

From: Joanne Dunkerley
Sent: Friday, 9 August 2024 11:09 AM
To: Kate Campbell
Subject: FW: Eden Estates' request for Planning Secretary appointment as PPA

Hi Kate,

Thanks for the opportunity to review the Eden Estates letter seeking appointment of the Planning Secretary as the PPA. I have reviewed the letter and note the following additional information for your consideration:

1. The Gateway Determination (Department Ref: PP-2021-3818) issued by the delegate of the Minister was issued with a condition in response to the objection raised by City of Newcastle that states:

“The resubmitted planning proposal should:

- a. along with supporting studies, demonstrate the provisions and intended outcomes can be progressed as a standalone proposal in the Lake Macquarie Local Government Area. Should the City of Newcastle adopt a planning proposal, the updated planning proposal, the updated planning proposal should be adaptable to integrate with the City of Newcastle provisions and intended outcomes across the entire site.”*

The Proponent was unable to meet this condition, demonstrating the difficulty in planning the site based on the local government boundary instead of planning the site holistically based on land capability and suitability.

2. Although the development and conservation footprint has evolved to address biodiversity issues, Council staff believe further refinement is needed to adequately demonstrate “avoid and minimise principles” and address other ecological issues such as connectivity. Council has requested the Proponent to make further changes to the development and conservation footprint including:
 - Accurate mapping and ordering of watercourses and the application of appropriate buffer widths
 - Adjustment to footprint boundaries to reduce the number of hollows and habitat trees impacted.
 - Removal of the proposed development lobe in the north-eastern C2 zoned portion of the site (adjacent to the Winten development) which contains a significant portion of good quality EEC (Lower Hunter Spotted IronBark Forest)
 - Further avoidance of threatened species, ecological communities, their habitat and their buffers.
 - Improve connectivity to areas that are to be retained for conservation / stewardship (one isolated patch north of the Link Road and the *Callistemon linearfolius* area)

Please contact me if you require any additional information in relation to this site.

Kind regards

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Dhumaan ngayin Awabakurlangu kirraanan barayidin

We acknowledge and respect the Awabakal people who have cared for and nurtured this country.

Redacted