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Part Lot 28 DP 871790 Seaspray Street, Narrawallee

Proposed Rezoning and Residential Development

Supplementary Flora & Fauna Issues

December 1999

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Part Lot 28 DP 871790 Seaspray Street,
NARRAWALLEE

PROPOSED REZONING and RESIDENTIAL DEVELOPMENT

SUPPLEMENTARY FLORA & FAUNA ISSUES

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December 1999

1 INTRODUCTION

1.1 Background

A portion of land at Seaspray Street, Narrawallee (Part of Lot 28 DP 871790) is proposed for rezoning. The 'Subject Site[1]' has a total land area of 14.13ha and is bounded by urban development to the east, cleared land to the south, and coastal forest to the north.

Pursuant to the *Shoalhaven City Council Local Environmental Plan 1985* and its amendments (LEP 1985; LEP 1998), the land is currently zoned 7(d2) - Environmental Protection - *Special Scenic* (Shoalhaven City Council 1996). Rezoning of the land to 2(c) - Residential (Living Area) is part of this Development Application.

It is proposed that once rezoned, the land will be subdivided and developed by the construction of dwellings and associated features within the areas nominated as suitable for development.

Several previous studies have been carried out on the site and in the locality, providing an extensive information base for environmental assessment of the proposal:

Gunninah. 1999. *Flora & Fauna Issues Part Lot 28 DP 871790 Seaspray Street, Narrawallee*;

Shoalhaven City Council. 1999. *Review of impacts on Powerful Owl by proposed residential rezoning, Seaspray Street, Narrawallee*;

Coombes. 1998. *Powerful Owl (Ninox strenua) and Glossy Black Cockatoo (Calyptorhynchus lathami) Nesting Assessment*;

Kevin Mills & Associates. 1998a. *Flora and Fauna Study Part Lot 28, DP 871790 Seaspray Street, Narrawallee, City of Shoalhaven*;

Kevin Mills & Associates. 1998b. *Supplementary Flora and Fauna Study Part Lot 28, DP 871790 Seaspray Street, Narrawallee, City of Shoalhaven*;

Kevin Mills & Associates. 1994. *Preliminary Flora and Fauna Study Part Lot 28, DP 871790 Seaspray Street, Narrawallee City of Shoalhaven*;

Cowman Stoddart. 1994. *Preliminary Flora and Fauna Assessment - Land at Narrawallee, Shoalhaven.*

1.2 Issues

The major issue identified by previous studies and discussions was a concern regarding the presence of a Powerful Owl nest tree immediately to the north of the subject site. A site inspection by Gunninah on the 31st of August 1999 confirmed the presence of the Powerful Owl to the north of the subject site, and a subsequent meeting on the 1st of September 1999 with Shoalhaven City Council, the NSW National Parks and Wildlife Service (NP&WS), Watkinson Apperley Pty Ltd and Gunninah Environmental Consultants identified a number of alterations to the proposed subdivision design suggested as appropriate to

[1] The 'Subject Site' is land contained within part lot 28 DP 871790, Seaspray Street, Narrawallee.

mitigate the impact of the proposed rezoning, subdivision and development on the Powerful Owl and, in particular, the nest tree.

1.3 Report Aims and Objectives

This supplementary report addresses the issue of the Powerful Owl and the known nest tree in relation to the proposed rezoning, subdivision and development of the subject site. The report also provides several altered subdivision designs (Appendix 1) which aim to minimise the potential impact on the species, and documents the consensus of the NP&WS on the threatened species issues identified by previous environmental impact assessments for the proposal.

2 IMPACT AMELIORATION for the POWERFUL OWL

Previous reports regarding the Powerful Owl in relation to the subject site and its proposed rezoning and subsequent development had suggested that a nest tree of this species was located immediately adjacent to the site. Consideration of the alleged proximity of the Powerful Owl nest tree and of potential or muted use of other vegetation on the subject site and nearby, caused some concern for the NP&WS. It was suggested that constraints on the proposed subdivision and development of the site would be imposed by the presence of the Powerful Owl nest tree.

Subsequent investigations, however, have indicated that the Powerful Owl nest tree is located approximately 100m to the north of the subject site (Figure 1). The NP&WS have indicated that a 100m buffer around the nest tree is adequate, both to separate the tree and development activities, and to minimise the likelihood of disturbance to breeding owls.

It should be noted that the Powerful Owl is tolerant of some human disturbance, with recent records of nesting activities by the Powerful Owl within 30m of urban development in the Ulladulla Locality (Reference: M Schofield *pers obs*). The Powerful Owl is clearly more tolerant of urban development than has previously been suggested, and a 100m buffer is regarded as more than adequate to minimise the risk of nest abandonment and to promote the conservation of the Powerful Owl in the vicinity.

3 OTHER ISSUES

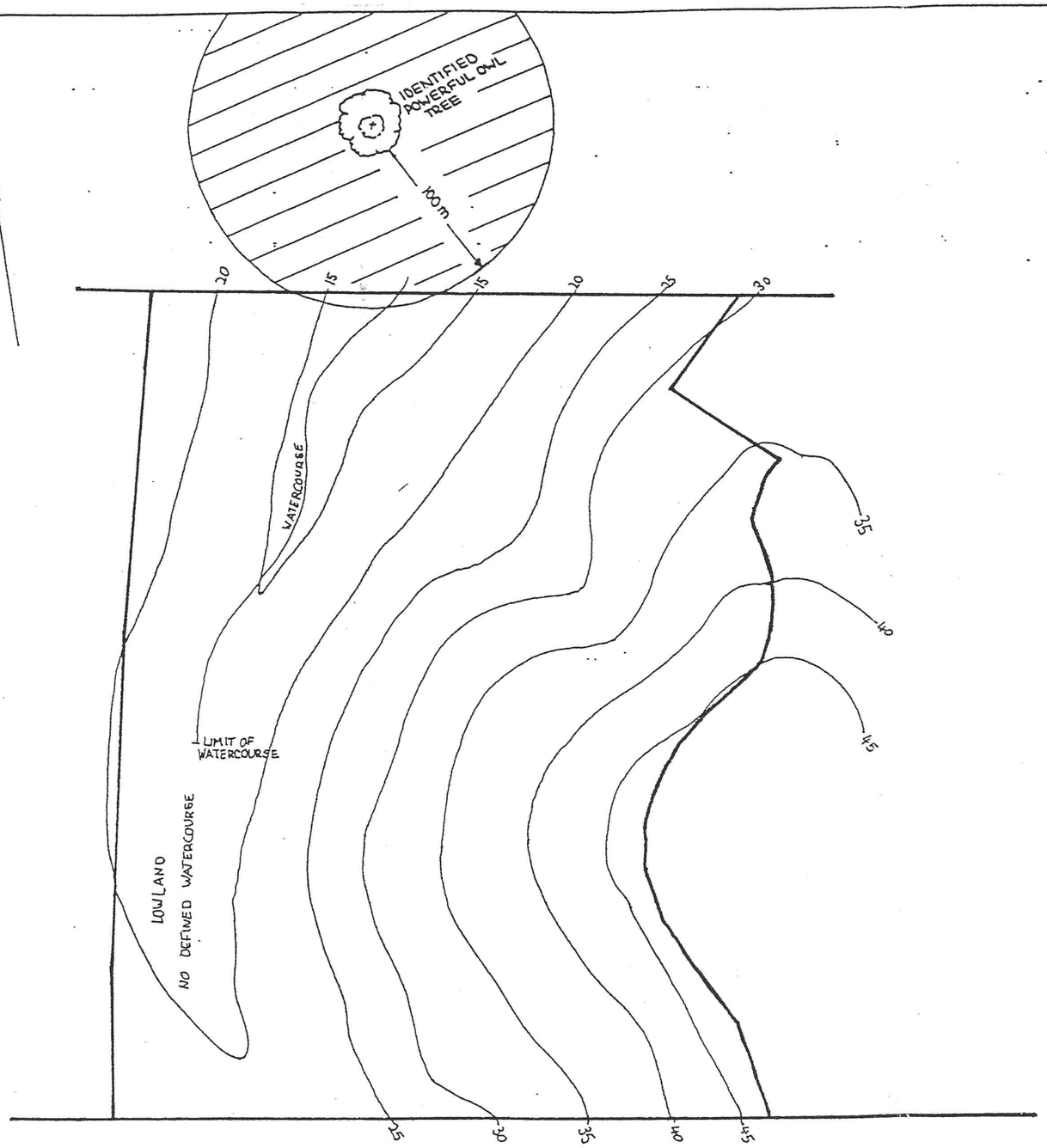
A number of other threatened species issues have been identified in previous reports, including Glossy Black Cockatoo foraging habitat on the subject site (Coombes 1998) and the potential presence of the Southern Brown Bandicoot (Mills 1998). The NP&WS has indicated that these and other threatened species issues have been adequately dealt with in the relevant reports, and that the proposed rezoning, subdivision and subsequent development are unconstrained by these issues. Similarly, several threatened orchid species known to occur in the locality but not recorded from the subject site (Mills 1998) are also considered to have been adequately addressed (Mr M Boak, NP&WS pers comm).

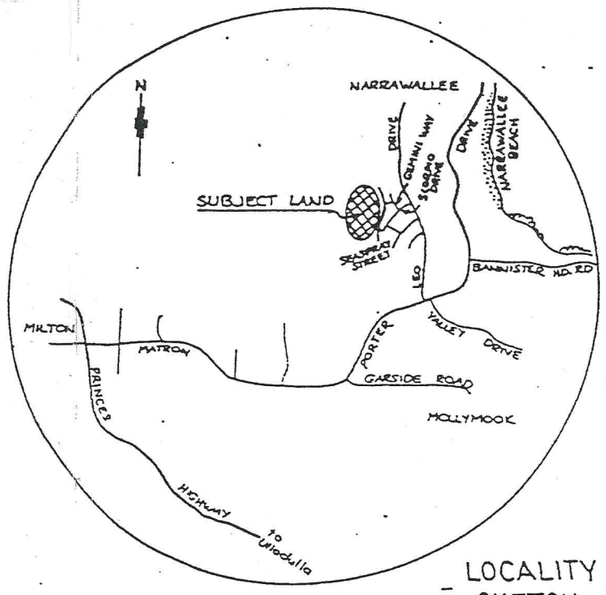
4 CONCLUSIONS

The proposed rezoning, subdivision and development of part Lot 28 DP871790 Seaspray Street, Narrawallee has been considered at length with respect to potential impacts upon threatened species and their habitats. Earlier concerns regarding the potential impacts on a nest tree of the Powerful Owl have been resolved, following detailed consideration of the issues and several on-site meetings.

The proposed rezoning, subdivision and development of the subject site at Narrawallee can proceed (subject to final subdivision design), on the basis:

- there is sufficient buffer between the proposed development and the Powerful Owl nest tree;
- there are no other constraints with respect to threatened species (as conceded by the NP&WS); and
- subsequent development of the subject site is not regarded as "*likely*" to impose "*a significant effect*" on the Powerful Owl or on any other "*threatened species, populations or ecological communities, or their habitats*".





- LOCALITY SKETCH -

Figure 1
Subject Site at Narrawallee indicating location of Powerful Owl nest tree and the buffer zone.

Seaspray Street, Narrawallee
Project No 98100

Gunninah Environmental Consultants
Phone: (02) 9906 5436 Fax: (02) 9906 7770

KEY

Subject Site Boundary

100 metre buffer zone as proposed by NPWS (M Boak *pers comm* 1/9/99)

NOTE: ALL AREAS & DIMENSIONS ARE SUBJECT TO FINAL SURVEY

WATKINSON APPERLEY PTY. LTD.
SURVEYORS & ENGINEERS
51 GRAHAM STREET, NOWRA, 2541
PHONE: (02) 4421 4500 • FAX: (02) 4423 1496
EMAIL: watapp@shoal.net.au

DATE 17 SEPT 1999
REDUCTION RATIO 1:2000
JOB No HANS 01

Part Lot 28 Dp 871790 Seaspray Street, Narrawallee

Proposed Rezoning And Residential Development

APPENDIX 1

Proposed subdivision layout options

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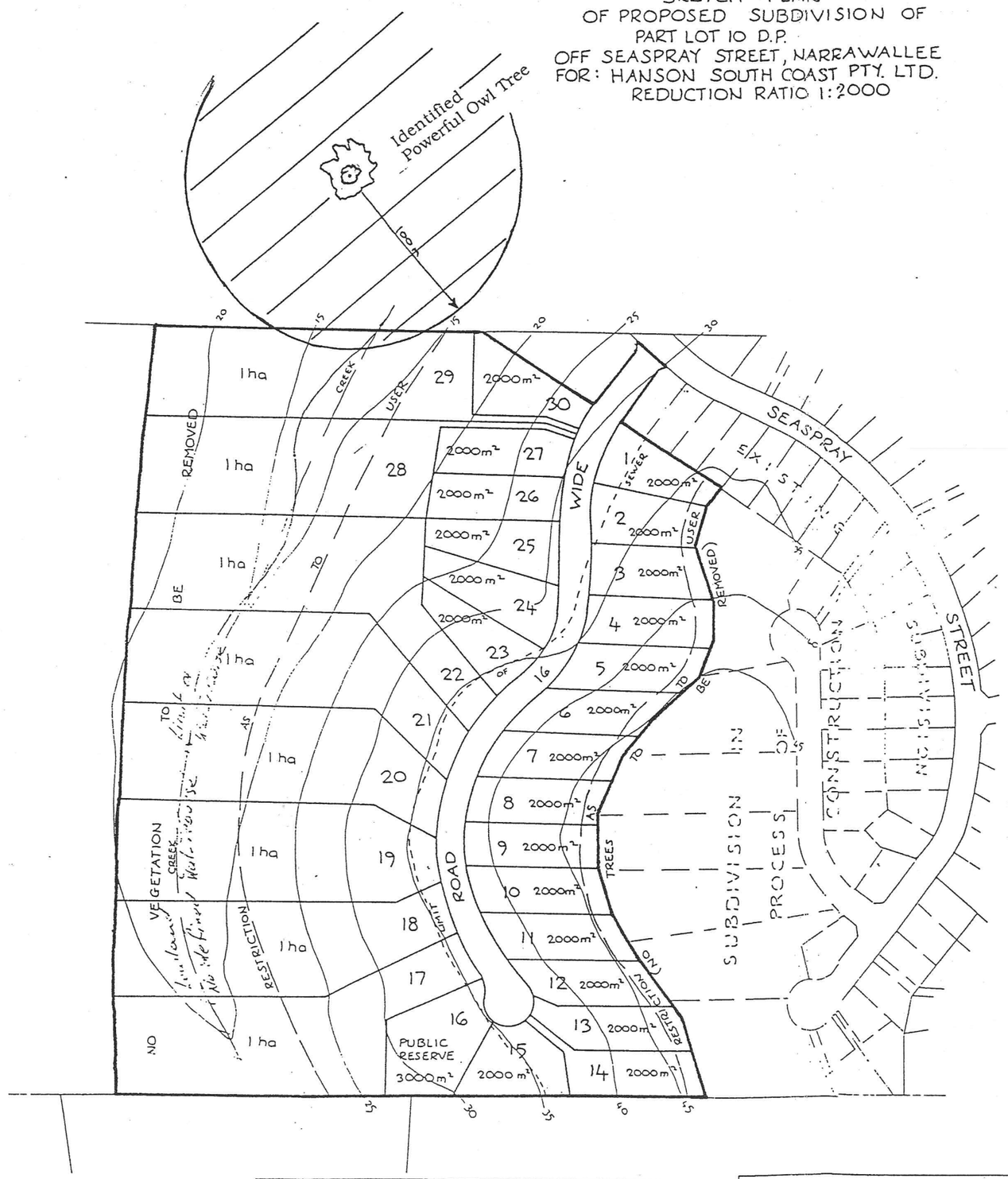
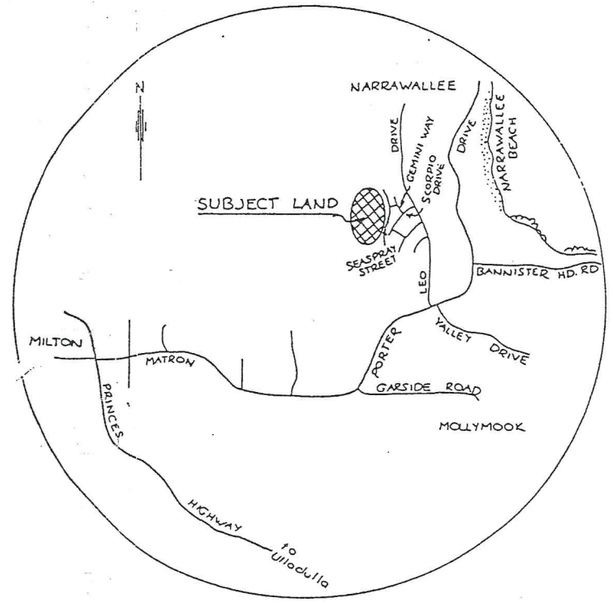
Appendix 1 Proposed subdivision layout options for Lot 28 DP 871790, Seaspray Street, Narrawallee.

REF : HANS.01

SKETCH PLAN
OF PROPOSED SUBDIVISION OF PART LOT 10 D.P. OFF SEASPRAY STREET, NARRAWALLEE
FOR: HANSON SOUTH COAST PTY. LTD.
REDUCTION RATIO 1:2000

NOTE: LOTS 1-15 INCL. TO BE CONNECTED TO SEWER
LOTS 16-30 INCL. SEWER BY INDIVIDUAL PUMPS





Option 1
Subject Site at Narrawallee indicating location of Powerful Owl nest tree and the buffer zone in relation to the proposed subdivision layout.

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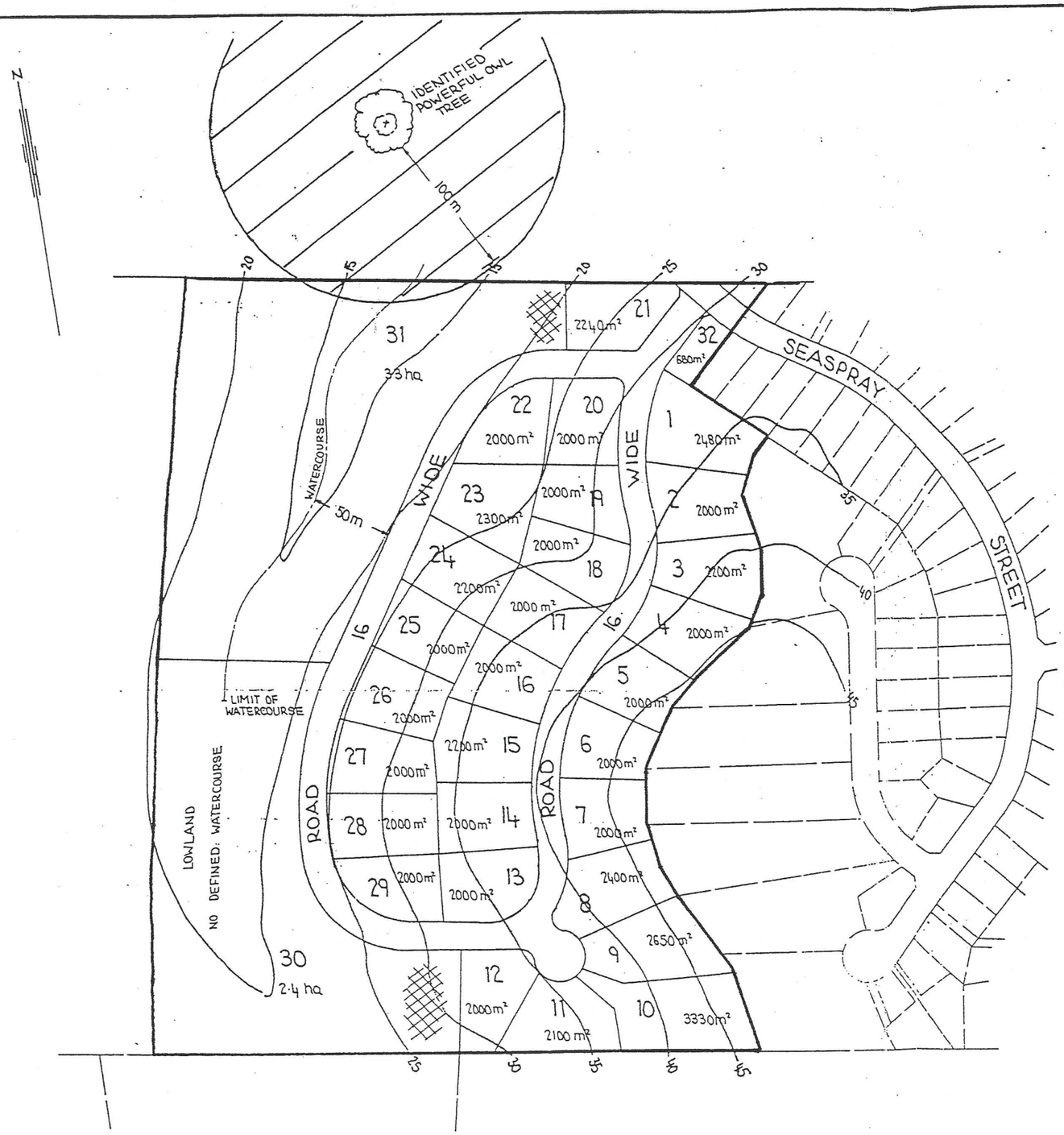
Project No 98100

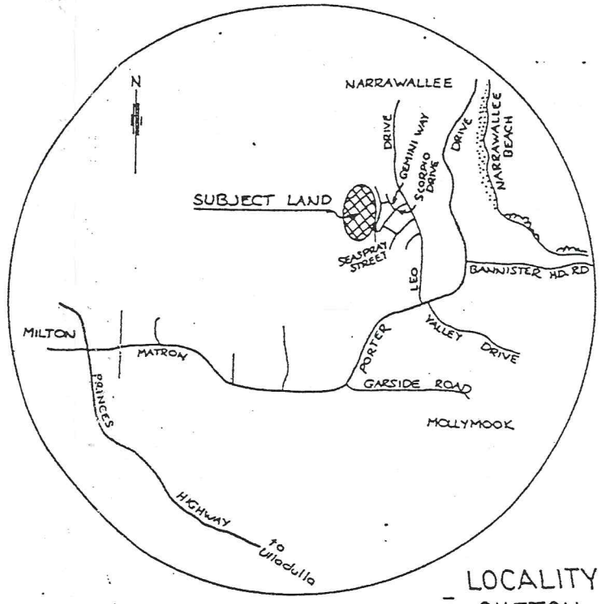
Gunninah Environmental Consultants
Phone: (02) 9906 5436 Fax: (02) 9906 7770

KEY
Subject Site Boundary
100 metre buffer zone as proposed by NPWS (M Boak *pers comm* 1/9/99)

WATKINSON, APPERLEY PTY. LTD.
SURVEYORS & ENGINEERS
51 GRAHAM STREET, NOWRA, 2541
PHONE: (044) 21 4500
FAX: (044) 231496

DATE 11 APRIL 1997





- LOCALITY SKETCH -

Option 2

Subject Site at Narrawallee indicating location of Powerful Owl nest tree and the buffer zone in relation to the proposed subdivision layout.

KEY

- Subject Site Boundary
- 100 metre buffer zone as proposed by NPWS (M Boak *pers comm* 1/9/99)
- BUILDING AREA

Seaspray Street, Narrawallee
Project No 98100

Gunninah Environmental Consultants
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NOTE: ALL AREAS & DIMENSIONS ARE SUBJECT TO FINAL SURVEY

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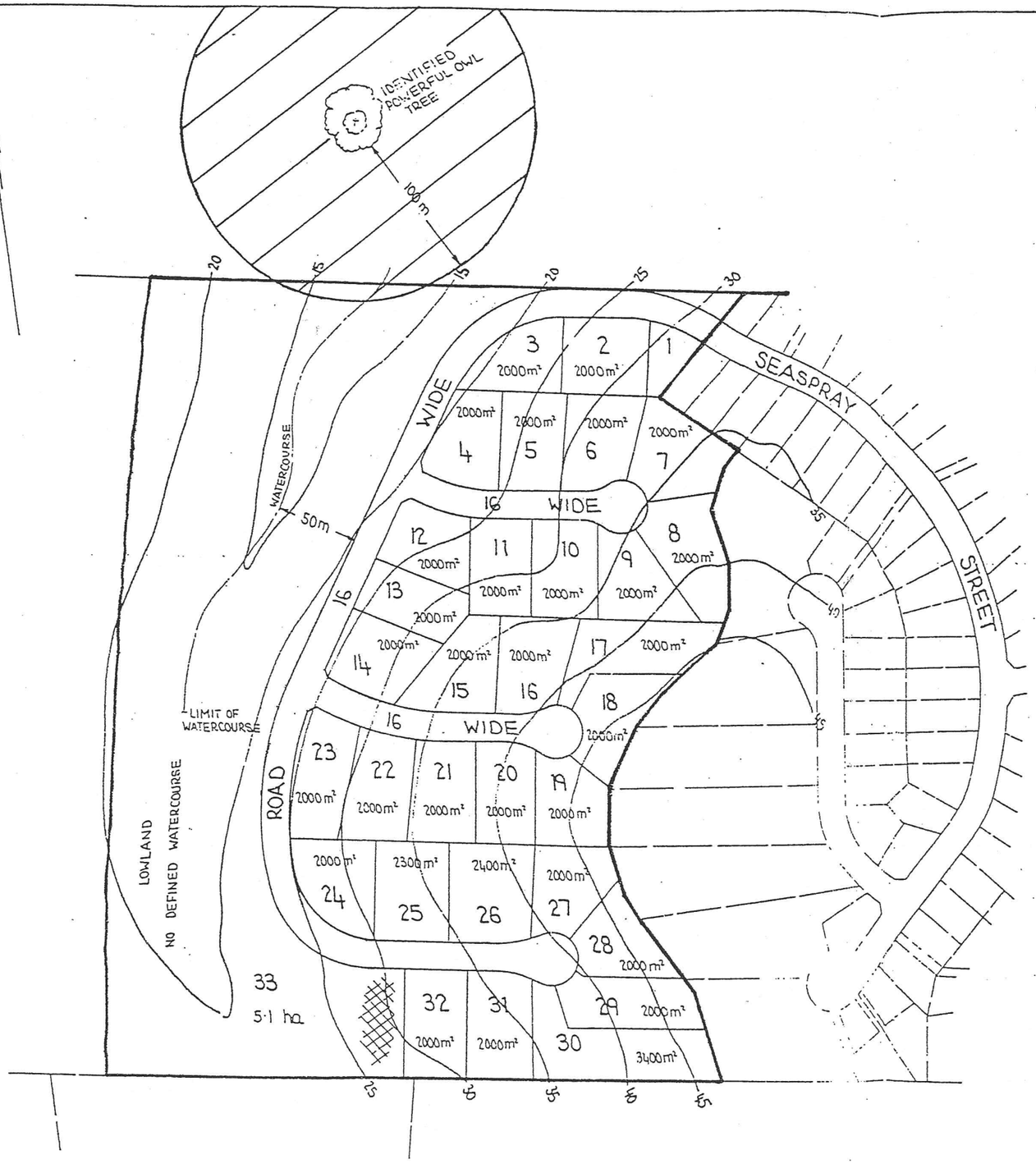
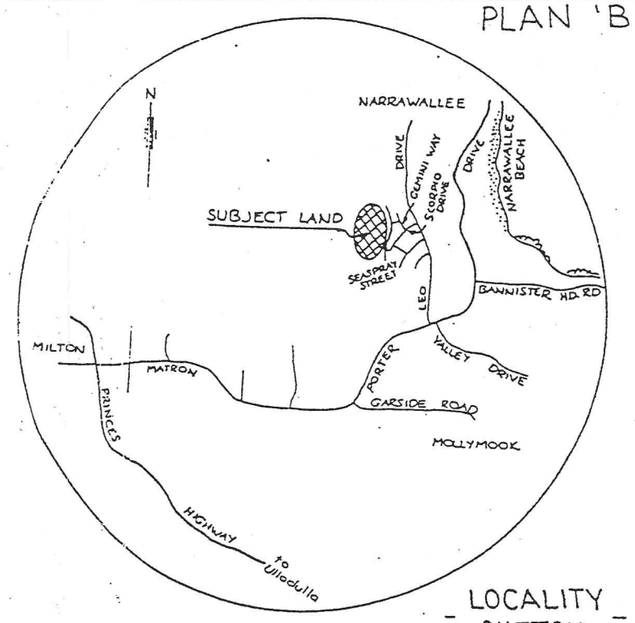
PLAN 'B'





LOCALITY SKETCH

Option 3
Subject Site at Narrawallee indicating location of Powerful Owl nest tree and the buffer zone in relation to the proposed subdivision layout.

KEY

Subject Site Boundary

100 metre buffer zone as proposed by NPWS (M Boak *pers comm* 1/9/99)

BUILDING AREA

Seaspray Street, Narrawallee
Project No 98100

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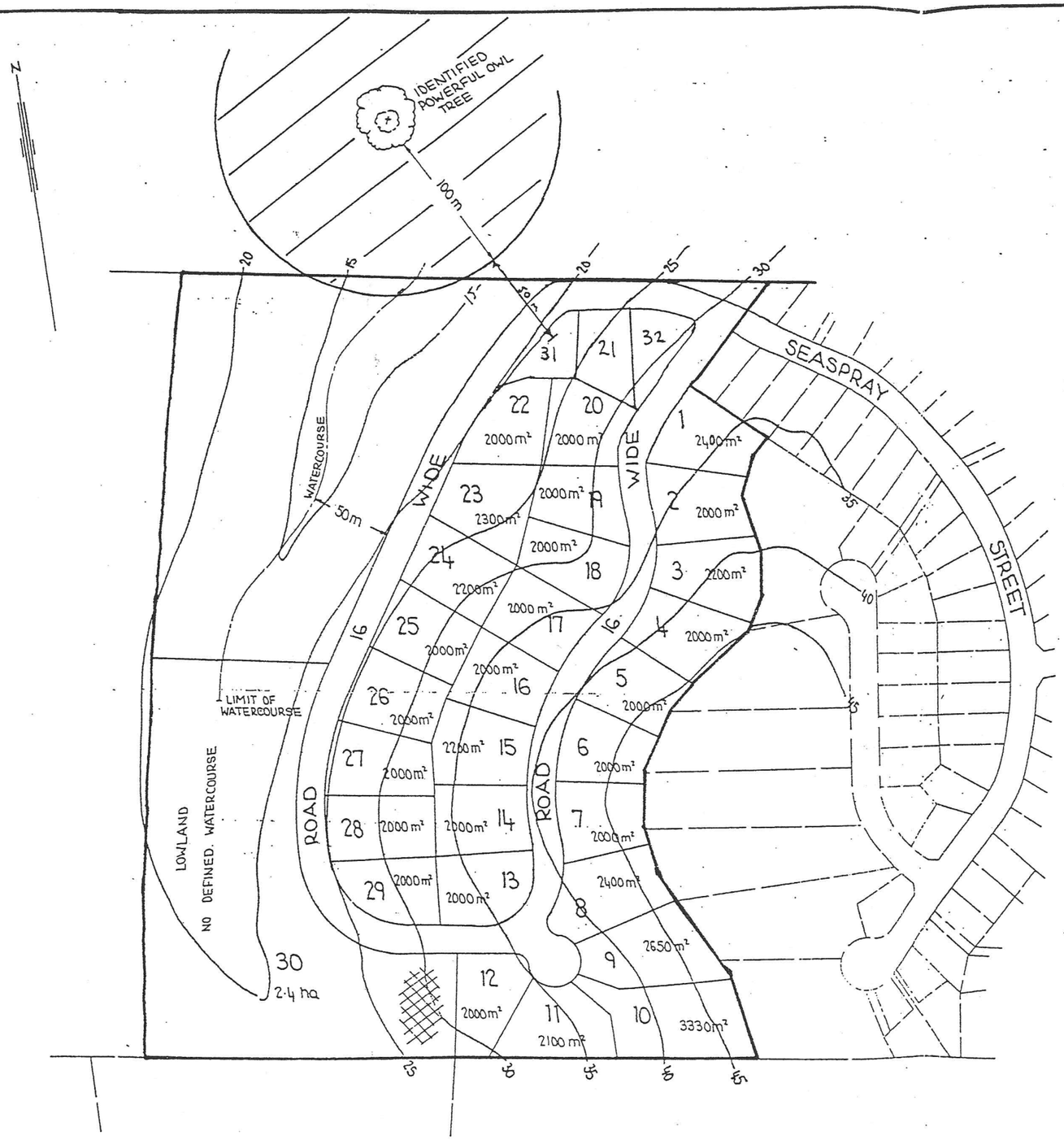

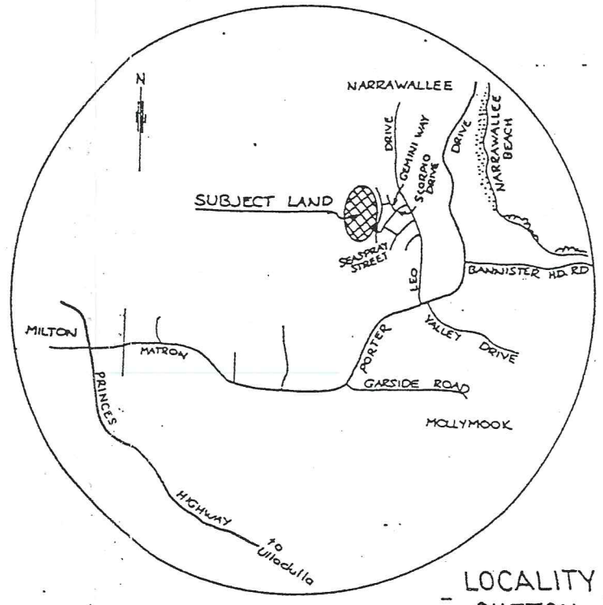

LOCALITY SKETCH

Option 4

Subject Site at Narrawallee indicating location of Powerful Owl nest tree and the buffer zone in relation to the proposed subdivision layout.

KEY

Subject Site Boundary

100 metre buffer zone as proposed by NPWS (M Boak *pers comm* 1/9/99)

BUILDING AREA

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