

ATTACHMENT 5 – ADDENDUM TO THE PLANNING PROPOSAL

Updated Mapping

The Applicant has proposed to update the E2 zone on Lot 6 DP to offset the amount of E2 lands lost through the Planning Proposal by additional lands containing native vegetation. The updated LEP Mapping is provided at Attachment 2. An analysis of the amount of E2 lands removed vs. the amount offset are provided in **Appendix 1**.

Rationale for Adjusting E2 Zone

The updated E2 zone boundary has been chosen by the owner to reflect the amount of land previously cleared and to accommodate the location of a shed adjacent to the existing E2 boundary approximately 25 metres from the southern boundary of the site.

The E2 boundary adjustment has been chosen over other options as it secures additional established lands contiguous with vegetation on adjacent properties described in the *Ecological Constraints Assessment at 1413 Rankin Springs Road, Myall Park*, prepared by Biosis as Plant Community Type 82(PCT 82). PCT 82 contains a moderately dense mixture of Bimble Box and White Cypress Pine with a mid-storey shrub layer. Council is satisfied that PCT 82 is not isolated and provides connectivity to the vegetation communities further to the west.

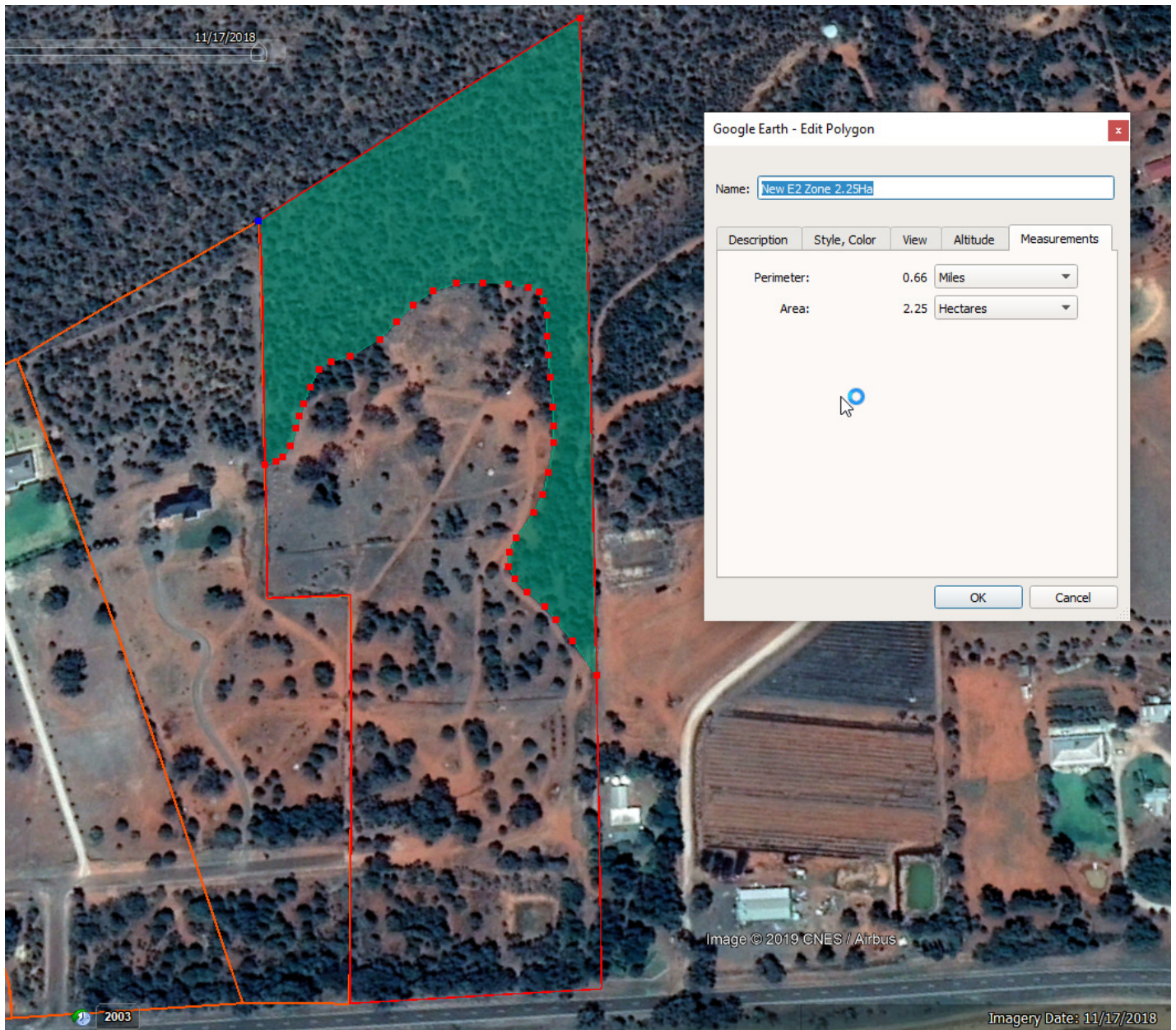
Former Office of Environment and Heritage Issues Resolution

OEH's final letter to Council regarding the Planning Proposal is provided at Attachment 4. Council and the OEH has agreed to a suitable option to resolve the previous illegal clearing while allowing the Planning Proposal to progress.

As part of a future development application for the site, the Applicant will be required to assess the impact of the previous clearing and any additional clearing against the requirements of the *Biodiversity Conservation Act 2016*. This would include a test of significance and a Biodiversity Offset Scheme Entry Threshold test report (BOSET). If the Biodiversity Offset Scheme is triggered, a Biodiversity Development Assessment Report (BDAR) would need to be prepared and any credit obligation retired before any works commencing. This process will ensure the ecological community cleared will be adequately offset with the purchase and retirement of credits or the payment of the credit obligation to the Biodiversity Conservation Fund. This does not mean that the E2 offset area provided in the Planning Proposal would allow for any offsetting of the Applicant's credit obligation.

Appendix 1 – E2 Offset Analysis

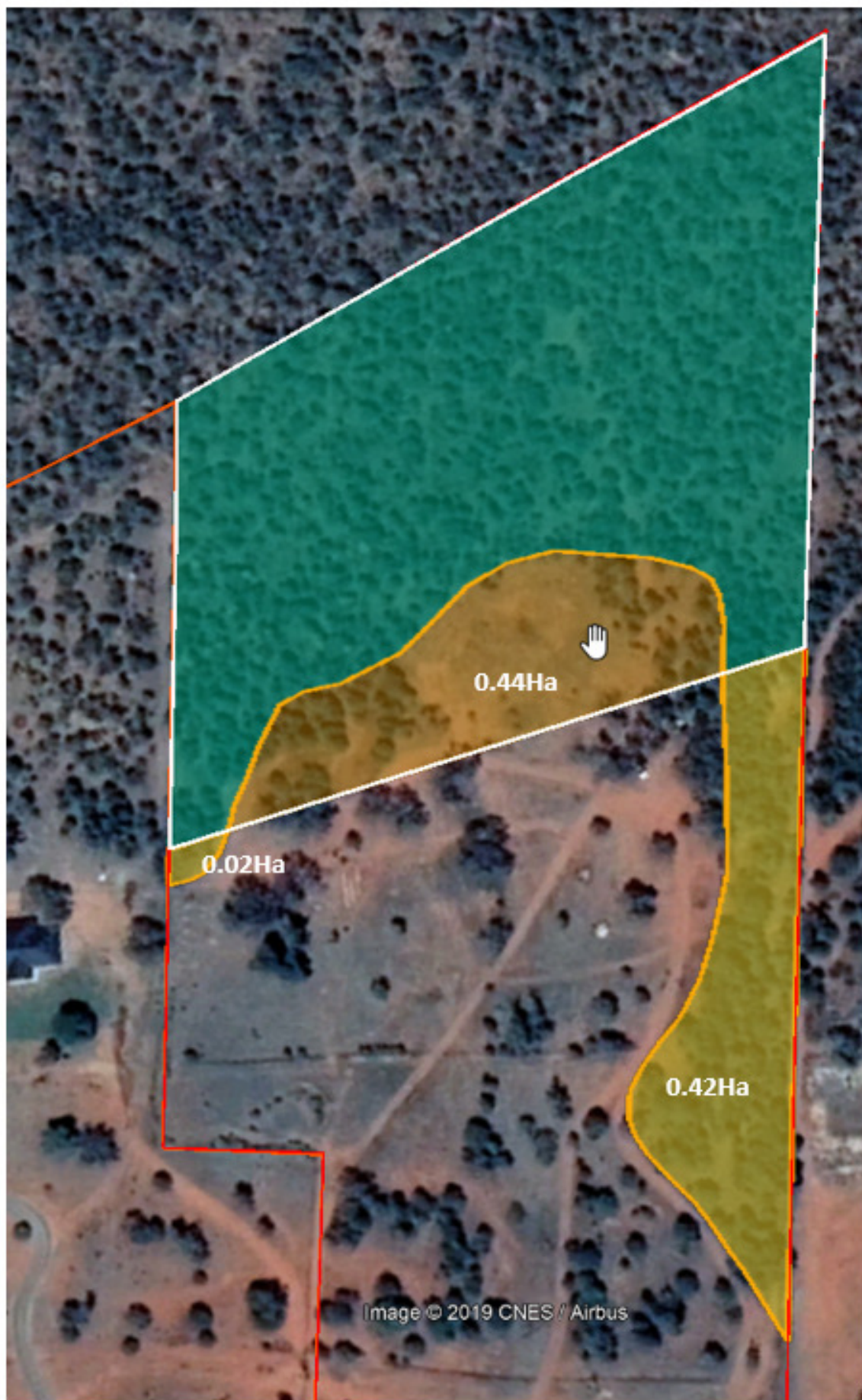
AREA	Ha
Current E2 Zone	2.25
Revised E2 Zone	2.25
Zone Removed from Current E2 Area	0.44
Zone Added to New E2 Area	0.42
Zone Added to New E2 Area	0.02



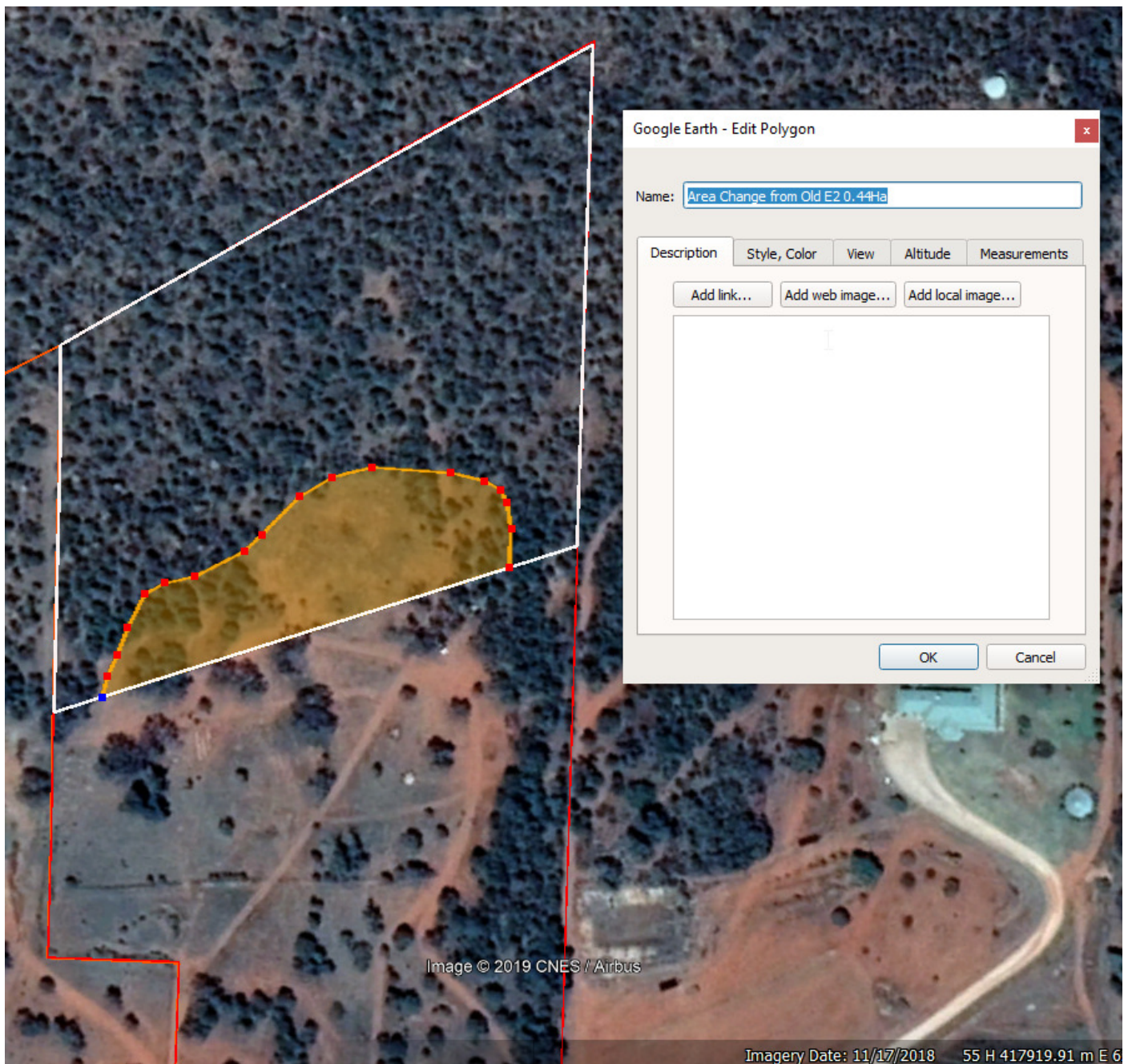
Revised E2 Area – 2.25Ha



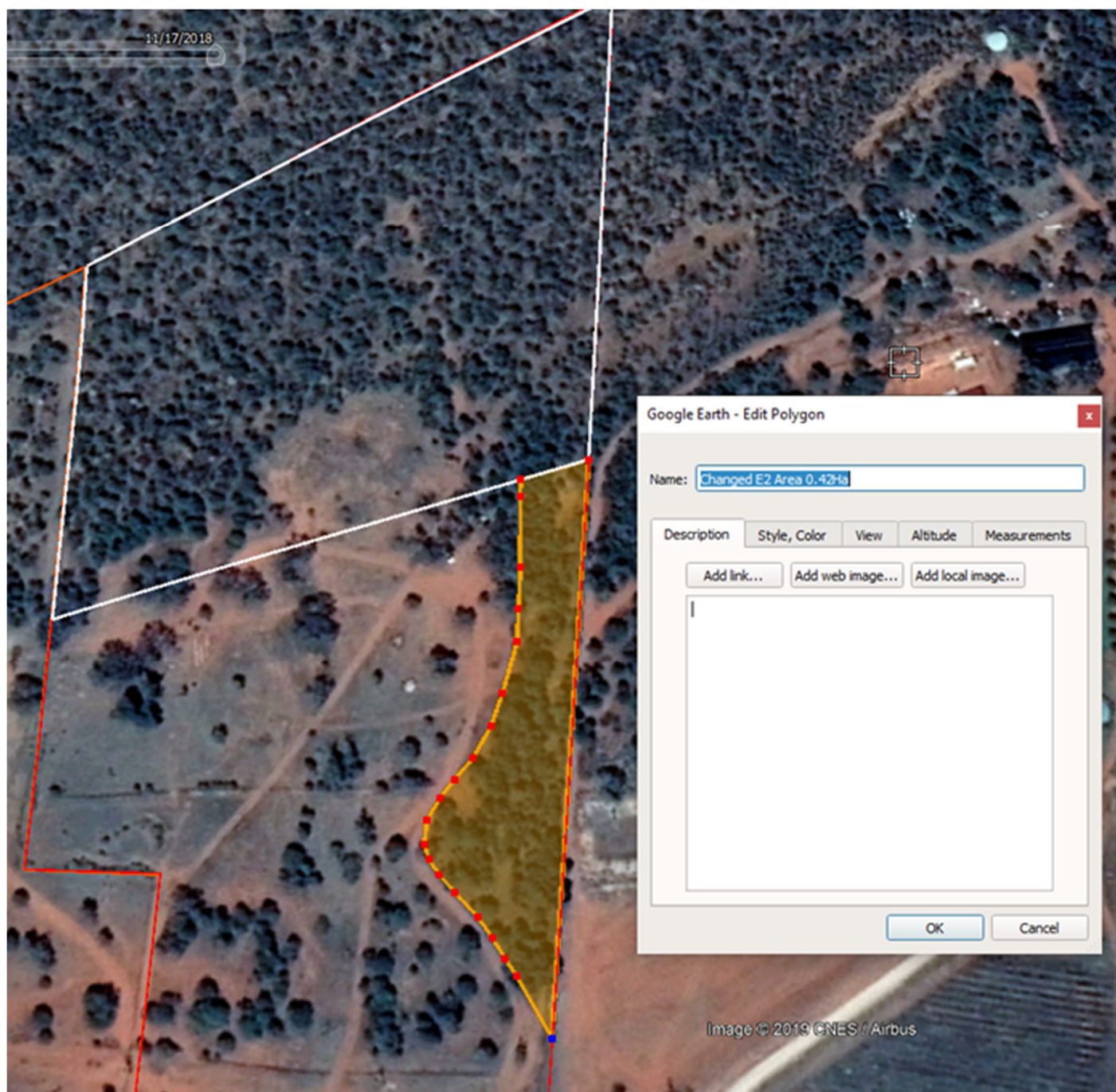
Current E2 Area – 2.25Ha



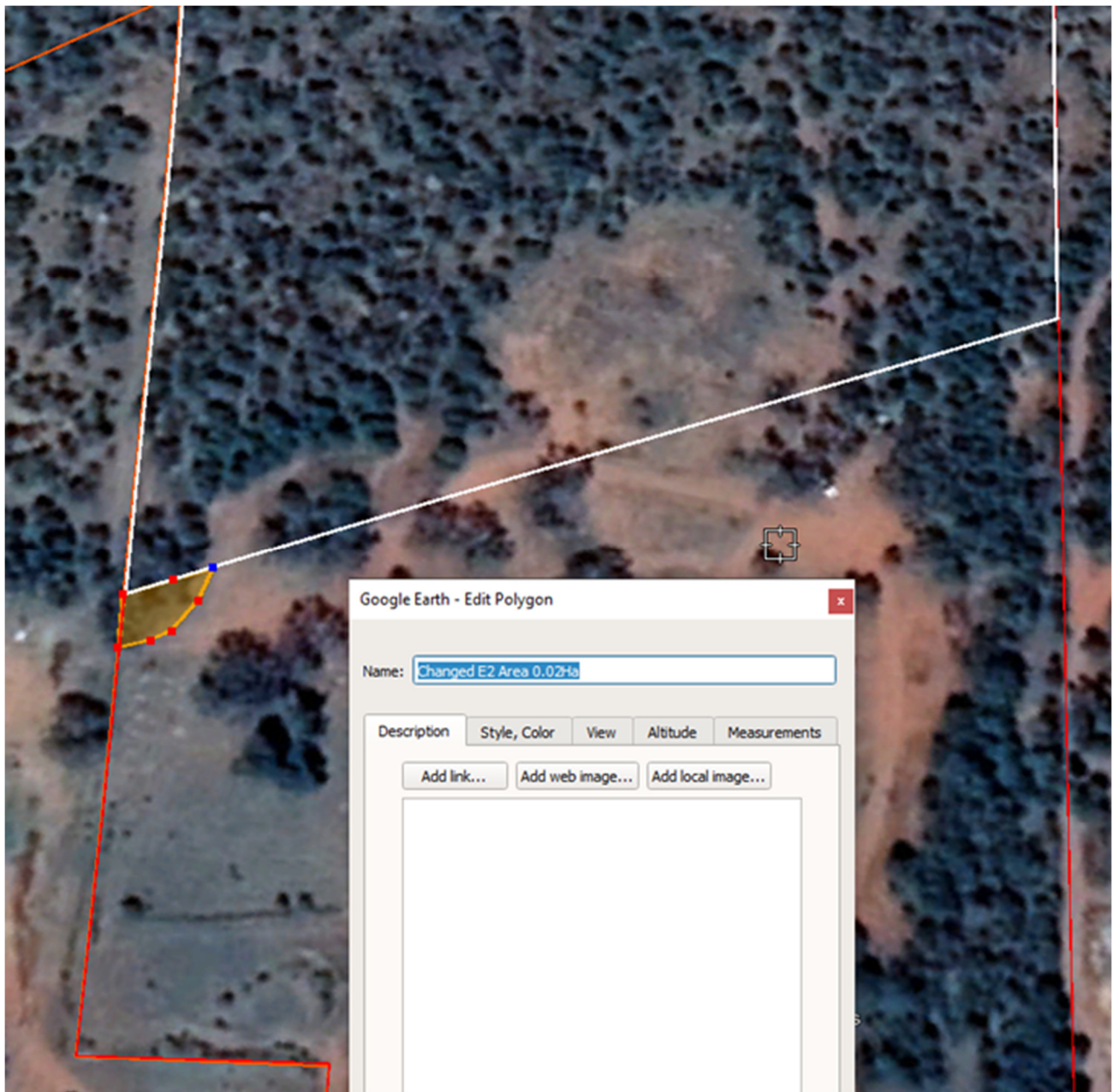
All Areas



Area to be changed from E2 Zone to RU2 Zone – 0.44Ha



Area to be changed from RU2 to E2 Zoning – 0.42Ha



Area to be changed from RU2 to E2 Zoning – 0.02Ha