



Office of  
Environment  
& Heritage

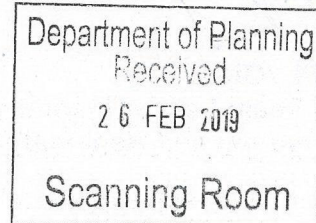


PCU077954

Our Ref: DOC19/70424  
Your Ref: MP10\_0103 MOD 3

Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Attention: Ms Emma Butcher



Dear Ms Butcher

**Re: Notification of Modification- Settlers Ridge Residential Subdivision (MP 10\_0103 MOD 3)**

Thank you for your email dated 29 January 2019 about the proposed modification to the above major project seeking comments from the Office of Environment and Heritage (OEH). I appreciate the opportunity to provide input.

The OEH has reviewed the GHD letter dated 22 January 2019 that you provided in your email which explains the reasons for seeking a modification to the existing conditions of consent. The proposed modification relates to changing the wording of Condition A5 (3) and (4) to reference a reduced biodiversity credit requirement and apportion the biodiversity credit requirement across each separate landowner.

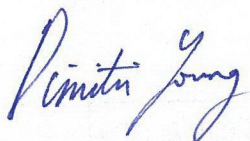
We provided GHD with pre-lodgement advice dated 6 December 2018 which is also attached to the information supplied.

The OEH provides the following comments for consideration to assist the Department of Planning and Environment (DPE) in reviewing the proposal.

- a) It appears that the area calculation for the proposed development footprint of 15.49ha may have been incorrect. The DPE should satisfy itself that the stated figure of 12.178ha is correct.
- b) Based on the figure of 12.178ha, it appears that a reduction of the biodiversity credits is warranted. The apportioning of the credits also appears to have been accurately calculated based on this figure.
- c) The staging and phases of the development as proposed by the modification is a matter which the OEH has not reviewed. The DPE should satisfy itself that these proposed changes are appropriate.

If you have any further questions about this issue, Mr Krister Waern, Senior Operations Officer, Conservation and Regional Delivery, OEH, can be contacted on 6640 2503 or at [krister.waern@environment.nsw.gov.au](mailto:krister.waern@environment.nsw.gov.au).

Yours sincerely

A handwritten signature in blue ink that reads "Dimitri Young". The signature is written in a cursive, flowing style.

12 February 2019

**DIMITRI YOUNG**  
**Senior Team Leader Planning, North East Branch**  
**Conservation and Regional Delivery**

Contact officer: KRISTER WAERN  
6640 2503