



New South Wales Government
Independent Planning Commission

SITE INSPECTION NOTES

Project: Modification to Kings Forest Residential Subdivision Koala Plan of Management (MOD 4)
Meeting Location: Kings Forest Project Site - Depot Rd, Kings Forest NSW 2487
Date: Tuesday, 12 March 2019
Time: 3:30pm to 5:30pm

ATTENDANCE

Commission Members: Ross Carter (Chair)
Prof Richard Mackay AM
Catherine Hird

Commission Secretariat: Brad James Senior Planning Officer
David Koppers Team Leader

Proponent: Reg Van Rij Leda Holdings Pty Ltd
Adam McArthur James Warren and Associates

Community Members: Marion Riordan Earth Learning Inc
Chris Eaton Cabarita Beach Bogangar Residents Association
John Mc Donagh Friends of Cudgen Nature Reserve
Chris Core Friends of Cudgen Nature Reserve
Maria Smart Team Koala
Jenny Hayes Team Koala

LOCATIONS & KEY FEATURES

- 1) Project Site Entrance - Depot Rd**
Introductions and Chair Opening Statement.
Key features to be observed on the site inspection were discussed and agreed upon.
- 2) Remnant Koala Habitat**
Location of the Environmental Protection Zone (EPZ) and existing drainage network was observed by the panel. The Proponent pointed areas designated for revegetation and the approximate location of a proposed underpass. The Proponent stated that further information will be provided in relation to the road and Koala connectivity between precincts.
- 3) East-West Corridor**
The location of the east-west corridor was observed by the Panel. Vegetated areas outside the Project Site were pointed out by the Proponent. The Proponent advised that there are presently no Koala Habitat values to the immediate west and that the proposed corridor has its origins in providing for 'potential value'.

4) West Project Site

Areas designated for Primary Koala Habitat areas were observed by the Panel. The Proponent noted that there were no Koala recordings in this area. The Proponent also advised that a Feral Animal Management Plan is proposed to manage wild dog issues.

5) Top End of Cudgen Paddock Area

The location of the proposed golf course was observed by the Panel. Radiata and native pines were pointed out by the Proponent. In response to a question in relation to groundwater modelling, the Proponent stated that groundwater changes were modelled and mapped. Revegetation works and irrigation was proposed accordingly.

6) Central Cudgen Paddock Area

The interface between the development and Cudgen Nature Reserve was observed by the Panel. The remnant tea tree plantation was pointed out by the Proponent. Parts of the former banana plantation to the south of the project site was viewed by the Panel.

7) Blacks Creek

The interface between the development and Cudgen Nature Reserve was observed by the Panel. The Proponent stated that approximately 180ha of land would be added to the reserve. The Proponent pointed out radiata pines that were to be removed and also areas where koala fencing will be installed. The Proponent confirmed that a Koala spotter will be on site during clearing activities.

8) Boundary of Cudgen Nature Reserve

The Panel observed the east/west interface between the development and Cudgen Nature Reserve. The Proponent pointed out further areas where pines need to be managed. The Proponent also noted that NPWS have advised that some of the tracks are to remain as fire trails and that unused tracker will be rehabilitated.

9) Crossroad

Meeting closed by the Chair

SITE INSPECTION MAP

