

17 September 2025

Our ref: 24HUS8504

Doyalson Wyee RSL Club Ltd t/a Doyalson Lifestyle Group
80 Pacific Highway, Doyalson NSW 2262
Attention: Brett Ellis

Dear Brett

Avoid and Minimise – Doyalson Wyee Planning Proposal (PP-2021-4334)

80, 90, 100, 110 and 120 Pacific highway and 49-65 Wentworth Ave Doyalson

As requested, Eco Logical Australia Pty Ltd (ELA) provides this summary of how the Doyalson Wyee RSL Planning Proposal avoided and minimised biodiversity impacts for the above Planning Proposal which resulted in Voluntary Planning Agreement Dealing AS580574 on 15 September 2022 (VPA 2022).

This information is relevant to the assessment of the Englobo Subdivision DA/1295/2023 as the Planning Proposal incorporated avoid and minimise measures which then set the context for subsequent development applications.

Overview

Over the 5 year Planning Proposal period (2018-2022) the Doyalson site has been the subject of biodiversity studies and design reviews to determine the potential development envelopes, and to avoid and minimise impacts to native vegetation and threatened species habitat as much as possible. These are described in the Biodiversity Development Assessment Report (Eco Logical Australia) that was submitted with the Planning Proposal. The Planning Proposal identified lands that are suitable for development, and culminated in the LEP being amended to rezone the land to which the Doyalson DA applies for development.

To further ensure the protection of biodiversity values at the site, VPA 2022 was entered into in connection with the rezoning to set aside land with biodiversity values or establish newly planted corridors with native and endemic species with a particular focus on east-west fauna movement.

The ways in which impacts were avoided and minimized in the Planning Proposal include:

- Identification of biodiversity values including habitat for threatened species and analysis of corridors, threatened species survey and mapping of trees was undertaken during preparation of the Planning Proposal.
- Placement of development primarily on existing cleared land containing no biodiversity values.

- Introduction of 3 x Biodiversity Corridors in which all vegetation strata including most Endangered Ecological Communities will be restored, planted and managed. Two of the Biodiversity Corridors were zoned C2 and C3.
- Introduction of 4 x Landscape Corridors in which tree canopy and native understory will be retained and managed or otherwise planted to native and endemic species compliant with 'Planning for Bushfire Protection 2019'.
- Retention of hollow bearing trees in parks in Landscape Corridors.
- Management of protected vegetation in accordance with Vegetation Management Plans for each Biodiversity Corridor and Landscape Management Plans for Landscape Corridors.

Where impacts cannot be avoided, they will be offset via the biodiversity offset scheme.

The Planning Proposal and VPA 2022 resulted in 52,376 m² being placed into the C2 and C3 zoned corridors and a further 46,279 m² ha into the Landscape corridors, giving a total biodiversity area of 98,655 m² – approximately 9.86 ha. This is 19.97% of the site which previously had no zoning protection or Planning Agreements requiring protection of biodiversity values.

Chronology

Below is a chronology of events that demonstrate how biodiversity values were studied, understood and incorporated into evolving design of the Planning Proposal in consultation with Central Coast Council and NSW agencies.

Date	Comment	Figure
Prior to Planning Proposal	• Site is zoned RU6 (Transition) and RE2. • No C2 zoning or protection of corridors.	1
2018	Biodiversity assessment by Eco Logical Australia • Mapping of Plant Community Types, their condition and collection of BAM plots • Targeted Flora and Fauna Surveys • Investigation of potential squirrel glider corridor The results were provided to the Doyalson design team to ensure a thorough understanding of the existing biodiversity values on site.	
October 2018	Initial Doyalson Wyee RSL Masterplan • Proposes a north-south corridor along the eastern boundary to maintain north-south connectivity within the site and protect Endangered Ecological Community. • Proposes protection of a riparian corridor in the north of the site. • No east-west biodiversity corridors.	2
August 2019	Updated Masterplan • Riparian corridor in the north is widened to protect additional vegetation. • Central park is proposed to protect hollow bearing trees • Linear biodiversity link along gas pipeline identified.	3

2020	Consultation with BCD Biodiversity Conservation Division (<i>BCD</i>) of the NSW Department of Planning and Environment (as it was then known) seeks confirmation of the mechanisms by which biodiversity corridors will be protected and managed																																					
2020	Consultation with Council Council’s Ecologist sought an east-west corridor in addition to the north-south ecological corridors and to protect as many trees as possible within a corridor with an average width of 20m (11,170m2) from the eastern boundary to western boundary across Lot 49 DP 707586.																																					
2020	Tree survey and updated corridor width in Masterplan - Tree survey undertaken on Lot 49 DP 707586 - East-west landscape Corridor E is proposed with an area of 14,041m2 - an increase of 26% on what Council was seeking. - Corridor E provides for increased retention of trees from 72 to 92. Incorporating the central park increases the retention of hollow bearing trees from 17 to 31.	4																																				
September 2021	Planning Proposal lodged. Biodiversity corridors intended to be established through DA design and a Planning Agreement.	5																																				
September 2022	Planning Agreement signed. - Biodiversity Corridors (A, B, F) to be fully vegetated with ground, mid and overstorey. A Vegetation Management Plan is to provide detail on works within the corridors including removal of exotic vegetation and replanting of endemic species. Corridor A is largely unvegetated and therefore the VPA will provide for a biodiversity link where one currently does not exist. - Landscape Corridors (C, D, E and F) retain tree canopy, but not ground and mid story as these corridors form part of the bushfire Asset Protection Zones. The final Corridor C is expanded to include additional paperbark species. <table><tr><th>Corridor</th><th>Corridor Type</th><th>Area (m2)</th><th>% of site</th></tr><tr><td>A</td><td>Biodiversity</td><td>14,343</td><td>2.90</td></tr><tr><td>B</td><td>Biodiversity</td><td>11,465</td><td>2.32</td></tr><tr><td>C</td><td>Landscape</td><td>15,551</td><td>3.15</td></tr><tr><td>D</td><td>Landscape</td><td>10,103</td><td>2.04</td></tr><tr><td>E</td><td>Landscape</td><td>15,450</td><td>3.20</td></tr><tr><td>F</td><td>Biodiversity</td><td>26,568</td><td>5.38</td></tr><tr><td>G</td><td>Landscape</td><td>5,175</td><td>1.05</td></tr><tr><td>Total</td><td></td><td>98,655</td><td>19.97</td></tr></table>	Corridor	Corridor Type	Area (m2)	% of site	A	Biodiversity	14,343	2.90	B	Biodiversity	11,465	2.32	C	Landscape	15,551	3.15	D	Landscape	10,103	2.04	E	Landscape	15,450	3.20	F	Biodiversity	26,568	5.38	G	Landscape	5,175	1.05	Total		98,655	19.97	6
Corridor	Corridor Type	Area (m2)	% of site																																			
A	Biodiversity	14,343	2.90																																			
B	Biodiversity	11,465	2.32																																			
C	Landscape	15,551	3.15																																			
D	Landscape	10,103	2.04																																			
E	Landscape	15,450	3.20																																			
F	Biodiversity	26,568	5.38																																			
G	Landscape	5,175	1.05																																			
Total		98,655	19.97																																			
December 2022	Publication of LEP amendment. Biodiversity corridor A is zoned C3 and Biodiversity Corridors B and F are zoned C2.	7																																				

	• The Landscape corridors C, D, E and G are zoned RE2 and R2, but are subject to the Planning Agreement and commitment to prepare and implement a Vegetation Management Plan.	
--	---	--

Regards,



David Bonjer
Principal Planning Consultant / Sydney Operations Manager

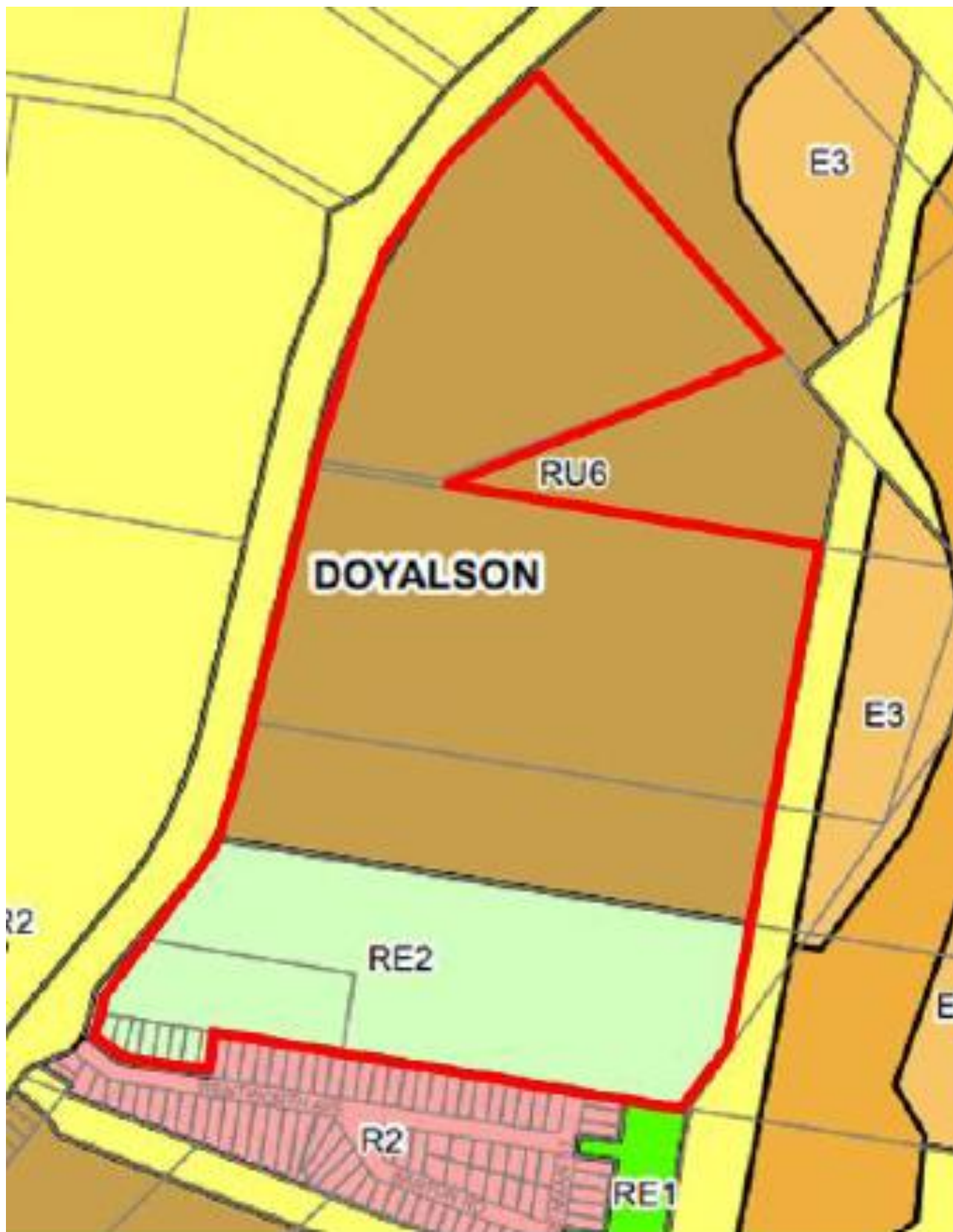


Figure 1 Zoning prior to Planning Proposal

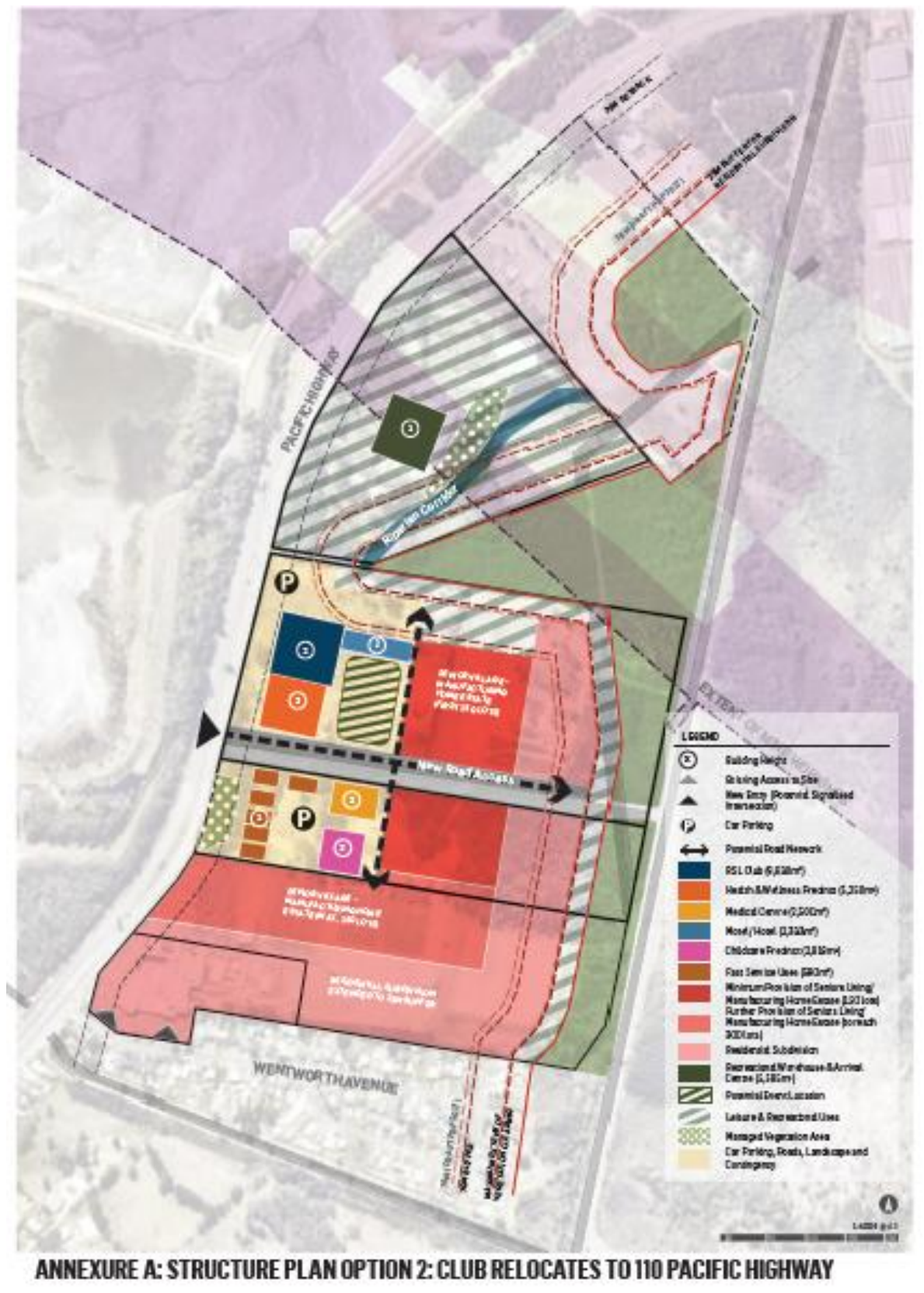


Figure 2 Masterplan August 2018



DOYALSON WYEE RSL CLUB REDEVELOPMENT
BIODIVERSITY & OPEN SPACE PLAN



DATE: 20/08/2019
 JOB NO: 19080076
 DRAW NO:
 DEV: A

Figure 3 Masterplan August 2019



Figure 4 Increase corridor E width to retain trees (2020)

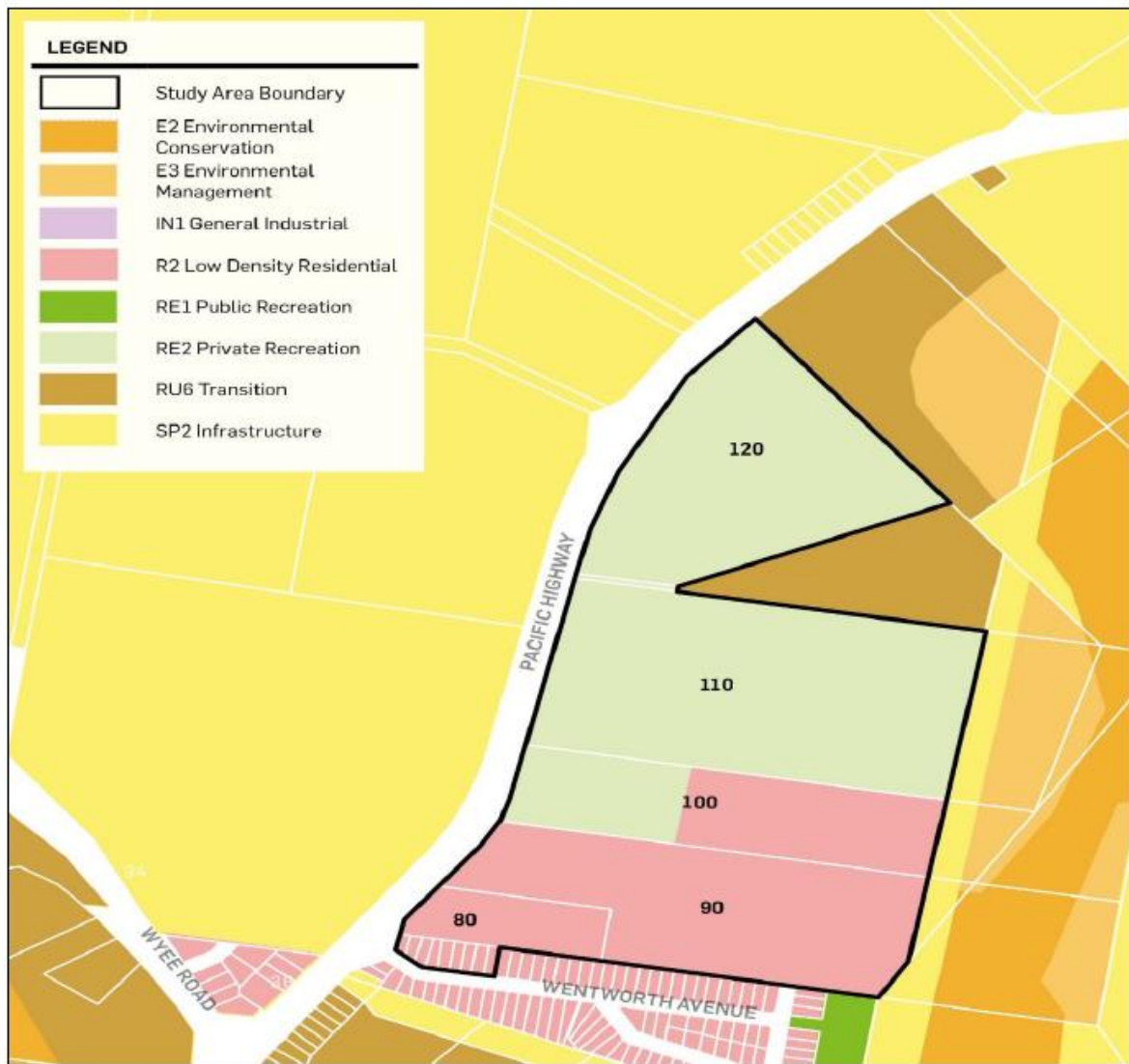
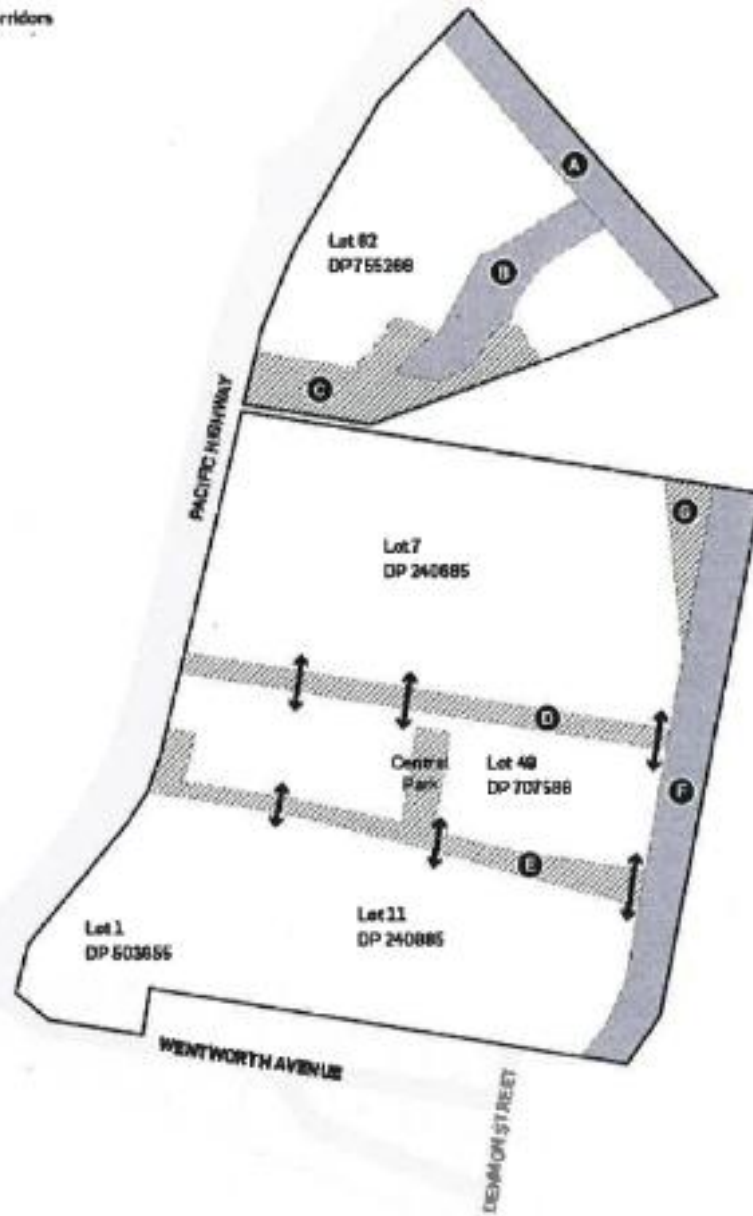


Figure 5 Planning Proposal as lodged (September 2021)

LEGEND

CROSSINGS OVER CORRIDORS

-  Indicative Location of Road Crossings
-  Biodiversity Corridors
-  Landscape Corridors



1:1,000 @ A4
 10 20 30 40 50 60 70 80 90 100



DOYALSON WYEE RSL CLUB
BIODIVERSITY CORRIDOR PLAN

DATE: 04.04.2022
 JOB NO: P0320R03
 DWG NO: -
 REV: A

Figure 6 Planning Agreement

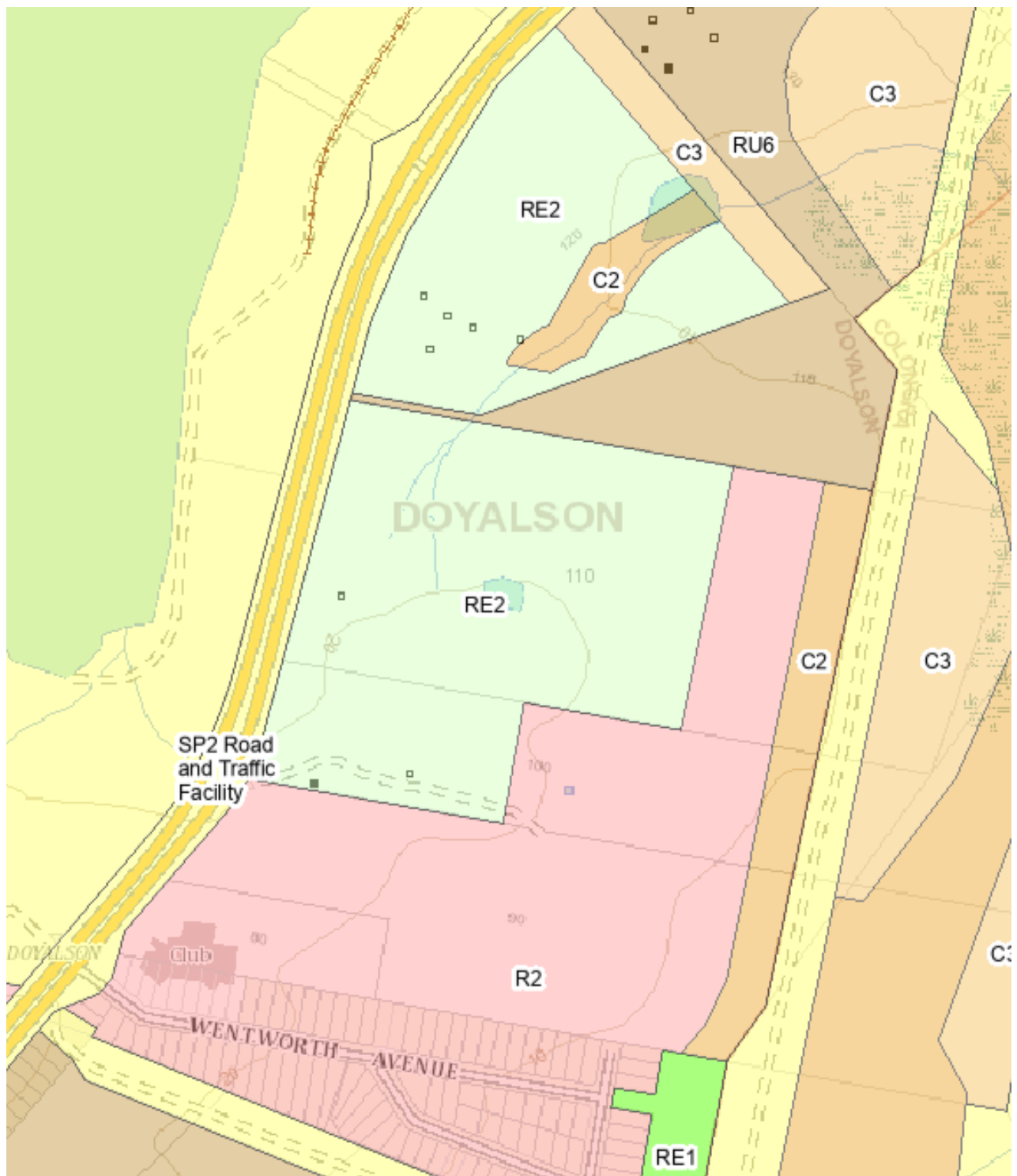


Figure 7 Gazetted LEP amendment (December 2022)