

Display of Publication of Information for assessment on Preliminary Documentation for the proposed action – Shearwater – Paynesville Residential Development at 10 Fullarton Drive, Paynesville, VICTORIA (EPBC 2023/09592)

The following notice is published pursuant to Section 95A (3) of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Resi Ventures Pty Ltd (ABN 39 146 886 679) as Development Manager and its subsidiary Paynesville Armstrong Pty Ltd (ABN 86 657 324 073) are proposing to develop the 10.702- hectare subject land at 10 Fullarton Drive, Paynesville, Victoria. The proposal is for a residential subdivision and a subsequent 59 lot residential development including the construction of associated services and infrastructure including roads and paths, landscaping and creation of a reserve for public use, drainage and stormwater treatment, and the creation of swales for habitat for Latham's Snipe *Gallinago hardwickii*.

The Matter of National Environmental Significance (MNES) protected by a provision of Part 3 of the EPBC Act is:

- Listed migratory species (section 20 and 20A) – Latham's Snipe
- Wetlands of international importance (section 16 and 17B) – Gippsland Lakes Ramsar Site

The proposed action was determined to be a Controlled Action under the EPBC Act on 19 October 2023 due to the potential for a significant impact on a listed migratory species – Latham's Snipe.

Public comments are invited on the proposed development until COB Wednesday 14 May 2025. Please send comments to Dr Linda Parker Linda@natureadvisory.com.au

People with special needs (i.e. for whom English is a second language or who has vision impairment) may also contact Dr Linda Parker (Linda@natureadvisory.com.au or 0425 883 447) for assistance in accessing the material.

On Thursday 1 May 2025, the draft Preliminary documentation was placed on display for public comment until COB Wednesday 14 May 2025 (10 business days). During this period all comments on the proposed development are welcomed and are to be directed to Linda at the above email address. All comments received will then be summarised and a response prepared, and the final preliminary documentation will be prepared.

This notice has also been published in a national daily newspaper (The Age) and a local newspaper (Bairnsdale Advertiser) on Wednesday 30 April 2025.

A Digital Copy of the preliminary documentation is also available to view and download from the project website located here: <https://resiventures.com.au/news/10-fullarton-paynesville>

Hard copies of the preliminary documentation are available for viewing at the four Victorian locations listed below for 10 business days from Thursday 1 May 2025 until COB Wednesday 14 May 2025:

State Library of Victoria: 328 Swanston Street, Melbourne VIC 3000

Department of Energy, Environment and Climate Action: 8 Nicholson St, Melbourne VIC 3000 East

Gippsland Shire Council: 273 Main St, Bairnsdale VIC 3875

Paynesville Library: 55 Esplanade, Paynesville VIC 3880

Information published (in hard copy) and digital format includes the Preliminary Documentation package received by the department on 26 March 2025. The package consists of the EPBC Act Preliminary Documentation Report No. 23077.04 (1.13) and associated appendices.