

# Strathmore Drive Development Plan

Application Number: **03110**

Commencement Date:  
**02/09/2025**

Status: **Locked**

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## 1. About the project

### 1.1 Project details

#### 1.1.1 Project title \*

Strathmore Drive Development Plan

#### 1.1.2 Project industry type \*

Residential Development

#### 1.1.3 Project industry sub-type

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#### 1.1.4 Estimated start date \*

02/06/2026

#### 1.1.4 Estimated end date \*

02/11/2029

## 1.2 Proposed Action details

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

The proposed action is to firstly obtain approval for a Development Plan, and then planning permits, to facilitate residential subdivision into approximately 45 low density residential lots ranging in size from 2000sqm to 4000sqm. The attached 18019 Design Response v09.pdf shows the extent of the proposal and the nature of the subdivision proposed, including landscaped buffers to the Great Ocean Road.

The proposal is subject to planning approval under the Surf Coast Planning Scheme both for the Development Plan and for subsequent planning permits

Limited vegetation removal forms part of the application and the proposal will ultimately involve works typically associated with residential development including internal roads, drainage infrastructure, and typical residential infrastructure such as sewer and telecommunications. The drainage strategy includes delivering additional treated flows to Jan Juc Creek, whilst the remainder of the site trains out to the existing storm water network associated with Strathmore Drive.

The element of the activity which has triggered this referral is the provision of housing in close proximity to the Great Ocean Road and its associated values, particularly landscape values.

This issue has been evident in other developments in close proximity to the subject site. In particular the issue itself and the landscape response to it are very similar in nature to a previous referral under the EPBC Act (EPBC Ref 2014/7184) which applied to a low density residential development only 60 meters west of this proposal. The use of a landscape buffer on the Great Ocean Road interface in that case, which was not considered a controlled action, is essentially the same response which is proposed to be applied in this project.

### 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? \*

Applicable legislation is the Planning and Environment Act and the relevant planning scheme is the Surf Coast Planning Scheme.

Approval under the Surf Coast Planning Scheme is required, both for a Development Plan and for Planning Permit.

There are a number of policies within the Surf Coast planning scheme, at State, Regional and Local level which relate to the Great Ocean Road and landscape values and these policies are being addressed through the planning approval process.

The EPBC Act is relevant

According to Significant Impact Guidelines 1.1 consideration must be given to any action which may have an impact on the National Heritage Values of the National Heritage Place. The Great Ocean Road which abuts the subject land on the north is on the Natural National Heritage List and this is the reason for this referral.

Three Flora and Fauna Guarantee Act threatened species were recorded in the project area, and a permit will be required from DEECA should any of these be proposed to be removed.

**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. \***

Consultation has been undertaken with affected landowners who have been notified of the proposal, and Surf Coast Council who has been assessing the proposal. Referral under the Victorian Planning system has also been undertaken to DEECA, CFA and a range of other referral authorities.

## 1.3.1 Identity: Referring party

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### **1.3.1.1 Is Referring party an organisation or business? \***

Yes

Referring party organisation details

**ABN/ACN** 120048857  
**Organisation name** ST. QUENTIN CONSULTING PTY LTD  
**Organisation address** 3220 VIC

Referring party details

**Name** c/o Cameron Gray  
**Job title** Director  
**Phone** 0407 353 965  
**Email** cameron@stqc.com.au  
**Address** St Quentin Consulting, 51 Little Fyans Street, South Geelong, 3220

### 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** 23651793510  
**Organisation name** TW JAN JUC PTY LTD  
**Organisation address** 3218 VIC

Person proposing to take the action details

**Name** Jack Townley  
**Job title** Director  
**Phone** 0407567456  
**Email** j.townley@twprojects.com.au  
**Address** 13/111 Pakington Street, Geelong West

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

No

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

No

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

The Only relevant history of responsible environmental management relates complying with various approvals and permits which have been obtained and which require consideration of environmental outcomes and objectives. .

There is no relevant history of any proceedings against the person proposing to take action.

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

TW Projects is a provate development company who have undertaken multiple developments in accordance with Victoria's planning system and policies/approvals associated with sustainability and environmental requirements. Separately from the approvlals process TW incoporate sustanability objectives and ecological initiatives throughout its projects

## 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** 23651793510

**Organisation name** TW JAN JUC PTY LTD

**Organisation address** 3218 VIC

Proposed designated proponent details

**Name** Jack Townley

**Job title** Director

**Phone** 0407567456

**Email** j.townley@twprojects.com.au

**Address** 13/111 Pakington Street, Geelong West

## 1.3.4 Identity: Summary of allocation

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## ✔ Confirmed Referring party's identity

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

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ABN/ACN	120048857
Organisation name	ST. QUENTIN CONSULTING PTY LTD
Organisation address	3220 VIC
Representative's name	c/o Cameron Gray
Representative's job title	Director
Phone	0407 353 965
Email	cameron@stqc.com.au
Address	St Quentin Consulting, 51 Little Fyans Street, South Geelong, 3220

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## ✔ 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.

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ABN/ACN	23651793510
Organisation name	TW JAN JUC PTY LTD
Organisation address	3218 VIC
Representative's name	Jack Townley
Representative's job title	Director
Phone	0407567456
Email	j.townley@twprojects.com.au
Address	13/111 Pakington Street, Geelong West

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## ✔ 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.

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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

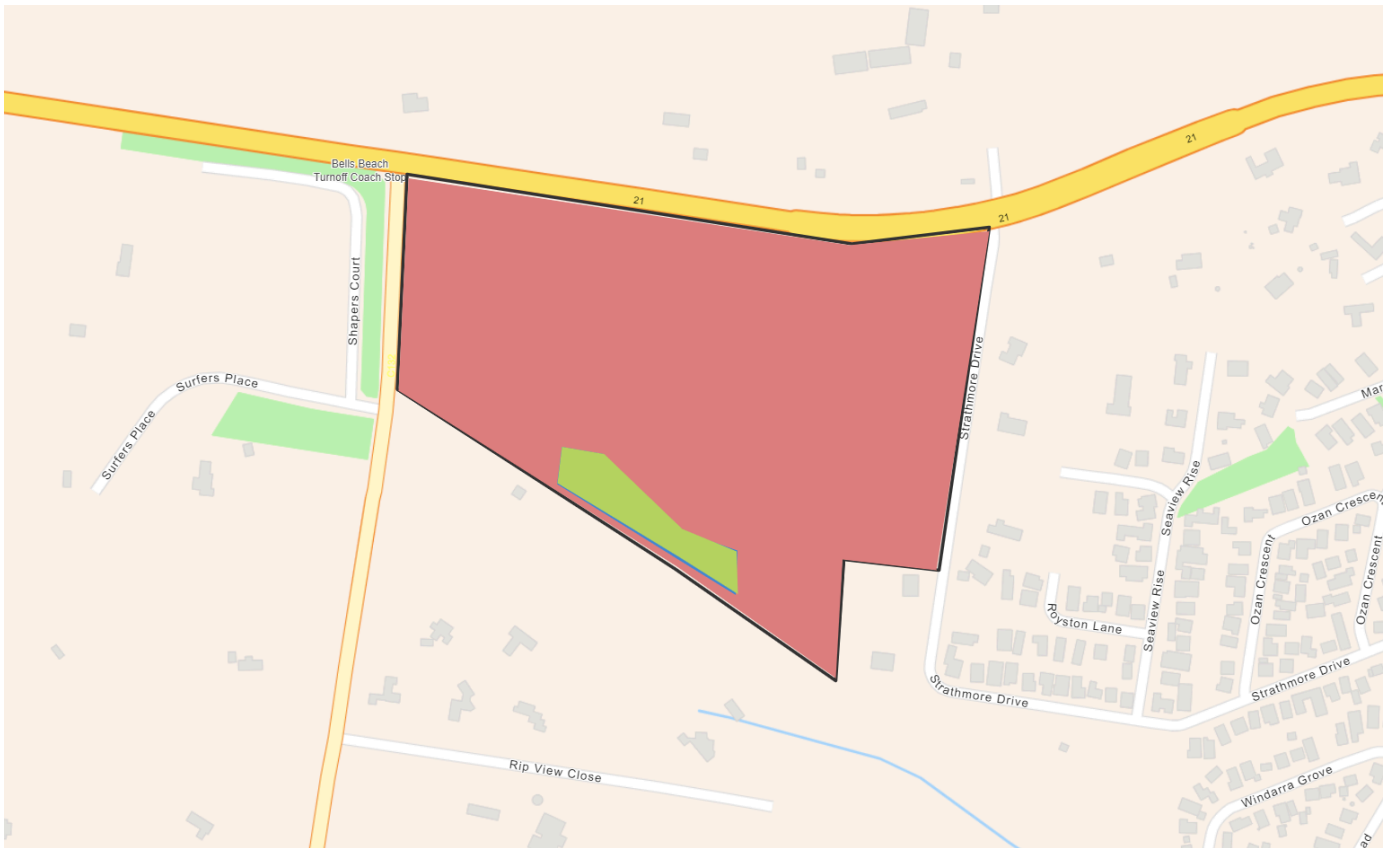
## 1.4 Payment details: Payment allocation

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

Proposed designated proponent

## 2. Location

## 2.1 Project footprint



**Project Area: 15.23 Ha Disturbance Footprint: 14.95 Ha Avoidance Area: 0.64 Ha Retention Area: 0.62 Ha**

## 2.2 Footprint details

### 2.2.1 What is the address of the proposed action? \*

135 Strathmore Drive, JAN JUC.

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

Victoria

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

No

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

The tenure area and the area of works is private freehold land, however there may be minor works necessary on the surrounding road network.

Great Ocean Road abuts the action area but is not within it.

## 3. Existing environment

## 3.1 Physical description

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

The subject site slopes from the Great Ocean Road in the north down towards the Jan Juc Creek to the south. It is primarily used for a number of dwellings and low level agriculture such as grazing. The land is zoned Low Density Residential and no change is proposed to this zoning. It is surrounded by land with a residential zoning - to the west and south these are large low density residential properties - to the east is standard residential development.

The relationship between levels along the GOR and the site varies along the road frontage; in some locations the land is well above the road, and batters exist, in others the land is of a similar level. No access will be provided to the site from the Great Ocean Road except for an existing driveway which will remain unaltered. Access to the site for future residents as well as during the construction period will be via Strathmore Drive. No access is proposed from Bells Boulevard.

The site sits well within the Jan Juc residential settlement boundary.

In terms of vegetation it is highly modified and characterised by exotic dominated pasture interspersed with planted vegetation along boundaries. Native vegetation comprised a modified cover of Grassy Woodland on private property and along road reserves. One listed threatened flora species, Bellarine Yellow Gum was recorded in the project area.

In terms of flora and fauna, no Matters of National Environmental Significance are present or likely to be impacted by the proposal.

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

Existing uses include dwellings and low level agriculture such as grazing. Land to the north of Great Ocean Road opposite the project area is currently used for agricultural purposes.

There are no uses which are not residential in the immediate vicinity, aside from the agricultural uses north of the Great Ocean Road, and there are unlikely to be so given the residential nature of the zones applying to the area.

Aside from the road network there are no public and social land uses in the immediate vicinity.

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

The key natural features of the site are the landscape values associated with the proximity of the Great Ocean Road and associated views. These have been identified in a number of studies, the findings of which have been implemented into the Surf Coast Planning Scheme and which any planning approvals will need to consider.

The attached Landscape and Visual Assessment report and appendices detail the broader landscape values, the policies applying to those values, and the impact of the project on them. The nature and magnitude of landscape impact is considered to be;

- 'no change' from 3 viewpoints
- 'low' from 4 viewpoints
- 'negligible' from 5 viewpoints

#### **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 elevation along the Great Ocean Road varies but is in the order of 75 meters above sea level. This site then slopes down significantly towards the south towards Jan Juc Creek at an average slope of around 8%

## 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.

The flora and fauna in the affected area is outlined in detail in the attached vegetation assessment

The project area is highly modified from agricultural and residential use. It is characterized by exotic dominated pasture, interspersed with planted vegetation along windrows, around dwellings and associated infrastructure. Native vegetation comprised a modified cover of grassy woodland on private property and along sections of the Great Ocean Road, Bells Boulevard and Strathmore Drive reserves.

One listed threatened flora species Bellarine Yellow Gum, was recorded in the project area. No listed threatened fauna species or associated habitats were recorded during the field assessment and none are considered likely to occur due to the absence of a suitable habitat.

EPBC Act referral is not required in terms of ecology as no matters of national environmental significance are present or likely to be significantly impacted by future works in the project area.

One Flora and Fauna Guarantee Act listed threatened species and four listed protected flora species were recorded in the project area. A permit will be required from DEECA to remove any individual threatened or protected species from public land however this is unlikely given the location of these species.

The proposal does remove native vegetation however it retains the most significant remnant patches and individual species. Removal where it occurs is relatively minor and is associated with a drainage system which by necessity has to drain south towards Jan Juc Creek.

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

The vegetation characteristics are outlined in section 3.2.1 above. No investigation has been undertaken into the soil characteristics or the geotechnical characteristics of the site at this point. Vegetation growth is limited to self seeding in certain locations however the historic and ongoing grazing tends to limit any significant growth.

## 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.

The subject site abuts the Great Ocean Road and is on the National Heritage List.

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

The project area is located on Wadawurrung country. The Indigenous values for the Great Ocean Road centre on a deep spiritual and cultural connection to Country, with the Wadawurrung Peoples as traditional custodians. These values include maintaining traditional lands for hunting and ceremonies, incorporating traditional ecological knowledge for sustainable management, and engaging in partnerships with the government to ensure self-determination, protect cultural sites, and shape the future of the region.

Activities undertaken to understand indigenous heritage values include the preparation of a due diligence investigation into Aboriginal cultural heritage.

## 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. \*

Both hydraulic modeling and a subsequent storm water management plan have been prepared in order to inform the development proposal. The Stormwater Management Plan is attached however the hydraulic modeling file was too large to upload . Note that the storm water management plan references the outcomes of the hydraulic modeling anyway

The Stormwater Management Plan finds the development in accordance with all relevant guidelines in relation the management of stormwater quality and volume.

## 4. Impacts and mitigation

## 4.1 Impact details

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

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

## 4.1.1 World Heritage

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

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

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

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

No

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

\*

Great Ocean Road is not a World Heritage area

## 4.1.2 National Heritage

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

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

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

Direct impact	Indirect impact	National heritage
Yes		Great Ocean Road and Scenic Environs

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

Yes

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

Criterion D Principal characteristics of a class of places

Exhibiting a diversity of frequently changing and dramatic landscapes, the Great Ocean Road is an exemplar route of scenic journey within Australia. Journeying from Torquay to Allansford, with a deviation at the eastern end to access Bells Beach, the specifically created scenic tourist route is Australia's most famous coastal drive.

Existing standard residential development of Jan Juc is immediately adjacent to the site on the east. Low density residential development (similar to that proposed on the subject site) is immediately adjacent to the west. As the site currently supports very little development, new development proposed will be visible from the Great Ocean Road and has the potential impact on the landscape in a similar manner to the existing development abutting the subject land on both sides.

Criterion E Aesthetic characteristics

The Great Ocean Road and Scenic Environs demonstrate outstanding scenic landscape values and a diversity of natural landscapes. The scenicenvirons include all views from the Great Ocean Road and Great Ocean Walk.

Existing standard residential development of Jan Juc is immediately adjacent to the site on the east. Low density residential development (similar to that proposed on the subject site) is immediately adjacent to the west. As the site currently supports very little development, new development proposed will be visible from the Great Ocean Road and has the potential impact on the landscape in a similar manner to the existing development abutting the subject land on both sides.

Criterion G Social value

Bells Beach is an internationally renowned surfing location which is strongly associated with the development of surfing and the surf industry in Australia, and has considerable importance for the large Australian surfing community.

The landscape is highly valued by many Australians, and has obtained iconic status. For many Australians, the Great Ocean Road is synonymous with tourism and holidays, with over 7 million visits by Australians to the Great Ocean Road region annually. Visitors are attracted to the iconic, spectacular scenery experienced on the scenic journey and the accessibility of the historic shipwrecks along the coast, which help deepen the visitor experience by interpreting themes of immigration, shipping and trade.

Existing standard residential development of Jan Juc is immediately adjacent to the site on the east. Low density residential development (similar to that proposed on the subject site) is immediately adjacent to the west. As the site currently supports very little development, new development proposed will be visible from the Great Ocean Road and has the potential impact on the landscape in a similar manner to the existing development abutting the subject land on both sides.

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

\*

No

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

Existing standard residential development of Jan Juc is immediately adjacent to the site on the east. Low density residential development (similar to that proposed on the subject site) is immediately adjacent to the west. As the site currently supports very little development, new development proposed will be visible from the Great Ocean Road and has the potential impact on the landscape in a similar manner to the existing development abutting the subject land on both sides.

In doing so however the proposal responds to the landscape values and associated planning scheme requirements relating to visual amenity, in a manner which has previously been demonstrated as having a significant impact. A similar proposal (Low Density Residential Zone subdivision) with similar landscape impact, and with similar mitigation methods (landscape buffer, screening vegetation), and immediately adjacent to the subject land, was previously found to be not a controlled action (EPBC Ref 2014/7184)

**4.1.2.7 Do you think your proposed action is a controlled action? \***

No

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

\*

The proposal responds to the landscape values and associated planning scheme requirements relating to visual amenity, in a manner which has previously been demonstrated as having a significant impact. A similar proposal (Low Density Residential Zone subdivision) with similar landscape impact, and with similar mitigation methods (landscape buffer, screening vegetation), and immediately adjacent to the subject land, was previously found to be not a controlled action (EPBC Ref 2014/7184).

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

The response to the issue of landscape and views is similar to other similar proposals and circumstances in the area as follows;

- Future access to and disturbance of both the Great Ocean Road and Bells Blvd have been avoided in this proposal
- The interface between the development and the Great Ocean Road is proposed to be a landscaped, planted buffer which screens views of the development from Great Ocean Road
- The proposal also incorporates fencing controls on this interface and building envelopes to provide space between buildings in order to provide not only separation and landscape buffering but a softer and more open form of development beyond those buffers.

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

A small amount of native vegetation is proposed to be removed.

The appended documents show the overall ecological features including the small amount of vegetation lost, as well as a calculation of the overall offset which is minor.

### **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.

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

No

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

\*

No Ramsar wetlands in the vicinity of the site

### **4.1.4 Threatened Species and Ecological Communities**

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

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

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

### Threatened species

Direct impact	Indirect impact	Species	Common name
Yes		<i>Amphibromus fluitans</i>	River Swamp Wallaby-grass, Floating Swamp Wallaby-grass
Yes		<i>Antechinus minimus maritimus</i>	Swamp Antechinus (mainland)
Yes		<i>Anthochaera phrygia</i>	Regent Honeyeater
Yes		<i>Aphelocephala leucopsis</i>	Southern Whiteface
Yes		<i>Botaurus poiciloptilus</i>	Australasian Bittern
Yes		<i>Caladenia concolor</i>	Crimson Spider-orchid, Maroon Spider-orchid
Yes		<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
Yes		<i>Calidris canutus</i>	Red Knot, Knot
Yes		<i>Calidris ferruginea</i>	Curlew Sandpiper
Yes		<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo
Yes		<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
Yes		<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)
Yes		<i>Dasyurus maculatus maculatus</i> (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)
Yes		<i>Delma impar</i>	Striped Legless Lizard, Striped Snake-lizard
Yes		<i>Dodonaea procumbens</i>	Trailing Hop-bush
Yes		<i>Falco hypoleucos</i>	Grey Falcon
Yes		<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
Yes		<i>Glycine latrobeana</i>	Clover Glycine, Purple Clover
Yes		<i>Grantiella picta</i>	Painted Honeyeater
Yes		<i>Hirundapus caudacutus</i>	White-throated Needletail

<b>Direct impact</b>	<b>Indirect impact</b>	<b>Species</b>	<b>Common name</b>
Yes		<i>Isoodon obesulus obesulus</i>	Southern Brown Bandicoot (eastern), Southern Brown Bandicoot (south-eastern)
Yes		<i>Lachnagrostis adamsonii</i>	Adamson's Blown-grass, Adamson's Blowngrass
Yes		<i>Lathamus discolor</i>	Swift Parrot
Yes		<i>Lepidium aschersonii</i>	Spiny Peppercross
Yes		<i>Limosa lapponica baueri</i>	Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit
Yes		<i>Lissolepis coventryi</i>	Swamp Skink, Eastern Mourning Skink
Yes		<i>Litoria raniformis</i>	Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog
Yes		<i>Melanodryas cucullata cucullata</i>	South-eastern Hooded Robin, Hooded Robin (south-eastern)
Yes		<i>Nannoperca obscura</i>	Yarra Pygmy Perch
Yes		<i>Neophema chrysogaster</i>	Orange-bellied Parrot
Yes		<i>Neophema chrysostoma</i>	Blue-winged Parrot
Yes		<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
Yes		<i>Pachyptila turtur subantarctica</i>	Fairy Prion (southern)
Yes		<i>Pedionomus torquatus</i>	Plains-wanderer
Yes		<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)
Yes		<i>Pimelea spinescens</i> subsp. <i>spinescens</i>	Plains Rice-flower, Spiny Rice-flower, Prickly Pimelea
Yes		<i>Prasophyllum spicatum</i>	Dense Leek-orchid
Yes		<i>Prototroctes maraena</i>	Australian Grayling
Yes		<i>Pseudomys novaehollandiae</i>	New Holland Mouse, Pookila
Yes		<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox
Yes		<i>Pterostylis chlorogramma</i>	Green-striped Greenhood
Yes		<i>Pterostylis cucullata</i>	Leafy Greenhood

<b>Direct impact</b>	<b>Indirect impact</b>	<b>Species</b>	<b>Common name</b>
Yes		Rostratula australis	Australian Painted Snipe
Yes		Senecio macrocarpus	Large-fruit Fireweed, Large-fruit Groundsel
Yes		Stagonopleura guttata	Diamond Firetail
Yes		Sternula albifrons	Little Tern
Yes		Sternula nereis nereis	Australian Fairy Tern
Yes		Synemon plana	Golden Sun Moth
Yes		Thalassarche melanophris	Black-browed Albatross
Yes		Thelymitra matthewsii	Spiral Sun-orchid
Yes		Thelymitra orientalis	Hoary Sun-orchid
Yes		Thinornis cucullatus cucullatus	Eastern Hooded Plover, Eastern Hooded Plover
Yes		Tringa nebularia	Common Greenshank, Greenshank
Yes		Xerochrysum palustre	Swamp Everlasting, Swamp Paper Daisy

### **Ecological communities**

<b>Direct impact</b>	<b>Indirect impact</b>	<b>Ecological community</b>
Yes		Grassy Eucalypt Woodland of the Victorian Volcanic Plain
Yes		Natural Damp Grassland of the Victorian Coastal Plains
Yes		Natural Temperate Grassland of the Victorian Volcanic Plain
Yes		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? \***

No

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

\*

Native vegetation within the project area does not meet the criteria or condition thresholds for any EPBC Act listed ecological communities.

#### **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.

<b>Direct impact</b>	<b>Indirect impact</b>	<b>Species</b>	<b>Common name</b>
Yes		<i>Actitis hypoleucos</i>	Common Sandpiper
Yes		<i>Apus pacificus</i>	Fork-tailed Swift
Yes		<i>Ardenna carneipes</i>	Flesh-footed Shearwater, Fleshy-footed Shearwater
Yes		<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
Yes		<i>Calidris canutus</i>	Red Knot, Knot
Yes		<i>Calidris ferruginea</i>	Curlew Sandpiper
Yes		<i>Calidris melanotos</i>	Pectoral Sandpiper
Yes		<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
Yes		<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
Yes		<i>Hirundapus caudacutus</i>	White-throated Needletail
Yes		<i>Limosa lapponica</i>	Bar-tailed Godwit
Yes		<i>Motacilla flava</i>	Yellow Wagtail
Yes		<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
Yes		<i>Pandion haliaetus</i>	Osprey
Yes		<i>Sternula albifrons</i>	Little Tern
Yes		<i>Thalassarche melanophris</i>	Black-browed Albatross
Yes		<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 EPBC Act listed threatened ecological communities or flora or fauna species were recorded within the project area and none are considered likely to occur due to the absence of suitable habitat. An EPBC Act referral to the Commonwealth Environment Minister will not be required as no MNES are present or likely to be significantly impacted by future works in the project area

#### **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 element to the proposal

#### **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 site is remote from any 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 site is remote from 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.**

\*

There is no coal related element to the proposal

**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.**

\*

There is no Commonwealth land in the immediate vicinity

**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 impact is restricted to the immediate site and surrounds

**4.1.12 Commonwealth or Commonwealth Agency**

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

No

## 4.2 Impact summary

### Conclusion on the likelihood of significant impacts

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

*None*

### Conclusion on the likelihood of unlikely significant impacts

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

- World Heritage (S12)
- National Heritage (S15B)
- Ramsar Wetland (S16)
- Threatened Species and Ecological Communities (S18)
- Migratory Species (S20)
- Nuclear (S21)
- Commonwealth Marine Area (S23)
- Great Barrier Reef (S24B)
- Water resource in relation to large coal mining development or coal seam gas (S24D)
- Commonwealth Land (S26)
- Commonwealth Heritage Places Overseas (S27B)
- Commonwealth or Commonwealth Agency (S28)

## 4.3 Alternatives

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

No

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

Residential development at any scale on the site it is likely to have some sort of impact on the Great Ocean Road. In this sense the only meaningful alternative to the action is not to develop the land at all. This would be contrary to the zoning and contrary to a range of state and local policies seeking delivery of housing supply on land which has been identified as being suitable to do so. This particular parcel has been investigated and reviewed over a number of years in terms of planning policy including from a landscape perspective and as a result, residential development is explicitly directed to this parcel. It is worth noting that Surf Coast Shire generally and Torquay Jan Jan in particular are not meeting objectives around land supply, and avoiding addressing that supply on parcels explicitly targeted for development is not seen as an appropriate response, particularly where the recommended mitigation measures have been used on nearby properties and found to be an appropriate response to the relevant values.

## 5. Lodgement

## 5.1 Attachments

### 1.2.1 Overview of the proposed action

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	18019 Design Response v09.pdf A plan showing the extent of the proposal and the proposed subdivision layout	12/12/2024	No	Low or uncertain

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

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	Landscape and Visual Impact Appendices_Rev07.pdf An assessment of landscape impact against policies	22/01/2025	No	High
#2.	Document	Landscape and Visual Impact Appendices_Rev07.pdf Supporting information to landscape impact assessment	24/01/2025	No	High

### 3.2.1 Flora and fauna within the affected area

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	18019_Vegetation Assessment Report_240409_V1.pdf An ecological assessment of the site, including road reserves	08/04/2024	No	High

### 3.3.2 Indigenous heritage values that apply to the project area

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	Strathmore Drive Due Diligence_September 2024_v2.pdf Aboriginal & Historical Due Diligence Assessment	24/09/2024	No	High

### 3.4.1 Hydrology characteristics that apply to the project area

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	18019_SWMP_240509_r01_V06B.pdf Stormwater Management Plan	07/05/2024		High

### 4.1.2.10 (National Heritage) Avoidance or mitigation measures proposed for this action

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	18019 Design Response v11.pdf A plan showing design response to	02/02/2025	No	High

issue

4.1.2.11 (National Heritage) Proposed offsets relevant to avoidance or mitigation measures

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	365_20250109_37W.pdf Offset calculation	08/01/2025	No	High
#2.	Document	M1084_Fig02_EcoFeatures_Overview.pdf Map showing ecological features including the small amount of vegetation lost	08/01/2025	No	High

## 5.2 Declarations

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## Completed Referring party's declaration

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

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ABN/ACN	120048857
Organisation name	ST. QUENTIN CONSULTING PTY LTD
Organisation address	3220 VIC
Representative's name	c/o Cameron Gray
Representative's job title	Director
Phone	0407 353 965
Email	cameron@stqc.com.au
Address	St Quentin Consulting, 51 Little Fyans Street, South Geelong, 3220

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, **c/o Cameron Gray of ST. QUENTIN CONSULTING 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.

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## 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.

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ABN/ACN	23651793510
Organisation name	TW JAN JUC PTY LTD
Organisation address	3218 VIC
Representative's name	Jack Townley

Representative's job title	Director
Phone	0407567456
Email	j.townley@twprojects.com.au
Address	13/111 Pakington Street, Geelong West

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

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

I, **Jack Townley of TW JAN JUC PTY LTD**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. \*

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.

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## **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.

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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, **Jack Townley of TW JAN JUC PTY LTD**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. \*

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.