



Office of Environment & Heritage

DOC17/280390-2
MP10 0088 MOD 1

Ms Emma Butcher
Planning Officer, Modification Assessments
Department of Planning and Environment
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Dear Ms Butcher

Modification Request - Nords Wharf Concept Plan - MP10 0088 MOD 1

I refer to your email dated 17 May 2017 seeking comment from the Office of Environment and Heritage (OEH) in relation to the above mentioned modification. OEH has reviewed the supplied documents and provides the following comments.

OEH understands that the Department of Planning and Environment has received a request from Urbanise Consulting (the Proponent) to modify the Concept Plan MP10 0088 for the Nords Wharf Residential Development (Southern Estate). The modification request seeks to modify the concept plan relating to the number of lots, intersection works, Statement of Commitments and Bank Guarantee amount; and alter the intersection designs associated with the project.

OEH notes that the direct impacts of the intensified development appear to be contained within the land already zoned for residential development. As impacts to biodiversity were offset at the rezoning stage, OEH has no further comment in relation to direct impacts within the R2 zoned land.

However, the submitted documentation fails to provide sufficient analysis or assessment of the potential indirect impacts from the increased lot yield to the adjoining national park reserve. This includes:

- analysis and impact assessment of increases to stormwater run-off and changes to drainage in relation to swamp sclerophyll forest on coastal floodplains endangered ecological community (EEC)
- the impact to the visual amenity directly adjoining the national park reserve caused by changes to the proposed lot and road layout
- analysis of direct and indirect impacts caused by the proposed change from fill/cut batters to retaining walls directly adjoining the national park reserve.

Development directly adjoining national park reserves may impact on the natural and cultural heritage values close to the bushland interface. This is particularly emphasised in small reserves such as the Lake Macquarie State Conservation Area that has suffered ongoing pressure and damage caused by

illegal clearing, illegal access, dumping, introduction of weeds and the impact of pets, particularly dogs, on native wildlife.

The ring road around lots 301-308 in the development layout in the approved Concept Plan ensures there is a defined management boundary between the development and sensitive bushland, including EECs. The submitted documentation fails to identify and mitigate impacts associated with having development directly adjoining the reserve.

OEH recommends that the full ring road is reinstated around the edge of the development and that all Asset Protection Zone requirements are contained within the R2 zoned land.

If you have any enquiries concerning this advice, please contact Anne Browett, Conservation Planning Officer, on 4927 3160.

Yours sincerely



15 JUN 2017

RICHARD BATH
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Regional Operations