



Our ref: DOC22/295080-17

Scott Duncan

Section Manager  
Local Planning and Policy  
Central Coast Council  
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Dear Scott

**285-335 Pacific Highway Lake Munmorah Planning Proposal – Central Coast LGA**

I refer to the planning proposal for 285-335 Pacific Highway Lake Munmorah (inclusive of Lot 1 DP 626787, Lot 437 DP 755266, Lot 438 DP 755266, Lot 27 DP 755266, Lot 12 DP 771284, Lot 83 DP 650114). This planning proposal specifically relates to the rezoning of approximately 26.92 hectares (ha) of land from RU6 Transition to a combination of R2 Low Density Residential and C2 Environmental Conservation.

Biodiversity and Conservation Division (BCD) has reviewed additional information provided by the proponent to support the Biodiversity Certification Assessment Report (BCAR) associated with the planning proposal. This includes the supplementary water flow and pollutants assessment, and the Lake Munmorah Swift Parrot Serious and Irreversible Impact Assessment and the Swift Parrot Habitat Assessment which were reviewed by a Biodiversity Assessment Method species expert.

Based on the information provided to date, our team does not recommend any changes to the proposed zone boundaries. Please note that as the BCAR is finalised changes to the proposal may be necessary, for example if additional impacts or mitigation measures are identified.

If you have any further questions in relation to this matter, please contact Jayme Lennon, Senior Conservation Planning Officer, on 9585 6935 or via email at [huntercentralcoast@environment.nsw.gov.au](mailto: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**

**22 July 2022**