



## Office of Environment & Heritage

Our Ref: DOC16/385002  
Your Ref: MP 06\_0085 MOD 1

Ms Kate McDonald – Team Leader – Industry Assessments  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Attention: Ms Evelyn Craigie – Planning Officer

Dear Ms McDonald

**Re: Modification Request for Rainbow Beach Estate, Ocean Drive Bonny Hills MP 06\_0085 MOD 1. (Port Macquarie – Hastings LGA)**

Thank you for your letter dated 2 August 2016 about the Modification request for Rainbow Beach Estate seeking comments from the Office of Environment and Heritage (OEH). I appreciate the opportunity to provide input.

The OEH has statutory responsibilities relating to biodiversity (including threatened species, populations, ecological communities, or their habitats), Aboriginal and historic heritage, National Parks and Wildlife Service estate, flooding and estuary management.

In February 2016 the OEH was approached by consultants on behalf of the landowner of the Rainbow Beach Estate seeking pre-lodgement advice on a modification proposal. The OEH reviewed the documents, liaised with the consultants, carried out a site inspection and issued advice in regard to the matter (copy attached).

In summary, in February 2016, the OEH recommended that, prior to lodging the modification proposal, the consultants should address the following matters:

1. The vegetated buffer area north of the identified *Swamp Oak Floodplain Forest Endangered Ecological Community* (SOFF EEC) should meet or exceed the minimum 25 metre vegetated buffer requirement and the buffer should be established and managed in accordance with an approved vegetation management plan.
2. The revegetated buffer to the SEPP 26 Littoral Rainforest, adjacent to Lot 5 DP 25886, should extend to the eastern edge of the approved rising main easement and be established and managed in accordance with an approved vegetation management plan.

3. The northern, eastern and southern boundaries of the southern school site should be adjusted to widen the regeneration and rehabilitation area and thereby provide for a 100 metre wide vegetated buffer between the southern school site and the adjacent existing development.
4. The regeneration area between the southern school site and the district sporting fields should be fenced off and bush regeneration procedures be implemented in accordance with an approved vegetation management plan.
5. In regard to the vegetated regeneration area on Crown Land Reserve R754444, the condition should be refined to relate specifically to the area likely to be impacted by the proposed development.

After reviewing the documentation provided on the Department of Planning and Environment (DPE) website as part of the current public exhibition of the Modification request, it appears that the OEH's pre-lodgement modification advice has been incorporated into the current documents and they accord with the requirements previously specified by the OEH.

The OEH would welcome the opportunity to provide further input to the vegetation management plan when it is lodged with the DPE for review and endorsement.

If you have any further questions about this issue, Mr Clyde Treadwell, Conservation Planning Officer, Regional Operations, OEH, can be contacted on 6659 8288 or at [clyde.treadwell@environment.nsw.gov.au](mailto:clyde.treadwell@environment.nsw.gov.au). Please note that Clyde works Tuesday to Friday each week.

Yours sincerely

 11 August 2016

**DIMITRI YOUNG**  
**Senior Team Leader Planning, North East Region**  
**Regional Operations**

Contact officer: CLYDE TREADWELL  
6659 8288