

BAPS Hindu Mahā-Mandir (Place of Worship) - Melbourne

Application Number: **02978**

Commencement Date:

Status: **Locked**

30/06/2025

1. About the project

1.1 Project details

1.1.1 Project title *

BAPS Hindu Mahā-Mandir (Place of Worship) - Melbourne

1.1.2 Project industry type *

Private

1.1.3 Project industry sub-type

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1.1.4 Estimated start date *

01/01/2027

1.1.4 Estimated end date *

01/01/2032

1.2 Proposed Action details

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

Description of Proposed action:

The proposed action involves the development of the BAPS Hindu Mahā-Mandir in Cranbourne, Victoria. The precinct will serve as a spiritual and cultural hub for the BAPS Swaminarayan Sanstha community, encompassing various facilities designed to foster religious, cultural, and community activities.

Key Components of the precinct include:

- Akshardham Maha-Mandir: A central feature of the precinct, serving as a place of worship and spiritual reflection.
- Welcome Centres and Administration: Facilities to welcome visitors and manage administrative functions.
- Congregation Activities Complex: Spaces for communal worship, religious gatherings and accommodation for Swamis.
- Exhibition Centre: An area dedicated to cultural exhibitions and educational displays.
- Security Buildings: Structures to ensure the safety and security of the precinct.
- Gift Shop and Cafe: Retail and dining facilities the community in line with strict religious doctrine.
- Thematic Gardens: Landscaped areas designed to enhance the aesthetic and spiritual experience of the precinct.
- Access to the Precinct will be via Homewood Road and Western Port Highway.
- 1,500 total car parking spaces, provided as formal and informal car parking

Purpose of the Proposed Action:

The primary purpose of the proposed action is to establish a dedicated space for the BAPS Swaminarayan Sanstha community to engage in spiritual practices, cultural events, and community services. The precinct aims to:

- Provide a place for worship and spiritual growth.
- Promote cultural heritage and education.
- Foster community engagement and social cohesion.
- Serve as a centre for interfaith dialogue and understanding.

Proposed Activities Subject to This Referral:

The project area covers 43.98 ha, including a disturbance footprint of 34.24 ha and a retention area of 9.75 ha. The Proposed Action involves the following activities:

- Pre-construction activities - soil disturbance from soil testing and archaeology investigations
- Construction activities - vegetation clearance, demolition, excavation, construction of roads, carparks, buildings and wetlands
- Operational activities – acoustics, lighting at night, pedestrian and car traffic, events
- Maintenance activities – vegetation maintenance for bushfire requirements; maintenance of stormwater retarding basin.
- Decommissioning activities - not applicable

Nature of Activities with Potential Environmental Impacts

The disturbance footprint will impact 3.39 ha of native vegetation and remove fauna habitat for threatened species through the action of direct vegetation clearing for construction of permanent roads, carparks, wetlands and buildings. The areas being retained will remain undeveloped and be subject to land management activities such as habitat creation and enhancement.

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? *

Relevant Commonwealth legislation includes:

- **Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)** - EPBC Act-listed threatened species were considered to have the potential to be impacted by the proposed action (Att 9 - Matters of National Environmental Significance Assessment report - Redacted, Section 3.2, Page 12). Consequently, a Matters on National Environmental Significance (MNES) assessment has been prepared (Att 9 – Matters of National Environmental Significance Assessment report - Redacted, Section 5, Pages 19-35) to assess potential impacts to EPBC Act-listed threatened species according to the Significant Impact Guidelines 1.1 (Department of the Environment 2013).

Relevant Victorian legislation and planning frameworks include:

- **Planning and Environment Act 1987 (Victoria)** - establishes planning provisions that apply to the project area including the Victorian Planning Provisions and the Casey Planning Scheme.
- **Casey Planning Scheme**
 - **Application Pathway:** Clause 53.23 DFP FACILITATED APPROVAL PATHWAY - The Department of Transport and Planning (DTP) has confirmed that this application will be considered under Clause 53.22 of the Casey Planning Scheme Development Facilitation Program (DFP) application pathway.
 - **Permissibility:** The project area is located within the Green Wedge Zone – Schedule 2 (GWZ2) and is affected by the Bushfire Management Overlay (BMO) and the Environmental Significance Overlay – Schedule 4 (ESO4).
 - Pursuant to Clause 35.04, a permit is required to use land for the purpose of a Place of worship and to construct or carry out building or works associated with a Place of worship.
 - Pursuant to Clause 42.01, a permit is required to construct a building or construct or carry out works and Clause 42.01-2 a permit is required to remove, destroy or lop any vegetation, including dead vegetation.
 - Pursuant to Clause 44.06-2, a permit is required to construct a building or construct or carry out works associated with a Place of worship.
 - Pursuant to Clause 52.06-03 a permit is required to reduce the number of car parking spaces required
 - Pursuant to Clause 52.29-2, a permit is required to create or alter access to a road in a Transport Zone 2.
 - Pursuant to Clause 52.34-2, a permit may be granted to vary, reduce or waive bicycle requirements.
 - Clause 52.17 Native Vegetation ensures *‘that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation’*. This is achieved by applying a three-step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines)*.
 - Pursuant to Clause 52.17, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation within the disturbance footprint.
- **Victorian Flora and Fauna Guarantee Act 1988 (FFG Act)** - The FFG Act applies to all land in Victoria, with public authorities legally required to consider the impacts on FFG Act-listed threatened species and ecological communities on all land tenures as part of their decision-making. FFG Act-listed threatened species were considered to have the potential to be impacted by the proposed action. Under this legislation a permit from the Victorian Department of Energy, Environment and Climate Action (DEECA) is only required if there are to be impacts on FFG Act-listed protected values on public land. As there are no impacts to FFG Act-listed protected values on public land as part of the proposed action, this permit is not required.
- **Aboriginal Heritage Regulations 2018:** The site includes areas of Aboriginal Cultural Heritage Sensitivity, particularly in the north-east and south-east. According to the Aboriginal Heritage

Regulations 2018, a Cultural Heritage Management Plan (CHMP) is required if the activity area is sensitive and involves high impact activities, such as significant ground disturbance for constructing a Place of worship. A CHMP is currently being prepared, and an inception meeting with the Bunurong Land Council Aboriginal Corporation was held on 12 December 2024. Ensuring the protection and respect of Aboriginal cultural heritage is a crucial step in our development process.

AS 3959-2018 Construction of Buildings in Bushfire-prone Areas: The site is within a designated Bushfire Prone Area. Development on site must ensure the availability of, and safe access to, areas assessed as a Bushfire Attack Level-LOW rating under the *AS 3959-2018 Construction of Buildings in Bushfire-prone Areas*. The development design process is being carried out in collaboration with bushfire experts.

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. *

Community Consultation

Specific consultation requirements apply to applications under the DFP pathway. DTP will provide guidance on the extent of consultation required. This process will include technical feedback from relevant referral authorities, including but not limited to DTP, DEECA, CFA, Water Authorities, etc. Additionally, public notice will also be required and may involve community letters, public websites, drop-in meetings, and other forms of public engagement as informed by DTP and Council. A consultation report will be prepared to summarise all feedback received and any revisions made to address concerns. If outstanding issues cannot be reconciled, the Minister may request the appointment of an advisory committee.

BAPS has engaged Conversation Co as the Community Engagement Consultant for this project. Based in the City of Casey, Conversation Co brings valuable local experience, having worked on several projects in the area.

BAPS are planning to meet with key local stakeholder groups to discuss the project and seek expertise and input as appropriate.

Cultural Heritage

Austral Archaeology is in the process of engaging with the Bunurong Land Council Aboriginal Corporation to prepare a Cultural Heritage Management Plan (CHMP) for the site. Engagement with the Bunurong has been positive to date.

A Desktop Assessment identified that two parts of the site are located within an area of cultural heritage sensitivity, specifically the Cranbourne Sands geological formation. The proposed action involves the development of a Place of Assembly (Place of Worship), which will result in significant ground disturbance under Regulation 46[1][a] of the Aboriginal Heritage Regulations 2018. Based on the outcomes of the Desktop Assessment and field assessment, previous significant ground disturbance has not been identified within the area of cultural heritage sensitivity. Consequently, a CHMP is required. (Att 6 - Aboriginal Cultural Heritage Due Diligence Assessment, Section 4, Page 38). This document is to be withheld from publication for cultural sensitivity reasons.

A Notice of Intent to Prepare a CHMP (CHMP Plan ID. 20452) was submitted on 4 December 2024, and an inception meeting with the Bunurong Land Council Aboriginal Corporation took place on 12 December 2024. Austral Archaeology and BAPS will continue to actively engage with the Bunurong Land Council Aboriginal Corporation to ensure all cultural heritage matters are appropriately addressed.

Since the inception meeting, further assessments have been completed and BAPS is currently working with Austral Archaeology and the Bunurong Land Council Aboriginal Corporation to undergo a complex assessment which is in the process of being prepared (Att 7 - Addendum Aboriginal Cultural Heritage Advice For The Baps Hindu Mahā-Mandir). This document is to be withheld from publication for cultural sensitivity reasons.

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.

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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 12095541334
Organisation name NATURE ADVISORY PTY LTD
Organisation address 3123 VIC

Referring party details

Name Chris Armstrong
Job title Project Manager
Phone 03 9815 2111
Email info@natureadvisory.com.au
Address Suite 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 605414944
Organisation name BAPS SWAMINARAYAN SANSTHA, AUSTRALIA LIMITED
Organisation address 40 Eleanor Street, Rosehill, NSW 2142

Person proposing to take the action details

Name Kalpeshkumar Makwana
Job title Project Coordinator
Phone 0433178840
Email akshardham.pc@au.baps.org
Address 40 Eleanor Street, Rosehill, NSW 2142

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. *

BAPS Swaminarayan Sanstha, Australia Ltd. (BAPS) [ACN 605 414 944] is the Trustee Company of the Bochasanwasi Shri Akshar Purushottam Swaminarayan Sanstha (Australia) Trust [ABN 93351993448].

BAPS Swaminarayan Sanstha, Australia Ltd is the owner of the land and is also the applicant for the proposed action.

The trustee of BAPS, Yogendra Savania, has provided authorisation for Kalpeshkumar Makwana to act on behalf of BAPS (see Attachment 8).

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. *

BAPS Swaminarayan Sanstha, Australia has not encountered a similar situation (impacts to the environment and MNES) in any of their other projects.

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

Not applicable. The person proposing to take the action is not a corporation.

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	605414944
Organisation name	BAPS SWAMINARAYAN SANSTHA, AUSTRALIA LIMITED
Organisation address	40 Eleanor Street, Rosehill, NSW 2142

Proposed designated proponent details

Name	Kalpeshkumar Makwana
Job title	Project Coordinator
Phone	0433178840
Email	akshardham.pc@au.baps.org
Address	40 Eleanor Street, Rosehill, NSW 2142

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	3123 VIC
Representative's name	Chris Armstrong
Representative's job title	Project Manager
Phone	03 9815 2111
Email	info@natureadvisory.com.au
Address	Suite 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	605414944
Organisation name	BAPS SWAMINARAYAN SANSTHA, AUSTRALIA LIMITED
Organisation address	40 Eleanor Street, Rosehill, NSW 2142
Representative's name	Kalpeshkumar Makwana
Representative's job title	Project Coordinator
Phone	0433178840
Email	akshardham.pc@au.baps.org
Address	40 Eleanor Street, Rosehill, NSW 2142

✔ 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)? *

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

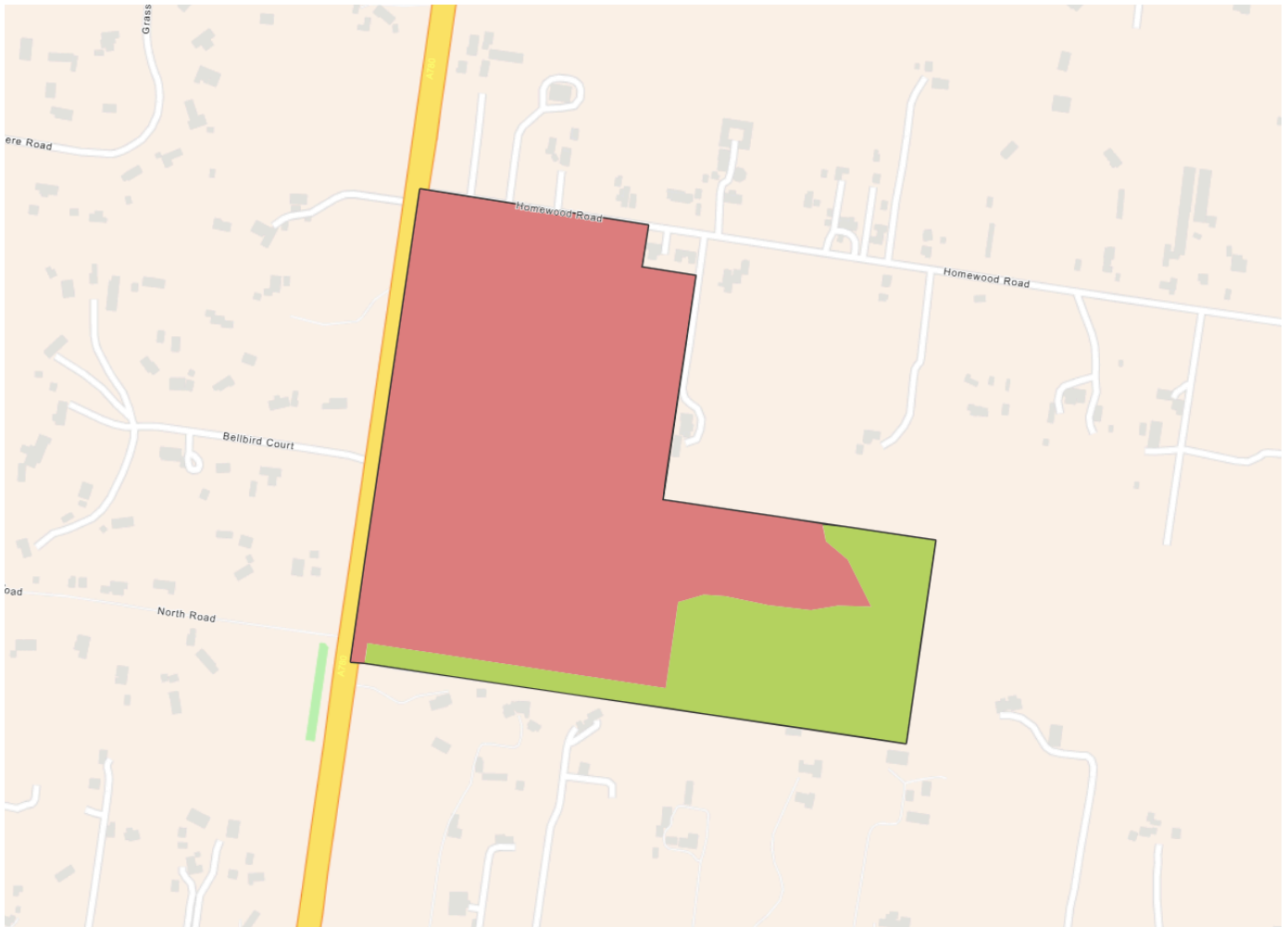
1.4 Payment details: Payment allocation

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

Person proposing to take the action

2. Location

2.1 Project footprint



Project Area: 43.98 Ha Disturbance Footprint: 34.24 Ha Retention Area: 9.75 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

1390-1450 Western Port Hwy, Cranbourne South VIC 3977

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? *

Privately owned.

3. Existing environment

3.1 Physical description

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

Current condition of the project area's environment

The northern portion of the project area comprises mostly paddocks of pasture grasses with rows of planted trees along historic and current fence lines interspersed with scattered remnant trees. Patches of remnant vegetation were relatively isolated in the north of the project area, restricted to clusters of Blackwood shrubs and small patches of remnant woodland with very few native understorey elements due to past disturbance. Existing buildings are present in the northwest corner. This portion of the project area is relatively degraded due to its past land use as a horse agistment. Three constructed dams are located in this area.

The southern portion of the project area contains multiple semi-rural residences with paddocks dominated by pasture grasses. These paddocks have all supported grazing historically. An ephemeral drainage line containing damp depressions and some sections of standing water is present within this area contains habitat for Glossy Grass Skink. Some small areas of wetland native vegetation are present along this drainage line. Scattered remnant trees and patches of native woodland are present throughout this area, and these patches generally less isolated than others in the north. Understorey is relatively degraded within grazing paddocks. A large patch of native vegetation is present in the south-eastern corner (Att 9 - Matters of National Environmental Significance Assessment report - Redacted, Figure 1, Page 10), which was entirely covered by remnant vegetation in the form of Grassy Woodland (EVC 175). This was the highest-value habitat in the project area and contains understorey native vegetation and high quality fauna habitat.

Planted shrubs and trees were recorded along the roadside of Western Port Highway; and native vegetation (mostly Blackwood and eucalypts) had since established or recruited after these plantings in some areas.

Distance to major towns

The project area is located 45 km south-east of Melbourne, Victoria.

Surrounding context

The site is located within the Western Port Green Wedge, approximately 45 km south-east of Melbourne's Central Business District. It is worth noting that much of the site is adjacent to the Urban Growth Boundary (UGB), on its eastern edge. Western Port Highway generally separates green wedge areas from urban land within the Frankston Local Government Area.

The Western Port Green Wedge policy seeks to accommodate a mix of rural living, agricultural land and places of assembly (namely function centres and places of worship) within this area. Where land is used for agricultural purposes, it largely features equestrian-related facilities, such as horse-riding parks and equestrian centres.

Immediate Surrounds

Land to the north is rural land featuring agricultural uses in conjunction with rural residential development on fragmented land parcels. Additionally, the Mettadipa Vihara (Myanmar Buddhist Temple) is located at 1360 Western Port Highway. Some of these properties are undergoing development, including earthworks. This land is contained within the Green Wedge Zone – Schedule 2.

Land to the east is rural land featuring rural residential development and associated agricultural uses, predominantly in the form of hobby farming or equestrian uses. Some of the properties to the east feature groups of large trees and patches of native vegetation. This land is contained within the Green Wedge Zone – Schedule 2.

Land to the south is rural land featuring rural residential development and associated agricultural uses, predominantly in the form of hobby farming or equestrian uses, some of which feature significant rows of vegetation, groups of large trees and patches of native vegetation. This land is contained within the Green Wedge Zone – Schedule 2.

The land shares a key interface to Western Port Highway to the west, a declared arterial road in the Principal Road Network within the Transport Road Zone 2. Land to the west opposite Western Port Highway features both urban and green wedge zones. The urban land is characterised by low-density residential development. There are also a number of rural dwellings within rural conservation areas west of the highway, which are within the Frankston Green Wedge area. Most properties west of the Western Port Highway sit behind significant patches of vegetation and mature trees which provide a significant buffer to the highway.

Zoning

The site is located within the Green Wedge Zone, a permit is required to use the land for a place of worship under this zoning. The Department of Transport and Planning (DTP) has confirmed that this application will be considered under Clause 53.22 of the Casey Planning Scheme Development Facilitation Program (DFP) application pathway. All DFP applications are determined by the Minister for Planning or DTP under delegation. Zoning is not proposed to change.

How the existing road infrastructure in and around the project area will be used to provide access.

The existing road infrastructure in and around the project area and access to the site is as follows: will be utilised to provide access. Presently, the site is accessed through:

- Three crossovers on Homewood Road
- One crossover on Western Port Highway

Access to the precinct is proposed to continue via Homewood Road and Western Port Highway, however the number of access points will be refined and is described in more detail below. Furthermore anticipated upgrades to surrounding road infrastructure is described below.

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

Existing:

- Currently unoccupied
- The applicant owns all properties within the site

Previous:

- The three northern properties (1390-1410 Western Port Highway) were previously used by the Five Star Indoor Arena Equestrian Centre, featuring two single-storey dwellings, sheds, training grounds, horse paddocks, and dressage arenas.
- The seven southern properties (1420-1450 Western Port Highway) include rural residential developments with five rural dwellings and associated outbuildings.

Proposed Use and Development: The project involves using and developing the land for a Place of worship, including ancillary uses to operate in conjunction to the operations of the place of worship, for example:

- Akshardham Maha-Mandir
- Welcome centres and administration
- Congregation Activities Complex
- Exhibition centre
- Security buildings
- Gift Shop and Cafe

Estimated Cost of Development: \$250 million

Landscape Design: Thematic gardens will be integrated throughout the main visitor areas.

Access: Access will be via two cross overs on Homewood Road and one cross over to Western Port Highway. Additionally, it is anticipated that upgrade works will be required to Homewood Road, the intersection of Homewood Road and Western Port Highway, and deceleration lanes on Western Port Highway. These works will be discussed with the Department of Transport and Planning and the local council through the planning application as the responsible road authority.

Car Parking: 1,500 total car parking spaces, provided as both formal and informal parking.

Hours of Operation:

- Tuesday to Sunday, from 9am to 8pm
- Last entry by 5:30pm

Estimated Number of Visitors per Day:

- Weekdays: 2,200-2,800
- Weekends: 4,500-5,000
- Long weekends/holidays: up to 10,500

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

Natural features of the project area

The project area contains a large patch of remnant Grassy Woodland in the southeast. Woodland in the region, including the woodland in the project area, is identified under an Environmental Significance Overlay as providing a natural vegetation link and wildlife corridor extending from the urban areas of Cranbourne to Western Port Bay. This overlay also identifies woodland in the broader region as supporting a number of fauna species, including the New Holland Mouse and the Grey-crowned Babbler which are respectively considered endangered and vulnerable in Victoria.

Describe the project area's unique values

Areas of Aboriginal Cultural Heritage Sensitivity are present, one located along the eastern property boundary in the north, and the other located in the south-east of the site. These areas are part of the Cranbourne Sands geological formation which have been shown to contain artefacts elsewhere in the region. Further investigations and excavation within these areas are yet to be undertaken. A Cultural Heritage and Management Plan (CHMP) is being prepared for the proposed development footprint.

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 occurs on a gently undulating landscape with a slight eastern aspect, sloping down towards a low-lying drainage line.

Elevation within the project area ranges from approximately 92 m above sea level in the north-western corner of the project area, with a slight decrease in elevation to approximately 66 m above sea level in the south-eastern corner of the project area.

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.

Based on recent surveys, no EPBC Act-listed ecological communities were recorded in the project area, given a lack of diagnostic characteristics or canopy species (Att 1 - Matters of National Environmental Significance Assessment report, Section 3.3, Pages 12-13). While habitat was initially considered to be present for a few EPBC Act-listed fauna species, no EPBC Act-listed threatened flora or fauna species were recorded in the project area following targeted surveys (Att 9 - Matters of National Environmental Significance Assessment report - Redacted, Section 3.4 & 3.5, Pages 13-15).

Glossy Grass Skink (listed as endangered in Victoria under the FFG Act) was recorded within the project area during targeted surveys. This species is anticipated to be uplisted to the EPBC Act threatened list later in 2025. One stretch of the drainage line in the south of the project area has been confirmed as habitat for Glossy Grass Skink (Att 9 - Matters of National Environmental Significance Assessment report - Redacted, Figure 2, Page 18).

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

Vegetation in the study area consisted primarily of exotic pasture grasses with rows of planted native (eucalypts and acacias) and exotic trees throughout most of the northern portion of the site (Att 9 - Matters of National Environmental Significance Assessment report - Redacted, Section 2.2.5, Pages 4-9). Some remnant trees were interspersed amongst the planted trees. Planted shrubs and trees were recorded along the roadside of Western Port Highway; native vegetation had since established or recruited after these plantings. Patches of remnant vegetation were relatively isolated in the north of the project area, restricted to clusters of Blackwood shrubs. Patches to the south were less isolated, with greater connectivity, especially in parcel 1442 Western Port Highway, which was entirely covered by remnant vegetation in the form of Grassy Woodland (EVC 175). This was the highest-value habitat in the project area; Silver-leaf Stringybark dominated the canopy cover, supporting an understory with a range of native shrubs and graminoids. Patches identified in the project area ranged in level of disturbance, with some lacking native understorey or a canopy component; 10.726 hectares of native vegetation in the form of patches were mapped.

In addition, two small patches of Swampy Riparian Woodland (EVC 83) were recorded along a drainage line in the south. These patches had a different canopy species, Swamp Gum, with some native graminoids in the understory, but were largely dominated by pasture grassy weeds.

Swampy Riparian Woodland (EVC 83) and Grassy Woodland (EVC 175) were present in the project area. It should be noted that Grassy Woodland (EVC 175) and Heathy Woodland (EVC 48) are both modelled in the region. These two EVCs overlap greatly in their benchmark descriptions in terms of soils and species composition, with the main difference being in canopy height and large tree benchmark. Remnant woodland in the project area dominated by Silver-leaf Stringybark has been attributed to Grassy Woodland. While the understorey in these areas contains elements of both EVCs, the canopy height was generally well above 10 m (the benchmark for Heathy Woodland), averaging 20m across most patches (15m for Grassy Woodland). This, in combination with the fact that many trees had large DBHs (some reaching more than 110 cm), suggests that conditions are not stunting the growth of eucalypts as would be expected in eucalypts of heathy environments. The presence of some scattered Black Sheoak, in more remnant, densely vegetated patches, is another indication of Grassy Woodland rather than Heathy Woodland.

The project area supported sandy loam soils, likely compacted from a long history of equestrian use. Forty-nine patches of native vegetation were mapped across the project area (Att 9 - Matters of National Environmental Significance Assessment report - Redacted, Section 2.2.5, Page 6).

Patches to the north of the project area were heavily modified grassy woodland. Most were mapped on the presence of recruiting native shrubs like Blackwood, Swamp Paperbark, and/or Silver Wattle. Additional understory components were limited to opportunistic native (Spear and Wallaby grasses, Thatch Saw-Sedge, and Rushes) and grassy and woody weed species.

Patches to the south (parcel 1442, 1444, and 1450 Western Port Highway) are marginally higher in habitat value. This is largely due to additional patch components, including midstory shrubs, additional canopy species, large trees in patches, and persistent ground cover species.

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 or other places recognised as having heritage values apply to the project area.

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

Areas of Aboriginal Cultural Heritage Sensitivity are present, one located along the eastern property boundary in the north, and the other located in the south-east of the site. These areas are part of the Cranbourne Sands geological formation which have been shown to contain artefacts elsewhere in the region. Further investigations and excavation within these areas are yet to be undertaken. A Cultural Heritage and Management Plan (CHMP) is being prepared for the proposed development footprint.

3.4 Hydrology

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

The study area lies within the Melbourne Water catchment management authority area. Within the study area were five small dams, one pond and an ephemeral drainage line that ran through the centre.

Hydrological investigations (Att 2 - Stormwater Management Plan, Section 6, Page 27) suggest the study area is suitable for development given the expectations for stormwater can be met broadly by the proposed drainage layout. The proposed local strategy includes buildings, carparking and paved areas connected to traditional drainage networks. Water quality assets proposed within the site are to be co-located with a retarding basin with formal connection to the local drainage channel. Primary treated flows are to be connected to a water storage to be used to irrigate the many gardens and vegetated areas around the developed area.

Key elements of the stormwater management strategy (Att 2 - Stormwater Management Plan, Section 6, Page 27) include:

- Traditional drainage pipes will connect minor flows to water quality sediment basin and wetland for treatment.
- Treated flows to be directed into a storage basin to be used for irrigation across the site.
- Overland flows to be directed to the co-located retarding basin that will limit flows to the downstream neighbours.

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.

*

The study area is not directly or indirectly associated with a World Heritage site.

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.

*

The study area is not directly or indirectly associated with a National Heritage site.

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	Edithvale-Seafood Wetlands
No	No	Western Port

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.

*

Stormwater management within the project area will be designed to meet EPA standards and will not alter current water quality (Att 2 - Stormwater Management Plan, Section 2.1.1.2, Pages 3-4) or flow rate within the existing drainage line (Att 2 - Stormwater Management Plan, Section 4.2.4, Pages 16-17).

Additionally, the project area is located approximately 6.5 km from the nearest Ramsar wetland (i.e., Western Port).

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>Antechinus minimus maritimus</i>	Swamp Antechinus (mainland)
No	No	<i>Anthochaera phrygia</i>	Regent Honeyeater
No	No	<i>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Caladenia orientalis</i>	Eastern Spider Orchid
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris canutus</i>	Red Knot, Knot
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	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>Dianella amoena</i>	Matted Flax-lily
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
No	No	<i>Isodon obesulus obesulus</i>	Southern Brown Bandicoot (eastern), Southern Brown Bandicoot (south-eastern)
No	No	<i>Lathamus discolor</i>	Swift Parrot

Direct impact	Indirect impact	Species	Common name
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>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)
No	No	<i>Potorous tridactylus trisulcatus</i>	Long-nosed Potoroo (southern mainland)
No	No	<i>Prasophyllum spicatum</i>	Dense Leek-orchid
No	No	<i>Prototroctes maraena</i>	Australian Grayling
No	No	<i>Pseudomys novaehollandiae</i>	New Holland Mouse, Pookila
No	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 psilocarpus</i>	Swamp Fireweed, Smooth-fruited Groundsel
No	No	<i>Stagonopleura guttata</i>	Diamond Firetail
No	No	<i>Sternula nereis nereis</i>	Australian Fairy Tern
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	Natural Damp Grassland of the Victorian Coastal Plains

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. *

Following targeted surveys, no EPBC Act-listed flora and/or fauna species were identified within the project area (Att 9 - Matters of National Environmental Significance Assessment report - Redacted, Section 3.4 & 3.5, Pages 13-15).

However, the Glossy Grass Skink (FFG Act: Endangered) was identified in the project area. This species is not currently listed under the EPBC Act, but its status is pending, tentatively proposed to be EPBC Act-listed as Vulnerable. As such, this species has been assessed against the Significant Impact Criteria 1.1 for Vulnerable species. The project will impact 0.88 ha of Glossy Grass Skink habitat (Att 9 - Matters of National Environmental Significance Assessment report - Redacted, Section 4.3.3, Page 17).

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. *

Although no current EPBC Act-listed species were identified in the study area, Glossy Grass Skink (FFG Act: Endangered) was identified in the project area. This species is not currently listed under the EPBC Act, but its status is pending, tentatively proposed to be EPBC Act-listed as Vulnerable.

Given this, the MNES report found that the proposed action could have significant impacts to the Glossy Grass Skink (Att 9 - Matters of National Environmental Significance Assessment report - Redacted, Section 5.2.7, Pages 30-35).

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

No

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

*

Prior to construction, Glossy Grass Skink habitat creation and enhancement will be undertaken along the drainage line outside the impact footprint (Att 10 - Wildlife Management Plan - Redacted, Figure 2, Page 11). A Wildlife Management Plan (WMP) has been prepared and details the protocols involved for managing impacts to Glossy Grass Skink for pre-construction, during construction and after construction (Att 10 - Wildlife Management Plan - Redacted, Section 3, Pages 10-17). Salvage and translocation of Glossy Grass Skink will be undertaken once suitable habitat exists for translocating individuals (Att 10 - Wildlife Management Plan - Redacted, Section 3.4, Pages 12-17).

Therefore, impacts to Glossy Grass Skink are anticipated to be mitigated.

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. *

Prior to construction, Glossy Grass Skink habitat creation and enhancement will be undertaken along the drainage line outside the impact footprint (Att 10 - Wildlife Management Plan - Redacted, Figure 2, Page 11). A Wildlife Management Plan (WMP) has been prepared and details the protocols involved for managing impacts to Glossy Grass Skink for pre-construction, during construction and after construction (Att 10 - Wildlife Management Plan - Redacted, Section 3, Pages 10-17). Salvage and translocation of Glossy Grass Skink will be undertaken once suitable habitat exists for translocating individuals (Att 10 - Wildlife Management Plan - Redacted, Section 3.4, Pages 12-17).

Therefore, impacts to Glossy Grass Skink are anticipated to be mitigated.

Additionally, a Land Management Plan for the retention area in the south-east portion and southern boundary of the study area has been prepared (Att 5 - Land Management Plan, Figure 1, Page 6). This plan focuses on managing the study area for conservation purposes as existing native vegetation is to be retained and enhanced, suitable fencing will be constructed and weed and pest animal control will be undertaken (Att 5 - Land Management Plan, Section 3, Pages 7-19). This area will also result in the creation of habitat for Glossy Grass Skink as well as corridors for Southern Brown Bandicoots, to support the strategic recovery of these species.

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

No offsets are proposed as part of this referral.

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 canutus</i>	Red Knot, Knot
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.

*

No Migratory species are considered likely or potential to utilise the project area (Att 9 - Matters of National Environmental Significance Assessment report, Appendix 2, Page 44-53).

As such, no impacts are anticipated to Migratory species.

4.1.6 Nuclear

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

No

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

*

The study area is not directly or indirectly associated with a nuclear action.

4.1.7 Commonwealth Marine Area

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

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

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

—

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 study area is inland and is therefore not directly or indirectly associated with a Commonwealth Marine Area.

4.1.8 Great Barrier Reef

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

No

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

*

The study area occurs in inland Victoria and is therefore not directly or indirectly associated with the Great Barrier Reef.

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

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

No

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

*

The study area is not directly or indirectly associated with coal seam gas or large coal mining developments.

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 study area does not occur 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.

*

The study area is not directly or indirectly associated with an overseas Commonwealth heritage area.

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. *

Statement on Design Alternatives and Project Viability

The BAPS Hindu Mahā-Mandir will provide devotees with a place to practice Hindu customs such as Hindu diet, Hindu rites and rituals, Hindu attire, Hindu ceremonies and Hindu spirituality. Mandirams (Places of Worship) and Mandapams (surrounding structures that facilitate group and personal rituals, worship and other activities) serve an important purpose in providing a physical space for Hindus to practice their religion as prescribed in the scriptures. The design and location of these buildings are based on scriptures and therefore there are limited opportunities for alternative design to avoid habitat areas and native vegetation.

Notwithstanding, the masterplan for the proposed cultural precinct has truly developed through a collaborative master planning process. From project inception the applicant has engaged a range of consultants to conduct preliminary site investigations and collaborate on the master planning for the site. This approach was essential having regards to the site's unique characteristics and constraints. Several consultant workshops were conducted and attended by key teams for early identification of potential site constraints and collaborative resolution of design challenges.

In particular, the first workshop, held on 18 October 2024, saw the team come together to plot site opportunities and constraints and known factors such as biodiversity, bushfire buffers, access restrictions, sensitive interfaces and landforms to help inform the siting of buildings.

Following the first workshop further work was undertaken on the proposed built form, car parking and landscaping. Specifically, the focus of this work was to investigate the potential impacts on skink habitat areas and if there were opportunities to redesign the proposed development to reduce the impact on this habitat area. As part of this work, it was determined that reducing the footprint would significantly affect the functionality of the buildings for the purpose of a Hindu place of worship and therefore the project would become unviable.

Moreover, the landscaping and car parking facilities are integral to the visitor experience and operational efficiency while also being designed in such a way that they can positively contribute to the biodiversity of the area and private habitat opportunities throughout the site as well as designated areas within the site. Reducing these areas would not only limit these opportunities to contribute to the natural environment but also hinder access and parking, leading to logistical challenges and a diminished visitor experience.

The project has been and will continue to be committed to minimising environmental impacts and providing opportunities for improvements to the natural environment and biodiversity where possible and appropriate. The proposed masterplan represents the most balanced approach to achieving the project's objectives. Any substantial reduction in footprint would render the project unviable, considering its purpose and potential benefits to the community.

5. Lodgement

5.1 Attachments

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1 - Matters of National Environmental Significance Assessment report.pdf Matters of National Environmental Significance Assessment	21/10/2025	Yes	High
#2.	Document	Att 9 - Matters of National Environmental Significance Assessment report - Redacted.pdf Matters of National Environmental Significance Assessment - Redacted	13/11/2025	No	High
#3.	Link	Matters of National Environmental Significance: Significant impact guidelines 1.1 https://www.dcceew.gov.au/sites/default/files/do..			High

1.2.7 Public consultation regarding the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 6 -Aboriginal Cultural Heritage Due Diligence Assessment.pdf Aboriginal Cultural Heritage Due Diligence Assessment	04/10/2024	Yes	High
#2.	Document	Att 7 - Addendum Aboriginal Cultural Heritage Advice For The Baps Hindu Mahā-Mandir.pdf Aboriginal Cultural Heritage Advice Addendum	15/10/2025	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 3-Trust Deed-220512.pdf.pdf	12/05/2022	Yes	
#2.	Document	Att 8 - Letter of Authorisation - Kalpeshkumar Makwana.pdf	27/11/2025	Yes	

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1 - Matters of National Environmental Significance Assessment report.pdf Matters of National Environmental Significance Assessment	21/10/2025	Yes	High

#2.	Document	Att 9 - Matters of National Environmental Significance Assessment report - Redacted.pdf Matters of National Environmental Significance Assessment - Redacted	13/11/2025	No	High
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3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1 - Matters of National Environmental Significance Assessment report.pdf Matters of National Environmental Significance Assessment	21/10/2025	Yes	High
#2.	Document	Att 9 - Matters of National Environmental Significance Assessment report - Redacted.pdf Matters of National Environmental Significance Assessment - Redacted	13/11/2025	No	High

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1 - Matters of National Environmental Significance Assessment report.pdf Matters of National Environmental Significance Assessment	21/10/2025	Yes	High
#2.	Document	Att 9 - Matters of National Environmental Significance Assessment report - Redacted.pdf Matters of National Environmental Significance Assessment - Redacted	13/11/2025	No	High

3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 2 - Stormwater Mangement Plan.pdf Stormwater Mangement Plan for 1410 Western Port Highway, Cranbourne South	02/12/2025	No	High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1 - Matters of National Environmental Significance Assessment	21/10/2025	Yes	High

report.pdf

Matters of National Environmental
Significance Assessment

#2.	Document	Att 9 - Matters of National Environmental Significance Assessment report - Redacted.pdf Matters of National Environmental Significance Assessment - Redacted	13/11/2025	No	High
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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	Att 1 - Matters of National Environmental Significance Assessment report.pdf Matters of National Environmental Significance Assessment	21/10/2025	Yes	High
#2.	Document	Att 9 - Matters of National Environmental Significance Assessment report - Redacted.pdf Matters of National Environmental Significance Assessment - Redacted	13/11/2025	No	High

4.1.4.9 (Threatened Species and Ecological Communities) Why you do not think your proposed action is a controlled action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 10 - Wildlife Management Plan - Redacted.pdf Wildlife Management Plan	13/11/2025	No	High
#2.	Document	Att 4 - Wildlife Management Plan.pdf Wildlife Management Plan	16/10/2025	Yes	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 10 - Wildlife Management Plan - Redacted.pdf Wildlife Management Plan	13/11/2025	No	High
#2.	Document	Att 4 - Wildlife Management Plan.pdf Wildlife Management Plan	16/10/2025	Yes	High
#3.	Document	Att 5 - Land Management Plan.pdf Land Management Plan	15/10/2025	No	High

4.1.5.3 (Migratory Species) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
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#1.	Document	Att 1 - Matters of National Environmental Significance Assessment report.pdf Matters of National Environmental Significance Assessment	21/10/2025	Yes	High
#2.	Document	Att 9 - Matters of National Environmental Significance Assessment report - Redacted.pdf Matters of National Environmental Significance Assessment - Redacted	13/11/2025	No	High

5.2 Declarations

Completed Referring party's declaration

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

ABN/ACN	12095541334
Organisation name	NATURE ADVISORY PTY LTD
Organisation address	3123 VIC
Representative's name	Chris Armstrong
Representative's job title	Project Manager
Phone	03 9815 2111
Email	info@natureadvisory.com.au
Address	Suite 5/61-63 Camberwell Road, Hawthorn East VIC 3123

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, **Chris Armstrong 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. *

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	605414944
Organisation name	BAPS SWAMINARAYAN SANSTHA, AUSTRALIA LIMITED
Organisation address	40 Eleanor Street, Rosehill, NSW 2142
Representative's name	Kalpeshkumar Makwana

Representative's job title	Project Coordinator
Phone	0433178840
Email	akshardham.pc@au.baps.org
Address	40 Eleanor Street, Rosehill, NSW 2142

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

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

I, **Kalpeshkumar Makwana of BAPS SWAMINARAYAN SANSTHA, AUSTRALIA LIMITED**, 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. *

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.

Same as Person proposing to take the action information.

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

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

I, **Kalpeshkumar Makwana of BAPS SWAMINARAYAN SANSTHA, AUSTRALIA LIMITED**, 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.

