



Our Ref: RM8 IDA16/71

Mr Trevor Allan
Via Email: trevor@jwplanning.com.au
JW Planning
Level 1 Suite 13/478 The Esplanade
WARNERS BAY NSW 2282

11 November 2016

Dear Mr Allan

**Re: Residential subdivision, Lot 1 DP 1097743, Pacific Highway,
Moonee Beach, Coffs Harbour LGA (SSD 7198, *formally* MP09_0067)
provision of additional information on buffers to aquatic habitats**

I acknowledge receipt of your email dated 19 October 2016 and the attachment Drawing Number 1277-DR1 Issue G. Moonee Parklands, Proposed Moonee Urban Subdivision Moonee Beach Lot 1 DP 1097743, Proposed Subdivision Lot Layout (copy attached).

This plan depicts a line representing the outer edge of the extent of intertidal habitat that requires a habitat buffer. This line is appropriately beyond the mean high water mark and at or just slightly above the highest astronomic tide. The plan therefore, enables a more accurate assessment of the habitat buffer to the key fish habitat areas which include saltmarsh, mangrove and seagrass within Moonee Creek which is a Habitat Protection Zone within the Solitary Island Marine Park.

The Plan clearly shows that at its narrowest point the buffer to intertidal habitats in Moonee Creek from built urban infrastructure, specifically the proposed coastal walk, will be approximately 25 metres. In other areas the buffer between the coastal walk and intertidal habitats will exceed 60 metres. In almost all areas the buffer to the ring road and residential development exceeds 50 metres. There is one very small point where the distance is reduced to 46 metres. It appears that functions such as the asset protection zone and mosquito buffers would generally occupy the area occupied by the proposed coastal walk and the ring road. The integrity of the vegetated habitat buffer would, therefore, be somewhat maintained against weed encroachment and other disturbance despite its limited width.

DPI Fisheries previous comments on this proposal dated 8 June 2016 and 21 August 2013 have highlighted the need for buffers to aquatic habitats to be determined with regard to DPI Policy and Guidelines which states that: "NSW DPI will generally not approve developments or activities that do not incorporate foreshore buffer zones of 50 – 100m width adjacent to TYPE 1 marine vegetation."

The mapping that was requested by DPI Fisheries shows that the buffer zone that has been developed is narrow. Particularly when considering the important habitats adjacent to it, specifically a Habitat Protection Zone within the Solitary Islands Marine Park, one of the largest seagrass beds in Moonee Creek and an intertidal zone that includes saltmarsh habitats which are listed as an endangered ecological community. It is noted, however, that the proponent proposes that the buffer zone will be dedicated to Coffs Harbour City Council and that a regime of endemic native rehabilitation is proposed consistent with a Vegetation Management Plan.

DPI Fisheries is satisfied that the proposed buffer is generally consistent with the Department's policy and guidelines for fish habitat conservation and management contingent upon any approval for this development requiring; rehabilitation and sound management of the buffer zone undertaken consistent with best practice techniques, and dedication of the buffer zone to Coffs Harbour City Council.

If you have any further enquiries please contact me on 0407 264 391 or via email: patrick.dwyer@dpi.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read "Patrick Dwyer".

Patrick Dwyer

Senior Fisheries Manager, Aquatic Ecosystems (North Coast)

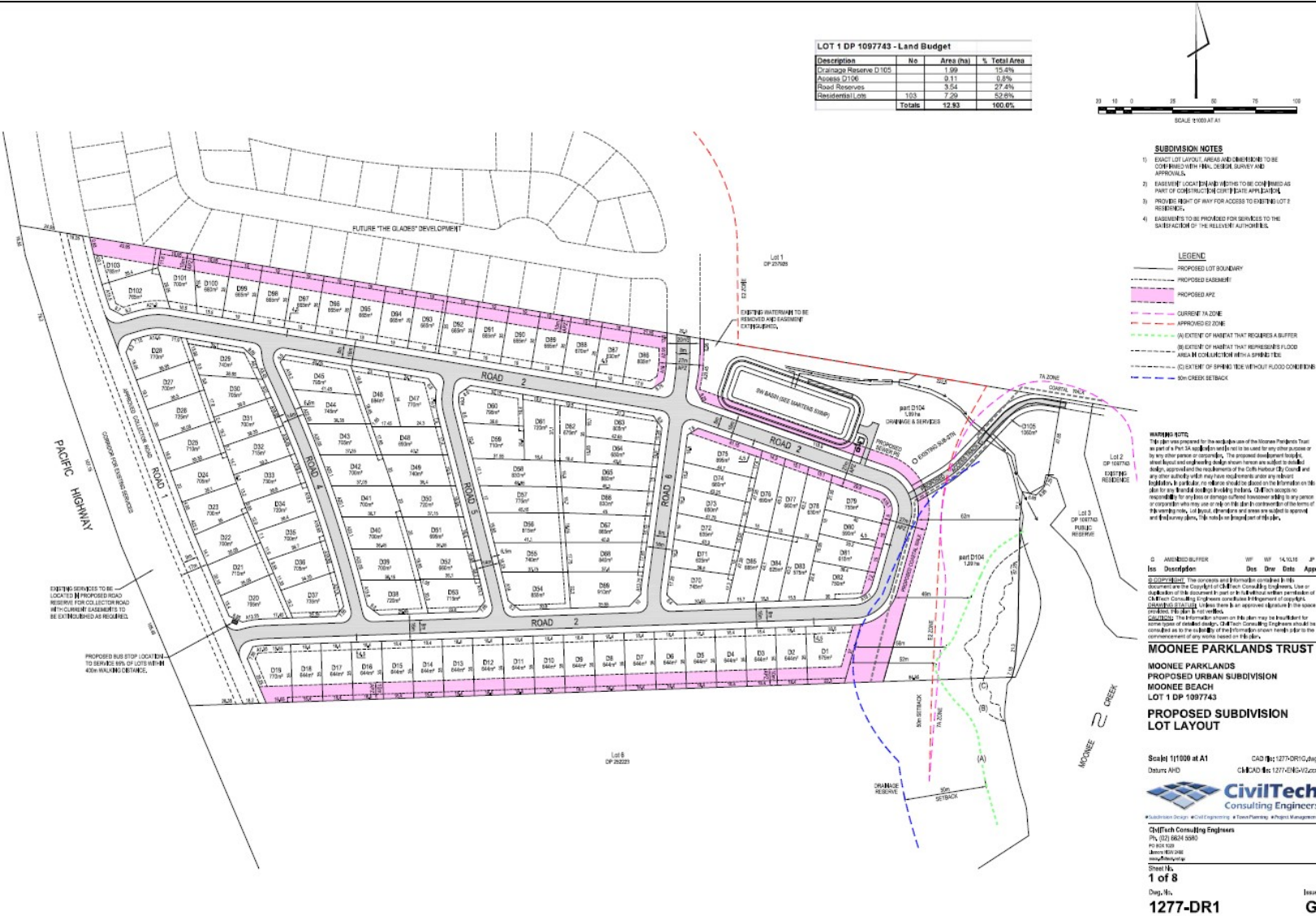


Figure 1: Airpark Hotel Precinct Site. This component is one element of the present proposal that will directly and permanently impact on known and suitable habitat for the Oxleyan Pygmy Perch.