



Our ref: DOC21/862699-12

Your ref: PP_2021_4334; RZ/4/2018

Shannon Turkington

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Central Coast Council

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Dear Ms Turkington

Central Coast Council – Request for comment – Planning proposal Doyalson/Wyee

I refer to your email of the 30 September 2021 requesting consideration and comment of the planning proposal for the relocation and expansion of the Doyalson-Wyee RSL Club and gym and the redevelopment of the site at 49-65 Wentworth Avenue and 80-120 Pacific Highway Doyalson. The Gateway determination asked for comment on the planning proposal under Section 3.34(2)(d) of the *Environmental Planning and Assessment Act 1979* and on its consistency with any Section 9.1 Ministerial Directions.

I also refer to our previous responses of the 25 April 2021, 12 January 2021 and the 4 November 2020 about this planning proposal.

Biodiversity and Conservation Division's (BCD) recommendations are provided in **Attachment A** and detailed comments are provided in **Attachment B**. If you require any further information regarding this matter, please contact Karen Thumm, Senior Conservation Planning Officer, on 4927 3153 or via email at huntercentralcoast@environment.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Crick'.

STEVEN CRICK
Senior Team Leader Planning
Hunter Central Coast Branch
Biodiversity and Conservation Division
25 October 2021

Enclosure: Attachments A and B

BCD's recommendations

Planning proposal - Doyalson/Wyee RSL Club Pacific Highway

1. BCD recommends that the proponent addresses the issues outlined in our previous correspondence and provides mechanisms by which certainty can be provided to the security and management of the biodiversity corridors.
2. BCD recommends that the proponent provide mechanisms by which certainty can be provided to the security and management of the eastern biodiversity corridor, which forms part of the North Wyong Shire Structure Plan Green Corridor.
3. BCD recommends that the proponent provide mechanisms by which certainty can be provided for the security and management of biodiversity corridors and retained vegetation, including hollow bearing trees.

BCD's detailed comments

Planning proposal - Doyalson/Wyee RSL Club Pacific Highway

Biodiversity

1. BCD's previous recommendations relating to the security of the biodiversity corridors have not been addressed

The issues raised in BCD's letters DOC20/846224-1 of the 12 January 2021 and DOC21/267330-1 of the 25 April 2021 relating to the security and management of the proposed corridors have not been addressed. Currently the planning proposal does not include any statutory mechanisms to provide certainty for the biodiversity corridors in this planning proposal. All corridors are proposed to be zoned R2 (Low Density Residential) or RE2 (Private Recreation), and there are no environmental zones or split zones, with some part of the lot zoned for Environmental protection.

BCD has been provided with a draft planning agreement between Central Coast Council and the landowners which includes a Vegetation Management Plan. This agreement is limited to 5 years, which does not provide long-term protection for the biodiversity corridors.

Recommendation 1

BCD recommends that the proponent addresses the issues outlined in our previous correspondence and provides mechanisms by which certainty can be provided to the security and management of the biodiversity corridors.

2. The responsibility for the Green Corridor along the eastern boundary defaults to neighbouring properties

The responsibility of protecting the North Wyong Shire Structure Plan Green Corridor which runs along the eastern boundary of the site would be relegated to neighbouring properties under this proposal. The vegetated corridors remaining on the site, including the eastern strip, are accompanied by a Vegetation Management Plan which is limited to five years. This will not ensure security of conservation measures for the region in perpetuity.

Recommendation 2

BCD recommends that the proponent provide mechanisms by which certainty can be provided for the security and management of the eastern biodiversity corridor, which forms part of the North Wyong Shire Structure Plan Green Corridor.

3. Bushfire assessments and safety considerations may impact further on the biodiversity values of the site

The planning proposal indicates that the bushfire assessment and the ensuing requirement for Asset Protection Zones has the potential to impact further on the biodiversity corridors and vegetation remaining on the site. Further, BCD assumes that safety concerns relating to the hollow bearing trees being retained in the corridors and within the Central Park may lead to the removal of some of these trees and reduce the value of the remnant vegetation.

Recommendation 3

BCD recommends that the proponent provide mechanisms by which certainty can be provided for the security and management of biodiversity corridors and retained vegetation, including hollow bearing trees.