



Office of
Environment
& Heritage

DOC17/251752-1
MP 07 0147 MOD 4

Ms Jane Flanagan
Senior Planner, Modification Assessments
Department of Planning and Environment
jane.flanagan@planning.nsw.gov.au

Dear Ms Flanagan

Notification of Response to Submissions - Modification to Concept Plan North Cooranbong Residential Precinct - 617 Freemans Drive, Cooranbong

I refer to your e-mail dated 28 April 2017 seeking advice from the Office of Environment and Heritage (OEH) on the proponent's comments on the advice provided for the Response to Submissions for this modification. OEH has reviewed the letter provided by Johnson Property Group dated 20 April 2017 and the attachments and resources provided on the Department's Major Project Assessments website.

OEH notes the inclusion of a letter from Lake Macquarie City Council to Mr Bryan Garland of Johnson Property Group dated 7 April 2017 outlining an in-principle agreement for the provision of on-site and offsite biodiversity offsets for 617 Freemans Drive Cooranbong. OEH accepts the offsets nominated by Council for this site. Offsets include *inter alia* the provision of a conservation zone along the eastern side of Lot 12 DP 1158508 (partly E2 and partly over the R2 zone in the north-east of the lot) as well as rehabilitation of currently cleared land. It is noted that the maps supplied by MJD Environmental Pty Ltd do not reflect these decisions. The maps indicate that there is an R2 zone which cuts through the E2 corridor on the eastern boundary of the lot. This appears to be in conflict with the decisions of the Land and Environment Court and Council's agreement with Johnson Property Group. OEH seeks clarification on the final agreement.

If you require any further information regarding this matter please contact Karen Thumm, Conservation Planning Officer, on 4927 3153.

Yours sincerely

12 MAY 2017

RICHARD BATH
Senior Team Leader Planning, Hunter Central Coast
Regional Operations