

The La Trobe University City Campus redevelopment (Campus)

Application Number: 03278

Commencement Date:
18/12/2025

Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

The La Trobe University City Campus redevelopment (Campus)

1.1.2 Project industry type *

Private

1.1.3 Project industry sub-type

—

1.1.4 Estimated start date *

01/01/2027

1.1.4 Estimated end date *

31/12/2057

1.2 Proposed Action details

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

The proposed action comprises the implementation of the La Trobe University City Masterplan (the Masterplan). The Campus has been operating since the late 1960s and the Master plan is a long-term strategy aimed at transforming the 235-hectare the Campus into a vibrant, mixed-use precinct that integrates education, research, industry, and housing over the next 30 years.

The Masterplan prioritises sustainability, economic development, and placemaking, with a focus on student, affordable and key worker housing, job creation, and partnerships with industry.

The Masterplan emphasises a strong commitment to environmental sustainability and protection including Nangak Tamboree Wildlife Sanctuary enhancement, continuing the University Net Zero Initiative and ensuring future development and infrastructure is delivered sustainably.

The Masterplan will include sporting facilities, research and innovation, education, commercial, retail and residential uses and provide economic uplift and growth for Melbourne's Northern region by unlocking employment and economic development opportunities.

1. The proposed action is contained within 156 hectares of the La Trobe University campus on Plenty Road, Bundoora, Victoria. Figure 1 shows the extent of the project area and Figure 2 shows the extent of areas within the wider Campus which will remain protected from future development throughout the 30 year Master plan development. Within the project area the impact footprint of the proposed action is subject to change, however La Trobe University (LTU) is committed to avoidance and ongoing management of key areas of environmental value within the project area (avoidance areas), see Figure 3.

The Campus is located approximately 17 kilometres north-east of the Melbourne Central Business District and is located within the:

- Gippsland Plain Bioregion
- Yarra River Basin
- Management area of Melbourne Water
- Darebin City Council
- Traditional lands of the Wurundjeri Woi-wurrung.

Activity description

Works will be undertaken over a period of 30+ years, timeframes and impact areas are subject to change depending on the University's operational requirements and priorities. The proposed action will include significant reinvigoration of previously developed areas to provide:

- Residential precincts including apartments and townhouses;
- Mixed use precincts including apartments, community and cultural facilities, supermarket and specialty retail, Research and Innovation, commercial and academic areas;
- The Master plan will have a diverse mix of housing, from apartments and townhouses to homes, that will cater for our local community and will all be set within a natural landscape;
- 20,000+ new jobs created and 3,000 construction jobs per annum;
- 40,000 students studying on our Campus; and
- Additional housing for 12,000 students, staff and private residents.

Attachment 1 – Masterplan shows the indicative Masterplan.

The project will require vegetation removal to enable construction of buildings and infrastructure and ongoing use of the Campus as a mixed-use precinct. While the layout and timeframes of impacts within the project area are subject to change, LTU is committed to the avoidance and minimisation of impacts to Matters of National Environmental Significance (MNES) throughout the course of the development and as such are submitting the referral on the basis of the maximum impact to MNES, including maximum impact thresholds in the short, medium and long term of the Masterplan (see further details in Section 4.1.4), to

ensure that the development is guided by outcomes for biodiversity and allows for potential cumulative impacts through the development life cycle. Details of relevant MNES and associated mitigation and avoidance commitments are laid out further in Section 4.

As the first step to enable the delivery of the Masterplan, LTU is currently seeking a Planning Scheme Amendment (under the Darebin Planning Scheme) to rezone five precincts from the current Public Use Zone – Education (PUZ2) to a Precinct Zone (PRZ). The primary intent of the PSA is to facilitate a broader range of uses in the precincts, particularly increased housing opportunities (the five precincts). The five precincts are shown on Figure 4 and further detail on the Victorian planning process is included in Section 1.2.6.

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? *

Victorian Legislation

Planning and Environment Act 1987 (Vic) (PE Act)

The Campus is located within the Darebin Planning Scheme area (the Scheme) and is currently zoned Public Use Zone – Education (PUZ2).

To enable the Masterplan, LTU is currently seeking a Planning Scheme Amendment to rezone five precincts (see Figure 4) from the current PUZ2 to the Precinct Zone (PRZ), which introduces a requirement for a Masterplan to be prepared.

The primary intent of the PSA is to facilitate a broader range of uses in the precincts, particularly increased housing opportunities. The PSA package was lodged with the Victorian Department of Transport and Planning (DTP) in October 2025. Referrals have been sent to key stakeholders on 10th December 2025.

Irrespective of the outcome of the request for a PSA it is noted that any development associated with the Masterplan will be required to secure permits for vegetation removal (in accordance with Clause 52.17 (Native Vegetation) and any relevant overlays), unless an exemption applies, given the fluidity of timeframes, permit applications will be undertaken as and when required to enable each phase of the proposed action.

Environment Effects Act 1978 (Vic) (EE Act)

In considering whether a referral is required under the EE Act, a review of the potential referral criteria indicated that only one criterion (related to ecology/biodiversity) has the potential to be triggered by the project, being the combined referral criteria for:

“Potential removal, destruction or lopping of 10 hectares or more of native vegetation, unless it is authorised for removal under an approved forest management plan or fire protection plan.”

Based on the current recorded values within the site, the project would not meet this criterion. As such referral of the proposed action is not required.

We further note that removal of native vegetation will be assessed under the *Planning and Environment Act 1987 (Vic)* in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017) and thus potential impacts will be adequately assessed within this framework and additional assessment is unlikely to be required, as such referral is not proposed.

Aboriginal Cultural Heritage Act 2006 (Vic)

Andrew Long and Associates was engaged in 2016 to prepare a voluntary Cultural Heritage Management Plan (CHMP) for the future development of the Campus (ALA, 2016). The purpose of the CHMP was to better understand the cultural values and archaeological potential of the Campus and inform future development. The CHMP identified several areas of cultural heritage significance within and surrounding the project area, including registered cultural heritage places and the Darebin Creek. As such, the project area is located within an area of cultural heritage sensitivity, as defined in Regulations 22 and 23 of the *Aboriginal Heritage Regulations 2018 (Vic)*.

The CHMP did not contemplate a specific activity but was intended to inform, align expectations between LTU and the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation (WWCHAC) and establish a set of guidelines to inform the future development, no specific management measures were required for the management of Aboriginal cultural heritage within the activity area.

The Masterplan has been developed to avoid and minimise impacts to cultural heritage, future development activities associated with the Masterplan development will be individually assessed against the requirements of the Aboriginal Heritage Act 2006 and Aboriginal Heritage Regulations 2018.

Flora and Fauna Guarantee Act 1978 (Vic)

Under the Flora and Fauna Guarantee Act 1978 (FFG Act) a permit is required from DEECA to 'take' protected flora species. Permit exemptions under the Act generally apply to the non-commercial removal of protected flora from private land, unless there is 'critical habitat' that has been declared on the land. Authorisation under the Act is required to collect, kill, injure or disturb listed fish on private or public land.

The FFG Act defines public land as Crown Land or land owned by, or vested in, a public authority, while private land is defined as any land other than public land. A public authority is defined in the FFG Act as a body established for a public purpose by or under any Act and includes:

- an administrative office
- a government department
- a municipal council
- a public entity
- a State-owned enterprise.

La Trobe University is not a public authority for the purposes of the FFG Act.

The project area is located on private land, does not contain any declared 'critical habitat' for the purposes of the FFG Act and the flora species are not being taken for the purpose of commercial sale. The FFG Act is therefore not relevant to the proposed action. However, the removal of rare or threatened flora and habitat will be subject to the requirements to removal native vegetation under Clause 52.17 of the Darebin Planning Scheme.

Consideration of additional Victorian legislative obligations including the Catchment and Land Protection Act 1994 and the Water Act 1989 will be undertaken at an individual project basis and throughout the development, and all permits and obligations will be secured as required.

Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)

The current referral has been prepared in accordance with the EPBC Act framework in place at the time that the Australian Government's Environment Protection Reform Bills that were passed by the Australian Parliament on Friday 28 November 2025.

We have reviewed the new environmental laws including the draft National Environmental Standards (NES) that are currently out for consultation. The current referral has consideration for and is not inconsistent with the draft NES.

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 Masterplan was informed by a “Masterplan refresh” process which reviewed and updated the previous Campus Masterplan prepared in 2016 for the next 30+ years. The refresh included extensive public consultation conducted between June-September 2022. This consultation engaged key stakeholders as well as the wider community, gathering in excess of 2700 pieces of feedback from 600 people.

Engagement events included:

- 23 visioning, technical and council workshops.
- A community information session.
- Two local councillor forums.
- 5 pop-up events.
- A post card letter box drop.
- Internal and external email communications including newsletters, an online survey and interactive map hosted on LTU’s digital engagement platform.

A summary engagement report can be found in Attachment 2 - Stakeholder Engagement Summary Report.

In addition to public and stakeholder consultation, LTU has established an enduring partnership with the WWCHAC, reflecting its commitment to truth-telling, healing Country, and embedding First Nations priorities into its projects, including the Masterplan. This collaboration is guided by a formal ongoing Engagement Forum with a Terms of Reference focused on cultural values, cultural heritage planning, education, community infrastructure, business support and procurement, land management and biodiversity, opportunities for art, place naming and signage. LTU has engaged Greenshoot Consultants, to embed Country-Centred Design through workshops with Wurundjeri Elders and provide reports on cultural and historical insights. Through inclusive practices, such as Wurundjeri language, LTU aims to create spaces where all feel welcome and connected, fostering a shared stewardship of the land.

In addition to this work by Greenshoot, LTU has a longstanding working relationship with the Narrap Team (part of the WWCHAC) who is engaged to carry out land management activities at the Nangak Tamboree Wildlife Sanctuary (located adjacent to the project area) and land adjoining the Darebin Creek (in conjunction with Darebin Creek Management Committee).

1.3.1 Identity: Referring party

Privacy Notice:

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.

The Department of Climate Change, Energy, the Environment and Water (the department) collects your personal information (as defined by the Privacy Act 1988) through this platform for the purposes of enabling the department to consider your submission and contact you in relation to your submission. If you fail to provide some or all of the personal information requested on this platform (name and email address), the department will be unable to contact you to seek further information (if required) and subsequently may impact the consideration given to your submission.

Personal information may be disclosed to other Australian government agencies, persons or organisations where necessary for the above purposes, provided the disclosure is consistent with relevant laws, in particular the Privacy Act 1988 (Privacy Act). Your personal information will be used and stored in accordance with the Australian Privacy Principles.

See our Privacy Policy to learn more about accessing or correcting personal information or making a complaint.

Alternatively, email us at privacy@dcceew.gov.au.

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 65006175097
Organisation name BIOSIS PTY LTD
Organisation address 3207 VIC

Referring party details

Name Clare Emery
Job title Environmental Planner
Phone 0409817406
Email cemery@biosis.com.au
Address 38 Bertie St, Port Melbourne, VIC 3207

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 64804735113
Organisation name LA TROBE UNIVERSITY
Organisation address 3083 VIC

Person proposing to take the action details

Name Gerard Blood
Job title Executive Director
Phone 03 9479 3501
Email G.Blood@latrobe.edu.au
Address La Trobe University, Bundoora, VIC 3086

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. *

LTU has a satisfactory record of, and has taken steps to ensure responsible environment management. LTU is committed to implementing, maintaining and continually improving environmental management processes to reduce its environmental footprint and ensure compliance with all State and Commonwealth environmental legislation.

LTU previously made a referral and obtained an approval to take a controlled action (EPBC number 2018/8343) in respect of the Sports Park Phase 3 Development Project (Sports Park Approval).

It is noted that in 2022 LTU received warnings and in August 2024, received an infringement notice relating to administrative breaches of annual reporting conditions of the Sports Park Approval. LTU subsequently paid the infringement notice penalty and implemented various measures to achieve and maintain compliance with the Sports Park Approval, as set out below.

The conditions of the Sports Park Approval included the establishment and management of an environmental impact Offset Area, and the salvage and translocation of the critically endangered Matted Flax-Lily (MFL) which is present on the Campus. The offset area has been established and translocation of the MFL has been completed. Following the variation of the conditions of the Sports Park Approval, a revised offset management plan has been prepared and is awaiting approval from DCCEE. LTU has also sought to ensure clear and consistent dialogue with DCCEE in respect of the revised offset management plan to ensure ongoing compliance with the requirements set out on an ongoing basis (including weed management targets). Additional engagement was also undertaken with the Wurundjeri Narrap team to assist in delivering biodiversity/land management outcomes across the offset site for 2025.

In addition, since 2022 LTU has conducted a thorough review of all the current approval conditions and seeks to ensure increased rigour in relation to compliance with the EPBC Act. To assist in achieving and maintaining compliance, LTU has:

1. assigned a dedicated environmental team and extensive internal and external expertise to monitor and manage ongoing environmental management and compliance with approval conditions through the term of the approval.
2. undertaken a review of its engagements with third party contractors to ensure annual reporting obligations are met.
3. Engaged a third party (Biosis) to oversee the offset compliance.
4. In a further demonstration of LTU's commitment to ensuring ongoing responsible environmental management the following notable biodiversity initiatives have been or are to be implemented:
5. Implementing yearly programming meetings with Narrap and Darebin Creek Management Committee to coordinate work associated with the Sports Park approval and the eco corridor. . As well as a monthly working group between Narrap, DCMC, Melbourne Water and La Trobe.
6. Invest significant time and budget in managing the eco corridor, including engagement of a full time Land Management person for the next 3 years.
7. Map listed weeds (to target and prioritise for removal), as well as important vegetation and other species (to target for protection) on GIS systems, across the campus.
8. Work with the La Trobe Botany Society and other partners to do weed surveys to inform annual reports going forward.
9. Create an Environmental Management Systems Advisor role to oversee and advise on projects to minimise and monitor environmental impacts.
10. Create a Biodiversity Officer role to assist with biodiversity outcomes across the Offset Sites and Nangak Tamboree Wildlife Sanctuary.
11. Invest in significant biodiversity studies for all parts of the Campus, as well as conduct annual Tree Audits that consider plant health, as well as hollows, habitat etc.
12. Regularly review and update the La Trobe Landscape Guidelines to reflect best practice in land management, weed management, understanding of TPZ's.
13. Regularly review and update LTU's Environmental Policy to reflect our commitment to biodiversity.

14. Prepare an Integrated Water Management Strategy, Fish Plan (addressing management of pest fish and reintroduction of native fish), requirements for Stormwater Quality for development sites (in accordance with Green Star) and Water Quality Monitoring Program, as well have funded a native fish hatchery at the Wildlife Sanctuary to also address waterway health and its relationship with land management outcomes and broader biodiversity.
15. Continue to carry out a range of biodiversity monitoring work including Frog Census, Great Southern BioBlitz, Stag Watch to support real time (and often community based) biodiversity monitoring, and will formalise a number of key metrics as part of a Sustainability Strategy implementation to measure and report on key biodiversity indicators over time.
16. Develop a Species Reintroductions Plan for the Nangak Tamboree Wildlife Sanctuary.
17. Invested in raingardens, wetlands and revegetation projects across the campus.
18. LTU is a member of the joint university biodiversity working group.
19. Host a number of events, training sessions on biodiversity and provide grants to PHD projects that deliver biodiversity outcomes. This includes work on Matted Flax Lily.

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

In accordance with their Environmental Sustainability Policy, LTU is committed to:

1. Protecting the environment through the prevention of pollution and waste, and through the sustainable development, maintenance and improvement of the natural and built environment.
2. Establishing objectives and targets for improving our environmental performance in the areas of energy consumption, greenhouse gas emissions, potable water consumption, waste to landfill, resource consumption, sustainable transport and biodiversity.
3. The development, implementation and monitoring of a University-Wide Sustainability Plan.
4. Complying with all relevant environmental legislation, standards, agreements, policies and procedures.
5. Maximising sustainable resource use.
6. Minimising the use of hazardous substances.
7. Developing and implementing climate change mitigation and adaptation strategies.
8. Protecting and improving biodiversity.
9. Developing and implementing research and teaching initiatives related to sustainability.
10. Engaging with community groups and local government to develop sustainability initiatives throughout the region.

Further details of LTU's approach to environmental management including the full Environmental Sustainability Policy can be found on their website at <https://policies.latrobe.edu.au/document/view.php?id=20>

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? *

No

1.3.3.2 Is Proposed designated proponent an organisation or business? *

Yes

Proposed designated proponent organisation details

ABN/ACN 64804735113

Organisation name LA TROBE UNIVERSITY

Organisation address 3083 VIC

Proposed designated proponent details

Name Jodie Harris

Job title Director - Sustainability - Master planning and Systems

Phone 0421247207

Email Jodie.Harris@latrobe.edu.au

Address La Trobe University, Bundoora, VIC 3086

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	65006175097
Organisation name	BIOSIS PTY LTD
Organisation address	3207 VIC
Representative's name	Clare Emery
Representative's job title	Environmental Planner
Phone	0409817406
Email	cemery@biosis.com.au
Address	38 Bertie St, Port Melbourne, VIC 3207

✔ 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	64804735113
Organisation name	LA TROBE UNIVERSITY
Organisation address	3083 VIC
Representative's name	Gerard Blood
Representative's job title	Executive Director
Phone	03 9479 3501
Email	G.Blood@latrobe.edu.au
Address	La Trobe University, Bundoora, VIC 3086

✔ 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.

ABN/ACN	64804735113
---------	-------------

Organisation name	LA TROBE UNIVERSITY
Organisation address	3083 VIC
Representative's name	Jodie Harris
Representative's job title	Director - Sustainability - Master planning and Systems
Phone	0421247207
Email	Jodie.Harris@latrobe.edu.au
Address	La Trobe University, Bundoora, VIC 3086

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)? *

No

1.4.3 Have you applied for or been granted a waiver for full or partial fees under Regulation 5.21A? *

No

1.4.5 Are you going to apply for a waiver of full or partial fees under EPBC Regulation 5.21A?

No

1.4.7 Has the department issued you with a credit note? *

No

1.4.9 Would you like to add a purchase order number to your invoice? *

No

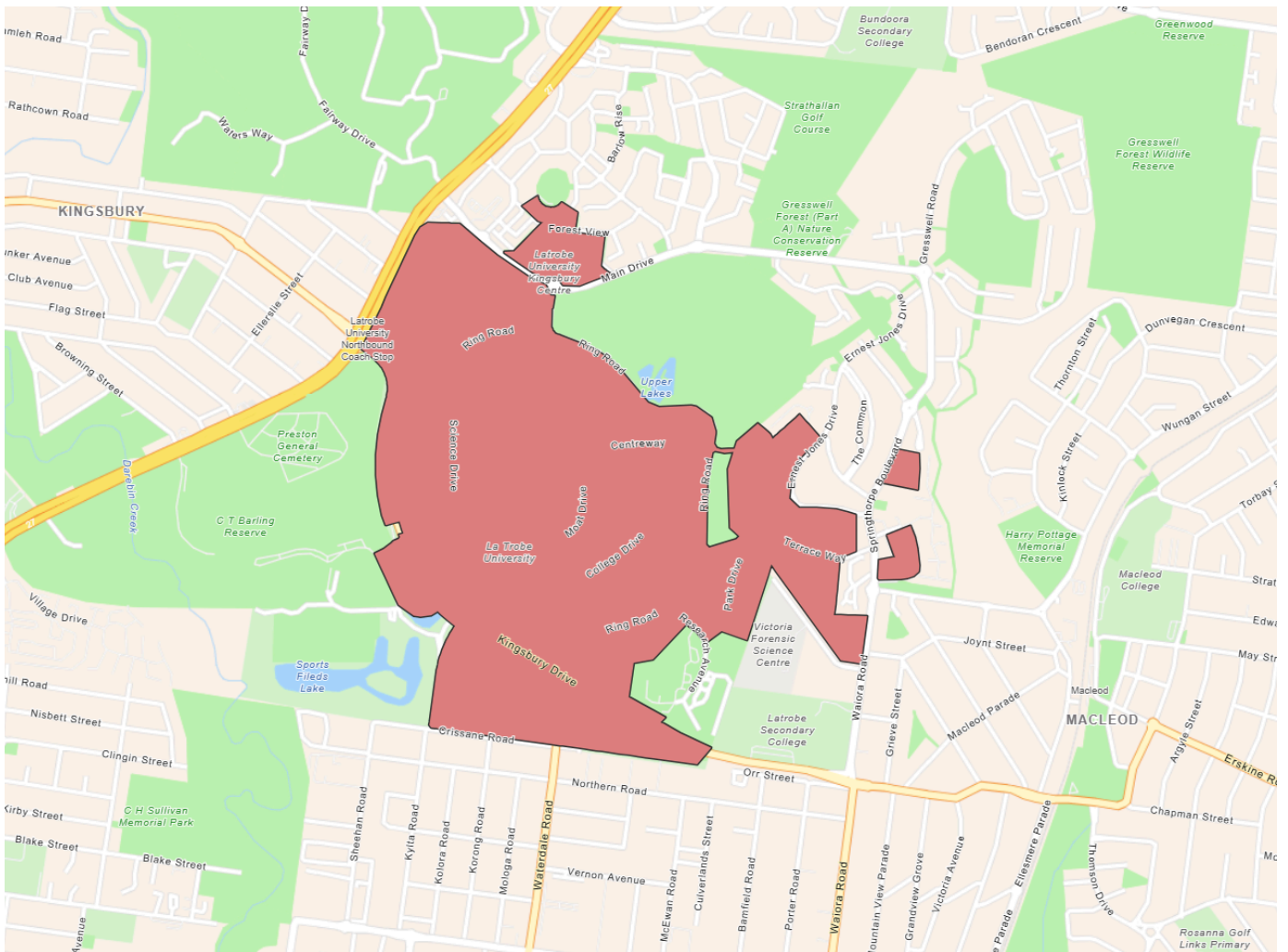
1.4 Payment details: Payment allocation

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

Proposed designated proponent

2. Location

2.1 Project footprint



Project Area: 156.51 Ha Disturbance Footprint: 156.51 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

Plenty Road, Bundoora VIC 3086

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? *

Freehold land

3. Existing environment

3.1 Physical description

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

The proposed action is contained to 156 hectares within the 235-hectare Latrobe University campus on Plenty Road, Bundoora, Victoria.

The Campus is located within the:

- Gippsland Plain Bioregion
- Yarra River Basin
- Management area of Melbourne Water
- Darebin City Council
- Traditional lands of the Wurundjeri Woi-wurrung.

Darebin Creek is located approximately 1 kilometre west of the project area. The creek is an important habitat feature in north-east Melbourne forming a wildlife corridor throughout the suburbs, connecting with the larger Yarra River corridor. Native vegetation and constructed waterways throughout the Campus provide connectivity to the Darebin Creek corridor.

The project area is located in a suburban area and has been highly modified by both university activities, ongoing suburban development in the surrounding areas and historical clearing for agricultural activity, mostly used for sheep grazing and grain production. This removed most native vegetation on the site. Despite this, the project area supports a range of ecological features including native vegetation and an extensive planted arboretum.

The Campus contains two areas subject to conservation covenants that preserve their ecological value and are excluded from the project area. These include an offset site to the south-west of the Campus (Sports Precinct offset site EPBC ref 2018/8343) and the Nangak Tamboree Wildlife Sanctuary (to the north-east of campus). The Wildlife Sanctuary contains several important wildlife values, the Sports Precinct offset site provides protected habitat for MFL, both sites are (and will continue to be) actively managed by LTU.

The Campus is well serviced by arterial roads that provide a high degree of network accessibility. Plenty Valley Highway is a designated arterial road (named highway) managed by DTP, that runs along the north-west of the Campus. It functions as the primary north-south link through the municipality from the middle-ring suburb of Preston through to Whittlesea, just outside the north-eastern suburban fringe of Melbourne. Kingsbury Drive, also managed by DTP, functions as a key regional access road, running east-west along the southern boundary of the Campus.

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

The project area is currently primarily used for tertiary education and research facilities.

The site is currently zoned Public Use Zone – Education (PUZ2). The key purposes of this zone are:

- To recognise public land use for public utility and community services and facilities.
- To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

The proposed rezoning to a Precinct Zone (PRZ) and the proposed action will provide a diversification of land uses, namely residential, retail and commercial, but will continue to provide for the primary function as a tertiary education facility.

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 supports remnant vegetation typical of the following Ecological Vegetation Classes under the Gippsland Plain bioregion:

- Creepline Grassy Woodland (EVC 68) which has a bioregional conservation status of endangered.
- Plains Grassy Woodland (EVC 55) which has a bioregional conservation status of endangered.
- Grassy Woodland (EVC 175), which has a bioregional conservation status of endangered.

In addition, the Campus is home to an extensive planted arboretum of over 9000 trees, which provide habitat for several common and threatened fauna species.

The Campus contains two areas subject to conservation covenants that preserve their ecological value and are excluded from the project area. These include an offset site to the south-west of the Campus (Sports Precinct offset site EPBC ref 2018/8343) and the Nangak Tamboree Wildlife Sanctuary (to the north-east of campus). The Wildlife Sanctuary contains several important wildlife values, the Sports Precinct offset site provides protected habitat for Matted Flax-lily *Dianella amoena*, both sites are (and will continue to be) actively managed by LTU.

The Darebin Creek corridor runs along the South Eastern boundary of the Campus, the creek and its surrounds contain significant areas of threatened grassland/grassy woodland ecosystems remaining in the Melbourne region and provides a significant resource for native flora and fauna as well as a valuable recreation area for local residents. “The moat” which runs through the Campus and project area is currently managed by LTU and will be excluded from future development in order to protect and maintain the Campus’ link to the Darebin 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 Campus slopes generally downwards towards the south-west, and inwards towards the moat. Review of Visualising Victoria’s Groundwater 2019 (VVG) indicated that the surface elevation onsite varied from approximately 95m AHD on the northern and eastern boundaries to 70m AHD at its lowest point at the south-west boundary (Prensa, 2025).

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.

Biosis has undertaken several ecological assessments across the Campus to confirm and consolidate ecological values within the project area. In 2023, Biosis was engaged by LTU to undertake a campus wide desktop biodiversity assessment review to assist in planning for the Masterplan. This desktop assessment reviewed all recent ecology assessments across the Campus to determine ecological values and knowledge gaps.

The assessment confirmed the following ecological values:

- Recent records within the Campus and additional suitable habitat for one flora species listed under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) and the Victorian Flora and Fauna Guarantee Act 1988 (FFG Act): Matted Flax-lily *Dianella amoena*.
- Suitable habitat for four fauna species listed under the EPBC Act and FFG Act: Gang-gang Cockatoo *Callocephalon fimbriatum*, Swift Parrot *Lathamus discolor*, White-throated Needletail *Hirundapus caudacutus* and Grey-Headed Flying-fox *Pteropus poliocephalus*. Gang-gang cockatoo, Swift Parrot and Grey-headed Flying-fox are known to occur at LTU.
- A small area of Plains Grassy Woodland (EVC55) vegetation which may qualify as the EPBC Act listed community Grassy Eucalypt Woodland of the Victorian Volcanic Plain (GEWVVP) and the FFG Act listed community Western Basalt Plains (River Red Gum) Grassy Woodland Floristic Community 55-04.

Following the completion of the desktop assessment several recommendations for additional survey were provided, this included a survey of all areas that had not previously been assessed across the core campus and the five precincts, including assessment of patches of Plains Grassy Woodland to determine whether they met the criteria for GEWVVP and identification of all areas of suitable Matted Flax-lily habitat across the Campus.

The Campus survey was undertaken between October and November 2023 and identified:

- A total of 22.07 hectares of native patch vegetation (see Figure 5) within the project area which consists of:
 - Plains Grassy Woodland EVC 55. Including one 3.60 hectare patch of Plains Grassy Woodland that met the criteria for GEWVVP
 - Tall Marsh EVC 821.
 - Creekline Grassy Woodland EVC 68
 - Grassy Woodland EVC 175
- Areas of suitable habitat for Matted Flax-lily across the Campus.
- Biosis recorded one EPBC Act and FFG Act listed fauna species in the study area, Gang-gang Cockatoo and one FFG Act species in the study area, Hardhead *Aythya australis*.
- Suitable habitat and previous VBA records from the Campus of threatened fauna species Dwarf Galaxias *Galaxiella pusilla* and Swift Parrot, Latham's Snipe *Gallinago hardwickii*, and Black Falcon *Falco subniger*.
- Suitable habitat for two additional species listed under the EPBC Act and FFG Act: White-throated Needletail and Grey-headed Flying-fox. Grey-headed Flying-fox are known to occur on campus (D. Eastick pers. obs.) but are not recorded in the VBA.
- A large number of planted eucalypts and other flowering species which provide potential foraging habitat for several of the above listed fauna species.

Targeted surveys for Matted Flax-lily were undertaken for areas of potential habitat across the Campus in January 2024 and 34 individuals were recorded within the project area.

In addition to on-ground ecological assessment of the site, LTU maintains a detailed tree inventory list for the Campus, the inventory list includes detailed arboricultural values for trees across the Campus and is maintained by the university's infrastructure and operations team. Biosis has been provided all tree data for the project area and surrounding Campus and determined potential habitat value of all trees to EPBC threatened avifauna species. The tree data analysis methodology is included in Attachment 3 – Fauna SIC

Assessments and has been used to determine the areas of potential habitat for threatened avifauna within the Campus. 10,140 trees are present within the project area and surrounding Campus, of which 8837 provide potential habitat for threatened fauna species.

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

The majority of the project area is highly degraded by surrounding suburban pressure and ongoing university activities on the site, including horticultural practices and general maintenance (i.e. mowing/slashing).

Remnant native vegetation includes patches of Plains Grassy Woodland EVC 55, Creekline Grassy Woodland EVC 68, Grassy Woodland EVC 175, scattered trees and large trees with hollows. In most areas of patch vegetation, understorey vegetation is dominated by introduced vegetation.

Native River Red-gum *Eucalyptus camaldulensis* are widespread throughout the Campus. There is a mix of tree sizes, including large trees that support hollows, and immature species colonising open grassed areas. Woodland habitat and hollows provide a variety of nesting and foraging resources for locally common birds, microbats and arboreal mammals, and flowering eucalypts provide foraging habitat for the EPBC Act listed Gang-gang Cockatoo *Callocephalon fimbriatum*, which was previously recorded in the North Precinct and Swift Parrot *Lathamus discolor* and Grey-headed Flying-fox *Pteropus poliocephalus*, which have both been previously recorded on campus.

There are 9000+ planted native and exotic trees across the Campus, including planted Sugar Gums *Eucalyptus cladocalyx* where Gang-gang Cockatoo were recorded foraging during ecological assessments.

34 EPBC Act listed Matted Flax-lily occur within the project area, largely in the South-east of the project area within an area of 3.6 hectares of GEVVVP and several smaller patches of Grassy Woodland (EVC 175) (see Figure 6).

Planted Spotted Gum occurs throughout the carparks across the Campus and provide habitat for EPBC Act listed Swift Parrot and Grey-headed Flying-fox.

Planted Spotted Gum and Lemon Scented Gum *Corymbia citriodora* occur within the Garden View Precinct in the north of the Campus, some of which are large. These trees are some of the largest on the Campus and hold high habitat values for EPBC Act listed Swift Parrot and Grey-headed Flying-fox as flower load is very large.

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 overseas or other places recognised as having heritage values are present in the project area.

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

A Cultural Heritage Management Plan (CHMP 13756) was prepared for the Campus in 2016 by Andrew Long and Associates (see Attachment 6 - Cultural Heritage Management Plan). Several registered Aboriginal cultural heritage places are known to occur within the project and Masterplan design has been informed by avoidance of values where possible.

(Attachment 6 will not be made publicly available due to cultural sensitivity reasons.)

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. *

One man made waterbody ("the moat") runs from the north-western corner of the Campus through the core of the Campus and into the "sports fields lake" south of the project area. The closest natural waterbody is Darebin Creek, regional groundwater flow is expected to be towards Darebin Creek.

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 sites are located within or in close proximity to the proposed action.

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 mapped National Heritage places are located within or in close proximity to the proposed action.

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.

—

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 project area is not within close proximity to any Ramsar sites.

Water from the project area is considered likely to drain into the Darebin Creek via a series of lakes/dams within the Campus. The Darebin Creek flows directly into the Yarra River and ultimately into Port Phillip Bay approximately 16 kilometres South of the project area.

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	<i>Amphibromus fluitans</i>	River Swamp Wallaby-grass, Floating Swamp Wallaby-grass
No	No	<i>Anthochaera phrygia</i>	Regent Honeyeater
No	No	<i>Aphelocephala leucopsis</i>	Southern Whiteface
No	No	<i>Aprasia parapulchella</i>	Pink-tailed Worm-lizard, Pink-tailed Legless Lizard
No	No	<i>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
Yes	No	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo
No	No	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)
No	No	<i>Dasyurus maculatus maculatus</i> (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)
No	No	<i>Delma impar</i>	Striped Legless Lizard, Striped Snake-lizard
Yes	No	<i>Dianella amoena</i>	Matted Flax-lily
No	No	<i>Diuris fragrantissima</i>	Sunshine Diuris, Fragrant Doubletail, White Diuris
No	No	<i>Falco hypoleucos</i>	Grey Falcon
No	No	<i>Galaxiella pusilla</i>	Eastern Dwarf Galaxias, Dwarf Galaxias
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

Direct impact	Indirect impact	Species	Common name
No	No	<i>Isoodon obesulus obesulus</i>	Southern Brown Bandicoot (eastern), Southern Brown Bandicoot (south-eastern)
Yes	No	<i>Lathamus discolor</i>	Swift Parrot
No	No	<i>Lepidium aschersonii</i>	Spiny Peppergrass
No	No	<i>Lissolepis coventryi</i>	Swamp Skink, Eastern Mourning Skink
No	No	<i>Litoria raniformis</i>	Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog
No	No	<i>Melanodryas cucullata cucullata</i>	South-eastern Hooded Robin, Hooded Robin (south-eastern)
No	No	<i>Nannoperca obscura</i>	Yarra Pygmy Perch
No	No	<i>Neophema chrysostoma</i>	Blue-winged Parrot
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
No	No	<i>Paralucia pyrodiscus lucida</i>	Eltham Copper Butterfly
No	No	<i>Pedionomus torquatus</i>	Plains-wanderer
No	No	<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)
No	No	<i>Prasophyllum suaveolens</i>	Fragrant Leek-orchid
No	No	<i>Prototroctes maraena</i>	Australian Grayling
Yes	No	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox
No	No	<i>Pterostylis chlorogramma</i>	Green-striped Greenhood
No	No	<i>Pterostylis cucullata</i>	Leafy Greenhood
No	No	<i>Pycnoptilus floccosus</i>	Pilotbird
No	No	<i>Rostratula australis</i>	Australian Painted Snipe
No	No	<i>Senecio macrocarpus</i>	Large-fruit Fireweed, Large-fruit Groundsel
No	No	<i>Stagonopleura guttata</i>	Diamond Firetail
No	No	<i>Synemon plana</i>	Golden Sun Moth
No	No	<i>Tringa nebularia</i>	Common Greenshank, Greenshank
No	No	<i>Xerochrysum palustre</i>	Swamp Everlasting, Swamp Paper Daisy

Ecological communities

Direct impact	Indirect impact	Ecological community
No	No	Grassy Eucalypt Woodland of the Victorian Volcanic Plain
No	No	Natural Damp Grassland of the Victorian Coastal Plains
No	No	Natural Temperate Grassland of the Victorian Volcanic Plain
No	No	Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains
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. *

Biosis Pty Ltd (referral party) was engaged by the proponent to undertake a desktop ecological assessment, followed by a site assessment and targeted surveys of the Campus. The results of the assessment and targeted surveys are shown in Attachment 4 – Whole Campus FFA (Redacted version also supplied - Attachment 4 - Whole Campus FFA_redacted), and confirmed the presence of the following EPBC Act listed species and ecological communities:

- Gang-gang Cockatoo *Callocephalon fimbriatum*
- Grey-headed Flying-fox *Pteropus poliocephalus*
- Swift Parrot *Lathamus discolor*
- Matted Flax-lily *Dianella amoena*
- Grassy Eucalypt Woodland of the Victorian Volcanic Plain

The proposed action is identified to have a potential direct and indirect impact to the above protected matters.

Potential habitat for three further threatened species was identified within the Campus, however impacts to these species are not considered likely from the proposed action:

- White throated needletail *Hirundapus caudacutus*
- Dwarf Galaxia *Galaxiella pusilla*
- Latham's snipe *Gallinago hardwickii*

White throated needletail is almost exclusively aerial when in Australia therefore the project area is unlikely to support important habitat for the species.

Latham's Snipe and Dwarf Galaxias potentially use aquatic habitat and fringing vegetation throughout the Campus, the proposed action will avoid impacts in close proximity to the moat and other waterbodies, as such impacts to these species are not considered likely by the proposed action.

Direct and indirect impacts to MNES as a result of the proposed action are expected to arise from the proposed removal of habitat trees suitable for the Gang-gang Cockatoo, Grey-headed Flying-fox and Swift Parrot.

The assessment recorded 34 Matted Flax-lily individuals within the project area. The proposed development will impact up to two Matted Flax-lily in the south-east of the site.

Gang-gang Cockatoo were recorded in the North and Plenty Road Precincts during site assessments, potential foraging habitat (approx. 6,826 trees) for the species are known to occur across the Campus and potential breeding habitat (approx. 1,124 trees) may also occur, as such there is potential for this action to have a direct impact on the species through removal of potential foraging and breeding habitat.

Grey-headed Flying-fox are known to forage on the Campus. Potential foraging habitat (approx. 8186 trees) for the species is known to occur across the Campus, as such there is potential for this action to have a direct impact on the species through removal of potential foraging habitat.

Swift Parrot inhabit Victoria during winter and rely on winter-flowering eucalypt species for foraging (Commonwealth of Australia 2016). This species is observed annually on the Campus. The project area contains Spotted Gum, Red Ironbark, Yellow Gum and Lemon-scented Gum which flower over winter. Foraging habitat (approx. 6,705 trees) for the species is known to occur across the Campus, as such there is potential for this action to have a direct impact on the species through removal of potential foraging habitat.

One 3.6 hectare patch of the TEC GEVVVP is known to occur within the project area. This area has been identified for avoidance and as such no direct impact is anticipated for the community. Indirect impacts are considered unlikely based on implementation of suitable construction environmental management measures.

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. *

A significant impact assessment has been completed for the critically endangered Swift Parrot, based on the potential for impacts from the proposed development of the Masterplan. The complete SIC assessment is included in Attachment 3 – Fauna SIC Assessments.

The proposed action will result in the removal, over the 30+ year Masterplan timeframe, of up to 2,249 potential foraging trees for the species across the 156 hectare project area and has the potential to result in a significant impact on the Swift Parrot as the development will impact habitat defined as critical to the survival of a species and is contrary to the priority actions of the Swift Parrot recovery plan. While it is unlikely that the loss of the habitat will significantly impact the species, given the retention of an additional 4,456 potential habitat trees within the Campus and abundance of higher quality foraging habitat in protected parks, reserves and state forest within the local area. However, as a critically endangered species, a precautionary approach is appropriate.

Masterplan development to date has been refined to avoid areas of indigenous vegetation and the majority of proposed tree removal is located within previously disturbed areas, including planted habitat trees across carpark locations.

However, the above removal remains a maximum impact scenario across the 30+ year Masterplan timeframe; LTU will continue to refine design as development progresses to minimise impacts where possible and a pre-clearance protocol and environmental management plan will be developed to incorporate appropriate measures to avoid and minimise direct and indirect impact to species during various stages of development.

Figure 11 shows the location of all trees with Swift Parrot foraging habitat, including the location of all potential habitat trees proposed for removal and retention under the maximum impact scenario.

Significant Impact assessments have been completed for the following species and communities, based on the potential for impacts from the proposed development. Full SIC assessments are included in Attachment 3 – Fauna SIC Assessments and Attachment 5 – MFL SIC Assessment. A summary of outcomes of these assessments are included below.

Gang-gang Cockatoo

The proposed action is unlikely to result in a significant impact to Gang-gang Cockatoo. The availability of resources in the broader landscape and this species ability to utilise a diversity of natural and manmade habitats throughout its large natural range means that the removal of 994 potential primary foraging and 242 potential breeding trees associated with the proposed Masterplan will not lead to a decline in the species' overall abundance or area of occupancy. The vegetation within the project area is unlikely to constitute priority habitat for this species. On this basis it is considered unlikely that a significant impact would result from the proposed Masterplan.

LTU will continue to refine designs as development progresses to minimise impacts where possible and a pre-clearance protocol and environmental management plan will be developed to incorporate appropriate measures to avoid and minimise direct and indirect impact to species during various stages of development.

Figures 8 and 9 shows the location of all potential habitat trees for the Gang-gang Cockatoo, including the location of trees proposed for retention and removal under the maximum impact scenario.

Grey-headed Flying-fox

The proposed action is unlikely to result in a significant impact to Grey-headed Flying-fox (GHFF). Although the proposed works will adversely affect habitat that can be defined as critical to the survival of the species, with a maximum loss of 1073 potential primary foraging trees, there is a large amount of remaining available habitat throughout the LTU Bundoora campus, Nangak Tamboree Wildlife Sanctuary and the

surrounding local area. The species exists as a single highly mobile national population and is unlikely to be significantly impacted by minor localised habitat loss in already disturbed and urbanised areas. In addition, the proposed development is not within an area utilised as a camp roost.

Therefore, in consideration of the significant impact criteria, the consequence and context of the proposed works associated with the Masterplan is unlikely to have a significant impact on GHFF.

LTU will continue to refine designs as development progresses to minimise impacts where possible and a pre-clearance protocol and environmental management plan will be developed to incorporate appropriate measures to avoid and minimise direct and indirect impact to species during various stages of development.

Figure 10 shows the location of all potential habitat trees for the Grey-headed Flying-fox, including the location of trees proposed for retention and removal under the maximum impact scenario.

Matted Flax-lily

Thirty-four Matted Flax-lily individuals were identified within the project area. Based on the proposed Masterplan, development will impact up to two Matted Flax-lily and surrounding habitat in the South-east of the site (see Figure 6), further avoidance measures will be investigated as development progresses based on direct impacts up to two matted flax-lily and implementation of adequate management measures to avoid indirect impacts to retained individuals (ie. buffer areas, protective fencing, pre-clearance survey). A significant impact on the species is considered unlikely.

LTU will continue to refine designs as development progresses to minimise impacts where possible and a pre-clearance and relocation protocol and environmental management plan will be developed to ensure no direct or indirect impact to species proposed for retention during various stages of development. LTU has an onsite nursery, available recipient sites and extensive experience in the salvage and replanting of MFL that will inform the above plans.

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. *

Consideration of the proposed impacts against the Significant Impact Guidelines 1.1 (Commonwealth of Australia) and the Conservation Advice for *Lathamus discolor* (Swift Parrot) (Commonwealth of Australia) indicate that based on a maximum impact scenario, it is likely that the proposed action will result in the potential for significant impacts to the EPBC listed species Swift Parrot.

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. *

Where possible the Masterplan seeks to integrate the modernisation of existing on-site facilities to minimise further disturbance, including upgrades of over 60% of existing on-site facilities. The Masterplan is subject to change, however significant work has been undertaken over the development of the Masterplan to date to ensure that areas of ecological value are avoided where possible, including:

- Avoidance of 3.6 hectares of GEWVVP.
- Minimising impacts to remnant native vegetation, where possible.
- Targeted avoidance of large old trees and hollow bearing trees and widescale reconfiguration to minimise impacts to foraging and breeding habitat for Swift Parrot, Gang-gang Cockatoo and Grey-headed Flying-fox wherever possible.
- Commitment to avoidance of development in the moat waterway corridor.
- Avoidance of recorded MFL and associated habitat within the project area.

Potential for avoidance and mitigation of potential impacts will continue to be investigated and implemented as the Masterplan progresses. Mitigation measures will include the development of an environmental management plan to avoid direct and indirect impacts throughout the life of the Masterplan, including during design, construction and operation phases. Measures will include requirements for construction buffers, public access and signage, pre-clearance survey, salvage and relocation measures. LTU has a dedicated environmental team and extensive internal expertise to monitor and manage ongoing environmental management through the life of the approval.

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

Offset availability is being investigated to compensate for potential impacts to foraging habitat for Swift Parrot, given the long timeframes and “maximum impact” approach, LTU are investigating opportunities for a staged offset strategy where potential impacts cannot be avoided or mitigated. LTU propose to commit to a maximum habitat offset for impacts to potential Swift Parrot habitat trees over the following time periods:

- 2027-2037 – removal of up to 830 potential habitat trees
- 2037-2046 – removal of up to 559 potential habitat trees
- 2046-2056 – removal of up to 854 potential habitat trees

LTU maintains an accurate tree inventory and proposes to continue to track tree removal over the above time periods to ensure that all impacts are suitably offset in advance of proposed works.

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
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
No	No	<i>Pandion haliaetus</i>	Osprey
No	No	<i>Tringa nebularia</i>	Common Greenshank, Greenshank

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.

*

Eighteen migratory species have been recorded or predicted to occur within 5km of the project area (Appendix 2 of Attachment 4 – Whole Campus FFA).

While some of these species would be expected to use the project area on occasion, and some of them may do so regularly or may be resident, it does not provide important habitat for an ecologically significant proportion of any of these 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.

*

No nuclear actions are associated with the proposed 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.

—

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 project is not within a Commonwealth Marine Area. No Commonwealth Marine Areas are within 20 kilometres of the project 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 adjacent to the Great Barrier Reef. The Great Barrier Reef is approximately 2,000km from the project area.

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 does not involve any 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.

*

The proposed action does not occur on or directly abut 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.

*

The proposed action will not impact on any Commonwealth heritage places 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:

- 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 Masterplan timeframes align with the strategic development of Melbourne. Melbourne is experiencing rapid population growth, which is transforming the region and stimulating the local economy. The development of the campus aligns with several strategic plans for the region, including:

- Plan for Victoria 2025
- Banyule Economic Development
- Strategy 2023-2028
- Northern Innovation and Sustainability
- Precinct (NISP) Opportunity Statement
- Darebin Economic Land Use Strategy
- Darebin Housing Strategy 2024
- Darebin Planning Scheme
- Darebin Economic Framework

Plan for Victoria 2025, the State's current planning strategy, guides the growth of both metropolitan and regional areas and sets strategic directions for housing, jobs, place creation, sustainability and caring for Country. Plan for Victoria identifies Activity Centres for future growth and Priority Precincts with an economic focus. La Trobe University is identified as a Priority Precinct due to its education function and its proposed Suburban Rail Loop station.

However, timeframes of the staging and completion of components of the masterplan over the 30+ year development period are subject to change and individual projects will be designed to minimise impacts to species where possible. Potential timeframe considerations as relates to biodiversity will be:

- Seasonal considerations to minimise impacts, where possible or appropriate
- Timing of rehabilitation and restoration efforts

Clearance in areas of potential habitat for all species to be completed only following salvage and relocation (if appropriate).

The proposed development utilises LTU's existing land holding within the Campus, an area subject to significant previous disturbance and suitable for the future planning of the university. Within the project area, alternate footprints will be considered, as development progresses, to minimise impact to potential species habitat wherever possible, however the current Masterplan intends to utilise pre-disturbed areas to the greatest extent possible.

The activity mix within the proposed Masterplan development is subject to change dependent on requirements of the university and future community needs. The mixed-use precinct that integrates education, research, industry, and housing offers a unique opportunity to harness the existing infrastructure and community to deliver economic development and housing opportunities.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	41191_EPBC_F01_Study_area.pdf Figure showing project area location	17/12/2025	No	High
#2.	Document	41191_EPBC_F02_Areas_excluded.pdf Figure showing areas excluded from project.	17/12/2025	No	High
#3.	Document	41191_EPBC_F03_Avoidance.pdf Figure showing avoidance areas within the project area	17/12/2025	No	High
#4.	Document	41191_EPBC_F04_PSA_areas.pdf Figure showing Planning Scheme Amendment Areas within the Project Area	17/12/2025	No	High
#5.	Document	Attachment 1 - Masterplan.pdf Project Masterplan	24/09/2025	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	41191_EPBC_F04_PSA_areas.pdf Figure showing Planning Scheme Amendment Areas within the Project Area	16/12/2025	No	High

1.2.7 Public consultation regarding the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment 2 - Stakeholder Engagement Summary Report.pdf Summary of stakeholder engagement	01/12/2022	No	High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	Environmental Sustainability Policy https://policies.latrobe.edu.au/document/view.ph..			High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	41191_EPBC_F05_Native_veg.pdf Figure showing Native vegetation within the project area	17/12/2025	No	High

#2.	Document	Attachment 3 - Fauna SIC Assessment.pdf SIC Assessment for fauna species.	01/12/2025	No	High
-----	----------	--	------------	----	------

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	41191_EPBC_F06_GEWVVP_MFL.pdf Map showing MFL and GEWVVP in the project area	17/12/2025	No	High

3.3.2 Indigenous heritage values that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment 6 - Cultural Heritage Management Plan.pdf CHMP for campus	26/04/2016	Yes	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.	Document	Attachment 4 - Whole Campus FFA.pdf Flora and Fauna Assessment of the Project Area	18/12/2025	Yes	High
#2.	Document	Attachment 4 - Whole Campus FFA_Redacted.pdf Flora and Fauna Assessment	18/12/2025	No	High

4.1.4.5 (Threatened Species and Ecological Communities) Why you consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	41191_EPBC_F06_GEWVVP_MFL.pdf Map showing MFL and GEWVVP in the project area	16/12/2025	Yes	High
#2.	Document	41191_EPBC_F08-11_Trees_threatened_fauna_habitat.pdf Figures showing locatioins of fauna habitat trees in the project area	17/12/2025	No	High
#3.	Document	41191_EPBC_F08-11_Trees_threatened_fauna_habitat.pdf Figures showing locatioins of fauna habitat trees in the project area	16/12/2025	Yes	High
#4.	Document	41191_EPBC_F08-11_Trees_threatened_fauna_habitat.pdf	16/12/2025	Yes	High

Figures showing locations of fauna habitat trees in the project area

#5.	Document	Attachment 3 - Fauna SIC Assessment.pdf SIC Assessment for fauna species.	30/11/2025	No	High
#6.	Document	Attachment 3 - Fauna SIC Assessment.pdf SIC Assessment for fauna species.	30/11/2025	No	High
#7.	Document	Attachment 5 - MFL SIC Assessment.pdf MFL SIC Assessment	01/12/2025	No	High

5.2 Declarations

Completed Referring party's declaration

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

ABN/ACN	65006175097
Organisation name	BIOSIS PTY LTD
Organisation address	3207 VIC
Representative's name	Clare Emery
Representative's job title	Environmental Planner
Phone	0409817406
Email	cemery@biosis.com.au
Address	38 Bertie St, Port Melbourne, VIC 3207

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

Check this box to confirm these are the correct identification details. *

By checking this box, I, **Clare Emery of BIOSIS 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. *

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.

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	64804735113
Organisation name	LA TROBE UNIVERSITY
Organisation address	3083 VIC
Representative's name	Gerard Blood

Representative's job title	Executive Director
Phone	03 9479 3501
Email	G.Blood@latrobe.edu.au
Address	La Trobe University, Bundoora, VIC 3086

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

Check this box to confirm these are the correct identification details. *

I, **Gerard Blood of LA TROBE UNIVERSITY**, 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, **Gerard Blood of LA TROBE UNIVERSITY**, the Person proposing the action, consent to the designation of **Jodie Harris of LA TROBE UNIVERSITY** as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.

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.

ABN/ACN	64804735113
Organisation name	LA TROBE UNIVERSITY
Organisation address	3083 VIC
Representative's name	Jodie Harris
Representative's job title	Director - Sustainability - Master planning and Systems
Phone	0421247207
Email	Jodie.Harris@latrobe.edu.au

Address

La Trobe University, Bundoora, VIC 3086

- Check this box to indicate you have read the referral form. *
- Check this box to confirm these are the correct identification details. *
- I, **Jodie Harris of LA TROBE UNIVERSITY**, 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. *

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.