



Your ref: SSD-8989-Mod-5
Our ref: DOC25/380750-8

Dimitri Gotsis
Senior Planning Officer
4 Parramatta Square, 12 Darcy Street
Parramatta, NSW, 2150

Dear Dimitri,

Subject: Catherine McAuley Catholic College Modification 5 (SSD-8989-Mod-5)

Thank you for your Major Projects Portal request dated 12 May 2025 seeking advice from the Conservation Programs, Heritage & Regulation Group (CPHR) of the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) on Catherine McAuley Catholic College Modification 5.

CPHR has reviewed the Modification Application (SSD8989) – 507 Medowie Road, Medowie Report, March 2025, de Witt Consulting and no further information for flooding and coastal risks is required.

However, further work is required to meet the biodiversity assessment requirements. Detailed advice on required updates to the Biodiversity Development Assessment Report (BDAR) are provided at **Attachment 1**.

If you have any further questions about this issue, please contact our Hunter Central Coast Planning Team at huntercentralcoast@environment.nsw.gov.au.

Yours Sincerely

Hannah Grogan
A/Senior Team Leader - Planning
Conservation Programs, Heritage & Regulation Group (CPHR)

26 May 2025

Enclosure: Attachment 1

Attachment 1 - CPHR Comments

Catherine McAuley Catholic College Modification 5 (SSD-8989-Mod-5)

In preparing this advice CPHR has reviewed the following documents:

- Modification Application (SSD8989) – 507 Medowie Road, Medowie Report, de Witt Consulting, March 2025.
- Cover Letter – 507 Medowie Road, Medowie NSW 2318, de Witt Consulting, March 2025.
- Catherine McAuley Catholic College - Modification 5 - Biodiversity Development Assessment Report, Biosis, April 2025.
- Architectural Plans, Webber Architects, 2024.

Key Assessment Issues

1.	<i>Credit obligations</i>	<p>Under Part 7 of the <i>Biodiversity Conservation Act 2016</i> (BC Act), biodiversity assessment requirements apply to planning applications proposing to modify approved developments or activities. This includes updating the Biodiversity Development Assessment Report (BDAR), that was submitted with the original application.</p> <p>Modification 5 relates to the provision of a new Covered Outdoor Learning Area (COLA), in the form of a shade structure, which would require the removal of an 18 m tall tree, identified as Tree 36.</p> <p>CPHR acknowledges that the BDAR has assessed the impacts of the original development as proposed to be modified using the BAM 2020 (Section 8.3). However, it does not account for the new impacts of removing Tree 36, which increases the area of impact. Figure 14 also does not include Tree 36 (which is mapped as PCT 3544), as impacts requiring offsets.</p> <p>The BDAR reports that during the 2024/2025 field investigations, the Grey-headed Flying-fox was incidentally recorded. The subject land was reported as providing marginal foraging habitat for the species. This is contrary to the vegetation being ranked as 1-2, with 1 being mapped vegetation of the highest nectar rank for the Grey-headed Flying-fox. As per the '<i>Species credit' threatened bats and their habitats – NSW guide for the Biodiversity Assessment Method</i>, foraging habitat for the Grey-headed Flying-fox is assessed as an ecosystem credit and should be offset accordingly.</p> <p>Recommended action:</p> <p>To incorporate the new impacts resulting from the modification, the following should be updated in the BDAR:</p> <ul style="list-style-type: none">• Area of impact (ha) and credit obligations for PCT 3544.• Figure 14 to include Tree 36 as a mapped area requiring offsets.• Ecosystem credits for Grey-headed Flying-fox.
	<i>Extent and Timing</i>	Pre-determination