

Your ref: RZ/4/2020  
Our ref: DOC23/758108-6

Mashal Moughal  
Strategic Landuse Planner  
Central Coast Council

By email: mmoughal@lakemac.nsw.gov.au

Dear Mashal,

**Request for advice – 87 Oakdale Road, Gateshead Planning Proposal – Lake Macquarie LGA**

I refer to your Planning Portal request, dated 25 August 2023, seeking input into the 87 Oakdale Road, Gateshead Planning Proposal. This proposal directly relates to 1.13 hectares (ha) of land, currently zoned C3 Environmental Management under the Lake Macquarie Local Environmental Plan 2014 at 87 Oakdale Road, Gateshead (Lot 100 DP 717604) (the subject site). The planning proposal seeks to rezone the subject lot to E4 General Industrial, reduce the minimum lot size from 40 ha to 1500m<sup>2</sup>, and increase the maximum building height from 5.5m to 15m.

BCD has reviewed the planning proposal and appendices provided and notes that the proposed development would not trigger the *Biodiversity Offset Scheme* (BOS) as the subject site is not mapped on the Biodiversity Values Map, nor does it have sufficient native vegetation to meet the area threshold. The level of assessment and mitigation measures for the biodiversity values on site should be completed to the satisfaction of Council. BCD notes that an accredited assessor providing peer-review to work completed by a non-accredited ecologist would not be accepted under the BOS.

If you have any further questions about this issue, please contact Jayme Lennon, Senior Conservation Planning Officer, on 9585 6935 or at [huntercentralcoast@environment.nsw.gov.au](mailto:huntercentralcoast@environment.nsw.gov.au)

Yours sincerely



Neil Kelleher  
**A/Director Hunter Central Coast Branch  
Biodiversity and Conservation Division**

27 September 2023