



**UMINA COASTAL SANDPLAIN WOODLAND
ASSESSMENT REPORT**

**LOT 16 DP 255220
MACLEAY AVENUE
WOY WOY**

**FEBRUARY 2021
REF: 20129/2**

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PREFACE

This report provides an assessment of the proposed impacts to a patch of Umina Coastal Sandplain Woodland in accordance with Section 7.3 of the *Biodiversity Conservation Act (2016)* and Councils requirements for amending the area of local occurrence of the Umina Coastal Sandplain Woodland.

PROJECT TEAM

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SECTION 1

INTRODUCTION AND BACKGROUND

1.1 INTRODUCTION

This report has been prepared to determine whether the proposed rezoning and future development within the site is likely to significantly affect an area of Umina Coastal Sandplain Woodland in accordance with the Test of Significance identified in Part 7 of the *Biodiversity Conservation Act (2016)*.

1.2 SITE CHARACTERISTICS

The planning and cadastral details of the subject site are provided in Table 1.1. A plan of the subject area is provided as Figure 1.1.

TABLE 1.1 SITE DETAILS	
Location	Lot 16 DP 255220, Macleay Avenue, Woy Woy.
Area	Approximately 0.53 hectares
LGA	Central Coast Council
Existing Land Use	Vacant Land

1.3 PLANNING PROPOSAL

The planning proposal assessed within this Report is a rezoning to enable future residential development within the site with the required bushfire asset protection zones.

A previous Flora and Fauna Assessment Report has been prepared (Conacher Consulting 2019,2020). Council has requested a revised Test of Significance for the Umina Coastal Sandplain Woodland Endangered Ecological Community. Council has instructed that the revised Test of Significance is to restrict the extent of local occurrence of the EEC to the study area considered by Council to be the vicinity of Hillview and Railway Streets.

Detailed plans of the planning proposal have been provided as separate documentation to this report.

SECTION 2

BIODIVERSITY CONSERVATION ACT ASSESSMENT

2.1 BC ACT (2016) TEST OF SIGNIFICANCE

The following Test of Significance has been completed in accordance with Section 7.3 of the *Biodiversity Conservation Act (2016)* to determine whether the proposed development following rezoning or activity is likely to significantly affect an area of the endangered ecological community present (Umina Coastal Sandplain Woodland).

This assessment has been completed in accordance with the Threatened Species Test of Significance Guidelines (NSW OEH 2018) or as modified by Council's requirement to limit the definition of local occurrence. A previous Test of Significance Report was prepared for the threatened species and endangered ecological communities present. Central Coast Council requested that the area of the Umina Coastal Sandplain Woodland be re-assessed for separate consideration by Council and that the area of local occurrence of this EEC is to include only the areas of EEC in the vicinity of Hillview and Railway Streets.

The sections of the Test of Significance Guidelines (NSW OEH 2018) of most relevance to the assessment of an endangered ecological community are:

- Section 3.2 Adverse effects on ecological communities (Part b of the Test of Significance). This factor relates to the likelihood that the local occurrence of Umina Coastal Sandplain Woodland will become extinct as a result of the proposed development.
- Section 3.3 Adverse effects on habitats (Part c of the Test of Significance). This factor relates to habitat area of the Umina Coastal Sandplain Woodland (extent, fragmentation and importance of habitat).

The interpretations and key terms used in the above sections of the Test of Significance Guidelines are referred to and addressed in this assessment report. The following terms as defined by (NSW OEH 2018) are used in this assessment.

Subject Site: *The area directly affected by the proposal. This includes the footprint of the development and any ancillary works, accesses, facilities or hazard reduction zones. The subject site incorporates Lot 16 DP 255220 Macleay Avenue Woy Woy.*

Study Area: *The subject site and any additional areas which are likely to be affected by the proposal, either directly or indirectly. The study area should extend as far as is necessary to take all potential impacts into account.*

The extent of the vegetation within the site, the adjoining area of the Hillview Street Reserve and the vegetation adjoining the nearby areas of Hillview Street and Railway Street was surveyed by ground checking and review of the aerial photographs and Council Vegetation Maps (Bell 2018). The results of these surveys and mapping interpretations have been used to produce the following figures provided in this assessment report.

Figure 1 Subject Site Vegetation

- Shows the extent of the vegetation communities with the subject site and the extent of the proposed development (including the asset protection zone).

Figure 2 Adjoining Patch of Vegetation

- Shows the extent of Umina Coastal Sandplain Woodland adjoining the site and present along Railway Street and Hillview Street.

Figure 3 Local Area Distribution of Umina Coastal Sandplain Woodland

- Shows the areas identified as Umina Coastal Sandplain Woodland throughout the locality (previously accepted by Council as the local occurrence of this EEC).

- Shows a vegetated drainage line connecting remnant forest habitat to areas of Umina Coastal Sandplain Woodland to the south of the subject site.
- The local extent of this EEC mapped is approximately 26 hectares.

Details on the areas of this Umina Coastal Sandplain Woodland assessed (calculated from detailed ArcGIS mapping) in this report are as follows:

- 0.26 ha of Umina Coastal Sandplain Woodland within the subject site,
- 6.3 ha of Umina Coastal Sandplain Woodland in the local patch area,
- 25.97 ha of Umina Coastal Sandplain Woodland in the locality.

a) *In the case of a threatened species, whether the action proposed is likely to have an adverse effect on the life cycle of the species such that a viable local population of this species is likely to be placed at risk of extinction,*

Umina Coastal Sandplain Woodland is not a threatened species. This matter is not relevant to an endangered ecological community.

b) *In the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:*

i. *Is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or*

The Umina Coastal Sandplain Woodland in the Sydney Basin Bioregion (Umina Coastal Sandplain Woodland) is an endangered ecological community listed in Schedule 2 (Part 2) of the BC Act and occupies approximately 0.26 ha of the subject site.

In relation to the patch of Umina Coastal Sandplain Woodland present within the site and the immediate areas of Hillview and Railway Streets, the area of the Umina Coastal Sandplain Woodland covers approximately 6.3 ha. If development proceeds the remaining area of the Umina Coastal Sandplain Woodland in this patch will total 6.11 ha following the removal or modification of 0.19 ha of Umina Coastal Sandplain Woodland within the subject site.

The removal or modification of 0.19 ha of Umina Coastal Sandplain Woodland is equivalent to 3% of the local patch area (6.3 ha) of this vegetation type. There are no other land development proposals adjoining the patch area which will require removal or modification of Umina Coastal Sandplain Woodland.

Bell (2018) and the Department of Environmental and Climate Change (2007) identify that viable areas of Umina Coastal Sandplain Woodland occur in small elongated, fragmented and disturbed patches. Most of these patches of Umina Coastal Sandplain Woodland are below one hectare in size, as shown in Figure 3.

The extent of the adjoining patch of Umina Coastal Sandplain Woodland will continue to be viable as the largest patch of Umina Coastal Sandplain Woodland in the Woy Woy/Umina area and is not likely to be placed at risk of extinction by the proposed development.

The proposed removal or modification of 3% of the patch area (97% retained) is not likely to have an adverse effect on the extent of the Umina Coastal Sandplain Woodland EEC, such that its local occurrence is likely to be placed at risk of extinction.

ii. *Is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction.*

All the plant species present within the area of vegetation to be removed and modified are also present in the adjoining patch area of Umina Coastal Sandplain Woodland. The composition of the adjoining areas will not be substantially and adversely modified by the proposed development.

If an ongoing weed and bushland management program is implemented for the retained vegetation within the site the remaining vegetation could become less weed infested.

It is therefore considered that the proposed action is not likely to substantially and adversely modify the composition of the Umina Coastal Sandplain Woodland EEC such that its local occurrence is likely to be placed at risk of extinction.

c) *In relation to the habitat of a threatened species or ecological community:*

i. The extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and

The proposed development will result in the removal or modification of 0.19 ha of Umina Coastal Sandplain Woodland within the subject site. The remaining area of Umina Coastal Sandplain Woodland within the local patch will be 6.11 ha.

ii. Whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and

The area of proposed vegetation removal or modification of Umina Coastal Sandplain Woodland is located on the western outer edge of the local patch (Figure 2). This area has previously been disturbed by car parking, rubbish dumping, trailbike activities and weed invasion. The proposed development footprint is surrounded by cleared and developed areas to the north, south and west. A riparian corridor will be retained within the eastern section of the site which will continue to provide connectivity.

For the purposes of this assessment the area of habitat for the Umina Coastal Sandplain Woodland is taken as the same as the actual areas of land where the Umina Coastal Sandplain Woodland is present, as depicted in Figures 1 and 2. It is considered that the proposal is not likely to result in an area of habitat becoming fragmented or isolated from other areas of habitat.

iii. The importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality

Due to the position of the development footprint in the context of the site (western edge of the Umina Coastal Sandplain Woodland patch) and surrounding urban landscape it is considered that the habitats to be removed and modified do not provide an important linkage for Umina Coastal Sandplain Woodland.

It is concluded that the habitats within the site are not likely to be of significant importance to the long-term survival of the Umina Coastal Sandplain Woodland ecological community within the locality.

d) *Whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),*

The subject site, adjoining areas or nearby areas have not been listed as a declared area of outstanding biodiversity value within the provisions of the BC Act. The proposed development is not likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly).

e) ***Whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process,***

The proposal is likely to increase the impact of the key threatening process 'Clearing of native vegetation' will require removal/modification of 0.19 ha of Umina Coastal Sandplain Woodland. It is considered that the proposal is unlikely to increase the operation of this key threatening process to the extent that a significant effect on the local occurrence of Umina Coastal Sandplain Woodland will occur.

BC ACT (2016) TEST OF SIGNIFICANCE CONCLUSION

Based on the vegetation community surveys completed and assessments undertaken above it is concluded that the proposed development is not likely to have a significant effect on the local occurrence of Umina Coastal Sandplain Woodland as listed within the *BC Act* (2016).

SECTION 3

CONCLUDING COMMENTS

3.1 CONCLUSIONS

Based on the detailed local area surveys, mapping data analysed and assessments provided in this report it is concluded that:

- i. The endangered ecological community, Umina Coastal Sandplain Woodland in the Sydney Basin Bioregion as listed within the *BC Act* (2016), was observed within 0.26 ha of the subject site.
- ii. The area of Umina Coastal Sandplain Woodland within the subject site is part of a larger patch of 6.3 ha of Umina Coastal Sandplain Woodland located within 400 metres of the subject site.
- iii. The area of Umina Coastal Sandplain Woodland present in remnant patches within 4 kilometres of the site covers approximately 26 hectares.
- iv. The proposed development may result in the removal or modification of 0.19 ha of Umina Coastal Sandplain Woodland from within the site.
- v. The remaining area of the adjoining patch of Umina Coastal Sandplain Woodland following future development will be approximately 6.3 ha.
- vi. The remaining area of adjoining Umina Coastal Sandplain Woodland (6.11 ha) would have a low likelihood of extinction as a result of the proposed development.
- vii. The proposed rezoning and future development of the site is not likely to significantly affect the area of Umina Coastal Sandplain Woodland in the Sydney Basin Bioregion, as determined by the completion of the Test of Significance prepared under Section 7.2 of the Biodiversity Conservation Act (2016);

REFERENCES

- Bell (2019) Revised Interim Vegetation Classification for the Central Coast LGA
- Biodiversity Conservation Act (2016). NSW Government.
- Central Coast Council (2019) Flora and Fauna Guidelines
- Conacher Conacher (2020) Threatened Biodiversity Assessment Report, Macleay Avenue Woy Woy
- Conacher Conacher (2020b) Bushfire Assessment Report, Proposed Rezoning,
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- Environmental Planning and Assessment Act (1979). New South Wales Government.
- Murphy, C.L. Ed. (1993) *Soil Landscapes of the Gosford/Lake Macquarie 1:100,000 sheet*, Soil
Conservation Service of NSW.
- Office of Environment and Heritage (2018) Threatened Species Test of Significance Guidelines





