

Planning and Development (Environmental Significance Opinion – Block 511, Stromlo – Installation of Two 40 Foot Containers and Associated Works) Notice 2017

Notifiable Instrument NI2017–293

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 (Environmental Significance Opinion – Block 511, Stromlo – Installation of Two 40 Foot Containers and Associated Works) Notice 2017*.

2 Conditional Environmental Significance Opinion

- (1) On 1 June 2017, the Conservator of Flora and Fauna, pursuant to section 138AB(4) of the *Planning and Development Act 2007* (the **Act**), gave the Applicant an environmental significance opinion in relation to construction, on Block 511, District of Stromlo, of two 40 foot containers linked by 300 square meters of decking and architecturally designed roof as described in the submission.
- (2) In this section:
Environmental significance opinion means the opinion in the schedule.

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

Ben Ponton
Chief Planning Executive
09 June 2017

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

Office of the Coordinator General, Chief Minister, Treasury and Economic Development Directorate, as represented by Rod Baxter, Senior Manager, Major Projects.

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 installation of two 40' containers linked by 300m² of decking and architecturally designed roof as described in the submission.

LOCATION

Block 511 District of Stromlo, Stromlo Forest Park.

MATTERS TO WHICH THIS OPINION APPLIES

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

OPINION

The works are unlikely to cause a significant adverse environmental impact.

Attached is a Statement of Reasons for the decision.



Dr Annie Lane
Conservator of Flora and Fauna

9 June 2017

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.

Block 511 District of Stromlo is 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 permanent installation of two 40 foot containers on footings, 600mm above ground level, linked by 300m² of decking with an architecturally designed roof. The structures

will be installed on the southern side of the main car park adjacent to Dave McInnes Road.

It is intended that the structure will provide space for the operation of a cafe and bicycle service / repair shop with access to undercover seating for park users.

No site levelling or bulk earthworks will be required. The structure will sit above the existing finished ground level supported on screw pile footings, which will be directly drilled into the existing ground without the need for excavation and soil removal. The deck and roof structure are pre-fabricated and will also be placed directly onto the footings.

Services, such as electricity, water and sewer, can be accessed within 10m of the structure.

Documentation Submitted

- Stromlo Rural Block 511 Background Report Supporting an Application for an Environmental Significance Opinion, May 2017;
- Form 1M.

Natural conservation values present

Stromlo Forest Park is an area of approximately 1065 ha located around Mt Stromlo. The Park as a whole has been subject to large disturbances since European settlement. The site was being used as pastoral land as part of Yarralumla Station till about 1913, prior to being planted with *Pinus radiata* for forestry purposes. The plantation area was logged at least once and was affected by fire on at least three occasions, being particularly hard hit by the fire storm in January 2003. Following this event, the area was largely cleared for the establishment of the Park and has had extensive tree plantings of native and exotic species

The site chosen for the installation of the containers is highly modified, being a platform of fill material that was created as part of the bulk earthworks for the construction of the facilities hub for Stromlo Forest Park. The earthworks were undertaken over 10 years ago and only a sparse cover of introduced grass and weed species has established on the site.

Impact on the Reserve

There will be minimal visual impact on the reserve as the containers are to be painted in a neutral grey colour with the area surrounding the structure to be landscaped with native trees which will ensure the structure blends in with the bushland setting.

The structure is to be used for visitor facilities such as a cafe and bike support service. This will have a positive impact on Stromlo Forest Park given that the park has been developed as a multi-use recreation and sporting facility.

Potentially Significant Environmental Impacts

It has been determined that if the works are unlikely to cause a significant adverse environmental impact.