



Your ref: Your email received 29 August 2024
Our ref: DOC24/706457-23

Adam Kennedy
Senior Strategic Planner
Maitland City Council

By email: Adam.Kennedy@maitland.nsw.gov.au

Dear Adam

Planning Proposal PP-2023-2323 - 107 Haussman Drive, Thornton

Thank you for your email request dated 29 August 2024 seeking advice from the Biodiversity, Conservation and Science (BCS) Group of the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) on 107 Haussman Drive, Thornton NSW (PP-2023-2323).

BCS has reviewed information provided and consider that the proposed rezoning can proceed to the next stage of assessment following consideration of BCS comments provided in Attachment 1.

If you have any further questions about this issue, please contact our Hunter Central Coast Planning Team at huntercentralcoast@environment.nsw.gov.au.

Yours Sincerely

Joe Thompson
Director Hunter Central Coast
Biodiversity, Conservation and Science

26 September 2024

Enclosure Attachment 1

Attachment 1 - BCS Comments

PP-2023-2323 – 107 Haussman Drive, Thornton NSW

In preparing this advice BCS has reviewed the submitted documents including the:

- Biodiversity Development Assessment Report (BDAR) (Kleinfelder, September 2022)
- Bushfire Threat Assessment for the Planning Proposal at 107 Haussman Drive Thornton (Firebird ecoSultants Pty Ltd, July 2024).
- Planning proposal (Maitland City Council, Document Revision 13.8.2024)

Key Assessment matters for consideration

1.	<i>Protection of areas of High Environmental Value</i>	<p>Remnant vegetation on site has been identified as being of high environmental value providing habitat for, amongst others:</p> <ul style="list-style-type: none">• the Threatened Ecological Community Lower Hunter Spotted Gum – Ironbark Forest , Little Lorikeet, Grey-crowned Babbler, Squirrel Glider, Brush-tailed Phascogale, Grey-headed Flying-fox and Greater Broad-nosed Bat• biodiversity corridor connectivity. <p>While the proposal will avoid most of the biodiversity remaining on site, it is recommended that opportunities to strengthen protection of these avoided lands in perpetuity be considered and where possible adopted.</p> <p>Recommended action(s):</p> <ul style="list-style-type: none">• A C2 Environmental Conservation zone is recommended for areas of high environmental value.• Consider additional planning mechanisms to ensure avoided areas are protected in perpetuity.
2.	<i>Document consistency</i>	<p>It is unclear if the BDAR, for example Figures 2 and 4 and Table 9, have considered Asset Protection Zone impacts as shown in Figure 1.1 of the Bushfire Threat Assessment.</p> <p>Recommended action:</p> <p>Consider improving consistency between documents, to ensure areas of high environmental value are protected and impacts are accurately identified and offset.</p>
3.	<i>Consistency with BAM 2020</i>	<p>Biodiversity assessment plot data does not appear to have been provided as indicated in Appendix H of the BDAR. BCS were also unable to view assessment calculations through the Biodiversity Offset and Agreements Management System (BOAMS). This has made it difficult to review the accuracy of impacts and offsets for example as provided in Table 9 of the BDAR.</p> <p>Recommended action:</p> <p>Biodiversity assessment plot data should be included with the BDAR and BAM 2020 calculations provided via BOAMs.</p>