

Australian Capital Territory

# Planning and Development (Environmental Significance Opinion – Construction of New Toilet Facilities-Uriarra East Recreation Reserve Block 425 Stromlo) Notice 2014 (No 1)

Notifiable Instrument NI2014–154

Made under the

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

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## **1 Name of instrument**

This instrument is the *Planning and Development (Environmental Significance Opinion- Construction of New Toilet Facilities-Uriarra East Recreation Reserve Block 425 Stromlo) Notice 2014 (No 1)*.

## **2 Commencement**

This instrument commences on the day after notification.

## **3 Environmental Significance Opinion**

An Environmental Significance Opinion has been prepared by the Conservator of Flora and Fauna.

The text of the opinion is shown at Annexure A.

A copy of the opinion may be obtained from ACTPLA's website:

[http://www.actpla.act.gov.au/topics/design\\_build/da\\_assessment/environmental\\_significance\\_opinions](http://www.actpla.act.gov.au/topics/design_build/da_assessment/environmental_significance_opinions)

## **4 Completion**

The environmental significance opinion and the notice including the text of the opinion expire 18 months after the day the notice is notified.

Dorte Ekelund

Environment and Sustainable Development Directorate

12 April 2014



**ACT**  
Government

Environment and  
Sustainable Development

Ms Dorte Ekelund  
Chief Planning Executive  
ACT Planning and Land Authority  
Dame Pattie Menzies Building  
DICKSON ACT 2602

Dear Ms Ekelund

This is to advise of my decision, under s.138AB(4) of the *Planning and Development Act 2007*, on the request for an environmental significance opinion for the construction of new toilet facilities at the Uriarra East Recreation Reserve, Block 425 District of Stromlo.

The proposal is not likely to have a significant adverse environmental impact provided the works are completed in accordance with the conditions as imposed.

Please find attached the Environmental Significance Opinion and a Statement of Reasons for the decision.

Yours sincerely

Alan Traves  
Conservator of Flora and Fauna

| April 2014

## **ENVIRONMENTAL SIGNIFICANCE OPINION**

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

### **PROPONENT**

Ros Ransome, Senior Environmental Planner, Parks and Conservation, Territory and Municipal Services Directorate.

### **LOCATION**

Block 425 District of Stromlo.

### **DEVELOPMENT PROPOSAL**


The proposed development is for the demolition of an existing toilet facility and the construction of a new 'pump out' facility in a new, more easily accessible location.

The proponent wants the application for the development approval assessed for an environmental significance opinion 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.

### **OPINION**

The proposal is not likely to have a significant adverse environmental impact

Attached is a Statement of Reasons for the decision.



Alan Traves  
Conservator of Flora and Fauna

| April 2014

## 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. The development proposal is mentioned in Schedule 4, Part 4.3, item 3, being development on land reserved under s. 315 for the purpose of a wilderness area, national park, nature reserve or special purpose reserve.

The proposed works are within Uriarra East Recreation Area, a 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 for an environmental significance opinion (ESO) 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 and known values of the site.

### **Project description**

Demolition of the existing toilet facility, the existing in-ground sullage tanks emptied and removed from site, and the landscape remediated. Construction of a new toilet facility with a pump out collection well system for management of the black water

waste. The new toilet building is a prefabricated building with off form concrete walls, curved corrugated iron roofs and concrete floors, all of which are delivered in prefabricated sections. A total of 6 toilet cubicles are planned.

Site establishment and civil works for the new facility includes:

- Removal of six fire damaged trees that are in decline;
- excavation for the sullage tanks, 3.0m diameter by 1.6m deep with the removal of 30m<sup>3</sup> soil;
- Excavation for absorption trench adjacent to sullage tanks and backfill with coarse gravel and grass;
- trenching for underground plumbing;
- installation of water tank on the hill behind the toilet; and
- civil works for the concrete pavements

#### **Documentation Submitted.**

- Report titled: Documentation to Support an Application for an Environmental Significance Opinion Uriarra East Toilet Construction;
- Site Landscape Plan; and
- Site location map.

#### **Natural conservation values present**

The proposed site for the toilet facility is 75 meters north of the junction between the north and south car parks within the special purpose reserve known as Uriarra East Recreation Area. The site is 80 metres from the Murrumbidgee River on the river-side of the access road and car parks. The proposed site is above recent high flood level and centrally located to the recreation lawns, picnic areas and swimming beach. The toilet facility will be located 3.5 m off the road edge within a cleared area of mown grass except for a scattered group of mature Casuarina trees on the northern edge. Six Casuarina trees which have been assessed as fire damaged and in decline will be removed.

#### **Potentially Significant Environmental Impacts**

All works are restricted to a disturbed grassed area beside an existing carpark. The works are likely to result in the loss of six Casuarina trees, but they are fire damaged and their loss will not cause a canopy break along the Murrumbidgee River and will only have a very minor impact on connectivity. There are no rare or threatened plants in the close vicinity of the works, nor significant fauna habitat (apart from the high connectivity value of the general Murrumbidgee corridor). Soil erosion measures will be in place during excavation, trenching and construction to prevent siltation of the river, so it is not likely that adverse aquatic impacts would occur

The works include the construction of an absorption trench as risk mitigation measure to protect the Murrumbidgee River from any unforeseen overflow from the pump out tanks because of a system failure.

The works are in accordance with the management objectives for a special purpose reserve as provided by the provisions of Schedule 3 of the *Planning and Development Act 2007*, being 'to provide for public and community use of the area for recreation and education'.

It has been determined that the potential for a significant environmental impact is low.

## McKeown, Helen

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**From:** Radford, Sarah  
**Sent:** Tuesday, 1 April 2014 1:50 PM  
**To:** McKeown, Helen  
**Cc:** Gilbert, Barbara  
**Subject:** ESO-REFFERAL-CONSERVATOR-201400096-URIARRA CROSSING EAST TOILET-01  
**Attachments:** ObjRef.obr

Proposal No : **201400096**

Description : **URIARRA CROSSING EAST TOILET**

B/S Suburb : **425/0 STROMLO**

Pursuant to Section 138AA of the Planning and Development Act 2007 the proponent of a development proposal requests that you consider the abovementioned application and provide any written advice no later than 30 working days after the date of this notice (16 May 2014).

Kind Regards,

***Sarah Radford*** | Customer Services Officer

Phone 02 6207 1923 | Fax 02 6207 1925

Client Services Branch | Environment and Sustainable Development | ACT Government

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601

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