

2 March 2022

Department of Planning, Industry & Environment

**Att:** Teresa Gizzi & Kendall Clydesdale

**Via email:** [kendall.clydsdale@dpie.nsw.gov.au](mailto:kendall.clydsdale@dpie.nsw.gov.au)

**Via:** NSW Major Projects Portal

Dear Sir/Madam,

**RESPONSE TO REQUEST FOR INFORMATION - SECTION 4.55(1A) MODIFICATION TO CONSENT – EXPANSION TO THE PINES CARAVAN PARK – 8 HEARNESE LAKE ROAD, WOOLGOOLGA – MP08-0005-MOD 2**

I refer to the above application and the Departments request for information letter dated 13 December 2021.

**Response to Submissions**

1. A Response to Submissions Report as requested by the Department on 4 November 2021 has not been received. The Department requires that you provided a response to the issues raised in the submissions, in accordance with clause 82(2) of the Environmental Planning and Assessment Regulation 2000. In particular, please note the submission from the Department's Biodiversity and Conservation division and their requested information.

**Response:** A Response to Submissions Report (dated 6 January 2022) has been submitted to DPIE via the Major Projects Portal. The Report responds to all submissions, including but not limited to the Department's Biodiversity and Conservation requested information.

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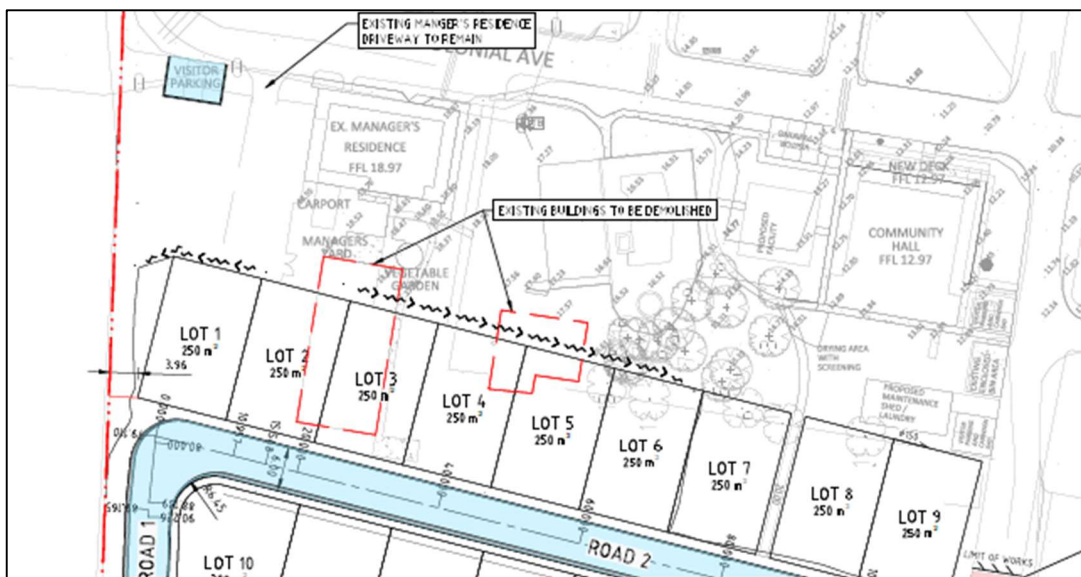
**Existing Structures**

2. The Department requested confirmation of the demolition of structures within the area of sites 1 to 9. In the submitted Response to Request for Information it is unclear whether the structures have development consent for their demolition.

'Please find attached an updated Site Master Plan (MP01; Rev 1) by Northrop, confirming the structures to be demolished. These structures will be demolished irrespective of the proposed changes i.e. the proposed modification does not introduce new demolition works.'

The Department seeks confirmation that the structures have approval for demolition. If approval has not been sought or granted, the demolition can be incorporated into the proposed modification if required

**Response:** Demolition approval has not yet been granted for the structures. Given the demolition works are necessarily associated with the approved development; HTA requests the works be incorporated into the proposed modification. The following images show the original approved plan (Consent dated 4 June 2012; MP08\_0005) and the current Master Plan (top and bottom image respectively). By way of comparison, the buildings require demolition in both the original Consent and the current proposal; therefore, the inclusion of the demolition works is not substantially different to the original Consent.



## Civil Documentation and Biodiversity

- The submitted information did not include the concept sewer plan as stated within the Response to Request for Information:

‘Please find attached concept sewer plans confirming each site will be provided with connection to a reticulated sewer service.’

The Department requests that this information be provided. It may be warranted to incorporate this information with point 4 below.

**Response:** Please find attached a Sanitary Drainage Plan prepared by McCallum PFCA (Drawing H-03; Revision 4; dated 02/10/20).

- The Department is requesting revised Civil Plans (complete set) are provided that identify the extent of cut and fill (as previously identified on 10 November 2021) as well as the revised visitor carparking locations as indicated in your additional information. It is noted that the visitor parking on the Community Plan submitted with MP08\_0005-Mod-2 is inconsistent with other documentation, it is requested that consistent documentation be provided.

**Response:** Please find attached:

- A complete set of revised Civil Plans identifying the extent of cut and fill and revised visitor parking locations.
  - An updated 'Community Map' including all visitor parking and is now consistent with other documentation.
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5. It has been identified upon the review of documentation that the plans submitted with MP08\_0005-Mod-2 have not included a previously approved acoustic fence along the western and part of the southern boundaries. It is also noted that site 1 is in closer proximity to what was previously assessed under the acoustic assessment submitted with MP08\_0005 (prepared by Revers Acoustics, September 2009). It is requested that an addendum to this report be prepared to outline the suitability of site 1 with respect to the traffic noise.

**Response:** Please find attached an addendum prepared by Reverb Acoustics dated 2 March 2022. As detailed, the addendum concludes that, "...providing the recommendations detailed in Sections 6.1, 6.3, 6.4, 6.5, 6.6 of the RA-R2 report and nominated Rw ratings detailed in Table 4 above are satisfied, Condition C38 will be satisfied. We therefore see no acoustic reason why approval should be denied."

HTA is committed to complying with the addendum and will accept its inclusion in the conditions of Consent.

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6. The submitted additional information includes what appears to be an email extract from GeoLINK regarding item 5 of the Departments request for information dated 10 November 2021. The Department requests that this advice be provided in a formal letter format from GeoLINK, it must be clear in confirming (or otherwise) if there are any additional biodiversity impacts and/or considerations arising, including any legislative triggers under the Biodiversity Conservation Act 2016. This correspondence could also serve to address the NSW Rural Fire Service's (RFS) asset protection zone (APZ) requirements, confirming the APZ is able to be implemented without biodiversity impacts (or otherwise).

**Response:** Please find attached a formal letter prepared by GeoLINK (dated 7 February 2022) confirming:

- The Vegetation Management Plan (VMP 2011) indicates that there was an overlap with VMP areas and the approved layout.
  - The proposed earthworks and stormwater infrastructure therefore do not exceed the previously approved footprint and no additional biodiversity impacts are expected hence there are no triggers under the Biodiversity Conservation Act 2016.
  - The APZ can be implemented without biodiversity impacts as this area has previously been assessed and grasses recommended within this area, which complies with the APZ requirements
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Should you wish to discuss any aspect of this application, please contact me on 0421 109 183 or email [jwaugh@hometownaustralia.com.au](mailto:jwaugh@hometownaustralia.com.au)

Yours Sincerely



Joe Waugh  
Planning Manager

**HOMETOWN AUSTRALIA**  
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