



Office of
Environment
& Heritage

Our Ref: DOC17/199253
Your Ref: MP08_0167 MOD 2

Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Ms Amy Robertson

Dear Ms Robertson

Re: Modification to residential subdivision at Belle O'Connor Street, South West Rocks

Thank you for your e-mail dated 31 March 2017 about the proposed modification to the project approval for the residential subdivision at Belle O'Connor Street South West Rocks seeking comments from the Office of Environment and Heritage (OEH). I appreciate the opportunity to provide input.

The OEH provided initial comments on the proposed modification previously in a letter dated 14 February 2017. The applicant's planning consultant, Keiley Hunter Town Planning, has since submitted to the Department of Planning and Environment (DPE) a response to the issues raised in our letter.

After reviewing the response letter from Ms Hunter and consulting with her by telephone, the OEH supports the proportion of proposed E2 offset land (i.e. 3.7ha) as described in that letter that will compensate for the biodiversity impacts of Stages 10 and 11.

However, the modification application does not mention the proposed proportional offset arrangements, and does not include any proposal to change the Planning Assessment Commission Project Approval Conditions B14 and E8 to enable staging of the offset requirements or an alternative process for developing and implementing the Vegetation Management Plan (VMP) for the offset area.

Consequently, the OEH recommends that:

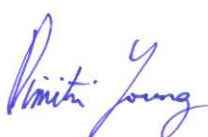
1. Prior to determining the modification application, the Department of Planning and Environment should seek amendments to the proposal to include a description of how Conditions B14 and E8 will be amended to accommodate the proposal.

2. Any consent issued for the modification should include conditions that require:

- a. The proportion of proposed E2 offset land (i.e. 3.7ha) to be dedicated to the council prior to the council releasing the Subdivision Certificate(s) for Stages 10 and/or 11; and
- b. A comprehensive Vegetation Management Plan to be prepared for the proportion of proposed E2 offset land (i.e. 3.7ha) in consultation with the council and OEH, and approved by the council prior to issuing of the Construction Certificate(s) for Stages 10 and/or 11.

If you have any further questions about this issue, Mr Don Owner, Regional Operations Officer, Regional Operations, OEH, can be contacted on 6659 8233 or at don.owner@environment.nsw.gov.au.

Yours sincerely

 7 April 2017

DIMITRI YOUNG
Senior Team Leader Planning, North East Branch
Regional Operations

Contact officer: DON OWNER
6659 8233

cc: Ms Keiley Hunter – Keiley Hunter Town Planning - PO Box 4481, Coffs Harbour NSW 2450