



Our ref: DOC19/652148
Senders ref: 2016WES006 – Dubbo –
PP_2016_DUBBO_005_00

Ms Mellissa Felipe
Project Officer
Planning Panels Secretariat
PlanComment@planningpanels.nsw.gov.au

Dear Ms Felipe

Subject: Daisy Hill, Dubbo (2016WES006 – Dubbo – PP_2016_DUBBO_005_00)

Thank you for your letter of 8 July 2019 seeking advice from the Biodiversity and Conservation Division (BCD) (formally the Office of Environment and Heritage) of the Department of Planning, Industry and Environment regarding the Daisy Hill planning proposal.

BCD has reviewed the following documents:

- Salinity Management Strategy Daisy Hill Residential Estate (1 November 2018)
- Vegetation Management Plan (VMP) for the Daisy Hill Subdivision (1 April 2019)
- Draft Daisy Hill Development Control Plan 2019 (1 April 2019).

Salinity

BCD supports the broad salinity mitigation approach presented in the Salinity Management Strategy (SMS) and draft Development Control Plan. However, we consider that an adaptive management approach is required. As such, BCD recommend that the SMS also include a clear ongoing salinity and groundwater monitoring program focussing on recharge and discharge sites, and a trigger – action – response plan (TARP).

The monitoring program and TARP need to be designed to identify salinity problems early to enable management action to mitigate impacts. Accountability also needs to be identified in the SMS. The SMS should therefore include (but not be limited to) identification of:

- Who is responsible for monitoring
- The type of monitoring required
- Reporting periods
- Thresholds / triggers
- Action to be taken should thresholds / triggers be reached or exceeded
- Who is responsible for actions and mitigation if these are required

Biodiversity

We understand that a development application for planning approval has not been made. The proposal is therefore not a pending or interim planning application under *Biodiversity Conservation (Savings and Transitional) Regulation 2017*. The *Biodiversity Conservation Act 2016* and *Biodiversity Conservation Regulation 2017* (section 7.1) will apply to the subdivision development application.

When assessing subdivisions, the consent authority must consider the clearing of native vegetation required, or likely to be required, for the purpose for which the land is to be subdivided.

If the subdivision will impact native vegetation and exceeds the biodiversity offsets scheme threshold, a biodiversity development assessment report will be required to assess and calculate the biodiversity offset credit requirement.

Biodiversity offsets are calculated and secured in accordance with the *Biodiversity Conservation Act 2016* for the subdivision. Once this is done, no further offsets are required for subsequent development of the land that is within the approved subdivision.

If you have any questions about this advice, please do not hesitate to contact Liz Mazzer, Conservation Planning Officer, via liz.mazzer@environment.nsw.gov.au or 02 6883 5325.

Yours sincerely

A handwritten signature in black ink that reads "Samantha Wynn".

Samantha Wynn
**Senior Team Leader - Planning
North West, Biodiversity and Conservation**

13 August 2019