

Planning and Development (Conditional Environmental Significance Opinion – Block 64 Coree – Demolition of Ranger’s Residence) Notice 2018

Notifiable Instrument NI2018– 221

made under the

Planning and Development Act 2007, s 138AD (Requirements in relation to environmental significance opinions)

1 Name of instrument

This instrument is the *Planning and Development (Conditional Environmental Significance Opinion – Block 64 Coree – Demolition of Ranger’s Residence) Notice 2018*.

2 Conditional Environmental Significance Opinion

(1) On 17 April 2018, the Conservator of Flora and Fauna, pursuant to section 138AB (4) of the *Planning and Development Act 2007* (the **Act**), gave the Applicant a conditional environmental significance opinion for Block 64, District of Coree, for the demolition of a disused single dwelling and associated structures.

(2) In this section:

Conditional environmental significance opinion means the opinion in the schedule.

Note Under section 138AD (6) of the Act, the conditional environmental significance opinion and this notice expire 18 months after the day the notice is notified.

Ben Ponton
Chief Planning Executive
30 April 2018

Schedule

See section 2(2)

ENVIRONMENTAL SIGNIFICANCE OPINION

In accordance with section 138AB(4) of the *Planning and Development Act 2007* (the Act), I provide the following environmental significance opinion:

APPLICANT

Ted Streatfeild, Principal Planner, Resolution Planning, 333 Murrells Road
Murrumbucca NSW 2630

APPLICATION and DEVELOPMENT PROPOSAL

The applicant has applied under section 138AA of the Act to the Conservator of Flora and Fauna for an environmental significance opinion to the effect that the development proposal set out in the submission is not likely to have a significant adverse environmental impact (the application).

The development proposal is for the demolition of a derelict single residence and associated sheds as described in the submission.

LOCATION

Block 64 District of Coree. The residence is located at 20 Fairlight Road Coree and is within the Murrumbidgee River Corridor.

MATTERS TO WHICH THIS OPINION APPLIES

This opinion applies only the development proposal as described in the application.

OPINION

Provided the works are undertaken in the manner consistent with the following conditions, they are unlikely to cause a significant adverse environmental impact.

This opinion is granted subject to the following conditions made under s138AB(4) of the Act.

- That all vehicles and machinery are to be washed down prior to entering the site; and
- All works are undertaken by a licenced asbestos removalist in accordance with the relevant Regulations and Codes of Practice.

Attached is a Statement of Reasons for the decision.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Ian Walker
Conservator of Flora and Fauna

17 April 2018

STATEMENT OF REASONS REASONS FOR THE DECISION

The proposed development is a proposal mentioned in Schedule 4 of the *Planning and Development Act 2007* – Development proposal for an activity requiring an EIS Schedule 4, being:

Part 4.3, item 3 proposal for development on land reserved under s 315 for the purpose of a wilderness area, national park, nature reserve or special purpose reserve.

The residence is within an area of Special Purpose Reserve.

The proponent wants the application for the development approval assessed in the merit track on the grounds that the proposal is not likely to have a significant adverse environmental impact, and has applied to the Conservator of Flora and Fauna to that effect.

Meaning of *significant* adverse environmental impact

An adverse environmental impact is ***significant*** if—

- (a) the environmental function, system, value or entity that might be adversely impacted by a proposed development is significant; or
- (b) the cumulative or incremental effect of a proposed development might contribute to a substantial adverse impact on an environmental function, system, value or entity.

In deciding whether an adverse environmental impact is ***significant***, the following matters must be taken into account:

- (a) the kind, size, frequency, intensity, scope and length of time of the impact;
- (b) the sensitivity, resilience and rarity of the environmental function, system, value or entity likely to be affected.

In deciding whether a development proposal is likely to have a significant adverse environmental impact it does not matter whether the adverse environmental impact is likely to occur on the site of the development or elsewhere.

It has been determined that the proposal is unlikely to have a significant environmental impact, based on the documentation submitted, known values of the site, and provided the works and ongoing management are carried out in accordance with the conditions attached to this ESO.

Project description

The demolition of a former ranger's residence and associated sheds. The former residence has nine asbestos containing materials, mainly fibre cement. The removal of the structures is to reduce contamination risk if the site is subject to an uncontrolled fire.

It is proposed to removal all external sheet asbestos prior to demolition. Site access for trucks, vehicles and machinery is to be via the existing driveway.

Documentation Submitted

- Report titled Request for Environmental Significance Opinion (Resolution Planning 29 March 2018);
- Site Plan;
- Aerial location map;
- Intrusive Residential Asbestos Assessment Report (L&D Consulting 22 September 2017);
- Land Use Zoning Map
- Form 1M.

Natural conservation values present

The house site contains largely exotic species and has little environmental value. There are no uncommon, rare or uncommon, rare and/or endangered flora, fauna, communities or special natural landscape features at the site.

Impact on the Reserve

The house is located within an area of Special Purpose Reserve within the Murrumbidgee River Corridor. The house is derelict and its removal will have a positive visual impact on the reserve, as well as reducing the potential of contamination to the land and adjoining Murrumbidgee River if the site was subject to an uncontained fire.

The removal of the dwelling and associated sheds also reduces the likelihood of vandalism at the site.

The removal of the buildings is not inconsistent with the relevant Plan of Management, being the Murrumbidgee River Corridor Management Plan 1998.

Potentially Significant Environmental Impacts

Provided all demolition work is carried out by a licenced asbestos removalist according to the relevant Regulations and Codes of Practice i.e.

- *Work Health and Safety (How to Manage and Control Asbestos in the Workplace Code of Practice) Approval 2014*

- *Work Health and Safety (How to Safely Remove Asbestos Code of Practice) Approval 2014*
- *Work Health and Safety Act and Regulations 2011*
- *Dangerous Substances Act and (General) Regulation 2004*
- *Contaminated Sites: Information Sheet Number 5 - Requirements for Transport and Disposal of*
- *Asbestos Contaminated Wastes ESDD (Feb 2014)*
- *Contaminated Sites: Information Sheet No.6 'Management of Small Scale, Low Risk Soil Asbestos Contamination' ESDD (Feb 2014)*

Then the risk of a potentially significant environmental impact is low.

The requirement for vehicles and machinery to be washed down prior to entering the reserve will reduce the risk of weed spread.

It has been determined that if the works are undertaken in a manner consistent with the above conditions attached to the ESO, they are unlikely to cause a significant adverse environmental impact.