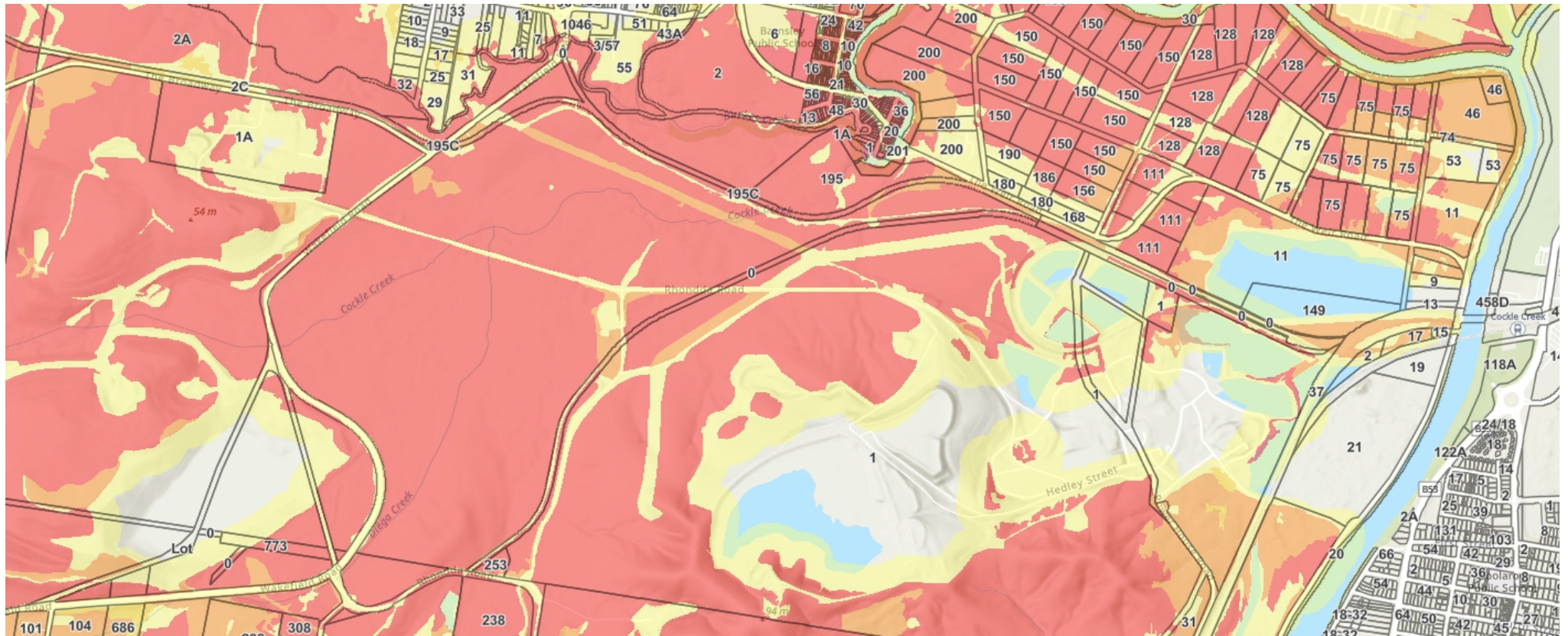
Cockle Creek station, Boolaroo – Lake Macquarie LGA

Satellite map with distance marker from station to the former Pasmenco smelter



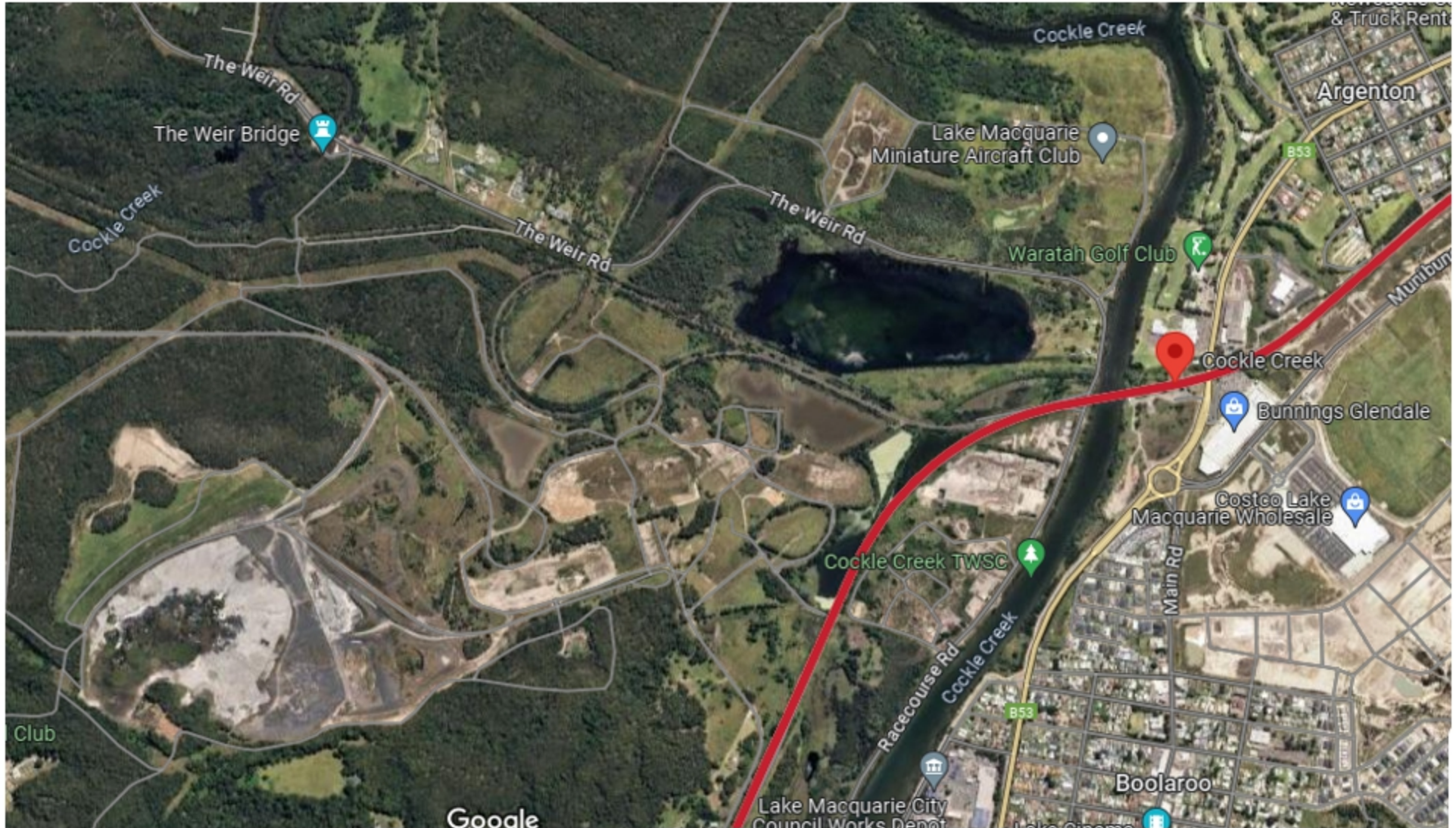
Cockle Creek station, Boolaroo – Lake Macquarie LGA

Bushfire Prone Land Map showing large area of Category 1 bushfire-prone land to the east of Cockle Creek station.



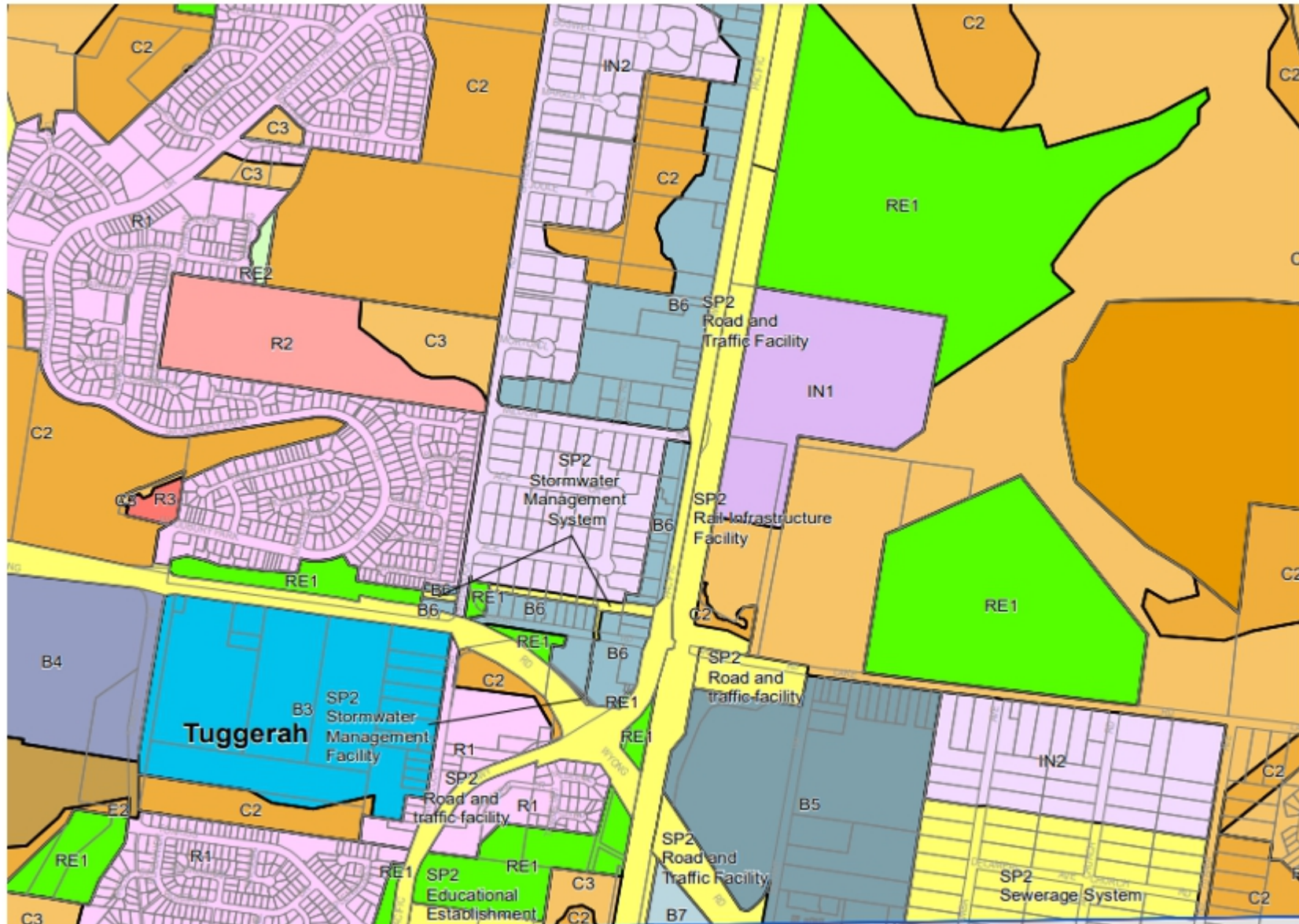
Cockle Creek station, Boolaroo – Lake Macquarie LGA

Satellite map showing proximity to bushfire-prone land



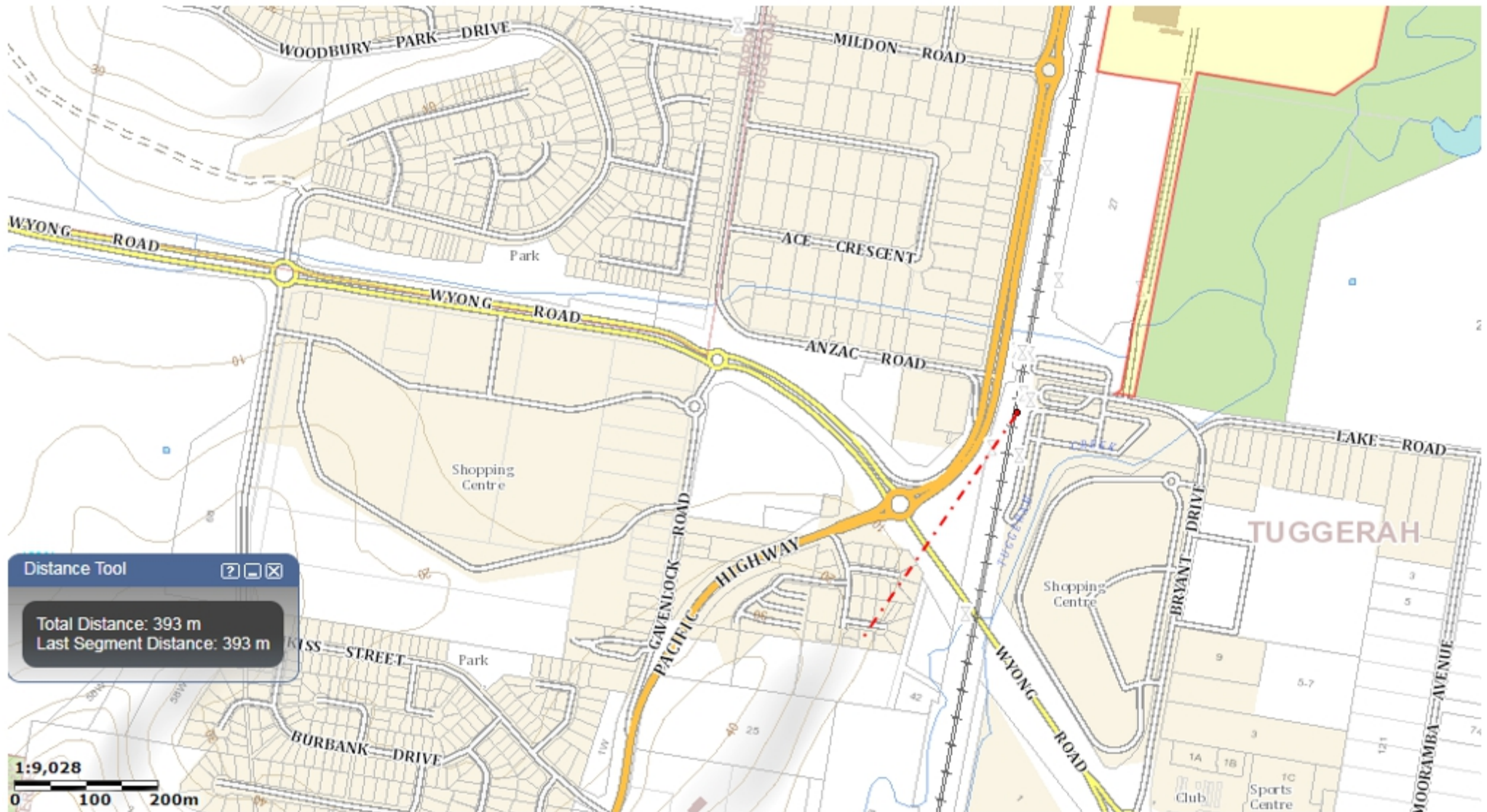
Tuggerah station – Central Coast LGA

eSpatial Portal map with Land Zonings. No properties are shown hatched to indicate lots that are within the TOD precinct, as shown in other TOD precincts.



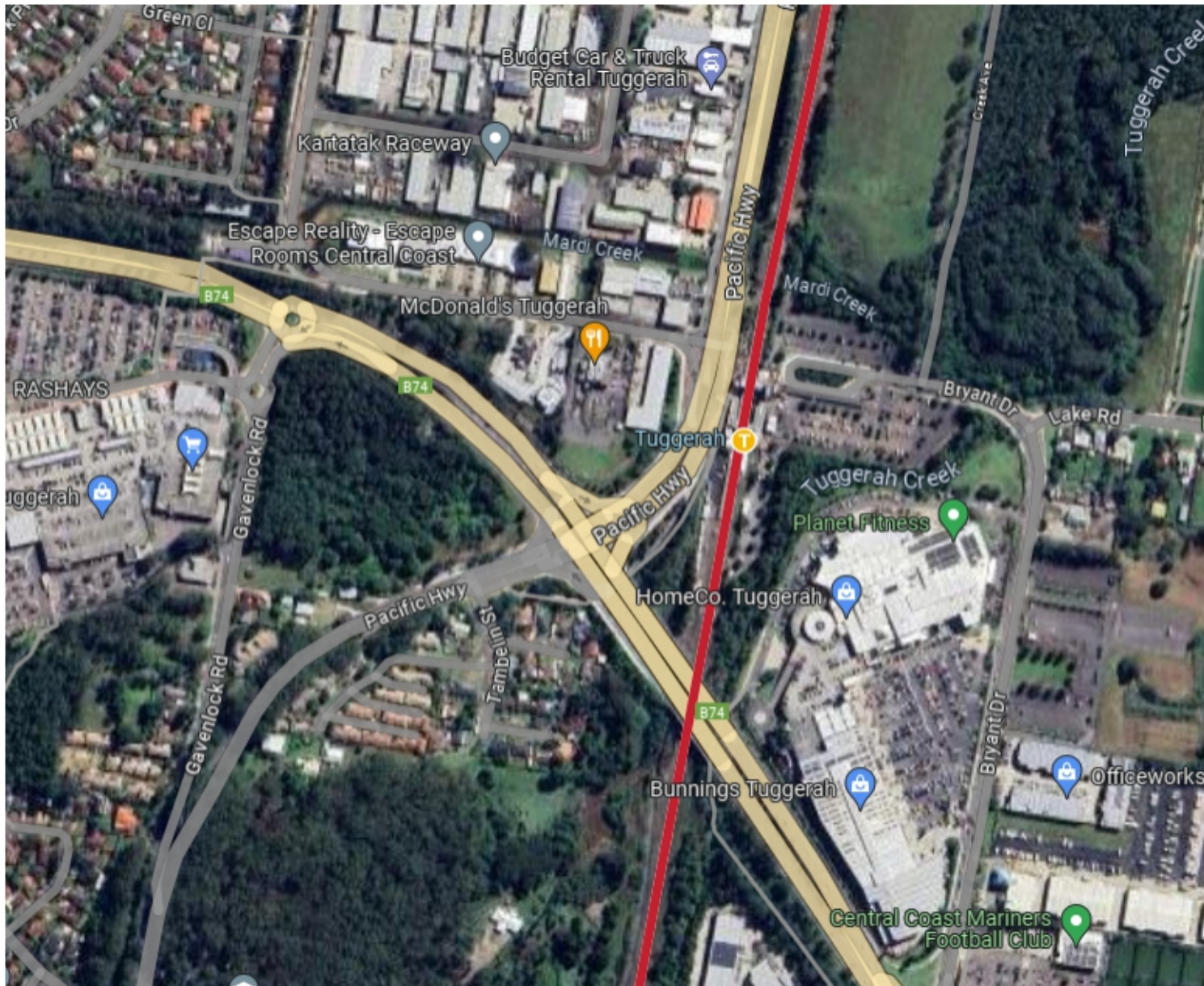
Tuggerah station – Central Coast LGA

Map with distance marker from station to only residential / local employment zone within 400m of the station



Tuggerah station – Central Coast LGA

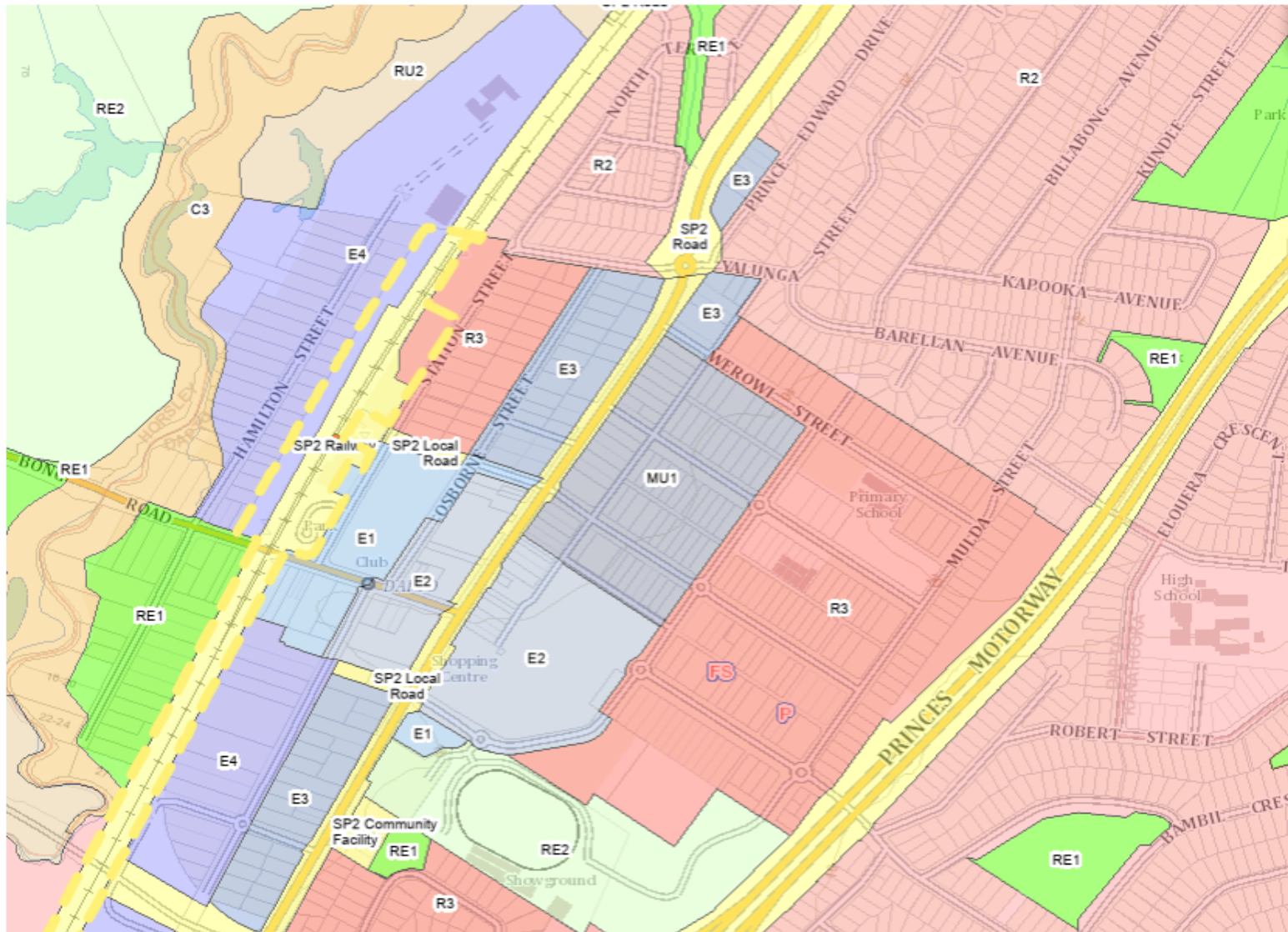
Satellite map showing industrial and recreational areas on either side of the station



Dapto station – Wollongong LGA

eSpatial Portal map with Land Zonings. Lots that within the designated TOD precinct are not shown hatched, as shown in other TOD precincts.

The E1 and E2 zones contain the community's Dapto Leagues Club, shopping centre and trade centre.



Dapto station – Wollongong LGA

Satellite view of station, Dapto Leagues Club, shopping centre, Aldi and trade centre



Corrimal station – Wollongong LGA

eSpatial Portal map with Land Zonings. Lots that are shown hatched are within the designated TOD precinct.

The Corrimal primary school and high school are included in the TOD precinct.

The 1st, 2nd and 3rd order waterways and lakes in the R3/RE1 zones have sensibly been excluded from the TOD precinct. However a large part of the RE1 zone has been included, which is not a valid zone for the TOD criteria.



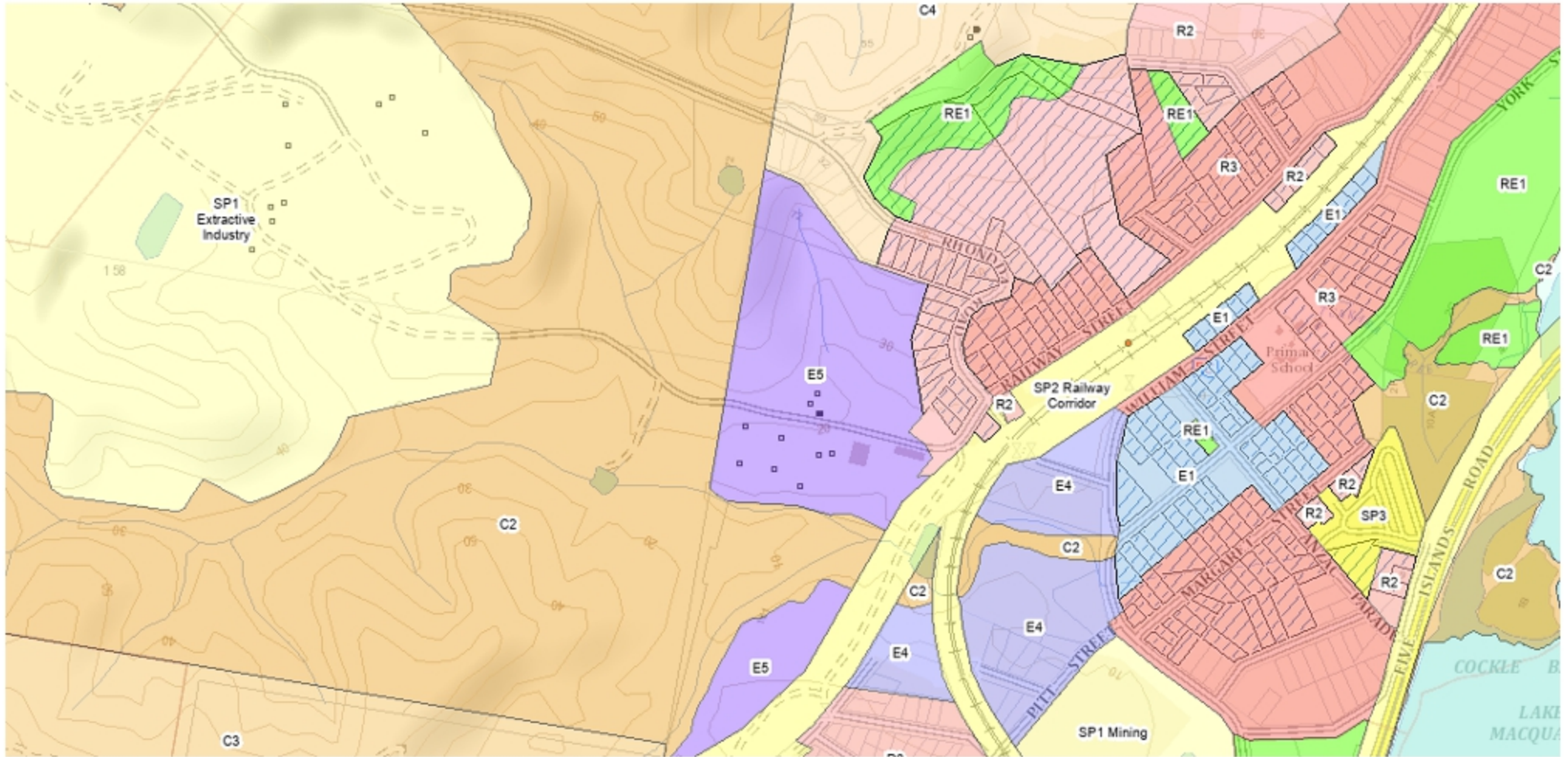
Corrimal station – Wollongong LGA

Satellite view of station, schools, waterways and lakes.



Teralba station – Lake Macquarie LGA

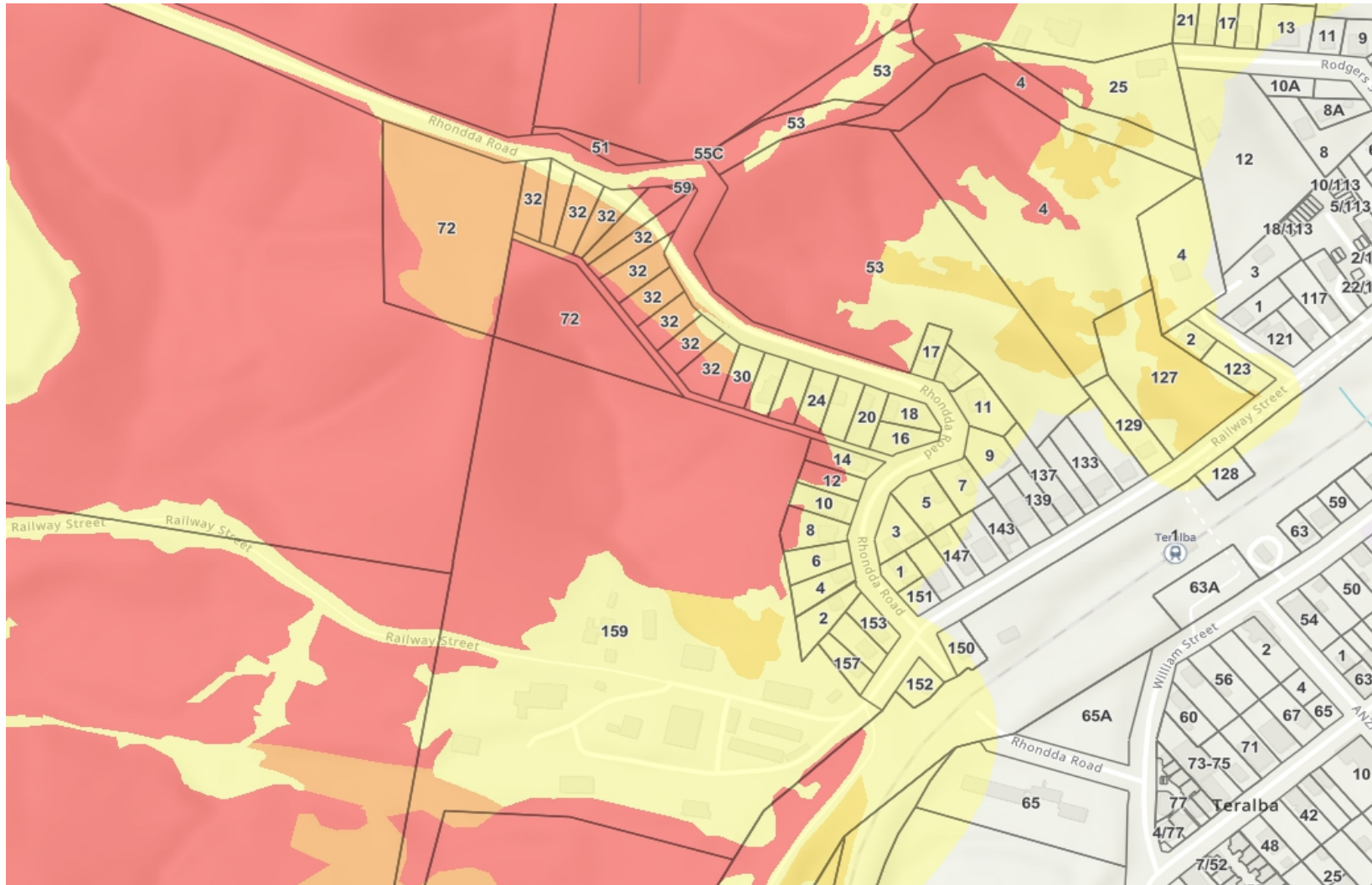
eSpatial Portal map with Land Zonings. Lots that are shown hatched are within the designated TOD precinct.



Teralba station – Lake Macquarie LGA

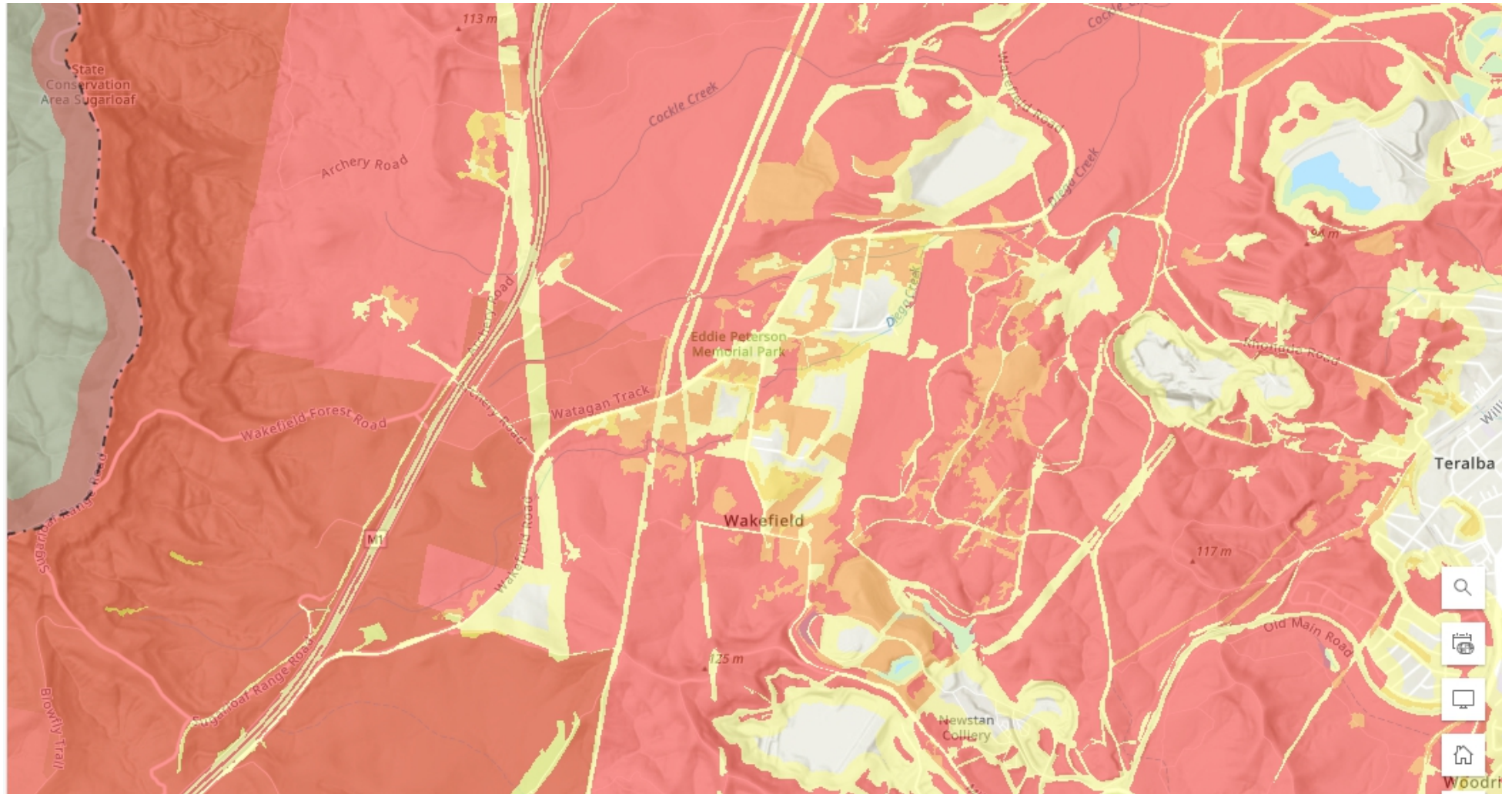
Bushfire Prone Land Map showing the majority of the lots on the western side of the station, which are included in to TOD precinct, are rated as bushfire vegetation hazard Category 1, 2 or buffer.

Lots such as this have been excluded from the Low and Mid-Rise Housing program, so it makes no sense to include them in the higher density TOD program.



Teralba station – Lake Macquarie LGA

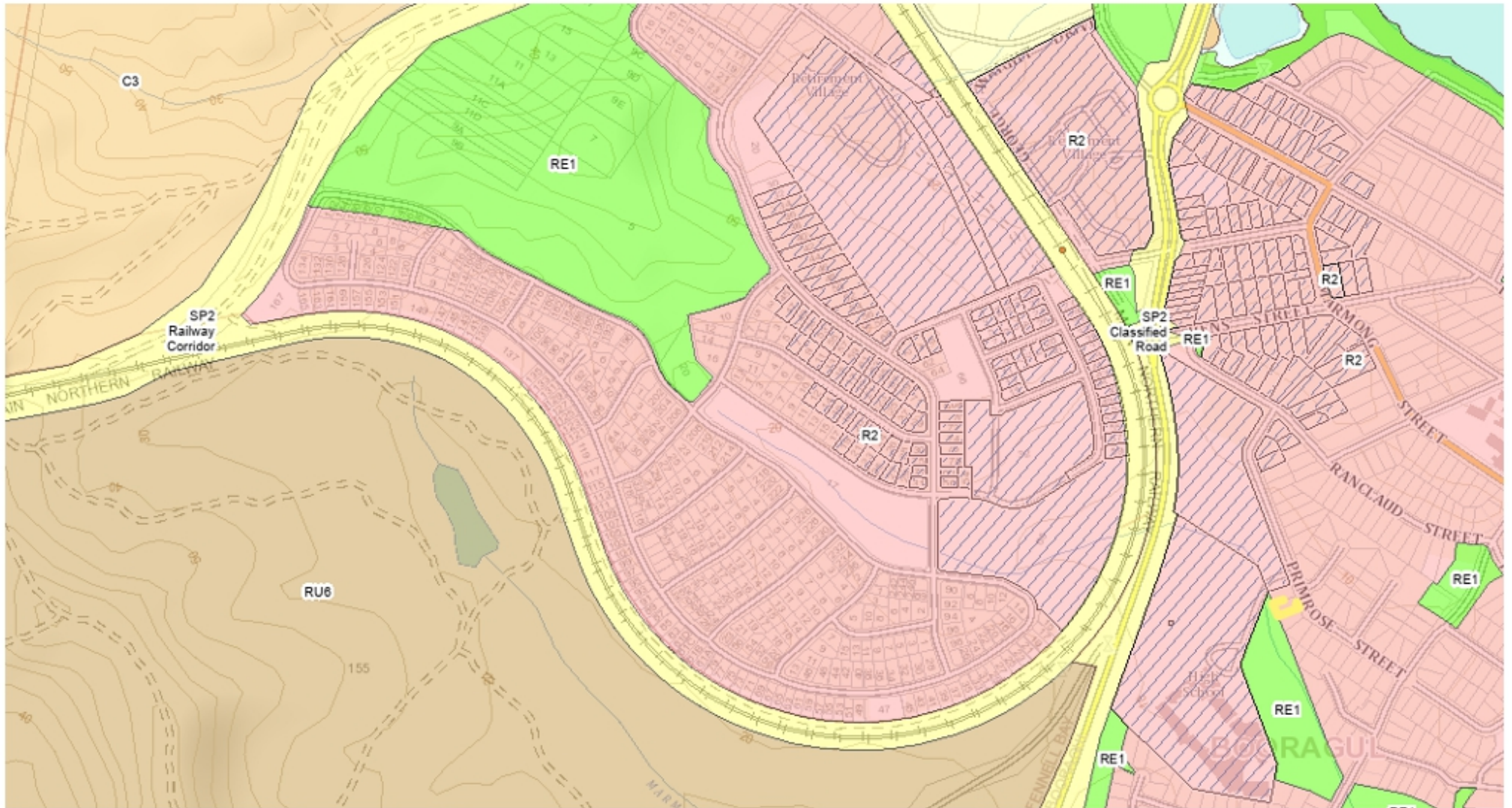
Bushfire Prone Land Map showing extensive bushfire run from the Sugarloaf Conservation Area across to Teralba.



Booragul station – Lake Macquarie LGA

eSpatial Portal map with Land Zonings. Lots that are shown hatched are within the designated TOD precinct.

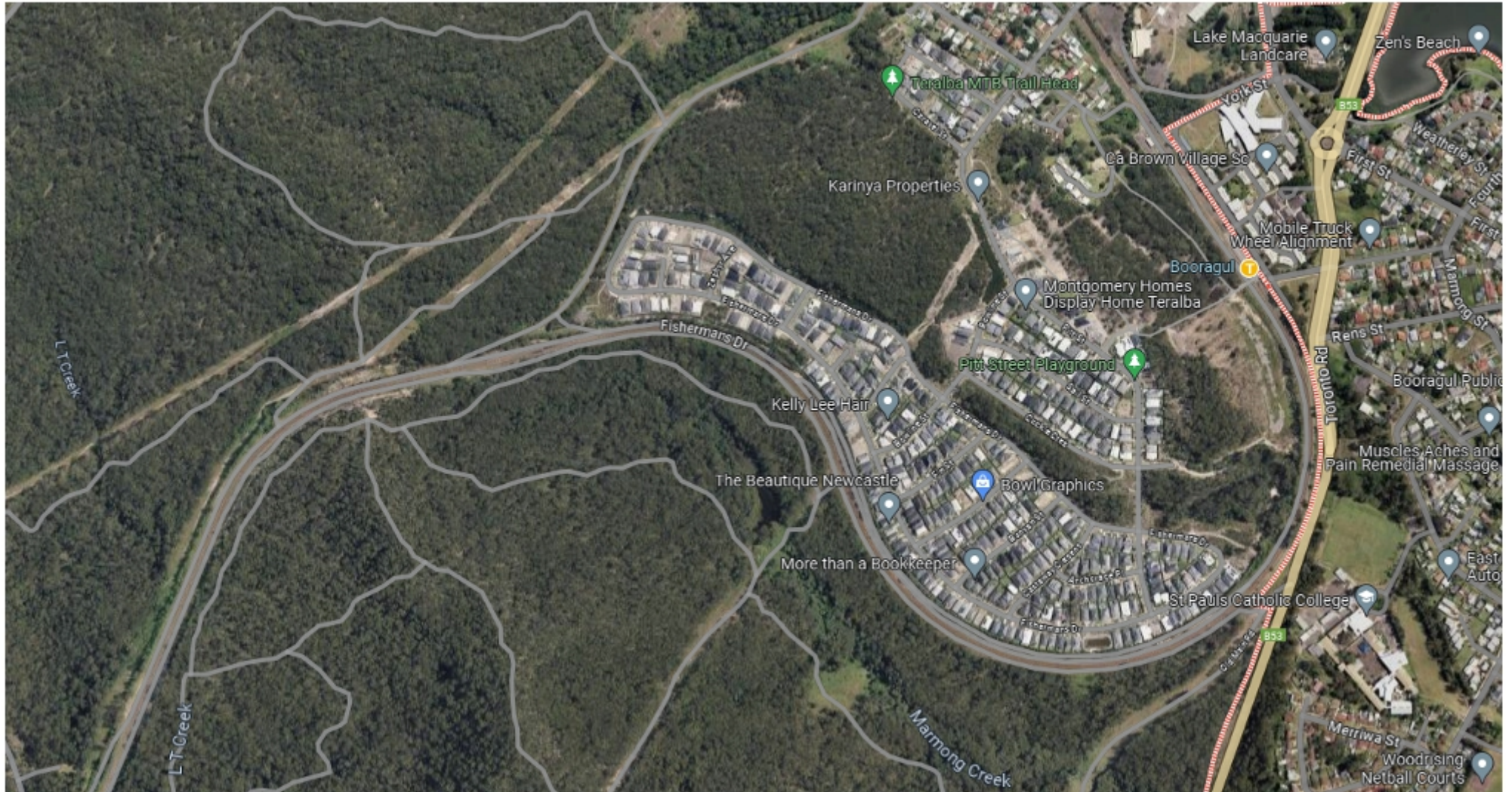
The Corrimal Catholic high school and their playing fields, plus two retirement villages are included in the TOD precinct.



Booragul station – Lake Macquarie LGA

Satellite view of station, school, playing fields and two retirement villages.

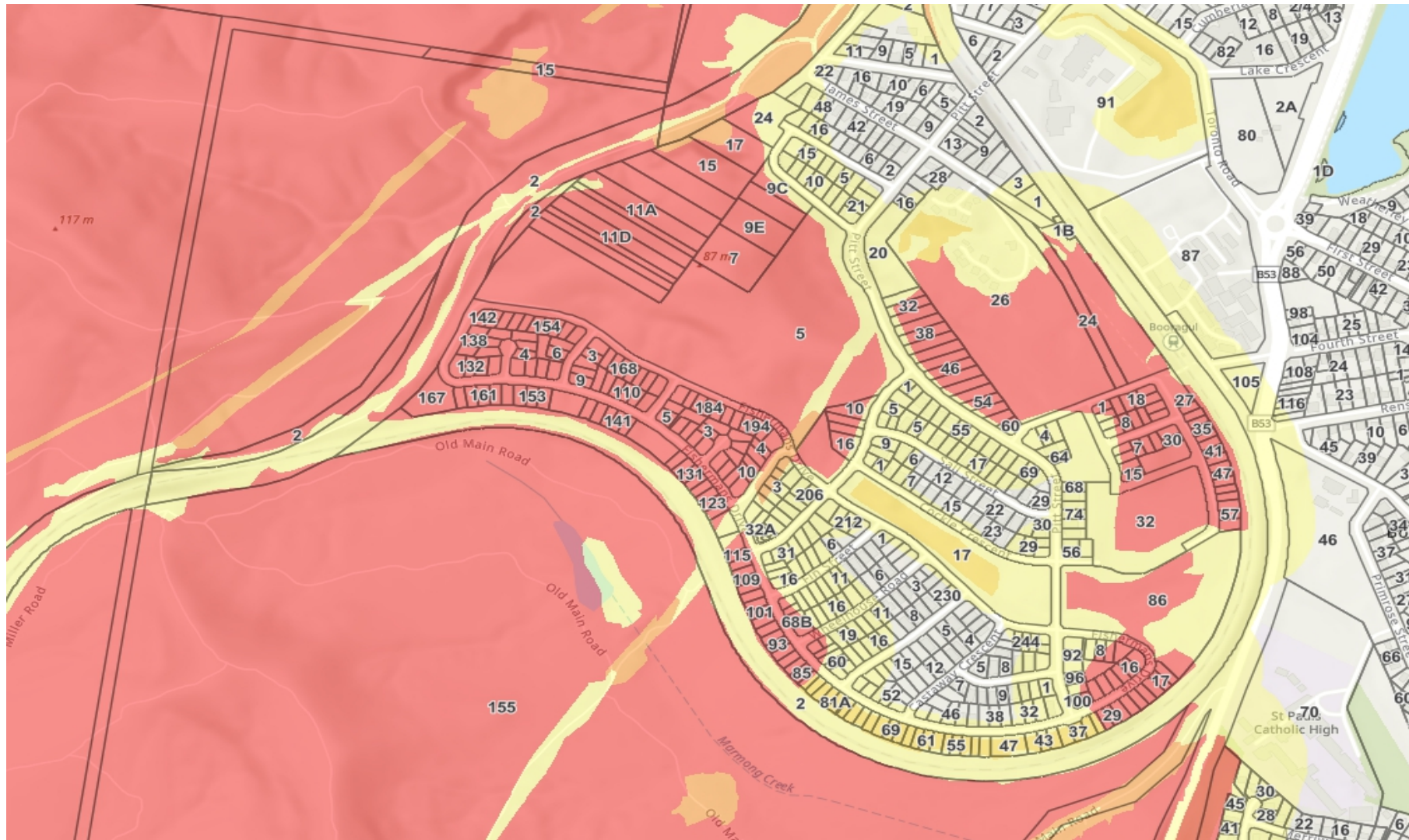
Where will the retirees go when their retirement village is converted to high rise for the TOD?



Booragul station – Lake Macquarie LGA

Bushfire Prone Land Map showing the majority of the lots on the western side of the station and many of the lots on the eastern side, which are all included in to TOD precinct, are rated as bushfire vegetation hazard Category 1, 2 or buffer.

Lots such as this have been excluded from the Low and Mid-Rise Housing program, so it makes no sense to include them in the higher density TOD program.



Booragul station – Lake Macquarie LGA

Bushfire Prone Land Map showing extensive bushfire run from the Sugarloaf Conservation Area across to Booragul.

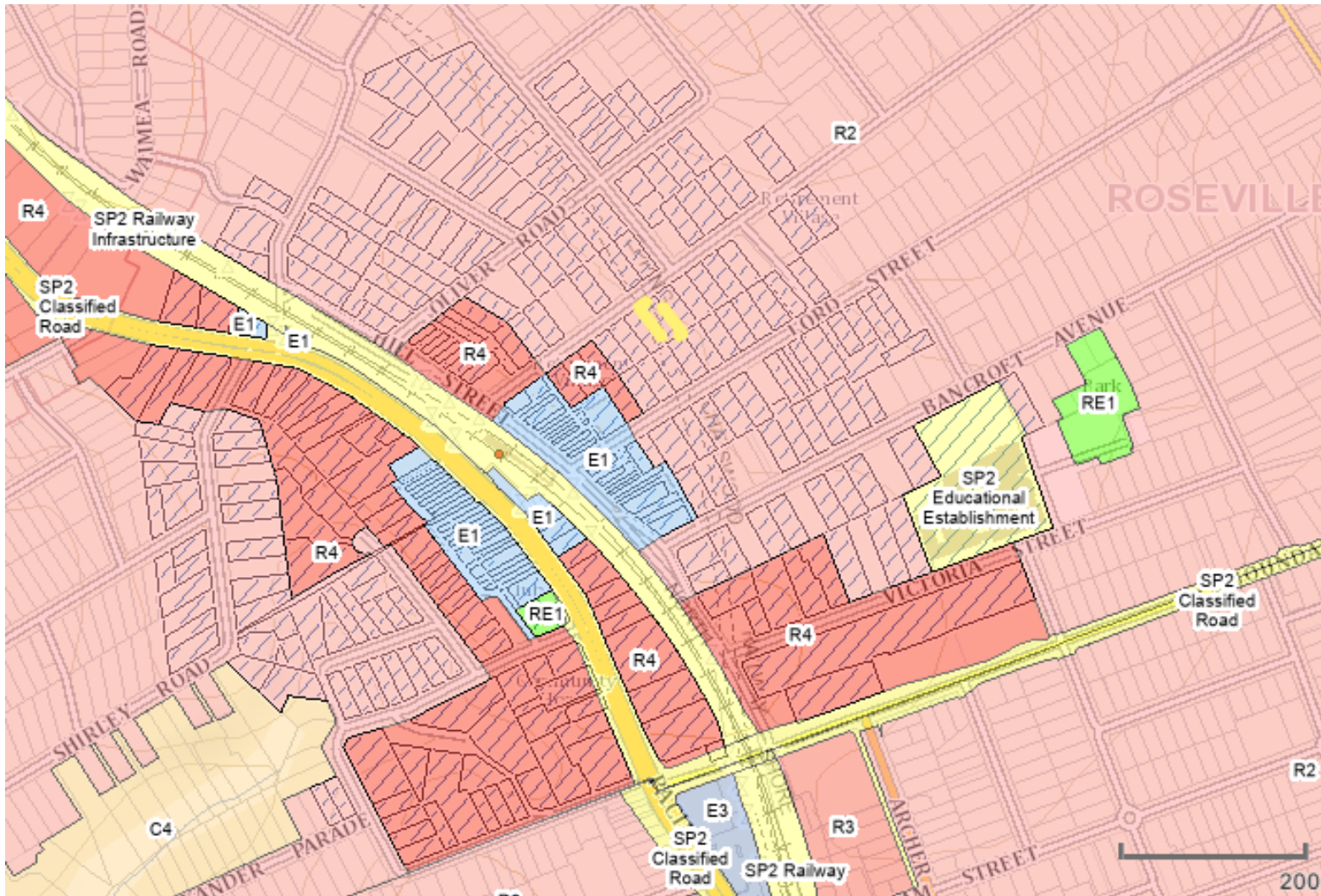


Roseville station – Ku-ring-gai LGA

eSpatial Portal map with Land Zonings. Lots that are shown hatched are within the designated TOD precinct.

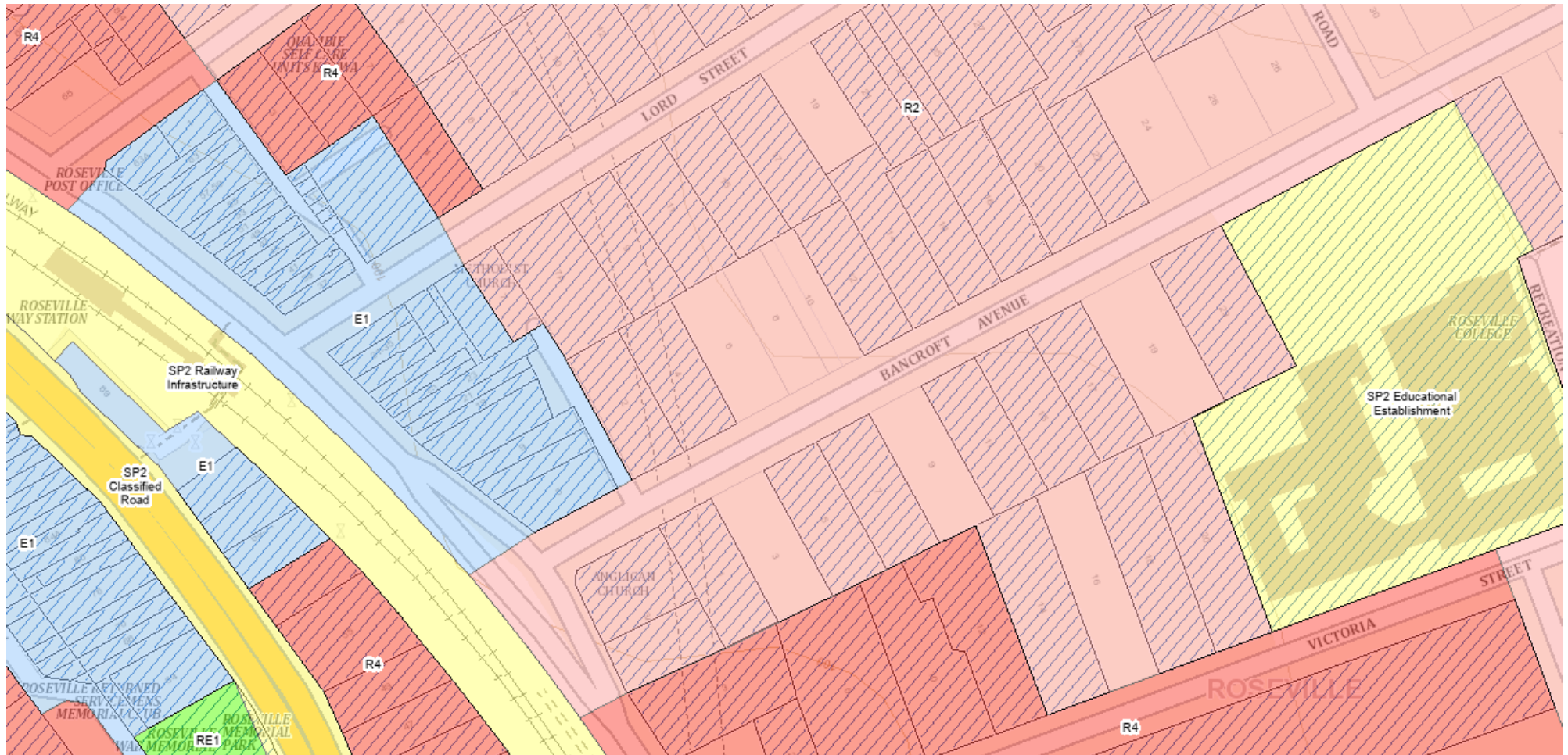
Roseville College, the Anglican and Methodist Churches, the Roseville War Memorial Gardens, BUPA retirement village, and Quambie self care units, are all included in the TOD precinct.

Why are schools, churches and war memorials included in the TOD precincts?



Roseville station – Ku-ring-gai LGA

eSpatial Portal map close-up showing Roseville College, the Anglican and Methodist Churches, the Roseville War Memorial Gardens, BUPA retirement village, and Quambie self care units, which are all included in the TOD precinct.



Roseville station – Ku-ring-gai LGA

Bushfire Prone Land Map showing lots on the western side of the station which are included in to TOD precinct, between Shirley Rd and Alexander Pde, are rated as bushfire vegetation hazard buffer zone.

Lots such as this have been excluded from the Low and Mid-Rise Housing program, so it makes no sense to include them in the higher density TOD program.

