



Notes of briefing with Office of Environment and Heritage

This meeting is part of the advice process.		
Meeting note taken by Robert Bisley	Date: 5 March 2018	Time: 3pm-4pm
Project: Planning Proposal PP_2015_WARRI_001_00 to rezone land at the western end of Ralston Avenue, Belrose.		
Meeting place: PAC Office, Level 3, 201 Elizabeth Street		
<p>Attendees:</p> <p>Commission Members: Ms Abigail Goldberg (Chair), Ms Annelise Tuor and Mr Stephen O'Connor</p> <p>Commission Secretariat: Mr Robert Bisley (Senior Planning Officer)</p> <p>Office of Environment and Heritage (OEH): Susan Harrison, Marnie Stewart</p>		
The purpose of the meeting: For the OEH to brief the Commission on the Planning Proposal to rezone land at the western end of Ralston Avenue, Belrose.		
<p>OEH briefed the Commission on the following matters:</p> <ul style="list-style-type: none"> • Biodiversity: <ul style="list-style-type: none"> ○ OEH principles are to avoid potential impacts, where possible, minimise any potential impacts and only offset impacts that cannot be avoided or minimised. ○ It is not considered that this development has avoided or minimised impacts to the site which demonstrates 'high' biodiversity value. • Biobanking and Bio-certification. <ul style="list-style-type: none"> ○ For the proponent to pursue a Biobanking arrangement, a statement needed to be submitted by OEH by the 25th August 2017. There are no "savings provisions" under the new Biodiversity Conservation Act 2016. Bio-certification can still be done if the planning authority requests it or under processes in the new legislation. • Garigal National Park <ul style="list-style-type: none"> ○ Does not support informal access to the National Park and has not been consulted about any proposal to transfer land to the park. • Indirect impacts <p>The development will result in indirect impacts into the National Park and the proposed E3 zoned land within the site from issues such as fire management and stormwater drainage.</p> <ul style="list-style-type: none"> • The clearing of land for asset protection zones, as proposed by the proponent, will increase sediment run off into surrounding areas. • The E3 zoning is not supported as works such as an APZ, mean it would not be suitable as an offset area as the works may not be compatible with the conservation and biodiversity values of the site. APZs should be included in the R2 zoned land and further offsets required. • The Planning Proposal is not consistent with the goals of the Plan for Growing Sydney to avoid ad hoc development. 		

- If a fire eventuated in a National Park, which led to a loss of property or life related to the proposed Planning Proposal, OEH could be held responsible.
- This proposal is an example of 'edge effect' development, and not supported.
- There are threatened plant species (*Grevillea Caleyi*) and endangered communities (Duffy's Forest) on site. Under the *Biodiversity Conservation Act 2016*, Council must refuse to grant development consent if in its opinion that proposal is likely to have a serious and irreversible impact on a threatened species or community.

Documents: N/a

Outcomes/Agreed Actions: OEH to provide the Commission with an additional email regarding how to deal with Serious and Irreversible Impacts under the *Biodiversity Conservation Act 2016*.

Meeting closed at 4pm