

Porcupine Village Holiday Park Redevelopment

Application Number: **02781**

Commencement Date:
17/02/2025

Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Porcupine Village Holiday Park Redevelopment

1.1.2 Project industry type *

Tourism and Recreation

1.1.3 Project industry sub-type

Accommodation

1.1.4 Estimated start date *

01/06/2025

1.1.4 Estimated end date *

01/06/2026

1.2 Proposed Action details

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

Porcupine Village Pty Ltd is seeking to develop infrastructure for tourism and accommodation in association with an existing historic gold mining village precinct at 8 Allans Road, Maldon.

The property at 8 Allans Road Maldon consists of a three parcels — Lot 1 on Plan of Subdivision 414578, Lot 1 on Title Plan 131208 and 18F~F\PP3042. The proposed site for development is restricted to Lot 1 on Title Plan 131208.

This site supports a historic gold mining village commonly known as “Porcupine Village” which contains a number of existing historic buildings, a restaurant-café, eight motel units and a manager’s residence. Currently, only the restaurant-café has a permit for operation and is open to the public.

The current proposal seeks to develop the following structures and features and open the site for tourism and accommodation (see attachment 1):

- Cabin area;
- Amenities Block;
- Petting Zoo;
- Nursey;
- Workshop;
- Underground infrastructure such as power, sewer, water, gas and drainage;
- Ticket Box;
- Museum space;
- Recreation zone with swimming pool; and
- Car parking and vehicle access.

The actions required to complete the action are as follows:

- Set up protection zones around native vegetation that is to be retained
- Removal of native vegetation as per approved plan
- Construction of underground infrastructure (power, sewer, water, gas, drainage)
- Construction of new elements as per approved plans (cabins, swimming pool, associated amenities, shed/workshop, museum, ticket box
- Landscaping

The project area is 5.2 hectares. It contains 3.284 hectares of native vegetation/fauna habitat, of which 2.246 hectares is the EPBC Act-listed Grey Box Grassy Woodland and Derived Native Grasslands of South-eastern Australia ecological community (GBGW; see attachment 2, section 1). All native vegetation in the site is considered potential habitat for EPBC Act-listed bird species Brown Treecreeper (South-eastern), Swift Parrot and Hooded Robin.

The proposed action will result in the removal of 2.334 hectares of native vegetation and three small scattered trees (2.416 hectares of removal under the Victorian *Guidelines*), including 1.317 hectares of EPBC Act-listed GBGW present in the project area (see attachment 2, section 6.3). Of the GBGW impacts, 0.430 hectares have already been removed in previous works. Some of the impacts to the listed community will be partial removal, as they do not involve canopy removal. The action will avoid impacting 1.392 hectares of native vegetation/listed fauna habitat, of which 0.929 hectares are the GBGW community. However, these areas will be indirectly impacted by the operation of the tourism facility (see attachment 3, section 5.4.1).

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? *

State Planning Context:

The study area lies within the Goldfields bioregion and falls within the North Central catchment management area and Mount Alexander local government area.

The project area is subject to the Mount Alexander Planning Scheme, and is currently zoned Farming Zone. The requirements of Clause 52.17 (Native Vegetation) of the Wyndham Planning Scheme apply to the proposed action (see attachment 4). The project area is affected by Significant Landscape Overlay – Schedule 1 (SLO1) and Significant Landscape Overlay – Schedule 3 (SLO3).

Porcupine Village Pty Ltd will apply for the relevant planning permits for the development, including for the removal of native vegetation under Clause 52.17 and for the removal of trees with diameters at or over 40cm at 1.3m above ground level under the Significant Landscape Overlays. A total of 2.204 hectares of native vegetation will be impacted by the proposed action.

The EPBC Act (Cth) is also relevant legislation, as the proposed action would impact EPBC-listed values.

The FFG Act (Vic) is relevant legislation as well as the proposed action would impact FFG-listed values, which requires a permit to impact if they occur on public land.

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. *

The proposal will be advertised to the local community and referred to relevant referral authorities as part of the planning permit application process. The outcome of that consultation is yet to be determined.

Cultural Heritage Management Plan (CHMP) No. 18399 was prepared for the project area, and was approved by the CEO of the Dja Dja Wurrung Clans Aboriginal Corporation in accordance with sections 63(1) and 148(d) of the Aboriginal Heritage Act 2006 (see attachment 5).

1.3.1 Identity: Referring party

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1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN	12095541334
Organisation name	NATURE ADVISORY PTY LTD
Organisation address	5/61-63 Camberwell Road, Hawthorn East, Victoria 3123

Referring party details

Name	Suzanne Moss
Job title	Botanist & Project Manager
Phone	0427972620
Email	suzie@natureadvisory.com.au
Address	5/61-63 Camberwell Road, Hawthorn East, VIC 3123

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	646305786
Organisation name	Porcupine Village Pty Ltd
Organisation address	8 Allans Road, Maldon, Victoria, 3463

Person proposing to take the action details

Name	Doug Baird
Job title	Project Manager
Phone	0400579319
Email	doug@porcupinevillage.com.au
Address	8 Allans Road, Maldon, Victoria 3463

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? *

Yes

1.3.2.16 Describe the nature of the trust arrangement in relation to the proposed action. *

The trust is responsible for running Porcupine Village. The proposed action is a redevelopment of Porcupine Village. As such, the trust is responsible for the proposed action. A copy of the Trust Deed (Att. 8) is attached. Attachment 8 will not be made publicly available as it is a confidential document.

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 proponent has historically cleared trees that form part of the Grey Box Grassy Woodlands (GBGW) EPBC community to construct infrastructure in Porcupine Village. This may have been done without the knowledge that the vegetation formed an EPBC Act-listed community. They are now rectifying the situation by including the area of previously cleared GBGW in this referral. They intend to fully offset all areas of the Community within the project area that have previously been impacted and will be impacted in the future. This is to ensure past and future actions are compliant with environmental regulations.

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 proponent does not have an environmental policy because it is a small tourism village, and has never needed such a 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	646305786
Organisation name	Porcupine Village Pty Ltd
Organisation address	8 Allans Road, Maldon, Victoria, 3463

Proposed designated proponent details

Name	Doug Baird
Job title	Project Manager
Phone	0400579319
Email	doug@porcupinevillage.com.au
Address	8 Allans Road, Maldon, Victoria 3463

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	12095541334
Organisation name	NATURE ADVISORY PTY LTD
Organisation address	5/61-63 Camberwell Road, Hawthorn East, Victoria 3123
Representative's name	Suzanne Moss
Representative's job title	Botanist & Project Manager
Phone	0427972620
Email	suzie@natureadvisory.com.au
Address	5/61-63 Camberwell Road, Hawthorn East, VIC 3123

✔ 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	646305786
Organisation name	Porcupine Village Pty Ltd
Organisation address	8 Allans Road, Maldon, Victoria, 3463
Representative's name	Doug Baird
Representative's job title	Project Manager
Phone	0400579319
Email	doug@porcupinevillage.com.au
Address	8 Allans Road, Maldon, Victoria 3463

✔ 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

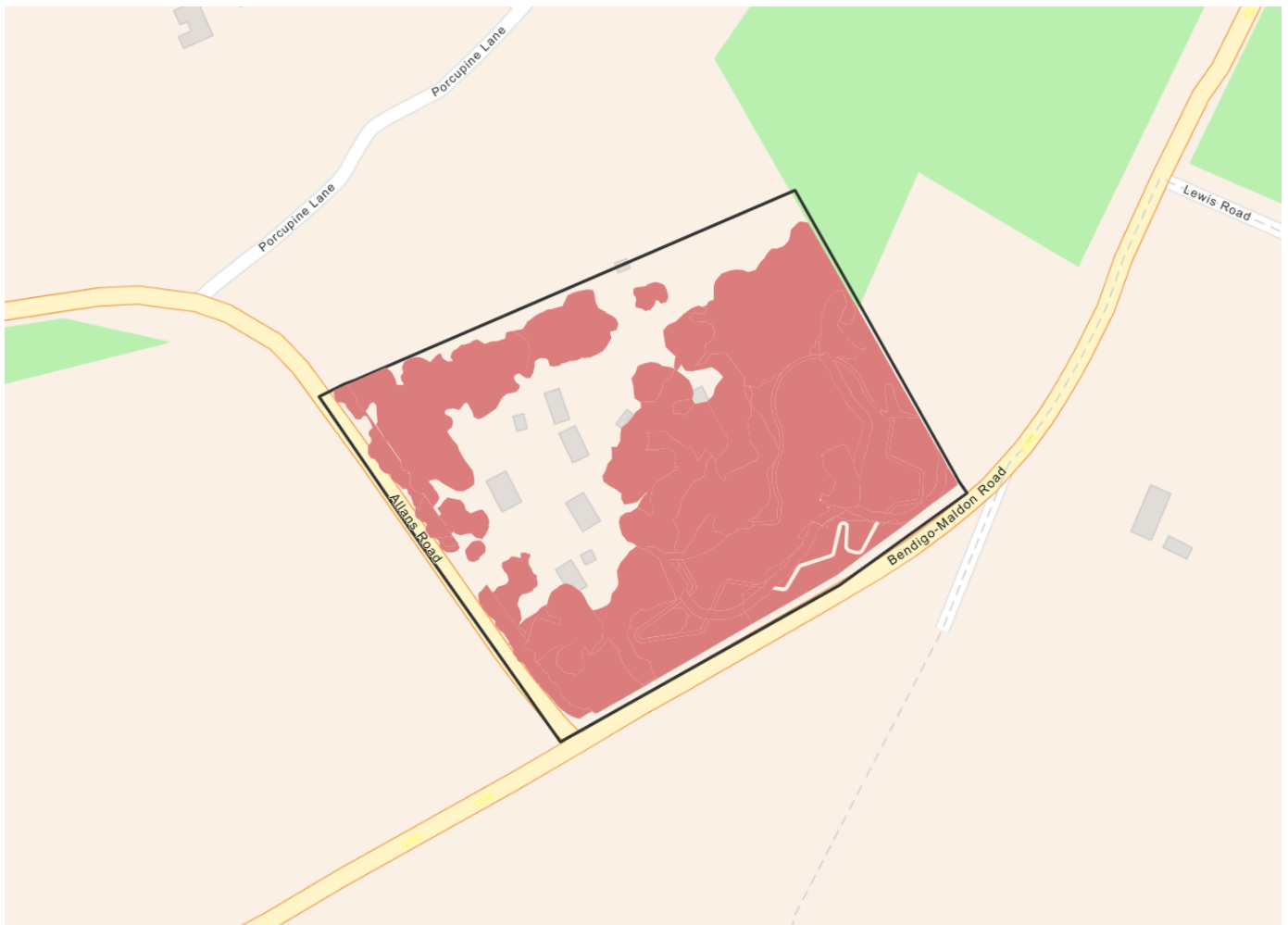
1.4 Payment details: Payment allocation

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



Project Area: 5.62 Ha **Disturbance Footprint:** 3.72 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

8 Allans Road, Maldon, Victoria, 3463

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? *

The action area is on private land, owned by Porcupine Village Pty Ltd. This is with the exception of a very small amount part of the action area in the road reserve, on public land.

3. Existing environment

3.1 Physical description

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

The project area constituted approximately 5.2 hectares of land located at Maldon comprising private land on Lot 1 of Title Plan 131208 and the adjoining roadside of Allans Road to the west. It is approximately 2 km east of Maldon, and 14 km north-west of Castlemaine. The study area supported skeletal sedimentary soils with quartz intrusions on a flat landscape which gently sloped to the north-west. The project area has been disturbed by historic gold mining, resulting in an uneven surface of worn pits and spoil piles with mixed geology. Several small dams occurred throughout, with a small natural pond in the southeast of the study area and Porcupine Creek running west-east outside the northern boundary.

Vegetation in the project area was dominated by dry forest of mixed Grey Box, Red Stringybark and Yellow Box, with smaller areas of River Red-gum woodland associated with Porcupine Creek north of the study area and a small pondage in the south-east (see attachment 2, section 5.1).

Recent earthworks had been undertaken throughout the project area, with scraping of topsoil in the south of the property, construction of a levelled platform and marquee in the centre-south, the formation of graded vehicle tracks in the woodland to the east, and the clearing of land for the creation of recreations of gold mining infrastructure in the centre and east of the property.

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

This site supports a historic gold mining village commonly known as "Porcupine Village" which contains a number of existing historic buildings, a restaurant-café, eight motel units and a manager's residence. Currently, only the restaurant-café has a permit for operation and is open to the public.

The current proposal seeks to develop the following structures and features and open the site for tourism and accommodation (see attachment 1):

- Cabin area;
- Amenities Block;
- Underground infrastructure such as power, sewer, water, gas and drainage;
- Ticket Box;
- Museum space;
- Recreation zone with swimming pool; and
- Car parking and vehicle access.

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

Most native vegetation on site qualifies as the EPBC Act-listed Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia. The area that qualifies has a Grey Box canopy, supporting at least 20 trees per hectare with a diameter of 12 cm or more. It has more than 50% native species making up the ground layer, meaning it meets the thresholds required to qualify as the community (see attachment 3, section 4.1.2).

It is also likely that the *Flora and Fauna Guarantee Act* (Vic)-listed Victorian Temperate Woodland Bird Community occurs within the site.

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 is largely flat, gently sloping to the north-west and with a low-lying area in the south-east associated with a small pondage. It is approximately 320 m 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.

Vegetation in the project area was dominated by dry forest of mixed Grey Box, Red Stringybark and Yellow Box, with smaller areas of River Red-gum woodland associated with Porcupine Creek north of the study area and a small pondage in the south-east. Understory vegetation was diverse and predominantly native throughout most of the project area, comprising an open shrub layer including Sweet Bursaria, Broom Bitter-pea, Spreading Wattle, and Cherry Ballart over a diverse but sparse assemblage of broad-leafed herbs and graminoids such as Black-anther Flax-lily, Silvertop Wallaby-grass, Rough Spear-grass, Common Raspwort, Trailing Speedwell, and Stony Fireweed. Much of the understory comprised a mixture of lichens, algal crusts, and bare ground. In several areas such as the carpark, historic gold-mining village, and in the areas of disturbance outlined above, vegetation was limited to the native canopy, with a bare ground layer (see attachment 2, section 5.1).

Fauna habitat within the study area comprised remnant but degraded Box-Ironbark Forest, scattered trees, dams, sparse understorey, and buildings with features suitable for fauna utilisation.

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

Vegetation recorded within the project area comprises Heathy Dry Forest (EVC 20) which is the dominant form of vegetation and occurs on the dry, skeletal soils which occur throughout the majority of the study area, and Creekline Grassy Woodland (EVC 67) which occurs on the loamier silty clay soils associated with Porcupine Creek which runs west-east to the north of the study area and the small pondage in the south-east of the project area. A total of nine patches comprising these EVCs have been identified in the project area. This totals an area of 3.284 hectares of native vegetation in patches and includes 29 large trees (see attachment 2, section 5.2).

Of this, approximately 2.246 hectares qualify as the EPBC-listed ecological community Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia.

In addition, eight scattered trees consisting of River Red-gum, Grey Box and Yellow Box occur in the project area. These would have once comprised the canopy component of the abovementioned EVCs, which have a benchmark value of ≥ 60 cm DBH and ≥ 80 cm DBH for large trees, respectively. These trees comprised five large scattered trees, and three small scattered trees.

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 Places listed on the Commonwealth Heritage List occur within the project area or surrounds.

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

The majority of the project area has been identified as an 'area of cultural heritage sensitivity' in association with Porcupine Creek to the north of the project area under the Aboriginal Heritage Regulations 2018. Accordingly, Cultural Heritage Management Plan (CHMP) No. 18399 was prepared for the project area, and was approved by the CEO of the Dja Dja Wurrung Clans Aboriginal Corporation in accordance with sections 63(1) and 148(d) of the Aboriginal Heritage Act 2006. The CHMP did not identify any Aboriginal cultural heritage values, likely owing to a history of disturbance and displacement associated with historic mining and construction of Porcupine Village (see attachment .5).

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. *

Porcupine Creek runs west-east to the north of the project area, and a small pondage occurs in the southeast of the project area. No direct impacts are proposed to these features, but the increased roof area, area of hardstand for buildings and paved surfaces may result in increased runoff and alter the hydrology of the site. In addition, a dam and associated artificial mining pond and stream are proposed, which will operate with a drainage cycle flow system stemming from the dam.

A Stormwater Drainage Management Report has been completed for the site, prepared by Kevin Wiseman (see attachment 6).

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.

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.

*

No World Heritage properties occur.

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.

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.

*

No national heritage places occur.

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	Banrock Station Wetland Complex
No	No	Hattah-Kulkyne Lakes
No	No	Kerang Wetlands
No	No	Riverland
No	No	The Coorong, and Lakes Alexandrina and Albert Wetland

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. *

No Ramsar Wetlands occur.

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	Common name
No	No	Amphibromus fluitans	River Swamp Wallaby-grass, Floating Swamp Wallaby-grass
No	No	Anthochaera phrygia	Regent Honeyeater
No	No	Aphelocephala leucopsis	Southern Whiteface
No	No	Aprasia parapulchella	Pink-tailed Worm-lizard, Pink-tailed Legless Lizard
No	No	Botaurus poiciloptilus	Australasian Bittern
No	No	Caladenia concolor	Crimson Spider-orchid, Maroon Spider-orchid
No	No	Caladenia ornata	Ornate Pink Fingers
No	No	Caladenia tensa	Greencomb Spider-orchid, Rigid Spider-orchid
No	No	Caladenia versicolor	Candy Spider-orchid
No	No	Calidris acuminata	Sharp-tailed Sandpiper
No	No	Calidris ferruginea	Curlew Sandpiper
No	No	Callocephalon fimbriatum	Gang-gang Cockatoo
Yes	Yes	Climacteris picumnus victoriae	Brown Treecreeper (south-eastern)
No	No	Crinia sloanei	Sloane's Froglet
No	No	Dasyurus maculatus maculatus (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)
No	No	Delma impar	Striped Legless Lizard, Striped Snake-lizard
No	No	Dianella amoena	Matted Flax-lily
No	No	Dodonaea procumbens	Trailing Hop-bush
No	No	Falco hypoleucos	Grey Falcon

Direct impact	Indirect impact	Species	Common name
No	No	<i>Galaxias rostratus</i>	Flathead Galaxias, Beaked Minnow, Flat-headed Galaxias, Flat-headed Jollytail, Flat-headed Minnow
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
No	No	<i>Glycine latrobeana</i>	Clover Glycine, Purple Clover
No	No	<i>Grantiella picta</i>	Painted Honeyeater
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
No	No	<i>Lachnagrostis adamsonii</i>	Adamson's Blown-grass, Adamson's Blowngrass
Yes	Yes	<i>Lathamus discolor</i>	Swift Parrot
No	No	<i>Lepidium aschersonii</i>	Spiny Peppercress
No	No	<i>Leucochrysum albicans</i> subsp. <i>tricolor</i>	Hoary Sunray, Grassland Paper-daisy
No	No	<i>Litoria raniformis</i>	Southern Bell Frog,, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog
Yes	Yes	<i>Melanodryas cucullata</i> <i>cucullata</i>	South-eastern Hooded Robin, Hooded Robin (south-eastern)
No	No	<i>Myriophyllum porcatum</i>	Ridged Water-milfoil
No	No	<i>Nannoperca australis</i> Murray-Darling Basin lineage	Southern Pygmy Perch (Murray-Darling Basin lineage)
No	No	<i>Neophema chrysostoma</i>	Blue-winged Parrot
No	No	<i>Paralucia pyrodiscus lucida</i>	Eltham Copper Butterfly
No	No	<i>Pedionomus torquatus</i>	Plains-wanderer
No	No	<i>Pimelea spinescens</i> subsp. <i>spinescens</i>	Plains Rice-flower, Spiny Rice-flower, Prickly Pimelea
No	No	<i>Polytelis swainsonii</i>	Superb Parrot
No	No	<i>Prasophyllum validum</i>	Sturdy Leek-orchid, Mount Remarkable Leek-orchid
No	No	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox
No	No	<i>Pterostylis chlorogramma</i>	Green-striped Greenhood

Direct impact	Indirect impact	Species	Common name
No	No	<i>Pterostylis valida</i>	Robust Greenhood
No	No	<i>Rostratula australis</i>	Australian Painted Snipe
No	No	<i>Senecio behrianus</i>	Stiff Groundsel, Behr's Groundsel
No	No	<i>Senecio macrocarpus</i>	Large-fruit Fireweed, Large-fruit Groundsel
No	No	<i>Senecio psilocarpus</i>	Swamp Fireweed, Smooth-fruited Groundsel
No	No	<i>Stagonopleura guttata</i>	Diamond Firetail
No	No	<i>Synemon plana</i>	Golden Sun Moth

Ecological communities

Direct impact	Indirect impact	Ecological community
Yes	Yes	Grey Box (<i>Eucalyptus microcarpa</i>) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia
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. *

A total of 2.246 hectares of **Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia (GBGW)** was recorded in the study area. All 2.246 hectares of GBGW present in the study area will be impacted by the proposed action. This is approximately 59% of the GBGW community that is present in the project area. Of this removed area, 0.430 hectares of GBGW has been observed to have already been removed by works. All remaining GBGW on site is likely to be indirectly impacted during operation of the proposed accommodation and tourism facilities due to visitors entering the area or retained vegetation and altering it through trampling, collection of flowering material and spread of weeds. Without mitigation, there is likely to be a resultant loss of species from the remaining areas of the community and an increase in weed dispersal as a consequence of the operation of the proposed accommodation and tourism facilities.

Brown Treecreeper (South-eastern; *Climacteris picumnus victoriae*) has the potential to be impacted by the action. The species is known to occur as close as the adjacent Dredge and Dragline Historical Site, in the same habitat as the study area. Removal of native vegetation in the study area is likely to impact Brown Treecreeper. The proposed removal is likely decrease the area of occupancy of Brown Treecreeper equating to the entire native vegetation removal area (2.416 ha), and potential to adversely affect habitat critical to the survival of the species.

Swift Parrot (*Lathamus discolor*) has the potential to be impacted by the action. The species is known to occur annually in the adjacent Muckleford State Forest and Maldon Historic Reserve. Tree species utilized by the swift Parrot for foraging are also present in the study area and it is likely that the species may occur occasionally during the autumn and winter months. Removal of these tree species, such as Grey Box, Yellow Gum, Yellow Box, and River Red Gum, will reduce the area of occupancy of the species, and may adversely affect critical habitat for the survival of the species.

Hooded Robin (South-eastern; *Melanodryas cucullata cucullata*) has the potential to be impacted by the development. The species is known to occur year-round in Muckleford Nature Conservation Reserve, semi-adjacent to the site. Due to the nearby Bendigo-Maldon Road and the current existing dwellings, there is a level of disturbance that may prevent the species from occurring consistently, with likely only non-breeding individuals visiting the area on occasion. The proposed removal is potential to decrease the area of occupancy of Hooded Robin equating to the entire native vegetation removal area (2.416 ha).

Gang-gang Cockatoo (*Callocephalon fimbriatum*)

The species is potential to occur in the cooler months however unlikely to be impacted as occurrences will be incidental due to the very low reporting rate in the area, with most records around Castlemaine in more riparian or low-lying areas.

Diamond Firetail (*Stagonopleura guttata*)

The species relies on grassy woodlands to forage and breed. Woodland on site lacks a healthy grass cover and therefore the species may be present only incidentally. Removal of this habitat is unlikely to impact the species.

Southern Whiteface (*Aphelocephala leucopsis*)

The species occurs in the region in areas of open woodland with a healthy and dense understory of shrubs. The site lacks this habitat, and it is unlikely that Southern Whiteface will utilise it, and therefore it will not be impacted.

Further details can be found in attachment 3, sections 4.3.2 and 4.4.1.

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

*

Yes

4.1.4.5 Describe why you consider this to be a Significant Impact. *

Four MNES were considered to be impacted by the action. Here, they are assessed against the criteria for a Significant impact.

1. Grey-box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia (GBGW):

Reduce the extent of an ecological community

GBGW occurs within the proposed project footprint, within Habitat Zones B, E and I. A total of 1.317 hectares of GBGW will be fully removed from the project area, being approximately 59% of that recorded on site. **Reduction of extent certain.**

Fragment or increase fragmentation of an ecological community, for example by clearing vegetation for roads or transmission lines

On a local scale GBGW within the study area is separated from potential GBGW in the surrounding landscape, so removal of GBGW from within the study area will not separate any two patches of GBGW from each other.

Adversely affect habitat critical to the survival of an ecological community

This area is not considered to be of high quality or to have a unique character not present elsewhere.

Modify or destroy abiotic (non-living) factors (such as water, nutrients, or soil) necessary for an ecological community's survival, including reduction of groundwater levels, or substantial alteration of surface water drainage patterns

Abiotic factors necessary for the community's survival in retained areas of GBGW will not be impacted by the project, as construction mitigation measures will be put in place.

Cause a substantial change in the species composition of an occurrence of an ecological community, including causing a decline or loss of functionally important species, for example through regular burning or flora or fauna harvesting

A number of camping structures as well as a walking track are proposed to be located within an area of retained native vegetation which supports the listed ecological community GBGW. These structures will not reduce the extent of the community, but have potential to alter the structure of the ecological community in this location through direct clearing of understory species during installation and trampling of vegetation by visitors. **Change in community composition in camping area likely.**

Cause a substantial reduction in the quality or integrity of an occurrence of an ecological community, including, but not limited to:

- **assisting invasive species, that are harmful to the listed ecological community, to become established; or**
- **causing regular mobilisation of fertilisers, herbicides or other chemicals or pollutants into the ecological community which kill or inhibit the growth of species in the ecological community**

Assessment: A number of camping structures and a walking track are proposed to be located within an area of retained native vegetation which supports the listed ecological community GBGW. These structures will not reduce the extent of the community, but will reduce the quality of the community through direct clearing of understory species during installation and maintenance. Furthermore, during operation of the proposed accommodation and tourism facilities it is likely that visitors will enter the area of retained vegetation and alter vegetation through trampling, collection of flowering material and spread of weeds. **Reduction in quality of retained vegetation certain.**

Interfere with the recovery of an ecological community

Assessment: This area is not considered to be of high quality or to have a unique character not present elsewhere.

Overall assessment outcome: The proposed action will have a significant impact on *Grey Box (Eucalyptus microcarpa)* Grassy Woodlands and Derived Native Grasslands of South-eastern Australia (see attachment 3, section 5.4.1).

2. Brown Treecreeper (South-eastern)

Lead to a long-term decrease in the size of an important population of a species

It is unlikely the impacts will lead to a long-term decrease of the species.

Reduce the area of occupancy of an important population

The removal of 2.416 hectares of native forest may result in a reduction of the area of occupancy of an important population as the densities found in the adjacent woodlands seem to be low and the species is not reported frequently but may rely on the study area for dispersal or nonbreeding survival of juveniles or adults. **Reduction of the area of occupancy of an important population likely.**

Adversely affect habitat critical to the survival of a species

The habitat found in the study area is considered of moderate quality for the species. It is likely the species utilise it for foraging and less likely breeding and may qualify as habitat critical for the survival of the species. This habitat would be adversely affected due to direct removal. **Adverse impacts to habitat critical to the survival of the species potential.**

Disrupt the breeding cycle of an important population

The area of removal equates to less than one territory of a pair/family group.

Modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline

The decrease in habitat due to the proposed removal will not result in the decline of Brown Treecreeper.

Result in invasive species that are harmful to a vulnerable species becoming established in the vulnerable species' habitat

Invasive species (Cats & Foxes) harmful to this species are already present in the area.

Introduce disease that may cause the species to decline

The development in the project area is unlikely to introduce disease that may cause the species to decline. **Disease introduction unlikely.**

Interfere substantially with the recovery of the species

No recovery plan is published for Brown Treecreeper.

Overall assessment outcome: The proposed action will cause significant impact on the Brown Treecreeper (southeastern) (see attachment 3, section 5.3.3).

3. Swift Parrot

Lead to a long-term decrease in the size of a population

The proposed action will slightly reduce the foraging opportunities available to this population, but is unlikely to lead to a long-term decrease in the size of the Swift Parrot population.

Reduce the area of occupancy of the species

The project area contains 2.246 hectares of this important winter foraging habitat, in the *Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia* community, of which 1.317 hectares including nine large trees will be removed. The removal will reduce the area of occupancy of the species. **Reduction of the area of occupancy of the species likely.**

Fragment an existing important population into two or more populations

On the mainland the Swift Parrot population is highly fragmented, semi-nomadic and highly mobile to allow it to take advantage of the richest areas of eucalypt nectar production and lerp infestation, meaning the proposal is unlikely to fragment the population.

Adversely affect habitat critical to the survival of the species

The proposal will adversely affect habitat critical to the survival of this species, as the removal of nine large trees is proposed and the area is adjacent to Muckleford State Forest and Maldon Historic Reserve where the species is known to occur and is mapped as a Key Biodiversity Area. **Adverse impacts to habitat critical to the survival of the species likely**

Disrupt the breeding cycle of a population

The Swift Parrot breeds in south-east Tasmania.

Modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline

Given the highly nomadic and mobile habit of this species, the proposed impact is not considered likely to result in local population decline.

Result in invasive species that are harmful to a critically endangered or endangered species becoming established in the endangered or critically endangered species' habitat

Invasive species (Cats & Foxes) harmful to this species are already present in the area.

Interfere substantially with the recovery of the species

Similar higher quality habitat occurs in adjoining areas, thus the proposal is unlikely to interfere substantially with the recovery of this species.

Overall assessment outcome: The proposed action will cause a significant impact on the Swift Parrot (see attachment 3, section 5.3.1).

4. Hooded Robin (South-eastern)**Lead to a long-term decrease in the size of an important population of a species**

It is unlikely the impacts will lead to a long-term decrease of the species.

Reduce the area of occupancy of an important population

The removal of 2.416 hectares of native forest will result in a reduction of the area of occupancy of an important population. **Reduction of the area of occupancy of the species likely**

Fragment an existing important population into two or more populations

The proposed works will not fragment the existing population.

Adversely affect habitat critical to the survival of a species

The habitat found in the study area is considered of moderate quality for the species.

Disrupt the breeding cycle of an important population

The area impacted is not part of a breeding territory.

Modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline

The decrease in habitat due to the proposed removal will not result in the decline of Hooded Robin due to the reduced size of impacted area.

Result in invasive species that are harmful to a vulnerable species becoming established in the vulnerable species' habitat

Invasive species (Cats & Foxes) harmful to this species are already present in the area.

Introduce disease that may cause the species to decline

The development in the project area is unlikely to introduce disease that may cause the species to decline.

Interfere substantially with the recovery of the species

No recovery plan is published for Hooded Robin.

Overall assessment outcome: The proposed action will not have a significant impact to Hooded Robin (southeastern) (see attachment 3, section 5.3.5).

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

Yes

4.1.4.8 Please elaborate why you think your proposed action is a controlled action. *

The proposed action is not proposed to be implemented in a way that avoids impacts on all protected matters, and will result in a significant impact to GBGW, Brown Treecreeper and Swift Parrot. As such, the proposed action is 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. *

The following efforts will be made to minimise impacts to GBGW:

The layout for the proposed action has been altered to significantly reduce the amount of direct clearing of GBGW by siting proposed caravan parking sites outside of the area of GBGW. All areas of GBGW will still be indirectly impacted.

The proposed walking track will be microsituated to avoid the removal of any large or small trees. To mitigate damage from foot traffic, various measures will be taken to protect vegetation around the walking path, including fencing, revegetation and habitat enhancement. Auxiliary services have also been designed to have minimal impact on canopy trees.

Trees will be retained throughout the site wherever the arborist report deems it possible (see attachment 7). This will ensure that impacts to woodland habitat for Brown Treecreeper and Swift Parrot are minimised throughout the site.

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

Currently, no proposal has been made to provide offsets for the impacts of the proposed action.

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	Common name
No	No	<i>Actitis hypoleucos</i>	Common Sandpiper
No	No	<i>Apus pacificus</i>	Fork-tailed Swift
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Calidris melanotos</i>	Pectoral Sandpiper
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
No	No	<i>Motacilla flava</i>	Yellow Wagtail

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.

*

Two listed migratory bird species (excluding oceanic species and shorebirds) have the potential to occur in the study area. The susceptibility of these species to possible impacts from any development in the study area is discussed below.

- White-throated Needletail (EPBC Act: Vulnerable & Migratory)
 - The species is likely to occur only as it flies over, and it is unlikely to use the trees present as a roost. Removal of woodland habitat is unlikely to impact White-throated Needletail.
- Fork-tailed Swift (EPBC Act: Migratory)
 - Similar to White-throated Needletail, the species may only occur as it flies over and therefore removal of woodland habitat is unlikely to impact this species.

None of the other above-listed species are considered likely to occur or have potential to occur.

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.

*

Development does not involve nuclear-related issues.

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.

—

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 development does not occur in a marine environment.

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.

*

Development does not occur in a marine environment.

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 development is not related to coal mining or coal seam gas.

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.

—

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. *

Development is not on 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.

—

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. *

Development not related.

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:

- Threatened Species and Ecological Communities (S18)

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)
- 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 proposed action must occur within Porcupine Village, as it is a redevelopment of the existing tourism park. Porcupine Village has existing infrastructure which cannot be located to another site.

Alternative timeframes would not alter the impacts to MNES. Furthermore, the proposed action is ready to proceed.

The proposed action has been considered by the planning permit application process with input from multiple consultants and is appropriately resolved.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.1 - Development Plan.pdf Development plan for Porcupine Village Redevelopment	19/02/2025	No	High

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.	Document	Att.4 - Property Planning Scheme Report.pdf This document outlines all local government legislation that applies to the property under the Wyndham Planning Scheme	18/03/2025	No	High

1.2.7 Public consultation regarding the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.5 - Cultural Heritage Management Plan.pdf Cultural Heritage Management Plan for 8 Allans Road, Maldon	29/11/2021	Yes	High

1.3.2.16 (Person proposing to take the action) Nature of the trust arrangement in relation to the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.8 - Porcupine Village Trust - Trust Deed - Confidential.pdf	10/12/2020	Yes	

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.2 - Flora and Fauna Report.pdf Flora and Fauna Assessment Report	24/03/2025	No	High

3.1.2 Existing or proposed uses for the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.1 - Development Plan.pdf Development Plan	24/02/2025	No	High

3.1.3 Natural features, important or unique values that applies to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document				

Att.3 - MNES report.pdf	24/03/2025	No	High
Matters of National Environmental Significance Report			

3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.6 - Drainage Management Plan.pdf Stormwater Drainage Management Plan	18/04/2024	No	High

4.1.4.10 (Threatened Species and Ecological Communities) Avoidance or mitigation measures proposed for this action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.7 - Arborocultural Assessment.pdf Arboricultural Assessment Report	01/04/2024	No	High

5.2 Declarations

✔ Completed Referring party's declaration

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

ABN/ACN	12095541334
Organisation name	NATURE ADVISORY PTY LTD
Organisation address	5/61-63 Camberwell Road, Hawthorn East, Victoria 3123
Representative's name	Suzanne Moss
Representative's job title	Botanist & Project Manager
Phone	0427972620
Email	suzie@natureadvisory.com.au
Address	5/61-63 Camberwell Road, Hawthorn East, VIC 3123

☒ 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, **Suzanne Moss of NATURE ADVISORY 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	646305786
Organisation name	Porcupine Village Pty Ltd
Organisation address	8 Allans Road, Maldon, Victoria, 3463
Representative's name	Doug Baird

Representative's job title	Project Manager
Phone	0400579319
Email	doug@porcupinevillage.com.au
Address	8 Allans Road, Maldon, Victoria 3463

☒ 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, **Doug Baird of Porcupine Village 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, **Doug Baird of Porcupine Village 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. *