



21 February 2025

REFERRAL RESPONSE – ENVIRONMENT AND SUSTAINABILITY

FILE NO: Development Applications: 240/2024/1

ADDRESS: 80 Drumalbyn Road BELLEVUE HILL 2023

PROPOSAL: Demolition of the existing three (3) residential flat buildings and associated structures on the sites and the construction of a new residential flat building comprising 26 units, two swimming pools & landscaping with the sites consolidated

FROM: Rachel Anderson

TO: Ms F Stano

1. ISSUES

- Vegetation removal and associated impact to native flora and fauna
- Impact on threatened fauna, particularly Powerful Owls

2. DOCUMENTATION

I refer to the following documents received for this report:

- Arboricultural Impact Assessment and Management Plan (George Palmer, Botanics P/L, November 2024)
- Ecological (Flora & Fauna) Assessment (IROS Australia, December 2024)
- Statement of Environmental Effects (GSA Planning, June 2024)
- Architectural Plans (MHN Design Union, December 2024)
- Landscape Plan (Dangar Barin Smith, December 2024)

3. RESEARCH

The following research was undertaken in the preparation of this assessment:

- Review of above documents
- Desktop analysis and database searches
- Site inspection

4. ASSESSMENT

The applicant has submitted a Flora and Fauna Assessment to accompany this application. I have reviewed the report and note the following:

- The Biodiversity Offset Scheme (BOS) has not been triggered by the proposal.
- The extent of vegetation clearing/impact has not been accurately assessed. The report assumes the 'worst-case scenario' rather than assessing the proposal.



- No fauna was sighted during the consultant's inspection, however it is noted that the conditions were very windy and nearby construction was causing excessive noise, dust and vibration. These are not optimal conditions for a fauna survey. The field survey also did not specifically search for evidence of species likely to use the site, such as Powerful Owl pellets or scats.
- No mitigation measures have been recommended to protect biodiversity.

The proposal will remove much of the remaining gully between Drumalbyn Road and Latimer Road. BirdLife Australia records indicate that Powerful Owls have been recorded on the site within the last 5 years. The gully is located less than 1 kilometre from 2 known roost sites.

Council's Senior Environment and Sustainability Officer conducted a site visit in January 2025. The vegetation present is not optimal habitat for the Powerful Owl. The species may utilise the site on occasion to hunt or stop over between roosts, however the impact of the development is unlikely to be classified as significant.

5. RECOMMENDATION

Council's Environment and Sustainability Section has determined that the proposal is satisfactory.

Rachel Anderson
Senior Environment and Sustainability Officer

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