



Our ref: DOC19/908131-4

Your ref: MP10_0204 Mod 7

Louise Starkey

Senior Planning Officer
Regional Assessments
Department of Planning Industry and Environment
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Dear Ms Starkey

Biodiversity and Conservation Division Review of Modification Application – Catherine Hill Bay Subdivision Modification 7 (MP10_0204 Mod 7)

I refer to your correspondence dated 18 October 2019 to the Biodiversity and Conservation Division (BCD) of the Department of Planning, Industry and Environment, inviting comments on the Catherine Hill Bay Subdivision Modification 7 (MP10_0204 Mod 7).

BCD has reviewed the Modification Application, including relevant appendices, annexures, attachments and parts of the documents titled '*Section 4.55 (1A) Modification Application (Modification 7) Major Project Approval MP10_0204*' (prepared by ADW Johnson and dated September 2019), in relation to impacts on biodiversity, flooding, coastal management, Aboriginal cultural heritage and National Park estate. BCD has no comments on biodiversity, flooding, coastal management or Aboriginal cultural heritage impacts.

BCD's recommendations in relation to impacts on National Park estate are provided in **Attachment A** and detailed comments are provided in **Attachment B**. If you require any further information regarding this matter, please contact Vanessa Owen, Senior Regional Biodiversity Conservation Officer, on 4927 3116 or via email at rog.hcc@environment.nsw.gov.au

Yours sincerely

NICOLE DAVIS
A/ Senior Team Leader Planning
Hunter Central Coast Branch
Biodiversity and Conservation Division
1 November 2019

Enclosure: Attachments A and B

BCD's recommendations

Catherine Hill Bay Subdivision Modification 7– Modification Application

1. BCD recommends that Crawley Lane is retained to facilitate access in the event of bushfire and assist with bushfire protection.

BCD's detailed comments

Catherine Hill Bay Subdivision Modification 7– Modification Application

National Park estate

1. The removal of Crawley Lane may impact on bushfire protection and firefighting access

BCD has concerns regarding the removal of Crawley Lane and the potential impacts this may have on assisting with bushfire protection and the provision of firefighting access to the three properties at the end of the Hopwood Close cul-de-sac in the event of a wildfire approaching from the west or north west.

It is acknowledged that both the Rural Fire Service and Lake Macquarie City Council have indicated that a fire trail is not required in the location of Crawley Lane, however as the adjacent land manager, National Parks and Wildlife Service (NPWS) has concerns that future residents at the end of the Hopwood Close cul-de-sac will have a strong expectation that NPWS address the fire threat from the directly adjacent National Park estate, and undertake additional bushfire protection works.

The Bushfire Assessment Report (prepared by MJD Environmental and dated 28 August 2019) outlines that the deletion of Crawley Lane will result in an increased Asset Protection Zone (APZ) within development lots, however BCD has concerns with the ongoing effective management of the APZ by individual property owners.

Although the Bushfire Assessment Report addresses ingress and egress for property owners to the three properties at the end of the Hopwood Close cul-de-sac, BCD retains concerns regarding future access for firefighting and APZ management.

The removal of Crawley Lane may impact on the ability to manage fire risk within the new development in accordance with the six key Bushfire Protection Measures objectives outlined in Planning for Bushfire Protection (prepared by Rural Fire Service and dated 2006).

Recommendation 1

BCD recommends that Crawley Lane is retained to facilitate access in the event of bushfire and assist with bushfire protection.