



11778(7) BSA

11th June 2019

NSW Department of
Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Lawren Drummond

Dear Lawren,

**SUPPLEMENTARY RESPONSE TO SUBMISSIONS – MP 10_0205 MOD 4
LAKESIDE LIVING GWANDALAN RESIDENTIAL SUBDIVISION**

In August 2018, Lake Side Living Pty Ltd lodged Modification Application Number 4 to MP10_0205, in order to amend condition B11 with regards to the requirement for nest boxes. The modification is required as the proponent has exhausted all options in attempting to comply with Condition B.11 with regards to Stage 7 of the subdivision.

Condition B.11 requires that compensatory nest boxes and/or salvaged natural hollows be installed for hollows removed as part of the development. To comply with this condition for Stages 1 to 6, nest boxes were installed on land reserved for Stage 7. In order to develop Stage 7, these existing nest boxes, salvaged hollows and additional nest boxes required for any natural hollows in Stage 7 need to be accommodated.

Modification 4 originally sought to amend condition B.11 to allow the developer to commission a research project based on hollow-dependent fauna, with the value of this research to be derived from the costs likely to have been incurred had full compliance with the existing condition been possible. The anticipated cost to complete the condition as currently stated was estimated by MJD Environmental to be \$62,000.

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Concerns were raised by the Office of Environment and Heritage (OEH) and the Department of Planning (DoP) in relation to the proposed research project potentially not addressing the direct impacts of the development on habitat for threatened species. As such, an alternate solution was discussed with OEH and DoP, with OEH suggesting that a credit requirements option would provide direct ecological benefits within the area.

Given the above; the proponent has now revised the modification proposal to seek approval to secure and retire ecosystem and species credits, instead of funding the research project. It is therefore proposed that condition B11 be amended to require the following for stage 7:

- The proponent secure and retire ecosystem credits of one or more plant community types impacted by the development, or species credits for hollow dependent fauna impacted by the development to the value of no less than \$62,000 (ex GST);
- Retired credits are located within the Central Coast and/or the Lake Macquarie LGA;
- If required, that the retired ecosystem credits contain hollow bearing trees;

Whilst the proposed modification now seeks an alternate method for addressing the ecological impacts of the development of Stage 7; the purpose of Modification 4 remains unchanged, in that the modification is aimed at allowing Stage 7 of the development to commence whilst continuing to recognise the importance hollows provide for local fauna habitat.

We trust this information is satisfactory and allows the Department to progress the subject application. Should you wish to discuss the above matter further, please do not hesitate to contact me on 43054300 or email brookes@adwjohnson.com.au.

Yours faithfully,

A handwritten signature in black ink that reads 'B. Sauer'.

Brooke Sauer
Town Planner
ADW JOHNSON