Residential Development, 200 Ballan Road, Moorabool

Application Number: **01062** Commencement Date: **12/04/2022** Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Residential Development, 200 Ballan Road, Moorabool

1.1.2 Project industry type *

Residential Development

1.1.3 Project industry sub-type

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1.1.4 Estimated start date *

1/01/2024

1.1.4 Estimated end date *

1/01/2034

1.2 Proposed Action details

1.2.1 Provide an overview of the proposed action, including all proposed activities. *

The proposed action is the development of a new residential area and associated infrastructure located approximately 10 km north-west of the Geelong city centre, Victoria. The project area measures 24.6 ha and is comprised of future housing areas. Of this, the total area of disturbance is approximately 20 ha which includes local streets and amenity connections (~13 ha), a local activity centre (~3.5 ha) and mixed use areas (~1 ha). A conservation area along Cowies Creek has been avoided which totals approximately 4 ha.

The proposed action includes the development of infrastructure to support water sensitive urban design principles, including the development of a stormwater retarding basin. The location of the retarding basin is yet to be confirmed, however, it will sit adjacent to Cowie's Creek to enable the outflow of retarded stormwater flows and will likely overlap a portion of the Cowies Creek Conservation Area. The retarding basin will be developed in accordance with best practice guidelines including in relation to the habitat requirements for the Growling Grass Frog. The development of the retarding basin in this location has the potential to provide additional habitat for the Growling Grass Frog once constructed. The proposed action does not include the maintenance of infrastructure once developed. All infrastructure that is developed as part of the proposed action will be handed over to the City of Greater Geelong (the City) once completed for ongoing management and maintenance.

The proposed action has the potential to impact on the environment as a result of vegetation clearing and ground disturbance to enable the construction of residential areas and associated infrastructure including roads. The clearance of vegetation and replacement with hard surfaces will result in altered stormwater flows within the catchment. Construction activities have the potential to result in a range of impacts to the environment as a result of dust emissions, weed spread and noise. These impacts will be managed in accordance with the requirements of Victorian legislation.

The proposed action is part of the Creamery Road precinct, which has a total area of approximately 340 ha. The precinct forms part of the Western Geelong Growth Area (WGGA) and is the first precinct proposed to be developed within the WGGA. The precinct is anticipated to comprise approximately 3,000 dwellings with an expected population of approximately 8,000. It is bordered to the west by Geelong-Ballan

Road, to the north by the Geelong-Ballarat Railway line, to the south by Midland Highway and to the east by the Geelong Ring Road.

A Precinct Structure Plan (PSP) for the Creamery Road precinct is currently being developed by the City in consultation with landowners and relevant agencies. Once finalised, the draft PSP will be subject to formal statutory consultation with relevant agencies and the community in accordance with Victorian Planning law.

Further information is provided in Attachment 1 regarding the ecological impacts of the proposed action. Further information on impacts as part of the broader growth areas is provided in Attachment 2.

1.2.2 Is the project action part of a staged development or related to other actions or proposals in the region?

No

1.2.6 What Commonwealth or state legislation, planning frameworks or policy documents are relevant to the proposed action, and how are they relevant? *

Commonwealth

The proposed action is being referred for consideration by the Commonwealth Minister for the Environment under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This referral pertains to consideration of indirect impacts to Matters of National Environmental Significance (MNES) in the project area (Att 1, pp 17-18).

Victoria

Development in Victoria is regulated under the *Planning and Environment Act 1987* (Planning Act) which establishes a framework for planning the use, development, and protection of land. The Planning Act provides for the establishment of planning schemes which are statutory documents that set out the objectives, policies and provisions relating to the use, development, protection and conservation of land in the area to which the scheme applies.

The land subject to the proposed action is zoned as Urban Growth Zone under the planning scheme for Greater Geelong and is incorporated within the WGGA and identified in Northern and Western Geelong Growth Areas Framework Plan (the Framework Plan, 2020).

In Victoria, growth areas are managed under the Growth Area Planning process which establishes a Regional Growth Plan to guide high level land use and development. The G21 Regional Growth Plan (Geelong Regional Alliance, 2020 - refer to link) is the relevant Regional Growth Plan for the broader Geelong region. The G21 Regional Growth Plan identifies regional infrastructure needs and assesses the region’s potential for growth, employment, housing and land supply.

Under the Regional Growth Plan, Growth Area Framework Plans are developed to provide a broad strategy for the future vision of the area which supports sustainable growth and development. The Framework Plan also defines key projects and infrastructure requirements to enable the development of PSPs.

The PSPs outline the detail around housing yields, transport networks, activity centres and more. Within a designated urban growth area, PSP’s, such as the Creamery Road PSP, are developed to guide the layout of a new suburb.

Once the PSP has been finalised, planning permits are required prior to development which delineate the precise road layout, non-residential land uses and location of infrastructure such as cycling and walking paths.

The City engaged Ecology and Heritage Partners Pty Ltd (EHP) to prepare detailed ecological investigations, including targeted surveys for Matters of National Environmental Significance (MNES), within the Northern and Western Geelong Growth Areas (NWGGA). This report incorporates comment from the City and includes an assessment, including targeted surveys for MNES, of individual properties within the Creamery Road Precinct (including the project area). The subsequent report (Attachment 2.1-2.3) also lists previous ecological assessments completed within the WGGA.

1.2.7 Describe any public consultation that has been, is being or will be undertaken regarding the project area, including with Indigenous stakeholders. Attach any completed consultation documentations, if relevant. *

As part of the Victorian planning process to establish the Growth Areas there have been several opportunities for public consultation and engagement. This includes through the development of the Framework Plan which included a series of community information sessions and a community consultation period on a draft future urban structure plan which ran from 9May to 22 June 2018.

Since being finalised, the Framework Plan has been incorporated into the Victorian Planning Scheme (C395ggee), which includes additional requirements for formal statutory consultation. The amendment was approved by the Victorian Planning Minister and gazetted on the 6 May 2021 (Victorian Government, Greater Geelong Planning Scheme (2023), refer to link #1). The current scheme is available online (Victorian Government, Greater Geelong Planning Scheme (2023), refer to link #2).

As part of the PSP process, targeted consultation and key stakeholder consultation (e.g., the Victorian Department of Energy, the Environment and Climate Action) will occur on the proposed PSP once a draft has been agreed. The Creamery Road PSP will then be provided for public comment, which is likely to be completed in 2022.

No additional public consultation has been undertaken specifically for the proposed development outside of the Victorian planning processes.

1.3.1 Identity: Referring party

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Personal information means information or an opinion about an identified individual, or an individual who is reasonably identifiable.

By completing and submitting this form, you consent to the collection of all personal information contained in this form. If you are providing the personal information of other individuals in this form, please ensure you have their consent before doing so.

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☑ **Confirm that you have read and understand this Privacy Notice ***

1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN	31649738278
Organisation name	AESTRA PTY LTD
Organisation address	2614 ACT

Referring party details

Name	Naomi Maxwell
Job title	Director
Phone	0406686084
Email	admin@aestra.com.au
Address	92 Cooper Street, Cootamundra NSW 9590

1.3.2 Identity: Person proposing to take the action

1.3.2.1 Are the Person proposing to take the action details the same as the Referring party details? *

No

1.3.2.2 Is Person proposing to take the action an organisation or business? *

Yes

Person proposing to take the action organisation details

ABN/ACN	60080347164
Organisation name	YIH-SHENG INVESTMENTS PTY LTD
Organisation address	3126 VIC

Person proposing to take the action details

Name	David Liao
Job title	Managing Director
Phone	0425 788 688
Email	david@dlxcreative.com.au
Address	Suite 13, 53 Coppin Street, Richmond VIC 3121

1.3.2.14 Are you proposing the action as part of a Joint Venture? *

No

1.3.2.15 Are you proposing the action as part of a Trust? *

No

1.3.2.17 Describe the Person proposing the action's history of responsible environmental management including details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against the Person proposing to take the action. *

The land subject to the proposed action is a family farming enterprise. The person proposing the action has a history of implementing agricultural land management practices on the property, however, they do not a history of previous environmental management experience. The person proposing the action is being supported by a development team including Tango Property Group who have been responsible for other land development projects including a recent example of sensitive spoil removal works undertaken on Crown Land on behalf of Goulburn-Murray Water in the City of Moira. Should the proposal be determined a controlled action, the person proposing the action will work with relevant experts to implement environmental management requirements in accordance with conditions of approval.

There are no proceedings under a Commonwealth, State or Territory law related to the protection of the environment or the conservation and sustainable use of natural resources against the person proposing to take the action.

1.3.2.18 If the person proposing to take the action is a corporation, provide details of the corporation's environmental policy and planning framework

The person proposing to take the action is a small company developed for the purposes of developing the proposed action. The property was purchased for development in 1998. The company does not have an environmental policy or planning framework. If the company develops an environmental policy in the future, the proposed action will be taken consistent with that policy.

1.3.3 Identity: Proposed designated proponent

1.3.3.1 Are the Proposed designated proponent details the same as the Person proposing to take the action? *

Yes

Proposed designated proponent organisation details

ABN/ACN	60080347164
Organisation name	YIH-SHENG INVESTMENTS PTY LTD
Organisation address	3126 VIC

Proposed designated proponent details

Name	David Liao
Job title	Managing Director
Phone	0425 788 688
Email	david@dlxcreative.com.au
Address	Suite 13, 53 Coppin Street, Richmond VIC 3121

1.3.4 Identity: Summary of allocation

Confirmed Referring party's identity

The Referring party is the person preparing the information in this referral.

ABN/ACN	31649738278
Organisation name	AESTRA PTY LTD
Organisation address	2614 ACT

Representative's name	Naomi Maxwell
Representative's job title	Director
Phone	0406686084
Email	admin@aestra.com.au
Address	92 Cooper Street, Cootamundra NSW 9590

Confirmed Person proposing to take the action's identity

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

ABN/ACN	60080347164
Organisation name	YIH-SHENG INVESTMENTS PTY LTD
Organisation address	3126 VIC
Representative's name	David Liao
Representative's job title	Managing Director
Phone	0425 788 688
Email	david@dlxcreative.com.au
Address	Suite 13, 53 Coppin Street, Richmond VIC 3121

Confirmed Proposed designated proponent's identity

The Person proposing to take the action is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

Same as Person proposing to take the action information.

1.4 Payment details: Payment exemption and fee waiver

1.4.1 Do you qualify for an exemption from fees under EPBC Regulation 5.23 (1) (a)?

Yes

1.4.2 Select reason for exemption

Small Business

1.4 Payment details: Payment allocation

1.4.11 Who would you like to allocate as the entity responsible for payment?

Person proposing to take the action

2. Location

2.1 Project footprint

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

200 Geelong-Ballan Rd, Moorabool, VIC, 3213, Australia

2.2.2 Where is the primary jurisdiction of the proposed action? *

Victoria

2.2.3 Is there a secondary jurisdiction for this proposed action? *

No

2.2.5 What is the tenure of the action area relevant to the project area? *

Private freehold land.

3. Existing environment

3.1 Physical description

3.1.1 Describe the current condition of the project area's environment.

The project area is located approximately 10 kilometres north-west of the Geelong town centre. It is located with the Western Geelong Growth Area.

The project area slopes towards Cowies Creek, which is located in the northeastern corner of the project area, entering in the northern boundary of the project area and exiting at the eastern boundary. There is a minor ephemeral drainage depression which runs north south through the project area. Aside from some small areas of remnant vegetation along Cowie's Creek and patches of native species persisting within the drainage depression, the project area is cropped with oats. Cropping is the predominant land use in the vicinity of the project area and occurs on adjoining properties.

A dwelling is located in the southern portion of the property. It is surrounded by some exotic and planted native shrubs and trees. Some Sugar Gums *Eucalyptus cladocalyx* were planted in the centre of the project area as a small windrow. Two indigenous River Red-gum *Eucalyptus camaldulensis* trees were recorded to the south of Cowies Creek.

The land in the project area is currently zoned as Urban Growth Zone under the local planning scheme. Any changes to proposed zoning in the project area will occur through the established Victorian planning process as part of the Creamery Road Precinct Structure Plan process.

Land to the north of the project area is zoned for Transport and Rural Living Zone and land to the north-west is zoned as Farming Zone.

The project area will be developed as part of the broader Creamery Road Precinct in accordance with a Precinct Structure Plan developed under state planning law. The precinct structure plan (which will determine the placement of roads and other core infrastructure) has not yet been finalised. Access to the project area is currently available from Evans Road which runs along the eastern edge of the project area.

3.1.2 Describe any existing or proposed uses for the project area.

Currently, the project area is predominantly used for dryland agriculture and is cropped with oats. Agriculture occurs to within approximately 25 m of Cowies Creek in many locations. One domestic dwelling is located on the property.

It is proposed that the project area be used for the development of a new residential area, including housing, local streets and amenity connections, a local activity centre, mixed use area and a conservation area containing Cowies Creek and an associated buffer.

3.1.3 Describe any outstanding natural features and/or any other important or unique values that applies to the project area.

The project area has predominantly been managed as agricultural land and as a result many of the natural values have become degraded over time. Cowies Creek, which dissects the property, supports a population of the vulnerable Growling Grass Frog (*Litoria raniformis)*. A biodiversity assessment of the site also determined that a patch of the creekline was classified as belonging to the Victorian Ecological Vegetation Class (EVC) 68: Creekline Grassy Woodland, though the Victorian Habitat Score for this patch was low. Two small indigenous River Red-gum *Eucalyptus camaldulensis* trees are also located on the property to the south of Cowies Creek.

3.1.4 Describe the gradient (or depth range if action is to be taken in a marine area) relevant to the project area.

The project area varies from around 60m above sea level at the southern end, sloping gently towards Cowie's Creek in the north-east which is situated at 40m above sea level.

3.2 Flora and fauna

3.2.1 Describe the flora and fauna within the affected area and attach any investigations of surveys if applicable.

A biodiversity assessment of the project area was undertaken on the 16th of September, 2021, by Ecolink Consulting (Attachment 1).

The vegetation within the project area is highly modified with the majority of the project area dominated by a crop of oats (Att 1, pp 10). Planted Sugar Gums (*Eucalyptus cladocalyx)*, Cypress (*Cupressus* spp). and a non-indigenous Yellow Gums (*Eucalyptus leucoxylon* subsp. *rosea)* are present within the project area, on the eastern boundary of the property and around the dwelling. Two River Red-gums (*Eucalyptus camaldulensis)* are the only remnant indigenous trees in the project area, and these are located immediately south of Cowies Creek (Att 1, Plate 1, pp 23). Cowies Creek generally contains a mixture of indigenous and exotic species, and where the cover abundance of native vegetation exceeds 25%, the vegetation has formed a modified relic of Ecological Vegetation Class 68: Creekline Grassy Woodland with a low Habitat Score of 15 (out of 100) (Att 1, pp 12). No threatened flora species are likely to occur within the project area outside of the areas of native vegetation along Cowie's Creek, on the basis of the historic degradation of habitats for such species within the property and nearby landscape (Att 1, pp 15).

The crops and planted trees that characterise fauna habitats within the majority of the project area generally provide low to moderate quality habitats for fauna (Att 1, pp 14). Conversely, Cowies Creek has relatively high ecological merit. Birds such as Eastern Great Egret (*Ardea alba modesta)* and Royal Spoonbill may opportunistically forage at Cowies Creek although, the project area does not provide important or limiting habitats for these species (Att 1, pp 15). The vulnerable Growling Grass Frog *(Litoria raniformis)* is known to occur in Cowie's Creek and has a high likelihood of occurring within the project area from time to time. It is likely that the project area provides important dispersal habitat for the species.

See Attachments 1 and 2.1-2.3 for survey results and further information in relation to the flora and fauna of the project area.

3.2.2 Describe the vegetation (including the status of native vegetation and soil) within the project area.

The project area is located within the Victorian Volcanic Plain bioregion, and the Corangamite Catchment Management Authority area. Victorian Department of Energy, Environment and Climate Action (DEECA) (formerly the Department of Environment, Land, Water and Planning (DELWP)) modelling of the vegetation within the project area suggests that it was covered by EVC 132: Plains Grassland. A biodiversity assessment of the project area conducted by Ecolink Consulting found that the vegetation located along the Cowies Creek creekline is dominated by aquatic and semi-aquatic vegetation, and is best represented by EVC 68: Creekline Grassy Woodland. Ecolink Consulting determined that the EVC 68: Creekline Grassy Woodland vegetation patch along Cowies Creek had a total area of 1.12 ha, with a Habitat Score of 15 (out of 100) (Att 1, pp 12). No ecological communities listed under the EPBC Act were recorded in the project area during the biodiversity assessment (Att 1, p.12). Two scattered indigenous trees (small River Red-gums) were recorded within the project area (Att 1, Plate 1, pp 23).

Soils across the Creamery Road precinct are chromosols and brown or black vertosols which are cracking clay soils. Most of the project area has previously been cleared or ploughed.

3.3 Heritage

3.3.1 Describe any Commonwealth heritage places overseas or other places recognised as having heritage values that apply to the project area.

No Commonwealth heritage values protected under the EPBC Act occur within the project area.

There are no known heritage values within the project area protected under state or local provisions.

3.3.2 Describe any Indigenous heritage values that apply to the project area.

There are no Native Title claims extending over project area, and no Indigenous heritage values protected under the EPBC Act are present within the project area.

An Aboriginal Heritage Impact Assessment has been completed for the project area. There are no known artefact scatters or other heritage values within the project area. However, the portion of the project area which is adjacent to Cowies Creek has been identified as having higher potential for the location of heritage values in accordance with the requirements of the *Aboriginal Heritage Regulations 2007* that identify any land within 200m of a named watercourse as being of higher sensitivity.

3.4 Hydrology

3.4.1 Describe the hydrology characteristics that apply to the project area and attach any hydrological investigations or surveys if applicable. *

The project area sits within the Cowies Creek catchment, which flows directly into Port Phillip Bay, located approximately 4 km to the east.

Stormwater modelling (Attachment 3) determined that the proposed action would result in an approximate 4% increase in average daily flow volume in Cowies Creek. Similarly, average daily total suspended solids loads in the creek are expected to increase by 1%, and average daily total phosphorus and nitrogen by 1% and 2%, respectively (Att 3, Section 5, pp 28-29). These changes are minimal in the context of a creek which occurs within a highly modified landscape.

The proposed action is not located within the Moorabool River catchment and will not have any impact on groundwater dependent wetland systems, including the Lake Connewarre complex.

Groundwater beneath the proposed action also falls within the Western Port Phillip Bay groundwater catchment area. The catchment is comprised of several aquifers with variable yield and salinity. Groundwater is intercepted at depths ranging from <5 to 50 m across the precinct.

4. Impacts and mitigation

4.1 Impact details

Potential Matters of National Environmental Significance (MNES) relevant to your proposed action area.

EPBC Act section	Controlling provision	Impacted	Reviewed
S12	World Heritage	No	Yes
S15B	National Heritage	No	Yes
S16	Ramsar Wetland	No	Yes
S18	Threatened Species and Ecological Communities	Yes	Yes
S20	Migratory Species	No	Yes
S21	Nuclear	No	Yes
S23	Commonwealth Marine Area	No	Yes
S24B	Great Barrier Reef	No	Yes
S24D	Water resource in relation to large coal mining development or coal seam gas	No	Yes
S26	Commonwealth Land	No	Yes
S27B	Commonwealth heritage places overseas	No	Yes
S28	Commonwealth or Commonwealth Agency	No	Yes

4.1.1 World Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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4.1.1.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.1.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

There are no World Heritage sites within or near the project area.

4.1.2 National Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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4.1.2.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.2.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

There are no National Heritage sites within or near the project area.

4.1.3 Ramsar Wetland

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	Ramsar wetland
No	No	Port Phillip Bay (Western Shoreline) and Bellarine Peninsula

4.1.3.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.3.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed action is located within the catchment area for Cowies Creek, which drains into Corio Bay along the urban interface with Geelong. The area of Corio Bay into which Cowies Creek discharges is not a component of the Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar Wetland. Following development, it is expected that stormwater flows within Cowies Creek will increase marginally, which would likely translate to a marginal increase in stormwater entering Corio Bay. A small increase in stormwater flows entering Corio Bay from Cowies Creek is unlikely to affect the lifecycle of native species that depend on the Ramsar wetland given the distance from the discharge point to listed Ramsar areas and the volume of the water body into which the discharge is occurring. The proposed action will not result in any areas or values of the Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar Wetland being destroyed or modified.

Flows into Corio Bay from Cowies Creek are occurring from an urbanised catchment. The proposed action is considered unlikely to result in a substantial change in the water quality or hydrological regime of flows into Corio Bay which could alter the hydrological regime of the Ramsar wetland or result in invasive species being established, which could threaten the ecological character of the wetland.

On the basis of the above, it is considered that the proposed action will not result in an impact to the ecological character of the Port Phillip (Western Shoreline) and Bellarine Peninsula Ramsar Site.

4.1.4 Threatened Species and Ecological Communities

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Threatened species

Direct impact	Indirect impact	Species
No	No	Amphibromus fluitans
No	No	Antechinus minimus maritimus
No	No	Anthochaera phrygia
No	No	Aphelocephala leucopsis
No	No	Botaurus poiciloptilus
No	No	Caladenia pumila
No	No	Calidris canutus
No	No	Calidris ferruginea
No	No	Callocephalon fimbriatum
No	No	Climacteris picumnus victoriae
No	No	Delma impar
No	No	Dianella amoena
No	No	Dodonaea procumbens
No	No	Falco hypoleucos
No	Yes	Galaxiella pusilla
No	No	Glycine latrobeana
No	No	Grantiella picta
No	No	Hirundapus caudacutus

Direct impact	Indirect impact	Species
No	Yes	Lachnagrostis adamsonii
No	No	Lathamus discolor
No	No	Lepidium aschersonii
No	No	Lepidium hyssopifolium
No	No	Leucochrysum albicans subsp. tricolor
No	No	Lissolepis coventryi
No	Yes	Litoria raniformis
No	No	Melanodryas cucullata cucullata
No	No	Nannoperca obscura
No	No	Neophema chrysostoma
No	No	Numenius madagascariensis
No	No	Pedionomus torquatus
No	No	Pimelea spinescens subsp. spinescens
No	Yes	Prototroctes maraena
No	No	Pteropus poliocephalus
No	No	Pterostylis chlorogramma
No	No	Pterostylis cucullata
No	No	Rostratula australis
No	No	Rutidosis leptorhynchoides
No	No	Senecio macrocarpus
No	No	Stagonopleura guttata
No	No	Sternula nereis nereis
No	No	Synemon plana
No	No	Thelymitra epipactoides
No	No	Tympanocryptis pinguicolla

Ecological communities

Direct impact	Indirect impact	Ecological community
No	No	Grassy Eucalypt Woodland of the Victorian Volcanic Plain
No	No	Natural Temperate Grassland of the Victorian Volcanic Plain
No	No	White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland

4.1.4.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

Yes

4.1.4.2 Briefly describe why your action has a direct and/or indirect impact on these protected matters. *

Adamson's Blown-grass (*Lachnagrostis adamsonii*):

Adamson's Blown-grass is known from 68 locations between Geelong and Coleraine in the central west of Victoria. The species occurs along slow moving creeks, depressions and drainage lines that are seasonally inundated or waterlogged. The Victorian Biodiversity Atlas identifies a record of the Adamson's Blown-grass from the project area. The record is dated from 1995. This portion of the project area is now cropped and no individuals of or habitat for this species are present within the project area. For further information, see Att 1, pp 14.

The Adamson's Blown-grass has also been recorded in four other locations just north of the Creamery Road Precinct boundary (two in 1995, one in 2001 and one in 2002). These existing records are likely to be part of an important population (Warners Road, Moorabool) identified in the national recovery plan for the species. The recovery plan notes that the Warners Road population is the largest population of the species at the eastern edge of its range and occurs within a small patch (<1 ha) of intact vegetation with good connectivity with waterways (likely to be Cowies Creek).

The species was not identified during targeted surveys by Ecology and Heritage Partners in the project area or precinct in 2019 and 2020 (Att. 2, s 3.2.1, p. 62) or in the 2021 Eco-Link survey (Att. 1, p. 14). Given the historic records of the species to the north of the project area, the species is considered likely to remain present within the Cowies Creek area (Att. 2, s 3.2.1, p. 62). However, the property is unlikely to support any individuals or potential habitat for the species outside of the Cowie's Creek corridor due to historical farming activities, including annual fertilisation, toiling and burning. All areas of native vegetation along Cowie's Creek which might provide habitat for the species will be protected as part of a conservation area along Cowie's Creek (a buffer area up to 100m in width). These areas will not be developed as part of the proposed action.

Whilst no habitat occurs within the development area of the proposed action, there is potential for the development to impact potential habitat along Cowies Creek by:

- Increasing recreational use of the Cowies Creek corridor resulting in degradation (e.g., trampling, rubbish) of potential habitat.

- Increasing erosion, sedimentation and a change in local hydrology as a result of stormwater flows which may alter habitat characteristics for the species.

- Introducing new weeds into potential habitat areas (along Cowies Creek).

- Accidental hydrocarbon or chemical spills into local drainage channels or soils during construction.

- Increasing dust emissions from the clearing of vegetation resulting in smothering or reduced air quality.

Environmental management plans

Risks associated with the above listed threats including weeds, hydrocarbon or chemical spills, and dust will be managed through the preparation and implementation of management plans prepared in accordance with the requirements of Victorian law. These plans will require best practice management and are likely to include requirements such as the implementation of sediment and erosion control measures and requirements to store fuel or undertake refuelling in bunded areas in accordance with state regulations. Following the implementation of appropriate environmental management plans, it is unlikely that hydrocarbon or chemical spills or dust emissions would adversely affect the quality or availability of potential habitat for the species within Cowie's Creek. The development of the proposed action is unlikely to result in a decline in a population of the species given the avoidance of all areas of potential habitat.

Stormwater management

Stormwater flows will be appropriately managed in accordance with the Victorian Urban Stormwater Management Guidance. A hydrology report prepared by Rain Consulting (Att. 3) on the stormwater impacts of the proposed action determined that peak flow levels during flood events would not significantly increase following development of the proposed action (Att.3. p.8). In a storm event, flows from the developed site are predicted to reach Cowies Creek well before the peak from upstream arrives (Att. 3, p. 9). In addition, total average daily flow increases were calculated to be 4% under the proposed development (Att. 3, p. 12). It is therefore unlikely that the proposed action will increase the risk of flooding of riparian vegetation and adversely affect habitat critical for Adamson's Blown-grass in the area.

Growling Grass Frog (*Litoria raniformis*):

In 2021, Ecology and Heritage Partners recorded 50 Growling Grass Frog (*Litoria raniformis)* between approximately 500 and 1,000 metres east of the project area on Cowies Creek. However, there are no records within the project area itself or to the west of the project area on Cowies Creek. A biodiversity assessment of the site by Ecolink Consulting identified suitable habitat for Growling Grass Frog within the project area. While Growling Grass Frogs have not previously been recorded within the project area, they were recorded to the east, and are likely to utilise the project area for dispersal habitat, and possibly also breeding habitat during suitable conditions.

The individuals were determined to be part of an 'important' population within 'important' habitat, as defined in the EPBC Act Significant Impact Guidelines for the species. The entire extent of Cowie's Creek constitutes habitat for the species. Much of the remainder of the precinct area, including the proposed action area, is substantially degraded and dominated by exotic perennial grass species. The area of the proposed action is currently used for dryland agriculture.

There will not be any direct impact to Growling Grass Frog individuals or their habitat as a result of the proposed action. Whilst there will be no direct loss of habitat for the Growling Grass Frog from the proposed action, it has the potential to impact the population of frogs along Cowies Creek by:

- Increasing recreational use of the Cowies Creek corridor resulting in degradation (e.g., trampling, rubbish) of known habitat.

- Altering local hydrology (stormwater flows) which may adversely affect habitat characteristics for the species.

- Contributing to an increase in sedimentation of Cowies Creek resulting in reduced water and habitat quality.

- Increasing levels of waste (e.g., construction or residential rubbish) in known habitats along Cowies Creek, reducing habitat quality.

- Introducing weeds.

Stormwater

Stormwater flows from the development areas will flow into Cowies Creek, with the flows likely to naturally enter the creek to the north-east of the proposed action area (Att.3, Figure 1-1, p. 2). Stormwater impacts will be appropriately managed in accordance with the Urban Stormwater Management Guidance prepared by the Victorian EPA.

Stormwater modelling determined that the proposed action would result in an approximate 4% increase in average daily flow volume in Cowies Creek (Att. 3, p. 12). Similarly, average daily total suspended solids loads in the creek are expected to increase by 1%, and average daily total phosphorus and nitrogen by 1% and 2%, respectively (Att.3, p.18). These changes are minimal in the context of a creek which occurs within a highly modified landscape. While the modelling indicates that there may be an increase in total phosphorous and nitrogen, it is likely that this is overstated in the modelled outputs given that the land use will change from agricultural to urban (Att.3, s4.3, p. 15). Further it is noted that any pollutants or nutrients contained in runoff are not likely to accumulate in the immediate outlet point in Cowies Creek, but would be transported downstream to varying degrees depending on flow rates and diluted by the volume of water within the creek itself. The modelled changes are not expected to result in an adverse impact to the quality or availability of habitat for the species within Cowies Creek.

Australian Grayling (*Prototroctes maraena*) and Little Galaxias (*Galaxiella pusilla*)
The proposed action has the potential to result in indirect impacts to Cowies Creek as a result of changes to stormwater runoff in the catchment. Targeted surveys for both Australian Grayling and Little Galaxias were conducted within Cowies Creek in 2019 and 2020 (refer to Attachment 1.1, section 3.2.2.4, p. 78). Neither species was detected, though low quality potentially suitable habitat was confirmed. The habitat within Cowies Creek lacks many suitable habitat attributes required for these species and is considered to be in poor condition. The creek line consists of a series of stagnant saline pools separated by dry creek bed, which would limit the ability of the species to migrate to the area (refer to Attachment 1.1, section 3.2.2.4, p. 78). Water quality was poor across Cowies Creek characterized by high salinity and turbidity, with quality improving further downstream. Many Mosquito Fish (*Gambusia holbrooki*), which prey on these species, were also recorded within Cowies Creek which further reduces the suitability of the habitat for these species.

4.1.4.4 Do you consider this likely direct and/or indirect impact to be a Significant Impact? *

No

4.1.4.6 Describe why you do not consider this to be a Significant Impact. *

Adamson's Blown-grass (*Lachnagrostis adamsonii*):

While the project area historically contained a record of the Adamson's Blown-grass from 1995, the area in which the record occurred is cropped and no longer contains suitable habitat for or any individuals of the species. All areas of potential habitat for the species within the project area will be protected through the incorporation of a conservation corridor up to 100m in width along Cowies Creek. As a result, the proposed action will not result in any impact to individuals of, or habitat for, the Adamson's Blown-Grass. The closest known population is located upstream of the site of the proposed action.

Areas of potential habitat for the species along Cowie's Creek will be managed as a conservation reserve. The conservation corridor will primarily be managed for the conservation of habitat for the Growling Grass Frog, however, the management measures proposed to be implemented such as weed and erosion control will also reduce threats to the species and its habitat within Cowie's Creek. Many of the risks associated with weeds, dust and chemical spills will be managed through the implementation of environmental management plans in accordance with state requirements. Following the application of the following measures, the proposed action is considered unlikely to result in a significant impact to the species:

- Exclusion of development activities within the Cowie's Creek Conservation Corridor with clear signage and clearing limits.
- Implementation of weed and pest management activities in accordance with Victorian requirements.

Growling Grass Frog (*Litoria raniformis*):

The proposed action will not result in any loss of habitat for the Growling Grass Frog. Many of the risks associated with weeds, dust and chemical spills will be managed through the implementation of environmental management plans in accordance with state requirements.

The Growling Grass Frog population along Cowies Creek has persisted to date despite extensive agriculture in the catchment area. The species is also known to persist in more urbanised catchments including in more urbanised areas of Geelong with the implementation of appropriate land management practices. The potential changes to hydrology as a result of the proposed action are expected to be minimal and are therefore unlikely to decrease the availability or quality of Growling Grass Frog habitat in the area or disrupt the breeding cycle of the population such that the species would decline. Given that there will be no direct impact to habitat for the species and any indirect impacts associated with stormwater runoff are expected to be minor and will be managed in accordance with best practice under state legislation, the proposed action is unlikely to lead to a long-term decrease in the size of the population, or otherwise significantly impact the Growling Grass Frog.

Direct impacts to habitat for the species will be avoided and indirect impacts will be managed under Victorian law and in accordance with the GGFCMP. The GGFCMP provides for the protection of all habitat for the species within the project area and outlines requirements for the management and enhancement of habitat values post development.

Conservation management plan

A Cowie's Creek Conservation Corridor will be retained along the length of Cowie's Creek which traverses the precinct. The corridor within the project area will be up to 100m in width. A landscape masterplan is being drafted by the City of Greater Geelong to guide the management of the corridor at a precinct level. To manage impacts to the species from the proposed action, a Conservation Management Plan for the Growling Grass Frog (GGFCMP) has been prepared for the portion of the conservation corridor which occurs within the project area (Att. 4). The GGFCMP has been prepared as part of best practice urban design and development in order to ensure the continuity and protection of important landscape features, and will be implemented for five years.

Within the project area, the GGFCMP details how the conservation corridor will be managed to ensure that the habitat values for the GGF within the corridor are to be managed and retained. To ensure the protection of habitat for the GGF, a corridor of up to 100m in width will be retained surrounding the section of Cowies Creek which traverses the project area.

The width of the corridor may be amended to accommodate essential infrastructure including a stormwater retarding basin if required and will be designed in accordance with the Growling Grass Frog Habitat Design Standards (DELWP, 2017). While the development of the retarding basin may result in temporary impacts to land surrounding Cowies Creek, it is noted that the installation of retarding basins in accordance with the Growling Grass Frog habitat design standards is likely to be an overall improvement in habitat values for the Growling Grass Frog in the project area. The development of the retarding basin within the Cowies Creek conservation area would be managed in accordance with the GGFCMP. The GGFCMP (Att. 4) details how the corridor will be managed and monitored including:

- providing guidance on Growling Grass Frog habitat enhancement works to supplement available breeding and dispersal habitat.
- establishing water quality and habitat condition monitoring post development to ensure that any potential impacts from development are ameliorated.
- outlining wetland design principles in accordance with best practice guidance for the GGF.
- prescribing chytrid fungus management protocols including for the salvage of any animals found within the development area.
- establishing the requirement to implement frog exclusion fencing during development activities and undertake pre-clearance surveys.

Following the application of the following measures, the proposed action is considered unlikely to result in a significant impact to the species (refer Att 4. s 3.10, Table 3, p. 33):

- Exclusion of development activities within Cowie's Creek Conservation Corridor with clear signage and clearing limits.
- Management of the Cowies Creek conservation area in a manner that is sensitive to the requirements of the GGF in accordance with the GGFCMP.
- Installation of temporary frog exclusion fencing prior to commencement of any development activities.
- Implementation of chytrid fungus hygiene protocols in accordance with the GGFCMP.
- Completion of pre-clearance surveys for the GGF by a suitably qualified ecologist with any salvaged individuals to be returned to Cowie's Creek in accordance with the protocols in the GGFCMP.
- Use of frog friendly herbicides for any weed management activities within proximity to Cowie's Creek.
- Habitat enhancement activities within the corridor are in accordance with the GGFCMP.
- Noise and light reduction measures in accordance with the GGFCMP.

Australian Grayling (*Prototroctes maraena*) and Little Galaxias (*Galaxiella pusilla*)

Potential impacts to the species from the proposed action include habitat loss and/or degradation, increased sedimentation, reduced water quality, changes to water flows and introduced fish. However, given that neither species are known to occur in Cowies Creek, and the habitat is in poor condition, it is considered unlikely that the proposed action would modify, destroy, fragment, or interfere with habitat for the species such that an important population of the species would decline.

Therefore, the proposed action will not have a significant impact to the Australian Grayling or Little Galaxias.

4.1.4.7 Do you think your proposed action is a controlled action? *

No

4.1.4.9 Please elaborate why you do not think your proposed action is a controlled action. *

The proposed action is unlikely to have a significant impact on a matter protected under the EPBC Act because:

- It will not remove any native vegetation communities or habitat for a threatened species.
- Indirect impacts to habitat for matters protected under the EPBC Act are expected to be minor only and will be managed appropriately through stormwater design and the implementation of appropriate environmental management plans including those required under the Victorian planning framework.
- A specific Growling Grass Frog Conservation Management Plan will be implemented for the portion of the Cowie's Creek Conservation corridor which occurs within the project area.

On the basis of the information provided in this referral, the proposed action is therefore not considered to be a controlled action.

4.1.4.10 Please describe any avoidance or mitigation measures proposed for this action and attach any supporting documentation for these avoidance and mitigation measures. *

A Native Vegetation Precinct Plan for the Creamery Road precinct will be prepared prior to the commencement of construction to identify native vegetation that can be cleared and that which will be protected. It will be based on the ecological conditions described in the EHP report and the broader strategic planning objectives for the precinct.

Specific Environment Management Plans will be developed to meet the requirements of state legislation. It is anticipated that these management plans will address any indirect impacts to habitat for listed threatened species that occur within the precinct. At this stage in the process, the exact management plans have not been confirmed, but are likely to include:

- Construction management plan

- Erosion and sedimentation control plan

- Weed management plans

- Waste management plan

- Emergency spills procedures.

These will be developed to meet the requirements of Victorian legislation.

The draft Creamery Road PSP identifies a conservation corridor along Cowies Creek which will be managed for its conservation values. This will aid in protecting and enhancing conservation, aesthetic and recreational values along Cowies Creek. The broader conservation of Cowie's Creek will be managed under a landscape masterplan prepared by the City of Greater Geelong.

The proposed action will support water sensitive urban design principles and include the development of a stormwater retarding basin. The location of the retarding basin is yet to be confirmed, however, it will sit adjacent to Cowie's Creek to enable the outflow of retarded stormwater flows. The final design of the conservation area along Cowie's Creek including width of the conservation area adjacent to the retarding basin will be confirmed following determination of the location of the basin and associated design features. The retarding basin will be developed in accordance with best practice guidelines including in relation to the habitat requirements for the Growling Grass Frog and will meet the requirements of the GGFCMP.

The 5-year GGFCMP will require a range of measures to reduce impacts to the Growling Grass Frog (Att. 4. Section 3.10, Table 3, p.33) including but not limited to:

- Exclusion of development activities within 50m either side of Cowies Creek (Cowie's Creek Conservation Corridor) with clear signage and clearing limits.
- Management of the Cowies Creek Conservation Corridor in a manner that is sensitive to the requirements of the GGF.
- Installation of temporary frog exclusion fencing prior to commencement of any development activities.
- Implementation of chytrid fungus hygiene protocols in accordance with the GGFCMP.
- Completion of pre-clearance surveys for the GGF by a suitably qualified ecologist with any salvaged individuals to be returned to Cowie's Creek in accordance with the protocols in the GGFCMP.
- Use of frog friendly herbicides for any weed management activities within proximity to Cowie's Creek.
- Habitat enhancement activities within the corridor are in accordance with the GGFCMP.
- Noise and light reduction measures in accordance with the GGFCMP.

Population and habitat monitoring will be conducted regularly to assess the impact of the development and assess the suitability of management actions (Att 4. Section 3.8, p. 29). Specific monitoring activities will include:

- Annual population monitoring, comprising diurnal and nocturnal surveys and including habitat assessment, active searching for frogs, call playback and dip netting for tadpoles and predatory fish.
- Habitat monitoring every six months for the first two years, and annually for the first five years during enhancement of the Growling Grass Frog habitat corridor.
- Water quality monitoring every six months for two years post-construction in accordance with the Victorian EPA's reference document: *Sampling and analysis of waters, wastewaters, soils and wastes* (EPA, 2009). After two years, the frequency of water quality monitoring will be reviewed,

An annual audit of monitoring results will be conducted throughout the 5-year plan, with a report submitted to the Victorian Department of Energy, Environment and Climate Action (DEECA).

Furthermore, the City is preparing a landscape master plan for Cowies Creek, which will include revegetation of Cowies Creek to be carried out in accordance with the former Department of Environment, Land, Water and Planning's (DELWP) (now DEECA) Growling Grass Frog Habitat Design Standards and the Growling Grass Frog Conservation Management Plan. In addition, the plan also provides for the retention and strategic increase in size of existing key instream pools and the provision of areas of jumbled rock beaching/piles.

4.1.4.11 Please describe any proposed offsets and attach any supporting documentation relevant to these measures. *

No offsets are proposed as avoidance and mitigation measures are considered to be sufficient to prevent significant impacts to MNES.

4.1.5 Migratory Species

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	Species
No	No	Actitis hypoleucos
No	No	Apus pacificus
No	No	Calidris acuminata
No	No	Calidris canutus
No	No	Calidris ferruginea
No	No	Calidris melanotos
No	No	Gallinago hardwickii
No	No	Hirundapus caudacutus
No	No	Motacilla flava
No	No	Myiagra cyanoleuca
No	No	Numenius madagascariensis
No	No	Rhipidura rufifrons
No	No	Tringa nebularia

4.1.5.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.5.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

Various migratory species may utilise the project area from time to time either through the utilisation of habitat resources along Cowies Creek or overflight of the project area. The project area does not support an ecologically significant portion of a population of a migratory species and given the small extent of potential habitat is unlikely to do so in the future. There are a wide range of suitable habitats for migratory species within the broader region including Port Phillip Bay and associated wetlands and the Lake Connewarre complex.

The proposed action will not have an impact on a migratory species as it will not result in the loss or degradation of any areas of important habitat for a migratory species.

4.1.6 Nuclear

4.1.6.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.6.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed action is not a nuclear action.

4.1.7 Commonwealth Marine Area

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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4.1.7.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.7.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed action is not within or near a Commonwealth Marine Area.

4.1.8 Great Barrier Reef

4.1.8.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.8.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The project area is not within or near the Great Barrier Reef.

4.1.9 Water resource in relation to large coal mining development or coal seam gas

4.1.9.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.9.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed action is not a coal mining activity or coal seam gas development.

4.1.10 Commonwealth Land

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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4.1.10.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.10.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The project area is not on or near Commonwealth Land.

4.1.11 Commonwealth heritage places overseas

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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4.1.11.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.11.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed development has no relevance to Commonwealth heritage areas overseas.

4.1.12 Commonwealth or Commonwealth Agency

4.1.12.1 Is the proposed action to be taken by the Commonwealth or a Commonwealth Agency? *

No

4.2 Impact summary

Conclusion on the likelihood of significant impacts

You have indicated that the proposed action will likely have a significant impact on the following Matters of National Environmental Significance:

None

Conclusion on the likelihood of unlikely significant impacts

You have indicated that the proposed action will unlikely have a significant impact on the following Matters of National Environmental Significance:

- World Heritage (S12)
- National Heritage (S15B)
- Ramsar Wetland (S16)
- Threatened Species and Ecological Communities (S18)
- Migratory Species (S20)
- Nuclear (S21)
- Commonwealth Marine Area (S23)
- Great Barrier Reef (S24B)
- Water resource in relation to large coal mining development or coal seam gas (S24D)
- Commonwealth Land (S26)

- Commonwealth heritage places overseas (S27B)
- Commonwealth or Commonwealth Agency (S28)

4.3 Alternatives

4.3.1 Do you have any possible alternatives for your proposed action to be considered as part of your referral? *

No

4.3.8 Describe why alternatives for your proposed action were not possible. *

The land subject to the proposed action is zoned for urban growth of the Greater Geelong urban area. The proposed action is required to meet growing population requirements and demand for housing within the broader Geelong region. No alternative land uses for the site have been considered.

5. Lodgement

5.1 Attachments

1.2.6 Commonwealth or state legislation, planning frameworks or policy documents that are relevant to the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	The Geelong Region Plan Geelong Regional Alliance	01/01/2020		High

1.2.7 Public consultation regarding the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	Greater Geelong Planning Scheme - Amendments Victorian Government			High
#2.	Link	Greater Geelong Planning Scheme - Ordinance Victorian Government			High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment 1: Biodiversity Site Assessment 200 Ballan Rd _Ecolink Consulting, 2021 Detailed ecological investigations of 200 Ballan Road, Moorabool, Victoria		No	High
#2.	Document	Attachment 2: Existing Ecological Conditions: Northern and Western Geelong Growth Areas_EHP, 2021 Detailed ecological investigations of the Western Geelong Growth Area (WGGA) and Northern Geelong Growth Area (NGGA)		No	High

3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment 3: 200 Ballan Rd, Moorabool: Cowies Creek Stormwater Impacts Stormwater modelling and hydrology report pertaining to 200 Ballan Road, Moorabool		No	High

4.1.4.2 (Threatened Species and Ecological Communities) Why your action has a direct and/or indirect impact on the identified protected matters

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	Growling Grassfrog Habitat Design Standards Department of Environment, Land, Water and Planning	01/03/2017		High

4.1.4.6 (Threatened Species and Ecological Communities) Why you do not consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment 4: Growling Grass Frog Conservation Management Plan, 200 Ballan Road Growling Grass Frog Conservation Management Plan for the proposed development at 200 Ballan Road, Moorabool		No	High

5.2 Declarations

Completed Referring party's declaration

The Referring party is the person preparing the information in this referral.

ABN/ACN	31649738278
Organisation name	AESTRA PTY LTD
Organisation address	2614 ACT
Representative's name	Naomi Maxwell
Representative's job title	Director
Phone	0406686084
Email	admin@aestra.com.au
Address	92 Cooper Street, Cootamundra NSW 9590

☑ Check this box to indicate you have read the referral form. *

☑ I would like to receive notifications and track the referral progress through the EPBC portal. *

☑ By checking this box, I, **Naomi Maxwell of AESTRA PTY LTD**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

☑ I would like to receive notifications and track the referral progress through the EPBC portal. *

Completed Person proposing to take the action's declaration

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

ABN/ACN	60080347164
Organisation name	YIH-SHENG INVESTMENTS PTY LTD
Organisation address	3126 VIC
Representative's name	David Liao
Representative's job title	Managing Director
Phone	0425 788 688
Email	david@dlxcreative.com.au
Address	Suite 13, 53 Coppin Street, Richmond VIC 3121

☑ Check this box to indicate you have read the referral form. *

☑ I would like to receive notifications and track the referral progress through the EPBC portal. *

☑ I, **David Liao of YIH-SHENG INVESTMENTS PTY LTD**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. *

☑ I would like to receive notifications and track the referral progress through the EPBC portal. *

✔ Completed Proposed designated proponent's declaration

The Proposed designated proponent is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

Same as Person proposing to take the action information.

☑ Check this box to indicate you have read the referral form. *

☑ I would like to receive notifications and track the referral progress through the EPBC portal. *

☑ I, **David Liao of YIH-SHENG INVESTMENTS PTY LTD**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *

☑ I would like to receive notifications and track the referral progress through the EPBC portal. *