



Our Ref: DOC21/900387
Your Ref: MP08_0005 MOD 2

Team Leader, Industry Key Sites
Planning and Assessment, Department of Planning, Industry and Environment
4PSQ, 12 Darcy Street
Locked Bag 5022
Parramatta NSW 2124

Attention: Ms Kendall Clydsdale, Senior Planning Officer

Dear Ms Gizzi

RE: The Pines Caravan Park, Hearnese Lake Road, Woolgoolga (MP08_0005 MOD 2)

Thank you for your referral dated 13 October 2021 about the proposed modification for the Pines Caravan Park at Lot 106 DP1144462, 8 Hearnese Lake Road, Woolgoolga, seeking comments from the Biodiversity and Conservation Division (BCD) of the Biodiversity, Conservation and Science Directorate in the Environment, Energy and Science Group of the Department of Planning, Industry and Environment. I appreciate the opportunity to provide input.

The BCD was formerly part of the Office of Environment and Heritage, but now forms part of a Group that has responsibilities relating to biodiversity (including threatened species and ecological communities, or their habitats), National Parks and Wildlife Service estate, climate change, sustainability, flooding, coastal and estuary matters. The following advice is provided.

Modification application

The proposed modification involves:

- Moving Lots 1 – 8 west by approximately 10 m to give Lot 9 frontage to Road 2.
- Removing the extension of Road 1 to the north-west.
- Retaining the existing road connection at the north-east of the development area, as per the existing Approval to Operate.

The proposed modification will be carried out wholly within the approved development footprint. The modification will not increase the number of dwellings or involve the clearing of any additional vegetation or result in additional adverse impacts on biodiversity or increase the threat of bushfire. All physical works are proposed to be carried out wholly within the approved footprint and will not result in any significant impacts beyond those assessed as part of the original application.

We have reviewed the proposal and supporting documentation and note the proposed modification will not give rise to any new impacts on native flora or fauna and their habitats, flooding or acid sulfate soils to that of the existing approval.

We therefore raise no issues with the proposed modification.

Vegetation Management Plan

We note the modification application is supported by a Revised Vegetation Management Plan (VMP) The Pines Expansion, as updated by GeoLINK dated August 2021.

The VMP was been updated at the request of the Coffs City Council. Condition C26 of the original approval requires vegetation rehabilitation as documented in the VMP to begin at the commencement of development works.

The modification documents include a letter dated May 2017 noting that the development works have commenced on the site. The letter states this involved installation of temporary fencing to protect the rehabilitation area and allow assisted regeneration to be undertaken.

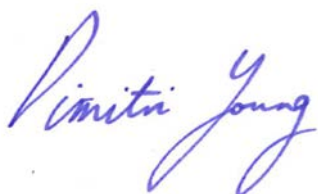
Table 1.3 of the revised VMP lists actions for the Year 1 establishment phase, years 1 and 2, years 5 and the long term. If the development works have commenced on the site, the Year 1 to 4 VMP works should already have been implemented.

The BCD recommends that the Planning and Assessment Group seeks clarification about the status of the implementation of the VMP and copies of the four annual monitoring reports required to be submitted by the proponent to ensure the works required under the VMP are being undertaken in accordance with the VMP.

We request a copy of the applicant's response to this VMP matter and copies of the four annual monitoring reports for our consideration.

If you have any questions about this advice, please do not hesitate to contact Ms Rachel Lonie, Senior Conservation Planning Officer, at rachel.lonie@environment.nsw.gov.au or 6650 7130.

Yours sincerely



25 October 2021

DIMITRI YOUNG
Senior Team Leader Planning, North East Branch
Biodiversity and Conservation