

13 November 2025

SLR Ref No.: DA12952023_HCCRP Deferral Action Response.docx

Attention: Salli Pendergast
Central Coast Council
PO Box 20
Wyong NSW 2259

SLR Project No.: 631.30794.00000

Client Reference No.: Doyalson – Subdivision

Dear Ms Pendergast,

RE: RFI Response – DA/1295/2023
80, 90, 100, 110 Pacific Highway & 49-65 Wentworth Avenue, Doyalson
NSW 2262

1.0 Introduction

This response has been prepared by SLR Consulting Australia Pty Ltd (SLR) on behalf of Doyalson Wyee RSL Club Limited trading as Doylo Lifestyle Group (DLG) in relation to the proposed subdivision and associated works at 80, 90, 100, 110 Pacific Highway & 49-65 Wentworth Avenue, Doyalson NSW 2262 (which encompasses approximately 34.11 hectares (the Site) with reference to DA/1295/2023 (Englobo DA).

Response Structure

This response provides the following information:

Section 1 – Introduction, appended documents list and DA updates

Section 2 – An outline of the Site history and Planning Proposal

Section 3 – RFI Responses:

Table 1: A response to the items raised in the record of deferral from the Hunter and Central Coast Regional Planning Panel (RPP) dated 11 February 2025.

Table 2: A response to a request for further information received from Council via email dated 6 March 2025.

Table 3: A request to amend 2 draft conditions of consent.

Appended Documents

This letter includes the following appendices in two groups:

- **Group 1:** Response information to provide context information for the RPP's evaluation of the application not for inclusion in the DA consent, or a future Subdivision Certificate.
- **Group 2:** Response information to be considered for inclusion in the DA consent.



Group 1 – Background Information Only Informing the Englobo DA

Appendix A: *Total Site Plan Suite_Rev E_24.10.2025* - Total Site Plan Set for the entire DLG ownership showing all corridors defined by VPA 2022 and others proposed by DLG.

Appendix B: *Englobo DA Site Plan Suite_Rev E_24.10.2025* - Englobo Site Plan Set for the Site defined for DA/1295/2023

Appendix C: *Eco Logical_Doyalson RSL_PP_Avoid & Minimise_17.09.2025* – Letter summarising application of avoid and minimise principles in 5-year process to achieve Planning Proposal (PP-2021-4334)

Appendix D: *VPA 2022 Corridor D_Landscape Concept Masterplan_Rev J_24.10.2025* - Landscape Concept Set for VPA 2022 Landscape Corridor D with Ancillary Planting Zones

Appendix E: *VPA 2022 Corridor E_Landscape Concept Masterplan_Rev E_24.10.2025* - Landscape Concept Set for VPA 2022 Landscape Corridor E

Appendix F: *VPA 2022 Corridor F & G_Landscape Concept Masterplan_Rev E_24.10.2025* - Landscape Concept Set for VPA 2022 Biodiversity Corridor F and Landscape Corridor G with Ancillary Planting Zones

Appendix G: *VPA_AS580574_CCC_2022a_15.09.2022* - (VPA 2022)

Appendix H: *Pipeline Easement Dealing AE445647.2009* held by SGSP (Australia) Assets Pty Ltd (SGSPAA) trading as Jemena (Easement)

Appendix I: *Landscape Corridor E_Road Realignment Plan_Rev_B_06.11.2025* – Road realignments adjacent to Corridor E

Appendix J: *Bus Stop Relocation Plan_Rev_A_03.11.2025A* - Potential Bus Stop Location on Pacific Highway

Appendix K: *Sewer Masterplan_Version_7_28.06.2024_As submitted* - Submitted Sewer Masterplan under the original DA lodgement 28 June 2024

Appendix L: *Water Masterplan_Version 7_26.03.2025_As Submitted* - Submitted Sewer Masterplan under the original DA lodgement 28 June 2024

Appendix M: *Eco Logical_Doyalson Bushfire Landscape Advice_Corridors C D E & G_21.10.2025* - Updated Bushfire Advice

Appendix N: *Allens Letter_Corridor_D & E_27.10.2025* - Allens legal advice regarding landscape planting in VPA 2022 Landscape Corridor D in relation to the Pipeline Easement Dealing AE445647 (2009) held by Jemena.

Appendix O: Allens & JBS&G_Correspondence_17.07.2025

GROUP 2 – Amendments to the Englobo DA

Appendix P: *Demolition Plan 2025 Timing*

Appendix Q: *Primary Road Relocation Plan_Rev_B_10.11.2025* – Minor relocation of the primary road for greater tree retention



Appendix R: *Updated Sewer Masterplan__Version 8_26.03.2025* - Updated Sewer Plan

Appendix S: *Updated Water Masterplan_Version_7_26.03.2025* - Updated Water Plan

Appendix T: *Updated_BDAR_SLR_Rev_4_04.11.2025*

Appendix U: *Updated_Arborist Report_Abacus_09.10.25* – Updated Arborist Report including Appendices G, M, V, & W as attachments for information on future DAs only.

Appendix V: *Tree Retention Package_Corridor E_Rev G_11.11.2025* - Tree retention plan set for landscape Corridor E, including TPZs / SRZs

Appendix W: *Tree Retention Package_Corridors F & G_Rev F_05.11.2025* - Tree retention plan set for landscape Corridor G alongside Biodiversity Corridor F

Appendix X: *Updated Englobo Landscape Management Plan_SLR_Rev_3_07.11.2025*

Appendix Y: *Updated Englobo Vegetation Management Plan_SLR_Rev 3_07.11.2025*

Appendix Z: *Updated Englobo Wildlife Management Plan_SLR_Rev_3_07.11.2025*

Changes to the Englobo DA

Additional tree surveys have been completed to refine the services layout and minimise vegetation impacts. As a result of these surveys, minor amendments to the DA have been made. These changes are summarised below, described in the accompanying appendices, and further detailed in the response tables:

- Primary Road: Minor realignment to provide greater protection to existing trees.
- Sewer and water services: Minor realignment to increase the setback from the adjoining C2 Environmental Conservation zone.

2.0 Response Overview

Site History

The proposed subdivision represents the culmination of extensive strategic planning and a commitment to delivering thoughtful, sustainable future development.

The vision for the Site has been shaped over time through a comprehensive planning proposal process, ensuring that future development aligns with broader regional objectives while respecting the site's unique ecological values.

A key focus throughout the planning process has been the preservation and enhancement of biodiversity. Environmental investigations have informed a layout that protects key habitat areas, incorporates generous green corridors, and introduces opportunities for habitat regeneration, ensuring the site's ecological character is not only maintained but strengthened and enhanced for future residents.

At its core, the proposal responds to a pressing need: increasing the supply of housing and essential services in a location that is both well serviced and underutilised. With proximity to existing infrastructure, public transport, schools, and employment opportunities, the Site offers a logical and efficient expansion of the existing urban footprint.

Over the last eight months, DLG has invested significant time with its consultant group to further analyse the data and enhance the reports and planning with the comments raised by the RPP.



Planning Proposal (PP-2021-4334) and VPA 2022

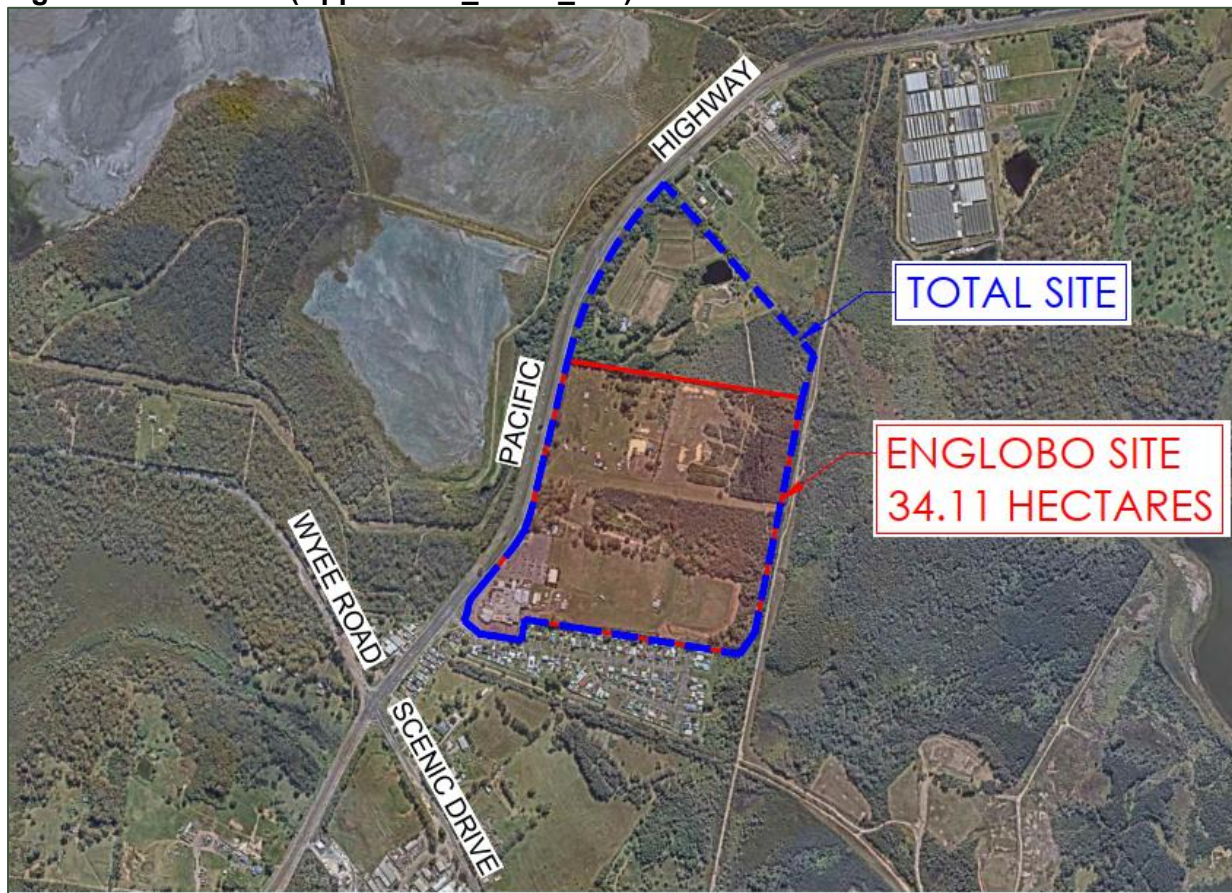
The 'Total Site' (refer to Figure 1) comprises 49-65 Wentworth Avenue and 80-110, 118 and 120 Pacific Highway, Doyalson NSW 2262 and extends to approximately 49.41 hectares (ha). Proposed Landscape and Biodiversity Corridors including VPA 2022 Landscape and Biodiversity Corridors (the "Corridors") comprise approximately 11.99 ha and therefore approximately 37.42 ha represent the total developable area.

As an outcome of a prior five-year planning proposal process for Planning Proposal PP-2021-4334 (Planning Proposal), Voluntary Planning Agreement (VPA) - AS580574 (Central Coast Council, 2022a) (hereafter "VPA 2022") was established between Central Coast Council (the "Council") and DLG on 15 September 2022.

The purpose of VPA 2022 is to enable progressive development on DLG's property located at 49-65 Wentworth Avenue and 80-110 and 120 Pacific Highway, Doyalson NSW 2262. The VPA 2022 site area excludes 118 Pacific Highway legally described as Lot 7340 DP1166918 which now forms part of the Total Site after an acquisition in 2023.

Therefore, the majority of the Total Site that is subject to the Planning Proposal and VPA 2022 is legally described as the following 14 lots: Lots 1-9 DP 215875, Lot 1 DP 503655, Lot 11 DP 240685, Lot 49 DP 707586, Lot 7 DP 240685, and Lot 62 DP 755266. VPA 2022 created Landscape and Biodiversity Corridors (the "VPA 2022 Corridors") which comprise 11.99 ha and therefore 34.11 ha represents the Site area under this DA, the "Englobo Subdivision", refer to Figure 1.

Figure 1 Total Site (Appendix A_Sheet_001)



DLG avoided and minimised biodiversity impacts for the above Planning Proposal as described in the updated BDAR (**Annexure T, Section 7**) which resulted in Voluntary



Planning Agreement Dealing AS580574 on 15 September 2022 (VPA 2022), refer to **Appendix G** for the signed VPA 2022.

Of note, VPA 2022:

- Balanced the principles of "Avoid and Minimise" with bushfire control obligations;
- Defined seven Corridors comprising three Biodiversity Corridors and four Landscape Corridors. The seven Corridors extend to 98,655 m² or 19.97% of the Total Site;
- Rezoned the biodiversity corridors to Conservation Zones C2 and C3; and,
- Incorporated offset strategies such as biodiversity credit co-purchase to mitigate vegetation removal within the Development Footprint (**Appendix T**).

Figure 2 provides an overall Corridor summary including, areas and the then current conditions and the Corridors established under the VPA in Figure 3. The 5-year negotiation with Council of the Planning Proposal balanced the creation of net developable area within the Total Site alongside:

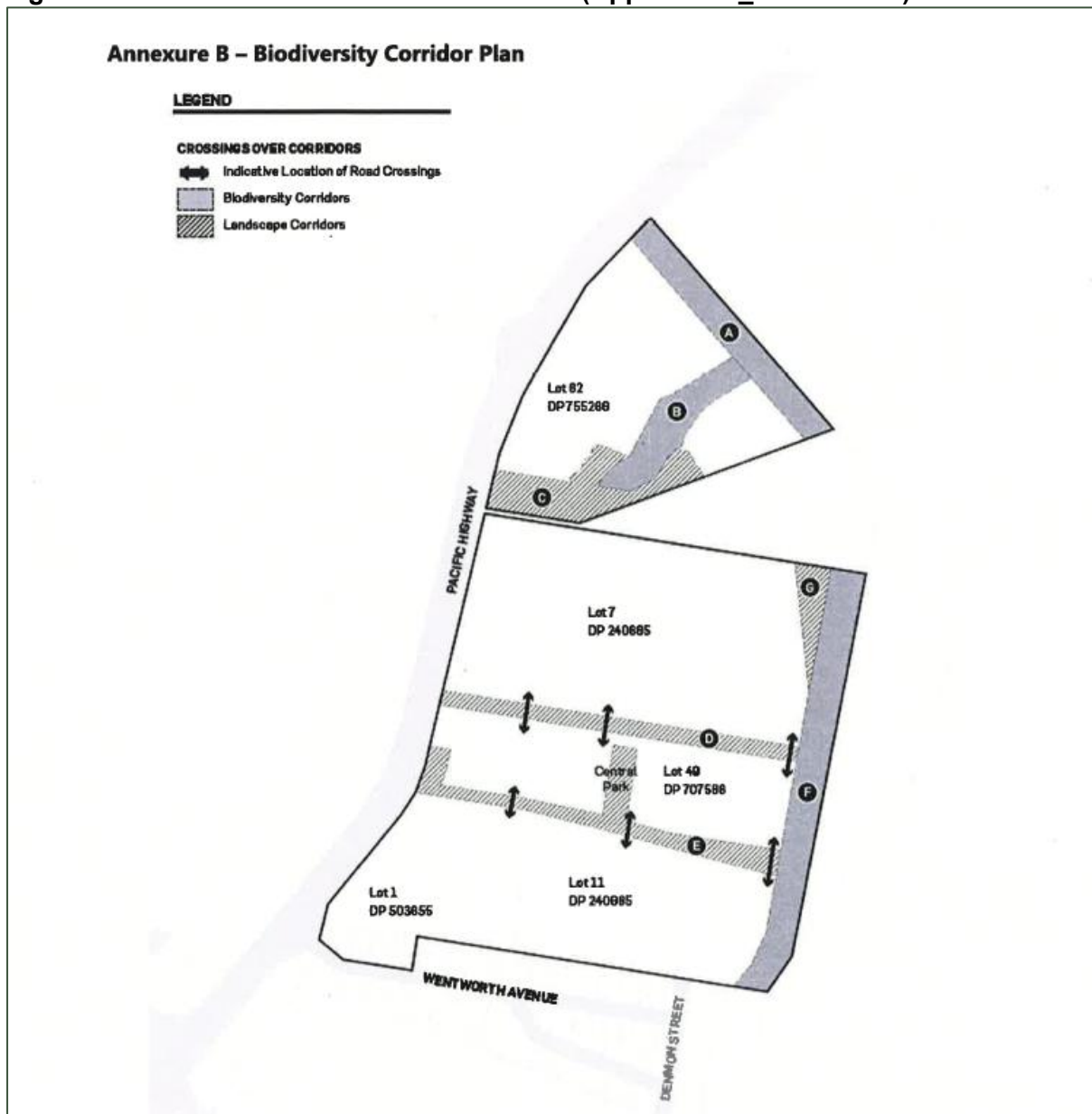
- Protecting the existing higher value vegetation in Biodiversity Corridor F;
- Re-establishing native vegetation in new Biodiversity Corridor A and Biodiversity Corridor B;
- Maintaining remnant vegetation Corridor G; and
- Establishing east / west Landscape Corridors C, D and E for wildlife habitat connectivity to adjacent Biodiversity Corridors.

Figure 2 Breakdown of VPA 2022 Corridors (Appendix A_Sheet_002A)

Corridor Number	Corridor Type	Corridor Current Lot & DP	Corridor Proposed Lot	Corridor Land Area (m ²)	Corridor % of Total Site	Current Condition
APPROVED PROPOSED CORRIDORS						
A	Biodiversity	Lot 62 D.P. 755266	Lot 62 D.P. 755266	14,343	2.90%	Open Cleared land with occasional Trees
B	Biodiversity	Lot 62 D.P. 755266	Lot 62 D.P. 755266	11,465	2.32%	Mixed vegetation. Riparian Zone to be re-established second Order Water Course
C	Landscape	Lot 62 D.P. 755266	Lot 62 D.P. 755266	15,551	3.15%	Mixed vegetation. Riparian Zone to be re established second Order Water Course. Remnant EEC
D 4m Access Track	Landscape	Lot 7 D.P. 240685	Lot 1 Lot 6 Lot 7 Lot 15	2,010	0.41%	Open Cleared land
D	Landscape	Lot 7 D.P. 240685	Lot 1 Lot 6 Lot 7 Lot 15	8,093	1.64%	Open Cleared land with occasional Trees
E	Landscape	Lot 49 D.P. 707586 Lot 11 D.P. 240685	Lot 1 Lot 4 Lot 5	15,450	3.13%	Predominantly vegetated with some earth work areas. HBTs feature
F(SOUTH)	Biodiversity	Lot 11 D.P. 240685	Lot 1	8,524	1.73%	Significantly vegetated with EEC areas to north
F(CENTRAL)	Biodiversity	Lot 49 D.P. 707586	Lot 1	5,535	1.12%	Significantly vegetated
F(NORTH) 4m Access Track	Biodiversity	Lot 49 D.P. 707586	Lot 1	183	0.04%	Open Cleared land
F(NORTH)	Biodiversity	Lot 7 D.P. 240685	Lot 1	12,326	2.49%	Significantly vegetated
G	Landscape	Lot 7 D.P. 240685	Lot 6	5,175	1.05%	Mixed vegetation. Significant Proportion of Exotic Species
Total Approved Proposed Corridors				98,655	19.97%	Summation of all approved proposed corridors



Figure 3 VPA Corridors Plan – Total Site (Appendix G_Annexure B)



To provide the RPP context for this response a Total Site Plan Set for the entire DLG ownership showing all corridors defined by VPA 2022 and other proposed by DLG (**Appendix A**) together with Englobo Site Plan Set for the 'Site' defined for DA/1295/2023 (**Appendix B**).

As an important contributor to the avoid and minimise strategy resulting in VPA 2022, two Biodiversity Corridors and one Landscape Corridor of 4.13 ha being 8.37% of the Total Site are not within the Englobo DA Site and are poorly vegetated in terms of Biodiversity value, refer to Figure 4. These corridors are to be substantively revegetated with native and mostly endemic vegetation in the future. Of note, the Biodiversity Corridors can be more densely planted with trees and shrubs, grasses and groundcovers (SGG) as they are not to be inner protection zones (IPZ) as part of Bush Fire Protection 2019 (PBP 2019) guidelines.

Figure 4 Approved Proposed Corridors under future DAs (Appendix A)

Corridor Number	Corridor Type	Corridor Land Area (m²)	Corridor % of Total Site	Current Condition
APPROVED PROPOSED CORRIDORS				
A	Biodiversity	14,343	2.90%	Open Cleared land with occasional Trees
B	Biodiversity	11,465	2.32%	Second Order Water Course. Loimnyed native vegetation with remant EEC
Sub Total		25,808	5.22%	
C	Landscape	15,551	3.15%	Mixed vegetation. Riparian Zone to be re established Second Order Water Course. Remnant EEC
Total		41,359	8.37%	

Englobo DA Corridors and Ancillary Planting Zones

The strategic direction for the landscape design and treatment of Landscape Corridors in the Englobo DA is shown in **Appendices D, E and F**. Each plan has been developed in accordance with VPA 2022.

Key elements of the Englobo Subdivision include:

- Biodiversity Corridor F;
- Landscape Corridors D, E, and G;
- Four designated, Ancillary Planting Zones:
 - Corridor D – Lot 1 Road Reserve Planting Zone
 - Gateway Signage Planting Zone
 - Landscape Buffer Planting Zone
 - Corridors F&G – Lot 1 Road Reserve Ancillary Planting Zone
- 14 Englobo superlot development areas supported by road, utility, and subdivision infrastructure within a Community Title format.

Figure 5 summarises the areas for each component of the Englobo DA Site and the associated percentage of each area compared to the entirety of the Englobo Subdivision.



Figure 5 Englobo DA Site Area Summary (Appendix A_Sheet_002B)

Proposed Development Areas	Development Area Use	Development Footprint Area (m ²)	% of Total Development Footprint
1	DLG Hospitality and Leisure	34,714	11.04%
2	South Commercial Precinct - Services	6,831	2.17%
3	North Commercial Precinct - QSR	13,440	4.27%
4	Residential Development - Low Density	119,746	38.07%
5	Retirement Vertical Village - Medium Density	10,964	3.49%
6	MHE - Over 55 Land Lease Community	86,266	27.43%
Corridor D - Lot 1 Road Reserve Planting Zone	Verge Planting within Lot 1	4,668	1.48%
Corridor F&G - Lot 1 Road Reserve Planting Zone	Verge Planting within Lot 1	4,561	1.45%
Gateway Signage Planting Zone	Signage, Planting and Lighting	814	0.26%
Landscape Buffer Planting Zone	Layered Vegetation Screening	1,781	0.57%
Corridors D, E and G	Landscape Corridors	30,728	9.77%
TOTAL DEVELOPMENT AREA		314,513	100%

The east–west landscape corridors, including Corridor D, were developed in consultation with Council (Dr Chris McLean) to ensure functional wildlife movement pathways. Special focus was given to maintaining connectivity for key species such as the Squirrel Glider and Glossy Black-Cockatoo, facilitating movement between vegetated areas from the western side of the Pacific Highway to Colongra Lake.

Future Implementation of Landscape Corridors

An Englobo Landscape Management Plan, Englobo Vegetation Management Plan and Englobo Wildlife Management Plan (**Appendices X, Y and Z**) have been prepared and updated at the request of Council to inform the proposed Englobo Subdivision. In addition to three Concept Landscape Plans (**Appendices D, E and F**) which have been prepared for the future DAs, these have been included to demonstrate the future landscape vision for the Site.

The purpose of each Concept Landscape Plan is to present a high-level conceptual framework based on three key design principles — ecological integration, bushfire management, and community amenity — that will guide the establishment of a high-quality Landscape Corridors and Ancillary Planting Zones. The Corridors and Ancillary Planting Zones are intended to complement the broader Englobo Subdivision vision of creating an “Australian Resort” environment.

While DLG has prepared the associated Management Plans (**Appendices X, Y and Z**) in response to Council’s request, it is noted that the VPA 2022 does not obligate the Proponent to do so. Specifically, the Management Plans have been prepared at the request of Council despite the provisions of Schedule 2, item 2, column 2 (page 21) of VPA 2022 (**Appendix G**) only requiring landscape plans that will form part of a construction certificate to be prepared and submitted at the time of lodgement for any DA (other than a DA that seeks to authorise Englobo subdivision and services for Englobo lots, site consolidation, site preparation works and/or subdivision). The Management Plans are usually undertaken as a condition of consent.

Future DAs for the Site will be submitted to Council, at which stage site-specific versions of the plans will be developed in accordance with the context of this initial Landscape Plan and as required by VPA 2022. Therefore, the Proponent does not intend to implement the landscaping outlined in **Appendices D, E and F** as part of the current Englobo Subdivision DA.



Englobo DA Ecological Planting Outcomes - All Landscape Corridors with Ancillary Planting Zones

The planting strategy emphasises the enhancement of existing habitat quality and the protection of local flora and fauna, with targeted support for key species such as Squirrel Gliders and Glossy Black-Cockatoos.

A core objective for the Englobo Subdivision is to offset the proposed combined clearance of 157 native trees within Landscape Corridor E and G, as identified in **Appendices V and W** respectively. The planting strategy emphasises the enhancement of existing habitat quality and the protection of local flora and fauna, with targeted support for key species such as Squirrel Gliders and Glossy Black-Cockatoos, the planting count is shown in **Error! Not a valid bookmark self-reference.6**.

Figure 6 Proposed Planting Count (Appendix B, Sheet_002C)

Proposed Areas	Proposed Planting Count	
	Tree Additions	SGG Additions
Corridor D	75	2,426
Corridor D - Lot 1 Road Reserve Planting Zone	37	1,400
Corridors F&G - Lot 1 Road Reserve Planting Zone	34	1,364
Corridor E	0	4,630
Corridor G	0	1,550
Landscape Buffer Planting Zone	10	498
Gateway Signage Planting Zone	7	0
TOTAL ADDITIONAL PLANTING	163	11,868

As an outcome of applying these Three Design Principles, all Landscape Corridors and Ancillary Planting Zones within the Englobo Subdivision, provides 69,120 m² or 20.3% of total planting area within the Englobo DA Site.

The combined total planting area enables the establishment of 163 trees and 11,868 shrubs, grasses and groundcovers (SGG) which are native and wherever possible endemic plantings.



3.0 Response to Requests for Information

Table 1 Regional Planning Panel Comments and Response

Item	Comment	Response
a)	Consideration of the Planners North v Ballina Shire Council [2021] NSWLEC 120 decision. The BDAR is to be revised to detail avoidance and minimisation of biodiversity impacts being provided outside of land already zoned C2. In accordance with the BAM (including Section 7.1) the BDAR is to outline the analysis undertaken of alternative designs that would improve avoidance and minimisation of biodiversity impacts (such as options considered during the rezoning).	The BDAR for the Englobo DA Site has been updated (Appendix T, Section 7) to provide further avoid and minimise details. Avoidance and minimisation measures are highlighted, including: • Development concentrated on already-cleared land. • Retention and protection of all hollow bearing trees (HBT). • Tree removal limited strictly to what is required for bushfire Asset Protection Zones (APZ). • Minor amendments to road, water and sewer alignment to reduce tree impacts, based on the updated arborist assessments as part of this DA. The BDAR references the Eco Logical advice dated 17 September 2025 in Appendix C summarising the application of avoid and minimise principles in the 5 - year process to achieve Planning Proposal (PP-2021-4334). The Site has undergone extensive assessment from 2018 - 2022 to define suitable development areas while avoiding and minimising impacts on native vegetation and threatened species habitat to inform the rezoning of the Site. This also resulted in Voluntary Planning Agreement Dealing AS580574 on 15 September 2022 (VPA 2022) Appendix G. Of note, the final VPA 2022 includes the following: • Balanced the principles of "Avoid and Minimise" with bushfire control obligations; • Defined seven Corridors comprising three Biodiversity Corridors and four Landscape Corridors. The seven Corridors extend to 98,655 m² or 19.97% of the Total Site. • Rezoned the biodiversity corridors to Conservation Zones C2 and C3; and, • Incorporates offset strategies such as biodiversity credit co-purchase to mitigate vegetation removal within the Development Footprint. Consultation with Council and relevant agencies identified appropriate development areas which considered biodiversity, mine subsidence / lessees, gas pipeline hazards, contamination and community demand for housing and services. The 5-year negotiation with Council of the Planning Proposal balanced the creation of net developable area within the Total Site alongside:



Item	Comment	Response
		- Protecting the existing higher value vegetation in Biodiversity Corridor F; - Re-establishing native vegetation in new Biodiversity Corridor A (now zoned C3) and Biodiversity Corridor B (now zoned C2) which are outside the Englobo DA Site; - Maintaining remnant vegetation Corridor G; and establishing east / west Landscape Corridor C (which is outside Englobo DA Site) and east / west Landscape Corridors D and E for wildlife. habitat connectivity to adjacent Biodiversity Corridors. Refer to: Appendix D: Landscape Concept Set for VPA 2022 Landscape Corridor D with Ancillary Planting Zones (Revision J) Appendix E: Landscape Concept Set for VPA 2022 Landscape Corridor E (Revision E) Appendix F: Landscape Concept Set for VPA 2022 Biodiversity Corridor F and Landscape Corridor G with Ancillary Planting Zones (Revision E) Further, the Englobo DA has been amended slightly during this response process to revise the road, water and sewer designs, to enable greater tree retention, refer to: Appendix Q: Primary Road Relocation Plan showing relocation of Primary Road from Pacific Highway into the Primary Road for the subdivision Appendix I: Landscape Corridor E Road Realignment Plan for Road realignments adjacent to Corridor E Appendix K: Submitted Sewer Masterplan - 28.06.24 Appendix R: Updated Sewer Masterplan - 26.03.25 Appendix L: Submitted Water Masterplan - 28.06.24 Appendix S: Updated Water Masterplan - 26.03.25 A core objective for the Englobo Subdivision is to offset proposed combined clearance of 157 native trees including 31 HBT within Landscape Corridor E and G, as identified in Tree Protection Packages, refer to: Appendix V: Tree Retention Package Landscape Corridor E (Revision G) Appendix W: Tree Retention Package Landscape Corridor F&G (Revision F) Each of the Landscape Concept Plans (Appendix D, E & F) present a high-level conceptual framework based on the three key design principles — ecological integration, bushfire



Item	Comment	Response
		management, and community amenity — that will guide the establishment of a high-quality Landscape Corridors and Ancillary Planting Zones. As an outcome of applying Three Design Principles, all Landscape Corridors and Ancillary Planting Zones within the Englobo Subdivision, provides 69,120m² or 20.3% of total planting area within the Englobo DA Site. The combined total planting area enables the establishment of 163 trees and 11,868 SGG which are native and wherever possible endemic plantings. Further details are provided in the BDAR and summarised below. Legal Context - Unlike Planners North v Ballina, where the development failed to adequately avoid or minimise biodiversity impacts, the Doyalson proposal has followed a long term, staged, evidence-based planning process with integrated ecological considerations from the outset. 5 Year Planning Process - Initial biodiversity assessments (2018–2020) identified significant vegetation, threatened species habitat, and corridor potential. - Biodiversity and landscape corridors were incorporated into the structure plan, with further enhancement through Council and agency consultation. - A Planning Proposal, LEP amendment, and Voluntary Planning Agreement (VPA 2022) secured formal protection of biodiversity corridors as C2 and C3 zoned land and establish the defined Landscape Corridors. - Seven Corridors comprising three Biodiversity Corridors and four Landscape Corridors were introduced and refined based on detailed tree surveys and agency feedback. The seven Corridors extend to 98,655 m² or 19.97% of the Total Site. - As an important contributor to the avoid and minimise strategy resulting in VPA 2022, two Biodiversity Corridors and one Landscape Corridor of 4.13 ha being 8.37% of the Total Site are not within the Englobo DA Site and are poorly vegetated in terms of Biodiversity value. These corridors are to be substantively revegetated with native and mostly endemic vegetation in the future. The Biodiversity Corridors can be more densely planted with trees and SGG as they are not to be IPA as part of Bush Fire Protection 2019 (PBP 2019) guidelines. - Landscape Corridors C, D, E and G are to be maintained as IPA as part of PBP 2019 guidelines as per Clause 3.5 of Schedule 2 of VPA 2022, refer to: Appendix 4 of the Arborist Report at Appendix U, and Appendix M – Eco Logical's updated bushfire advice dated 21 October 2025.



Item	Comment	Response
		- Notably, VPA 2022 enforces Vegetation Management Plans, Landscape Management Plans and at the request of Council, Wildlife Management Plans that significantly improve the overall quality of the existing biodiversity with removal of exotic species while protecting the majority of identified EEC and HBT, refer to: Appendix X: Updated Englobo Landscape Management Plan Appendix Y: Updated Englobo Vegetation Management Plan Appendix Z: Updated Englobo Wildlife Management Plan Outcome - The measures outlined above demonstrates that adverse biodiversity impacts have been effectively avoided and minimised at all planning stages as a subset of Total Site planning and VPA 2022. - The history of the 5 year LEP amendment process informing this Englobo Subdivision DA demonstrates that biodiversity impacts have been effectively avoided and minimised at all planning stages. - Biodiversity Corridor F and Landscape Corridors D, E & G under VPA 2022 are addressed in the Englobo Vegetation Management Plan, Englobo Landscape Management Plan and Englobo Wildlife Management Plan and will be established in line with the Landscape Concept Plans under future DAs. - Where adverse impacts could not be avoided, offsetting under the Biodiversity Offset Scheme is proposed.
	Amend the design of water and sewer alignments that show these services set back from the C2 Biodiversity Corridor as to not impact any trees or vegetation in the corridor.	The water and sewer masterplans have been amended, enabling greater tree retention, refer to: Appendix K: Submitted Sewer Masterplan - 28.06.24 Appendix R: Updated Sewer Masterplan - 26.03.25 Appendix L: Submitted Water Masterplan - 28.06.24 Appendix S: Updated Water Masterplan - 26.03.25 The changes are reflected in the Tree Protection Packages, refer to: Appendix V: Tree Retention Plan Set for Landscape Corridor E



Item	Comment	Response																		
		Appendix W: Tree Retention Plan Set for Landscape Corridor G alongside Biodiversity Corridor F The realignments do not have any impact on trees, including TPZs / SRZs in the C2 zone.																		
c)	<i>A Tree Protection Plan and Amended Arboriculture Impact Assessments prepared by a minimum AQF 5 level Arborist is required which demonstrates:</i>	Additional trees surveys have been undertaken, refer to: Appendix U: Updated Arborist Report 09.10.2025 The amended report includes the Tree Protection Plans (Appendix V & W) as appendices. Appendix V: Tree Retention Package for Corridor E (Revision E) Appendix W: Tree Retention Package for Corridors F & G (Revision F) Details are outlined further in the responses below.																		
(i)	<i>Reassessment of trees proposed to be removed in Landscape Corridor E, to determine if they can be retained with suitable protection measures, including hollow bearing trees.</i>	The trees proposed to be retained and removed have been reassessed in Landscape Corridor E. As part of minor road, sewer and water realignment the outcomes achieved are shown in Figure 7. Figure 7 Road Realignment Table (Appendix I) <table border="1"> <thead> <tr> <th colspan="3">ROAD REALIGNMENT TABLE</th> </tr> <tr> <th>ROAD REALIGNMENT ITEM</th><th>PURPOSE</th><th>DISTANCE MOVED</th></tr> </thead> <tbody> <tr> <td>1</td><td>ROAD REMOVED FROM RUNNING DIRECTLY PARALLEL TO CORRIDOR E TO LIMIT TREE REMOVAL AND LIGHT SPILL ONTO THE CORRIDOR</td><td>N/A ROAD REMOVED</td></tr> <tr> <td>2</td><td>ROAD REALIGNED TO EAST TO KEEP HABITAT TREE</td><td>ROAD REALIGNED FROM 2 TO 5.5m EAST FOR ROUGHLY 190m STRETCH</td></tr> <tr> <td>3</td><td>ROAD REMOVED IN PROXIMITY TO CORRIDOR E TO LIMIT TREE REMOVAL AND LIGHT SPILL ONTO THE CORRIDOR</td><td>N/A ROAD REMOVED</td></tr> <tr> <td>4</td><td>ROAD SHIFTED WEST TO REMOVE IMPACTS TO VEGETATION WITHIN BIODIVERSITY CORRIDOR F</td><td>ROAD REALIGNED FROM 0 TO 7.5m WEST FOR ROUGHLY 680m STRETCH</td></tr> </tbody> </table>	ROAD REALIGNMENT TABLE			ROAD REALIGNMENT ITEM	PURPOSE	DISTANCE MOVED	1	ROAD REMOVED FROM RUNNING DIRECTLY PARALLEL TO CORRIDOR E TO LIMIT TREE REMOVAL AND LIGHT SPILL ONTO THE CORRIDOR	N/A ROAD REMOVED	2	ROAD REALIGNED TO EAST TO KEEP HABITAT TREE	ROAD REALIGNED FROM 2 TO 5.5m EAST FOR ROUGHLY 190m STRETCH	3	ROAD REMOVED IN PROXIMITY TO CORRIDOR E TO LIMIT TREE REMOVAL AND LIGHT SPILL ONTO THE CORRIDOR	N/A ROAD REMOVED	4	ROAD SHIFTED WEST TO REMOVE IMPACTS TO VEGETATION WITHIN BIODIVERSITY CORRIDOR F	ROAD REALIGNED FROM 0 TO 7.5m WEST FOR ROUGHLY 680m STRETCH
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Item	Comment	Response
		Refer to: Appendix Q: Landscape Corridor E Road Realignment Plan for road realignments adjacent to Corridor E Appendix K: Submitted Sewer Masterplan - 28.06.24 Appendix R: Updated Sewer Masterplan - 26.03.25 Appendix L: Submitted Water Masterplan - 28.06.24 Appendix S: Updated Water Masterplan - 26.03.25 Landscape Corridor E has: - Recorded and assessed 193 trees 82 trees are to be retained including all 31 HBT 111 trees are to be removed for compliance with Planning for PBP 2019. Landscape Corridor E is also to be maintained as an IPA as part of PBP 2019 guidelines as per Clause 3.5 of Schedule 2 of VPA 2022, refer to: Appendix U: Pages 11 – 31 provide the tree schedules including species and condition survey of all trees including HBT and the trees to be retained. Appendix V: Tree Retention Package for Landscape Corridor E (Revision G): Sheet 002 and 003 identifies the tree locations reflected in the Amended Arborist Report Sheet 010 – 014 identifies tree protection measures. Sheet 007 and 008 identifies trees to be retained Appendix U – Eco Logical's updated bushfire advice dated 21 October 2025 Appendix U, Pages 36 - 37 for the Arborist recommendations for tree protection measures to ensure the TPZs of retained trees are not impacted by construction tree protection measures are defined for three phases of construction: Phase 1 – During Civil Construction to Establish a Corridor Phase 2 – Post Construction Works Occurring Adjacent to a Corridor Phase 3 – Title Restrictions Placed on Development Footprint Lots Which includes <i>Terms of Public Positive Covenant</i> and <i>Terms Of Restriction On The Use Of Land</i>.



Item	Comment	Response
		TPZ / SRZ located at the perimeter of Landscape Corridor E have been mapped in the Tree Protection Plan for Corridor E, Appendix V – Sheet 007B – 008B and will be managed according to the Corridor Appendix U, Pages 36 - 37
(ii)	<i>The intent of the Landscape Corridor E as outlined in the Voluntary Planning Agreement is to retain existing trees, including 31 hollow bearing trees. Specific Tree Protection Measures required to retain trees Landscape Corridor E are required as per the VPA, including mapping of TPZs for individual trees to show setbacks and specific protection measures required.</i>	The temporary construction fenced area for Corridor E will be treated as the TPZ for all trees to be retained. As outlined above tree protection measures are included in the Updated Arborist Report (Appendix U) and the Tree Retention Package for Corridor E (Appendix V, Sheets 011 - 012). All HBTs have been retained.
(iii)	<i>Trees in the Central Park area of Landscape Corridor E and in Landscape Corridor G must be included in the Arborist Assessment and Tree Protection Plan.</i>	All trees within the Central Park area of Landscape Corridor E and in Landscape Corridor G have been surveyed and incorporated into the tree protection plans and arborist report, refer to: Appendix U: Updated Arborist Report provides the tree schedules including species and condition survey of all trees including HBTs and the trees to be retained. Appendix V: Tree Retention Package Corridor E: • Sheet 002 and 003 identifies the tree locations plotted by number as identified in the Arborist Report (Appendix O) • Sheet 007 and 008 for Central Park area and Landscape Corridor E and the trees to be retained. • Sheet 007 B and 008B identifies TPZs / SRZs and the plotted trees on the perimeter of Landscape Corridor E Central Park including all 31 HBTs. Appendix W: Tree Retention Package Corridor F & G: • Sheet 002 identifies the tree locations plotted by number identified in the updated Arborist Report (Appendix O). • Sheet 005 identifies 18 trees to be retained, of the total of 172 trees, 108 are exotic all of which are removed. Landscape Corridor E is to be maintained as IPA as part of Bush Fire Protection 2019 (PBP 2019) guidelines as per Clause 3.5 of Schedule 2 of VPA 2022 at Appendix G. Further, the Englobo Landscape Management Plan, Englobo Vegetation Management Plan and Englobo Wildlife Management Plan (Appendices X, Y and Z) together with three concept Landscape Plans (Appendices D, E and F) have been prepared to inform the proposed Englobo Subdivision.



Item	Comment	Response
		The purpose of each Landscape Plan is to present a high-level conceptual framework based on three key design principles — ecological integration, bushfire management, and community amenity — that will guide the establishment of a high-quality Landscape Corridors and Ancillary Planting Zones. The Corridors and Ancillary Planting Zones are intended to complement the broader Englobo Subdivision vision of creating an “Australian Resort” environment. The planting strategy emphasises the enhancement of existing habitat quality and the protection of local flora and fauna, with targeted support for key species such as Squirrel Gliders and Glossy Black-Cockatoos. A core objective for the Englobo Subdivision is to offset proposed combined clearance of 157 native trees within Landscape Corridor E and G, for them to be maintained as IPA as part of PBP 2019 as per Clause 3.5 of Schedule 2 of VPA 2022. The planting strategy emphasises the enhancement of existing habitat quality and the protection of local flora and fauna, with targeted support for key species such as Squirrel Gliders and Glossy Black-Cockatoos, refer to: Appendix E: Landscape Concept Masterplan Corridor E for VPA 2022 Landscape Corridor E Pages LA10-LA22 which shows the future landscape strategy for Central Park. As an outcome of this Landscape Plan, Landscape Corridor E including Central Park gains 4,630 SGG which are native and wherever possible endemic plantings - refer to Pages LA20 – LA22. Appendix F: Landscape Concept Masterplan Corridor F&G for VPA 2022 As an outcome of this Landscape Concept Plan: - Landscape Corridor G gains 1,550 SGG which are native and wherever possible endemic plantings Pages LA10 – LA12. 34 native and endemic trees are to be planted within <i>Corridor F&G L1 Rd Reserve LA16</i> which is immediately adjacent to Landscape Corridor G and Biodiversity Corridor F. The combined outcome of both Landscape Plans gains 34 trees and 6,180 SGG which are native and wherever possible endemic plantings.
(iv)	<i>Show and consider the impact on trees of proposed location of road crossings for Corridor E. Roads are to be located to minimise tree impacts.</i>	Appendix B, Englobo DA Site Plan Suite, Sheet 005, shows the impact of the road crossings. 3 road crossings are through Landscape Corridor E, requiring 14 native trees to be removed. No HBTs are removed. Road crossings 4 - 7 do not require any tree removal.



Item	Comment	Response
		Specifically: • Road Crossing 1 – 1 tree (tree 40) is removed and is described as having termite damage in Appendix U Updated Arborist Report, Page 13 • Road Crossing 2 – 3 trees (trees 76, 78 & 79) are required to be removed. Road Crossing 2 was moved slightly east to maintain HBT and the trees that are required to be removed are accounted for in the IPA requirements of 15% canopy cover to satisfy PBP 2019 • Road Crossing 3 – 10 trees are required to be removed. Road Crossing 3 was moved slightly west but is generally required in this location to satisfy PBP 2019 for perimeter access. The minor relocation removes any impacts from roadworks and services installation to any TPZs / SRZs within Biodiversity Corridor F. All trees required for removal are accounted for in the IPA requirements / 15% canopy cover to satisfy PBP 2019. Appendix Q Primary Road Realignment Plan shows the minor realignment to ensure all the HBTs tree are retained.
(v)	<i>In relation to Biodiversity Corridor F and Landscape Corridor G, the Tree Protection Plan and Amended Arboriculture Impact Assessment is to address tree protection requirements for trees within these corridors along the edges, including protection requirements and construction methodology for the proposed installation of water and sewer. Water and sewer location will need to be set back from the C2 corridor.</i>	BIODIVERSITY CORRIDOR F Additional trees have been surveyed along the edge of the C2 zoned land of Biodiversity Corridor F, refer to: Appendix U: Updated Arborist Report 09.10.25 Appendix W: Tree Retention Package for Corridors F & G • Sheet 006 identifies the collective TPZ line for Corridor F (along the ATF fence line) . • Sheet 004 identifies the tree locations plotted by number identified in Appendix O • Sheet 006 - 008 identifies the construction tree protection measures defined for three phases of construction: Refer to Appendix U, Pages 34-37 for the Arborist recommendation for Tree Protection Measures to ensure the TPZs / SRZ of retained trees are not impacted by construction tree protection measures are defined for three phases of construction: Phase 1 – During Civil Construction to Establish a Corridor Phase 2 – Post Construction Works Occurring Adjacent to a Corridor



Item	Comment	Response
		Phase 3 – Title Restrictions Placed on Development Footprint Lots including <i>Terms of Public Positive Covenant</i> and <i>Terms Of Restriction On The Use Of Land</i>: Further the Englobo Landscape Management Plan, Englobo Vegetation Management Plan and Englobo Wildlife Management Plan (Appendices X, Y and Z) have been updated to include the protection measures. The Englobo DA has been amended during this process to revise the water and sewer designs, enabling greater tree retention, refer to: Appendix Q: Primary Road Relocation Plan showing relocation of Primary Road from Pacific Highway into the Primary Road for the subdivision Appendix K: Submitted Sewer Masterplan - 28.06.24 Appendix R: Updated Sewer Masterplan - 26.03.25 Appendix L: Submitted Water Masterplan - 28.06.24 Appendix S: Updated Water Masterplan - 26.03.25 As part of the water and sewer realignment the following outcomes were achieved: - Sewer has been relocated to the west of primary road on the eastern perimeter to not be within 10m of the C2 Corridor F, this also applies to Landscape Corridor G. - Water has been relocated to the west of primary road on the eastern perimeter to not be within 10m of the C2 Corridor F, this also applies to Landscape Corridor G. LANDSCAPE CORRIDOR G Landscape Corridor G is to be maintained as IPA as part of PBP 2019 guidelines as per Clause 3.5 of Schedule 2 of VPA 2022. Trees have been assessed in Landscape Corridor G, refer to: Appendix U: Updated Arborist Report 9.10.2025 pages 36 – 37. Appendix W: Tree Retention Plan Set for Landscape Corridor G alongside Biodiversity Corridor F. Sheet 002 identifies the tree locations plotted by number identified in the updated Arborist Report (Appendix U). Sheet 005 identifies 18 trees to be retained, of the total of 172 trees, 108 are exotic all of which are removed.



Item	Comment	Response
		Sheets 006-011 identify the construction tree protection measures defined for three phases of construction. For tree protection measures (Appendix U, Pages 35-37) the Arborist recommendation for Tree Protection Measures to ensure the TPZs / SRZs of retained trees are not impacted by construction tree protection measures are defined for three phases of construction: Phase 1 – During Civil Construction to Establish a Corridor Phase 2 – Post Construction Works Occurring Adjacent to a Corridor Phase 3 – Title Restrictions Placed on Development Footprint Lots including <i>Terms of Public Positive Covenant</i> and <i>Terms Of Restriction On The Use Of Land</i>: Further, the Englobo DA has been amended during the assessment process to revised the road, water and sewer designs, enabling greater tree retention. Refer to: Appendix Q: Primary Road Realignment Plan Appendix K: Submitted Sewer Masterplan - 28.06.24 Appendix R: Updated Sewer Masterplan - 26.03.25 Appendix L: Submitted Water Masterplan - 28.06.24 Appendix S: Updated Water Masterplan - 26.03.25 Specifically, as part of the water and sewer realignment the following outcomes were achieved: - Sewer has been relocated to the west of the primary road on the eastern perimeter to not be within 10m of the C2 Corridor F, this also applies to Landscape Corridor G. - Water has been relocated to the west of the primary road on the eastern perimeter to not be within 10m of the C2 Corridor F, this also applies to Landscape Corridor G. Appendix F: Corridor F&G Landscape Concept Masterplan for VPA 2022 Landscape Corridor G Pages LA06-LA13, as an outcome of this Landscape Plan: - The Landscape Corridor G gains 1,550 SGG which are native and wherever possible endemic plantings (LA11-LA12) - As another initiative of this Landscape Plan, 34 native and endemic trees are to be planted within <i>Corridor F&G L1 Rd Reserve LA16</i> which is immediately adjacent to Landscape Corridor G and Biodiversity Corridor F.



Item	Comment	Response
d)	<i>An updated Landscape Management Plan which:</i>	An updated Englobo Landscape Management Plan (ELMP) is provided at Appendix X the updates are detailed in the sections below.
(i)	<i>References the results of the Tree Protection Plan and Amended Arboriculture Impact Assessment and be consistent with those plans in relation to tree retention and removal.</i>	The updated ELMP references the Arborist Report and tree protection measures throughout the document and in Section 6 and as Appendix A (of the ELMP).
(ii)	<i>Includes specific Tree Protection Measures required to retain trees in Landscape Corridor E as determined by the Arborist, including mapping of TPZs for individual trees to show setbacks and specific protection measures required. The LMP must include “the requisite measures for the retention of hollow bearing trees”, including SRZs and TPZs for each tree.</i>	Tree protection measures have been incorporated into the ELMP in Section 3 and describes all the recommended tree protection measures including the requirements from the Arborist Report (Appendix A of the ELMP).
(iii)	<i>Shows and consider the impact on trees of proposed location of road crossings for corridor E as per VPA. Roads are to be located to minimise tree impacts.</i>	10 trees from Corridor E are to be removed to facilitate road crossings Road crossings have been shifted to allow for greater tree retention. The ELMP has been updated in Section 1.2.3 to reflect these crossing locations. Road Crossing 3 was moved slightly west but is generally required in this location to satisfy PBP 2019 for perimeter access. The minor relocation removes any impacts from roadworks and services installation to any TPZs / SRZs within Biodiversity Corridor F. All trees required for removal are accounted for in the IPA requirements / 15% canopy cover to satisfy PBP 2019.
(iv)	<i>Complies with all the requirements of Jemena for revegetation of the gas pipeline Landscape Corridor D.</i>	The ELMP has been updated to address compliance with the Jemena pipeline guidelines in Section 3.7.3 and Section 3.5.3 .
(v)	<i>Addresses Bushfire requirements, noting that RFS GTAs have not required any APZs. This may allow for greater understorey vegetation retention within the landscape corridors. Outline any clearing required to meet bushfire protection requirements and specify low impact methods of meeting these requirements.</i>	Tree clearing is to achieve the required APZ and has been reviewed by the bushfire consultant. The majority of trees required to be removed are of low quality and exotic species, refer to Appendix U - Updated Arborist Report.
(vi)	<i>Includes type and timing of permanent fencing.</i>	Fencing is discussed in Section 3.2 of the updated ELMP and includes wildlife friendly recommendations in line with the Arborist Report (Appendix U) and Tree Retention Packages (Appendix V and W). Permanent fencing will be limited throughout the site to maintain open spaces, preserve views across the site, and facilitate unrestricted access to adjoining linkages and green spaces



Item	Comment	Response
(vii)	<i>Adds 5m of tree and vegetation retention around all the edges of Corridor E to compensate for the reduced planting area and outcomes for corridor D due to Jemena specifications. A further 10m is to retained as an undeveloped setback, where no earthworks or development will be permitted, including no changes to soil depth, excavation or construction. This is to accommodate TPZ of trees on edges of corridor which are at least 10m. The width of this setback in specific areas of the site could only be reduced if the Tree Protection Plan prepared by the AQF5 arborist demonstrates to the satisfaction of Council's Ecologist and Tree Assessment Officer that smaller Tree Protection Zones (TPZs) will be adequate to protect trees within the corridor.</i>	Refer to: Appendix N: for town planning legal expert, Allens' letter dated 27 October 2025 providing legal advice regarding landscape planting in VPA 2022 Landscape Corridor D in relation to the Pipeline Easement Dealing AE445647 (2009) held by Jemena. Appendix H: <i>Pipeline Easement Dealing AE445647 (2009)</i> held by SGSP (Australia) Assets Pty Ltd (SGSPAA) trading as Jemena (Easement). It advised that proposes extensive planting within Landscape Corridor D in a manner consistent with the terms of both the VPA 2022 and the Easement which benefits Jemena. The terms of the easement benefitting Jemena require the Proponent not to plant trees within 3 metres of the 1 m-wide gas pipeline at its centre. DLG proposes planting on the balance of the easement in accordance with the defined Easement Planting Zones Plan. Refer to Appendix D: Corridor D Concept Landscape Plan. This plan has been developed in accordance with VPA 2022 and now also includes three Ancillary Planting Zones: Gateway Signage Planting Zone, Landscape Buffer Planting Zone, and Landscape Corridor D Lot 1 Road Reserve Planting Zone. Landscape Corridor D has a planting strategy of native and endemic species and is structured into three specific zones based on proximity to the gas pipeline, as outlined below: <u>Service Access Track</u> A 4 m wide strip directly above the centre of the pipeline, which must remain free of vegetation to allow service access, visibility of signage, and act as a buffer from deep-rooted trees. The landscape concept therefore exceeds requirements to ensure reliable maintenance access and visibility. The gas pipeline (refer to Sheet LA09), with a width of 1 m, is identified in section image: 'Planting Zones and Plant Heights' included on diagram (refer to Sheet LA10 LA09). • <u>ZONE A (1.5 m wide strip):</u> ≥1.5 m from outer edges of pipeline: Plants under 1 m in height at maturity, limited to annual and perennial species with shallow, fibrous roots and no trees (refer to Sheet LA37 for definition). • <u>ZONE B (2 m wide strip):</u> ≥3 m from outer edges of pipeline: Allows plants up to 1 m high and 4 m wide at maturity with shallow, fibrous roots, no trees (refer to Sheet LA37 for definition) and a typical root depth not exceeding 1 m. • <u>ZONE C (width varies):</u> ≥5 m from outer edge of pipeline: Permits taller shrubs and trees to suit: ○ Bushfire retardant / tolerant species



Item	Comment	Response
		○ Squirrel Glider habitat species to be located at 50 - 100 m spacings ○ Endemic species Landscape Corridor D is to be planted predominantly with native species, including endemic species where feasible. Detailed Concept Planting Strategies for ZONES A, B, and C are provided in Sheet LA11. Collectively, Landscape Corridor D and its Ancillary Planting Zones provide a total of 17,366 m², accounting for 5.1% of the Englobo DA Site area. This total planting area supports the establishment of 129 endemic and native trees and 4,320 SGG as detailed in the table in Sheet LA02. As such, the request for additional planting in Corridor E to compensate for prior limitations in Corridor D is no longer necessary, with the updated DA proposal delivering a comprehensive and balanced future landscape strategy across both Landscape Corridor D and E. As detailed in Appendix N town planning legal expert, Allens' letter dated 27 October 2025, the applicant has addressed the Planning Panel's request for additional tree and vegetation retention around Corridor E. This represents a superior landscaping outcome compared to the original proposal and exceeds the expectations set under VPA 2022.
e)	<i>An updated Vegetation Management Plan for the Biodiversity Corridor F, which includes:</i>	An updated Englobo Vegetation Management Plan (EVMP) is provided at Appendix Y and detailed further below.
(i)	<i>Specific measures to maintain ecological connectivity across the pipeline clearance area required by Jemena for gas pipeline, with reference to Clause 5.6 in the VPA. The VMP must also be specific about revegetation works are achievable in Management Zone 7.</i>	Additional planting under the Concept Landscape Masterplan has been provided within the Jemena pipeline. Additional details of the revegetation for Management Zone 7 have been provided in Section 3.5 and Section 3.7, of the EVMP. Planting within the pipeline easement is subject to height and location restrictions, ranging from grass and low plants above the pipe footprint, to progressively taller shrubs and small trees toward the easement boundary. While these limitations constrain species selection, they are expected to allow for a well-structured native vegetation cover that meets VPA 2022 Clause 5.6 requirements and Jemena planting guidelines and supports ecological connectivity between the northern and southern biodiversity corridor areas. Refer Appendix D: Corridor D Landscape Concept Masterplan. This plan has been developed in accordance with VPA 2022 and now also includes three Ancillary Planting Zones: Gateway



Item	Comment	Response
		Signage Planting Zone, Landscape Buffer Planting Zone, and Landscape Corridor D Lot 1 Road Reserve Planting Zone. Landscape Corridor D has a planting strategy of native and endemic species and is structured into three specific zones based on proximity to the gas pipeline, as outlined below: • Service Access Track A 4 m wide strip directly above the centre of the pipeline, which must remain free of vegetation to allow service access, visibility of signage, and act as a buffer from deep-rooted trees. The landscape concept therefore exceeds requirements to ensure reliable maintenance access and visibility. The gas pipeline (refer to Sheet LA09), with a width of 1 m, is identified in section image: 'Planting Zones and Plant Heights' included on diagram (refer to Sheet LA10 - LA09). • ZONE A (1.5 m wide strip): ≥1.5 m from outer edges of pipeline: Plants under 1 m in height at maturity, limited to annual and perennial species with shallow, fibrous roots and no trees (refer to Sheet LA37 for definition). • ZONE B (2 m wide strip): ≥3 m from outer edges of pipeline: Allows plants up to 1 m high and 4 m wide at maturity with shallow, fibrous roots, no trees (refer to Sheet LA37 for definition) and a typical root depth not exceeding 1 m. • ZONE C (width varies): ≥5 m from outer edge of pipeline: Permits taller shrubs and trees to suit: ○ Bushfire retardant / tolerant species ○ Squirrel Glider habitat species to be located at 50 - 100 m spacings ○ Endemic species
(ii)	<i>Updated VMP is to specify monitoring and reporting to Council be undertaken every 6 months for first 3 years, followed by once a year until year 10 or the VMP maintenance period is confirmed by Council as complete.</i>	The EVMP has been updated in Section 4.1.3 and Section 5 , to include the specified timeframes.
(iii)	<i>Type and timing of permanent fencing.</i>	The EVMP has been updated to include fencing recommendations in line with the Arborist Report tree protection measures, refer to Section 3.1 and Section 3.2 Permanent fencing along Corridors will be minimal.
(iv)	<i>Incorporate the results of the new Arboriculture Impact Assessments, including in relation to water and sewer construction.</i>	The EVMP has been updated throughout to reference the additional tree surveys and works undertaken to take, the Updated Arborist Report is included as Appendix D of the EVMP.
f)	<i>A Wildlife Management Plan, including all measures specified in the approved BDAR and:</i>	An updated Englobo Wildlife Management Plan (EWMP) is provided at Appendix Z and detailed further below.



Item	Comment	Response
(i)	<i>If hollow bearing trees are proposed to be removed from Landscape Corridor E as a result of the (as Amended) Arboriculture Impact Assessment, the hollow replacement strategy included in the WMS must include minimum 2:1 ratio of replacement.</i>	All 31 HBT are retained in Corridor E as outlined at Appendix V : Tree Retention Package Corridor E.
(ii)	<i>Timing of all measures.</i>	As outlined in f(i) above, no HBT are required to be removal, as such this comment is no longer applicable.
Panel Note	<i>The Panel considers that this application should be referred to Department of Health as the subdivision of the land is the first stage in anticipating a range of uses including residential – not withstanding that the development is for subdivision and infrastructure works only.</i>	Council referred the DA to the Department of Health (DOH) as requested by the Panel and a response was provided on 23 April 2025. JBS&G, who prepared the original RAP, DSI and Asbestos in Soils Assessment and Allens have provided a response to the DOH comments, refer to Appendix O. JBS&G note that PFAS was considered as a contaminate of potential concern (CoPC) during the 2019 DSI and was found to not be a risk and closed out, this is why PFAS was not carried into Table 5.1, Page 13 of the 2019 RAP. Recommended supplemental characterisation was included in Section 4.3, Page 11, of the RAP submitted with the Englobo Subdivision DA (JBS&G_ 56387/124948 (Rev B) which recommended further sampling of PFAS in fill material in the sports field and installation of addition groundwater monitoring wells during remediation works. The RAP concludes that subject to the successful implementation of the measures described in the RAP the land can be made suitable for the proposed land uses, including residential and recreation (Page 13 of the RAP as submitted) An item of note is the community concerns regarding the ash dams. As outlined in the Allens response these are subject to extensive environmental monitoring and reporting, overseen by the Environmental Protection Agency (EPA) and regulated under an Environmental Protection Licence (EPL), further details are provided at Appendix O.
	The Applicant to provide the information at points (a) – (f).	Detailed in this table and appended reports and plans.
	A formal written request to amend the application is required to be uploaded to Planning Portal within six (6) weeks, outlining: a. Particulars sufficient to indicate the nature of the change of the development, as required under section 37 of the Environmental Planning and Assessment Regulation 2021 b. updated technical reports relied on in the amended application.	As outlined in the introduction of this response, the plans and reports to be included in the DA submission include the following: Appendix P: Demolition Plan 2025 Timing Appendix Q: Primary Road Relocation Plan_Rev_B_10.11.2025 – Minor relocation of the primary road for greater tree retention Appendix R: Updated Sewer Masterplan__Version 8_26.03.2025 - Updated Sewer Plan Appendix S: Updated Water Masterplan_Version_7_26.03.2025 - Updated Water Plan



Item	Comment	Response
		Appendix T: Updated_BDAR_SLR_Rev_4_04.11.2025 Appendix U: Updated_Arborist Report_Abacus_09.10.25 – Updated Arborist Report including Appendices G, M, V, & W as attachments for information on future DAs only. Appendix V: Tree Retention Package_Corridor E_Rev G_11.11.2025 - Tree retention plan set for landscape Corridor E, including TPZs / SRZs Appendix W: Tree Retention Package_Corridors F & G_Rev F_05.11.2025 - Tree retention plan set for landscape Corridor G alongside Biodiversity Corridor F Appendix X: Updated Englobo Landscape Management Plan_SLR_Rev_3_07.11.2025 Appendix Y: Updated Englobo Vegetation Management Plan_SLR_Rev 3_07.11.2025 Appendix Z: Updated Englobo Wildlife Management Plan_SLR_Rev_3_07.11.2025
Actions For council	• Council is requested to refer the Development Application to the Department of Health. • Council is requested to provide an addendum assessment report responding to the matters above, which is to be uploaded to the Planning Portal within four (4) weeks of the upload of the Applicants required information to the Planning Portal. • When the updated assessment report is received the Panel will determine the application by way of electronic determination.	Noted, this is a matter for Council and the Panel to address, noting the referral to the Department of Health has been completed and discussed above.



Table 2 Council Comments and Response

Table Heading	Table Heading
Clarify the details (i.e. timing/staging) for the necessary separate demolition works for a number of existing buildings across the site that are affected by the subdivision, specifically including the amenities buildings, maintenance sheds and facilities, the youth club shed (the boundary extends midway of the building) and the care taker's dwelling.	A demolition plan and estimated timing is provided at Appendix P .
The archaeological report for the rezoning identifies one area of PAD (potential subsurface deposits of cultural material) in the eastern portion of Lot 7 DP.240685 and requires that where any future proposed works impact on this PAD area, an Aboriginal cultural heritage assessment report (ACHAR) will be required including test excavation. The proposed water and sewer service pipes appear to be located within this PAD area. All works are to be relocated outside of this area or an ACHAR is to be provided.	All works have been moved out of the PAD area, refer to: Appendix R: Updated Sewer Masterplan - 26.03.25 Appendix S: Updated Water Masterplan - 26.03.25 In addition, the ACHAR has commenced and is in the final stages for lodgement with future DAs on the Site. Field work has concluded, and no items or areas of significance were found.



Table 3 Draft Condition Amendments

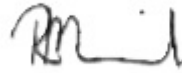
No	Draft Condition	Amendment
2.8 (b)	<i>A bus bay/zone shall be provided for the Pacific Highway south bound traffic at the approach of the left-turn deceleration/slip lane for the signalised intersection.</i>	Refer to the plan at Appendix J: Pacific Highway Bus Stop Location Plan Request amendment to draft condition of consent 2.8 (b): As drafted: <i>A bus bay/zone shall be provided for the Pacific Highway south bound traffic at the approach of the left-turn deceleration/slip lane for the signalised intersection</i> Requested amendment: <i>A bus bay to be located on the departure side of the signalised intersection</i> In consultation with TfNSW their preference is for the bus bay to be on the departure side of the signals for safety reasons, where it is marked up in red below, with a shared path/cycle way connection, refer to Appendix J.
5.2	<i>Submit details to Council/Principal Certifier that demonstrate the completion of all works and implementation of any plans required under Development Consent No 1295/2023.</i>	Request amendment to draft condition of consent 5.2: As drafted: <i>Submit details to Council/Principal Certifier that demonstrate the completion of all works and implementation of any plans required under Development Consent No 1295/2023.</i> Requested amendment: <i>Submit details to Council or Private Certifier that demonstrate the completion of all works and implementation of any plans required under Development Consent No 1295/2023.</i>



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