

Proposed residential subdivision and development of 62 Collins Road and 170 Boundary Road Dromana

Application Number: 02737 Commencement Date: 07/01/2025 Status: Locked

1. About the project

1.1 Project details

1.1.1 Project title *

Proposed residential subdivision and development of 62 Collins Road and 170 Boundary Road Dromana

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 *

01/06/2025

1.1.4 Estimated end date *

01/06/2030

1.2 Proposed Action details

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

Proposed action description

Collins Street Properties Pty Ltd (the proponent) seeks to develop land located at 170 Boundary Road and 62 Collins Road, Dromana, Victoria, for the development of a residential subdivision and associated infrastructure (proposed action).

The project will be located on a 28.5 hectare site located at 62 Collins Road and 170 Boundary Road, Dromana (project area) (Att 1 – Site Subdivision Plan). The total proposed disturbance footprint comprises 21.51 hectares contained within the project area (disturbance footprint). The total proposed avoidance area comprises 6.99 hectares within the project area and will encompass a proposed conservation reserve (avoidance area).

Project area

The project area encompasses 28.5 hectares of land located approximately 59 kilometres south of Melbourne CBD. The project area is located on undeveloped land in the south-eastern margin of Dromana and includes proposed access points across public land (road reserves).

Vehicle access is proposed to be provided from roads constructed across the existing road reserves of Collins Road, Boundary Road with pedestrian access provided via St Remo Place and an unnamed road reserve between 71 and 73 Rainer Avenue, Dromana. A new footpath is also to be provided from the project area's south west corner along the Boundary Road service road to connect with an existing path to the west near the Boundary Road shopping strip. As part of the proposed action, the proponent seeks to create a 6.99 hectare reserve for conservation purposes within the south-eastern corner of 170 Boundary Road, Dromana.

The project area currently supports a mixture of native vegetation, regrowth vegetation, large trees and weeds.

Proposed activities

The proposed activities include works typically associated with subdivision and urban development of a residential estate. The location of the proposed action optimises existing residential zoned land within the Urban Growth Boundary which is close to established housing areas, services, jobs and infrastructure in Dromana. The proposed action will create 250 new housing lots averaging 494m² in size.

The proposed action includes a mix of permanent and temporary activities, including:

- Site preparation – clearing of vegetation, site access, construction compound establishment and installation of construction environment management measures (e.g. no-go fencing, sediment controls, vehicle hygiene stations).
- Earthworks, drainage and utilities – bulk earthworks, drainage and utilities installation, fill importation, utilities work in roads.
- Construction – miscellaneous structural construction, utilities connection, finishing works, commissioning, decommissioning/demobilisation of compound and construction activities.

Construction activities will be managed in accordance with requirements of Victorian State legislation. All construction and/or activities associated with the proposed action will remain within the disturbance area. The construction phase of the proposed action is anticipated to commence in late 2025 to early 2026.

The proposed action will also include operational activities associated with the future use of the project area as a residential estate. Operational activities will include residential use, street network use, recreational use, landscaping and drainage.

Ongoing management of the conservation reserve will include activities and monitoring as detailed in the prepared Conservation Management Plan (Att 2 – Onsite Conservation Management Plan).

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? *

Commonwealth legislative implications

Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act)

Biosis Pty Ltd (referral party) was engaged by the proponent to prepare a flora and fauna assessment (FFA) and targeted surveys of the project area. The results of the FFA and targeted surveys to date are shown in Att 3 - 2023 Flora and Fauna Assessment, Att 4 - 2021 Flora and Fauna Assessment Review and Att 5 - 2016 Flora and Fauna Assessment.

The proposed action is identified to have a potential direct/indirect impact to the following protected matters (Att 3 – 2023 Flora and Fauna Assessment):

- Swamp skink *Lissolepis coventryi*

Direct and indirect impacts to Matters of National Significance (MNES) as a result of the proposed action are expected to arise from the proposed removal of known and suitable habitat for Swamp Skink within the disturbance footprint.

State legislative implications

Flora and Fauna Guarantee Act 1988 (Vic) (FFG Act)

The FFG Act is the key piece of Victorian legislation for the conservation of threatened species and communities and for the management of potentially threatening processes. Under the FFG Act a permit is required from the Department of Energy, Environment and Climate Action (DEECA) to 'take' protected flora species from public land. A permit is generally not required for removal of protected flora from private land. Authorisation under the FFG Act is required to collect, kill, injure or disturb listed fish.

The FFG Act defines public land as *Crown land or land owned by, or vested in, a public authority*, while private land is defined as *any land other than public land*.

Native vegetation onsite is not a FFG Act listed threatened community, but the project area does contain two FFG Act listed threatened species or potential habitat for them:

- Swamp skink *Lissolepis coventryi*
- Southern brown bandicoot *Isodoodon obesulus*

10 FFG Act protected flora species were recorded at the Boundary Road access location, as follows:

- Black Wattle *Acacia mearnsii*
- Sallow Wattle *Acacia longifolia* subsp. *longifolia*
- Common Cassinia *Cassinia aculeata*
- Common Heath *Epacris impressa*
- Slender Bottle-daisy *Lagenophora sublyrata*
- Scented Paperbark *Melaleuca squarrosa*
- Twiggy Daisy-bush *Olearia ramulosa*
- Twining Fringe-lily *Thysanotus patersonii*
- Rough Fireweed *Senecio hispidulus* s.s.
- Shrubby Fireweed *Senecio minimus*

The disturbance footprint to occur on public land (road reserves), contains protected flora and therefore a protected permit is required. Biosis intend to apply for an FFG Act protected flora permit on behalf of the proponent.

The private freehold land located within 170 Boundary Road and 62 Collins Road is not declared 'critical habitat' for the purposes of the FFG Act and the flora species are not being taken for the purpose of commercial sale. Therefore, a protected flora permit is not required for this land.

Environment Effects Act 1978 (Vic) (EE Act)

On behalf of the proponent Biosis conducted a self-assessment of the proposed action against the relevant Environmental Effects Statement criteria.

Biosis concluded that the proposed project does not reach or exceed the thresholds that would require the development or associated rezoning to request an assessment by the Minister for Planning in relation to the requirement for an EES (Att 6 – 2021 EES Letter).

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

The project area occurs within the Mornington Peninsula Municipality and is subject to the Mornington Peninsula Planning Scheme.

The project area is subject to the Low Density Residential Zone (LDRZ) and the following overlays:

- Bushfire Management Overlay (BMO)
- Design and Development Overlay Schedule 6 (DDO6)
- Environment Significance Overlay Schedule 17 (ESO17)
- Environmental Significance Overlay Schedule 28 (ESO28)
- Vegetation Protection Overlay Schedule 1 (VPO1)

The proponent is currently seeking a Planning Scheme Amendment to rezone the land from LDRZ to Neighbourhood Residential Zone (NRZ) and apply a modified set of overlay controls.

Of particular relevance to the development proposal are controls relating to the removal, destruction or lopping of native vegetation contained within the Mornington Peninsula Planning Scheme (the Planning Scheme), including permit requirements. The protection of native vegetation and threatened species habitat is managed under Clause 52.17 (Native Vegetation) of the Planning Scheme and the Victorian *Guidelines for the removal, destruction or lopping of native vegetation, including dead native vegetation* (the Guidelines).

Under Clause 52.17, a planning permit is required to remove, destroy or lop native vegetation. Based on current design, the impacts of the proposed action would result in the removal of approximately 14.765 hectares of native vegetation occurring on private land and 0.125 hectares of native vegetation occurring on public land (road reserve) (Att 3 – 2023 Flora and Fauna Assessment, Section 5, pp. 26). The proponent will need to acquire an offset of 1.774 general units for impacts to private land and 0.043 general units for impacts to Boundary Road and St Remo Place road reserves. The proponent will also need to acquire an offset of 2.169 specific units of habitat prescribed for Green Leek-orchid *Prasophyllum lindleyanum*. Collins Street Properties Pty Ltd intends to purchase the general offset credits from the Victorian native vegetation credit register. Collins Street Properties have already purchased 1.995 specific units for Green Leek-orchid and the balance of the prescribed offset, 0.174 specific units, is available on the DEECA credit register (Att 3 – 2023 Flora and Fauna Assessment, Section 5, pp. 25-26).

The proponent has submitted a planning permit application and planning scheme amendment request to the Mornington Peninsula Shire Council. Council has agreed to consider the permit application concurrently with the planning scheme amendment. The application has ensured all relevant policies and statutory requirements under the Planning Scheme are addressed to the satisfaction of DEECA.

Aboriginal Heritage Act 2006 (AH Act)

The project area occurs within an area of Aboriginal Cultural Heritage Sensitivity.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'Cultural Heritage Management Plan' (CHMP) be prepared where a listed 'high impact activity' is proposed. If a significant land use change is proposed, a cultural heritage management plan may be triggered.

On behalf of the proponent, Biosis prepared a CHMP for the project area which was approved by the Bunurong Land Council on May 30, 2019 (CHMP 15598). The conditions of the CHMP now form compliance requirements regulated under the Act.

The CHMP will not be made publicly available due to cultural sensitivity reasons. Upon request, the CHMP will be made available to the Department.

Catchment and Land Protection Act 1994 (CaLP Act) (Vic)

The CaLP Act identifies and classifies certain species as noxious or pest animals and provides a system of controls on noxious species. Eight noxious species occur within the project area and are identified in the project FFA (Att 3 – Appendix 1, table A1.1, pp 32 - 37).

The proponent will take all reasonable steps to eradicate regionally prohibited weeds, prevent the growth and spread of regionally controlled weeds, and prevent the spread of and as far as possible eradicate established pest animals.

Water Act 1989 (Vic)

The primary purpose of the *Water Act 1989* is to provide a framework for the allocation and management of surface water and groundwater throughout Victoria. It provides a principal mechanism for maintenance of ecosystem functions including those of aquatic ecosystems. Under By-Laws created by the relevant Authority under the Act, the authorities regulate the works within and in the vicinity of waterways.

The proposed development will involve impacts to surface water drainage within the project area, and construction activities that affect beds and banks, riparian vegetation or quality or quantity of water in an unnamed drainage line leading into Port Phillip Bay.

The proponent will liaise with Melbourne Water to determine obligations under the Act.

Fisheries Act 1995 (Vic)

The Fisheries Act 1995 provides a legislative framework for the regulation, management and conservation of Victorian fisheries including aquatic habitats.

A person must not take, injure, damage, destroy or release any protected aquatic biota. Protected aquatic biota includes all species of the family Syngnathidae (seahorses, sea dragons and pipefish), and any fish or aquatic invertebrate or community that is listed under the FFG Act.

It is unlikely that any protected aquatic biota would be impacted upon by the development.

1.2.7 Describe any public consultation that has been, is being or will be undertaken regarding the project area, including with Indigenous stakeholders. Attach any completed consultation documentations, if relevant. *

The proposed action will be subject to formal public exhibition under the *Planning & Environment Act 1987*. This will occur upon the Minister for Planning providing approval to proceed.

The proposed action has been subject to an approved Aboriginal Cultural Heritage Management Plan (CHMP) which consisted of involvement and approval of the Bunurong Land Council. The approved CHMP will not be made publicly available due to cultural sensitivity reasons.

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	65006175097
Organisation name	Biosis Pty Ltd
Organisation address	38 Bertie Street, Port Melbourne

Referring party details

Name	Maya Rychner
Job title	Graduate Environmental Planner
Phone	0417695816
Email	mrychner@biosis.com.au
Address	38 Bertie Street Port Melbourne

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	66623402344
Organisation name	COLLINS ST PROPERTY PTY LTD
Organisation address	91 Cubitt Street, Cremorne Vic 3121

Person proposing to take the action details

Name	Greg LaManna
Job title	Director
Phone	0419398559
Email	greg@lamannapropertygroup.com
Address	91 Cubitt Street, Cremorne Vic 3121

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. *

Yes, Collins Street Properties Pty Ltd has a satisfactory record of responsible environmental management. Collins Street Properties Pty Ltd has not been party to any proceedings under Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources.

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

Collins Street Properties Pty Ltd do not have an environmental policy and planning framework.

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	66623402344
Organisation name	COLLINS ST PROPERTY PTY LTD
Organisation address	91 Cubitt Street, Cremorne Vic 3121

Proposed designated proponent details

Name	Greg LaManna
Job title	Director
Phone	0419398559
Email	greg@lamannapropertygroup.com
Address	91 Cubitt Street, Cremorne Vic 3121

1.3.4 Identity: Summary of allocation

✔ Confirmed Referring party's identity

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

ABN/ACN	65006175097
Organisation name	Biosis Pty Ltd
Organisation address	38 Bertie Street, Port Melbourne
Representative's name	Maya Rychner
Representative's job title	Graduate Environmental Planner
Phone	0417695816
Email	mrychner@biosis.com.au
Address	38 Bertie Street Port Melbourne

✔ 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	66623402344
Organisation name	COLLINS ST PROPERTY PTY LTD
Organisation address	91 Cubitt Street, Cremorne Vic 3121
Representative's name	Greg LaManna
Representative's job title	Director
Phone	0419398559
Email	greg@lamannapropertygroup.com
Address	91 Cubitt Street, Cremorne Vic 3121

✔ 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

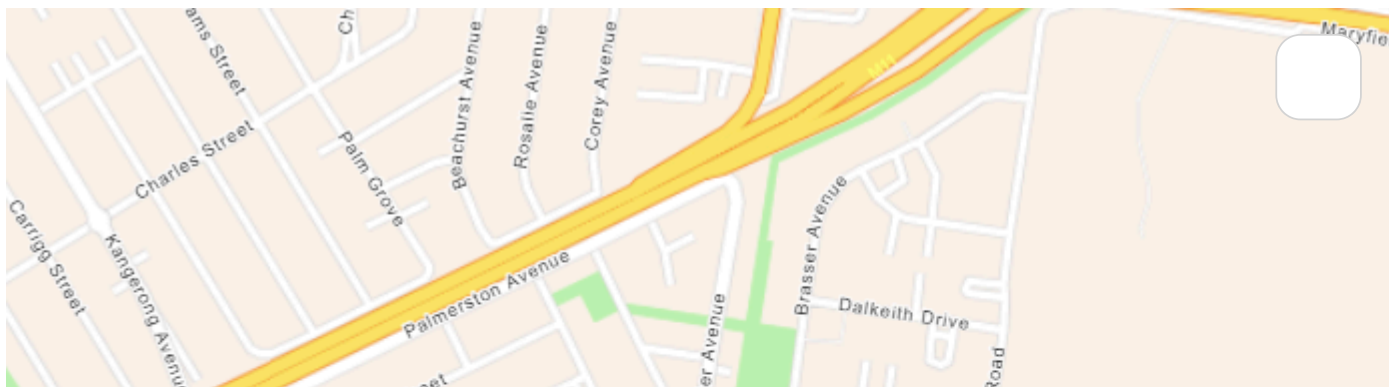
1.4 Payment details: Payment allocation

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

Proposed designated proponent

2. Location

2.1 Project footprint





Project area (28.79 Ha)
Disturbance footprint (21.8 Ha)
Avoidance area (6.99 Ha)

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2.2 Footprint details

2.2.1 What is the address of the proposed action? *

62 Collins Road, Dromana, and 170 Boundary Road, Dromana

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 project area is a mixture of private freehold land and public land.

62 Collins Road and 170 Boundary Road comprise private freehold land. Public land within the project area comprises the road reserves to be developed as access roads to the residential development.

3. Existing environment

3.1 Physical description

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

The project area is currently subject to the Low Density Residential Zone (LDRZ) and the following overlays:

- Vegetation Protection Overlay Schedule 1 (VPO1)
- Bushfire Management Overlay (BMO)
- Environmental Significance Overlay Schedule 28 (ESO28)
- Design and Development Overlay Schedule 6 (DDO6)

The proponent is seeking a planning scheme amendment to rezone the land to the Neighbourhood Residential Zone (NRZ). This will facilitate the future use and development of the project area for residential, public open space and biodiversity conservation purposes.

The project area lies within Dromana in the Mornington Peninsula Shire. It is located approximately 1.7km south-east of the central township of Dromana and is accessible to the Melbourne CBD via the arterial network of the Mornington Peninsula Freeway, Peninsula Link, Eastlink and Monash Freeway along with the Principal Public Transport Network.

The pattern of land zoning for the area supports a notable level of variation consisting of industrial, conventional residential, low density residential, green wedge, road zone, and public conservation. Land to the west of the project area consists of residential development use subject to the General Residential Zone 1. The Collins Road Industrial Estate is located to the north and is subject to the Industrial Zone 3. Collins Road adjoins the east boundary and land to the east consists of a large parcel which is used for rural and grazing purposes. This is external to the Urban Growth Boundary and is subject to Green Wedge Zone and Public Use Zone. Boundary Road adjoins the southern boundary of

the project area. The northern section of the Boundary Road reserve comprises an approximately 30-metre-wide fenced conservation area supporting local flora and fauna habitat. Arthurs Seat State Park is located to the south of Boundary Road.

The majority of the project area is highly modified as a result of historical clearing and other ongoing disturbances. The project area is directly adjacent to suburban Dromana which has resulted in negative environmental impacts including on-going weed invasion and regular disturbances associated with unauthorised recreational activities such as four-wheel drive and motorbike access. Despite this, native vegetation has regenerated and the project area supports a range of ecological features including areas of native vegetation and scattered trees (Att 3 – 2023 Flora and Fauna Assessment, Section 3.1, pp. 8).

The Mornington Peninsula Shire has largely been cleared and the suburb of Dromana is substantially developed within its current urban boundary. However, the project area is just north of Arthurs Seat State Park which represents a relatively large patch of remnant vegetation in close proximity. While the vegetation of the project area is not contiguous with the vegetation of Arthurs Seat State Park, it is only isolated by relatively small barriers including Boundary Road and a relatively narrow area of pasture to the east (Att 5 – 2016 Flora and Fauna Assessment, Section 3.3, pp 11).

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

The project area does not currently support any formal land use, with the exception of the road reserves to be impacted at Collins Road, Boundary Road, St Remo Place and an unnamed road reserve between 71 and 73 Rainer Avenue, Dromana.

The proposed future use of the project area will be a residential development, comprised of housing, local park, transport (road), drainage reserve, tree reserve, and conservation reserve.

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

The project area supports remnant vegetation typical of Damp Heathy Woodland (EVC 793) and Grassy Woodland (EVC 175). Both of these EVCs are threatened within the Gippsland Plain Bioregion and described as rare within the Mornington Peninsula. The Damp Heathy Woodland is localised to Arthurs Seat State Park, Dromana and Crib Point. Some of the remnants within the project area are in good condition (Att 3 – 2023 Flora and Fauna Assessment, Section 3, table 2, pp. 10).

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 reaches 50 metres above sea level at the south-western corner and slopes to approximately 20 metres above sea level at the north-western corner, exhibiting a maximum fall of approximately 32 metres.

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.

Biodiversity surveys and impact assessments completed to date for the project area include:

- 2016 Flora and Fauna Assessment, including targeted surveys for Swamp Skink and Southern Brown Bandicoot which occurred during 25 November – 23 December 2015 and 15 January – 11 February 2016 (Att 5 – 2016 Flora and Fauna Assessment, Section 2.4, pp 4 - 6).
- 2021 Flora and Fauna Assessment Review, including July 2021 site assessment (Att 4 – 2016 Flora and Fauna Assessment Review).
- 2023 Flora and Fauna Assessment (Att 3 – 2023 Flora and Fauna Assessment).

Key ecological values identified within the project area are as follows:

- 17.806 ha (8.138 habitat hectares) of native vegetation identified as patches of remnant native vegetation and twenty seven scattered trees (0.3780 habitat hectares) on private land.
- 0.688 ha of native vegetation, including 0.125 hectares of Damp Heathy Woodland and 8 scattered large trees within road reserves.
- Twenty one large trees within defined patches of native vegetation on private land.
- Habitat for two reptiles of State conservation significance: Swamp Skink and Glossy Grass Skink *Pseudemoia rawlinsoni*.
- Habitat for one reptile of Commonwealth conservation significance: Swamp Skink.
- Ten FFG protected flora species occurring within the proposed Boundary Road access location.

Other flora and fauna identified within the project area are as follows:

- The majority of the project area is highly modified as a result of historical clearing and other disturbances.
- Dense stands of woody weeds persist in the project area, including species such as Radiata Pine *Pinus radiata*, Sallow Wattle *A. longifolia*, Sweet Pittosporum *Pittosporum undulatum* and Karamu *Coprosma robusta*.
- Areas around the margins of the project area are maintained as firebreaks and are dominated by introduced pasture grasses.

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

The project area was partially cleared in the 1950's, with historical photos suggesting the removal of most trees. Therefore the vegetation on site consists of regrowth vegetation and some large remnant trees. The majority of the project area is highly modified as a result of historical clearing and other ongoing disturbances. Introduced species have colonised a significant proportion of the project area. Despite this, native vegetation has regenerated and the project area supports a range of ecological features including areas of native vegetation and scattered trees.

Swamp Scrub Ecological Vegetation Class (EVC 53) is present in the project area in association with the broad drainage lines and lower lying areas. The vegetation supports a dense to sparse canopy of Swamp Paperbark *Melaleuca ericifolia*. The Swamp Scrub within the project area is generally in poor condition and supports a high cover of weeds.

More elevated areas within the project area support remnant vegetation more typical of Damp Heathy Woodland (EVC 793) and Grassy Woodland (EVC 175). These EVCs are located throughout the project area. Some of the remnants within the project area are in good condition.

Predominantly introduced vegetation is scattered throughout the project area, and dominates the margins and the Melbourne Water easement portion of the project area.

Further detail of the condition and location of vegetation within the project area is provided in the FFA (Att 3 – 2023 Flora and Fauna Assessment, Section 3.1, pp 8 – 10).

The soils within majority of the project area comprise fine sandy silts overlaying grey compact clay. The western and northern boundaries of the project area consist of sandy loam overlaying clay. Information on the project area's soils is provided in the project CHMP, which will not be attached to the referral due to cultural heritage sensitivity reasons.

3.3 Heritage

3.3.1 Describe any Commonwealth heritage places overseas or other places recognised as having heritage values that apply to the project area.

No Commonwealth heritage places overseas or other places recognised as having heritage values are present in the project area.

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

A Cultural Heritage Management Plan (CHMP 15598) was prepared for the project and approved by the Bunurong Land Council Aboriginal Corporation in 2019.

The CHMP will not be made publicly available due to cultural sensitivity reasons.

3.4 Hydrology

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

The project area is located within the Melbourne Water management area.

The project area supports an unnamed drainage line leading into Port Phillip Bay.

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

EPBC Act section	Controlling provision	Impacted	Reviewed
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. *

No mapped World Heritage properties occur within 10 kilometres of the project 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.

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

No

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

No mapped National Heritage places occur within 10 kilometres of the project area.

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. *

The project area is identified as being within the catchment of the Western Port Ramsar site. The project area does not drain directly into this Ramsar site and the development is not likely to result in a significant impact.

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>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>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
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>Euphrasia collina</i> subsp. <i>muelleri</i>	Purple Eyebright, Mueller's Eyebright
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>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
No	No	<i>Limosa lapponica baueri</i>	Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit
Yes	Yes	<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>Nannoperca obscura</i>	Yarra Pygmy Perch
No	No	<i>Neophema chrysostoma</i>	Blue-winged Parrot

Direct impact	Indirect impact	Species	Common name
No	No	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew
No	No	Pachyptila turtur subantarctica	Fairy Prion (southern)
No	No	Pedionomus torquatus	Plains-wanderer
No	No	Petaurus australis australis	Yellow-bellied Glider (south-eastern)
No	No	Potorous tridactylus trisulcatus	Long-nosed Potoroo (southern mainland)
No	No	Prasophyllum spicatum	Dense Leek-orchid
No	No	Prototroctes maraena	Australian Grayling
No	No	Pseudomys novaehollandiae	New Holland Mouse, Pookila
No	No	Pteropus poliocephalus	Grey-headed Flying-fox
No	No	Pterostylis chlorogramma	Green-striped Greenhood
No	No	Pterostylis cucullata	Leafy Greenhood
No	No	Pycnoptilus floccosus	Pilotbird
No	No	Rostratula australis	Australian Painted Snipe
No	No	Senecio psilocarpus	Swamp Fireweed, Smooth-fruited Groundsel
No	No	Stagonopleura guttata	Diamond Firetail
No	No	Sternula nereis nereis	Australian Fairy Tern
No	No	Tringa nebularia	Common Greenshank, Greenshank
No	No	Xerochrysum palustre	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. *

Biosis (referring party) completed field surveys in 2015 and 2016, for the preparation of a flora and fauna assessment in March 2016 to determine the flora and fauna attributes within the project area (Att 5 – 2016 Flora and Fauna Assessment). The assessment detected the presence of one Swamp Skink in the project area, and no indication of Southern Brown Bandicoot was recorded. An additional site visit and review of the original FFA was conducted in 2021 (Att 4 – 2021 Flora and Fauna Assessment Review).

Since Biosis' assessment, Swamp Skink has been listed as Endangered under the EPBC Act (effective 25 March 2023). Due to this new listing, Swamp Skink is identified as a MNES protected under the EPBC Act and potential impacts to this species would require approval under the Act. As a result of the listing Biosis undertook an additional assessment of the project area on 7 July 2023 to determine the extent of potential Swamp Skink habitat (Att 7 – 2023 Swamp Skink Advice). The results of this assessment found that the project supports approximately 22.88 hectares of Swamp Skink habitat, of which approximately 17.09 hectares of occupied Swamp Skink habitat would be directly affected by the proposed action (Att 8 – 2024 Draft Swamp Skink Habitat Quality Scoring Method). Biosis' assessments indicate that the proposed action will result in direct and indirect impacts to Swamp Skink through removal of known and suitable habitat.

No further consideration to Southern Brown Bandicoot was recommended as previous targeted surveys and a review of database searches discounted their potential presence in Dromana (Att 9 – 2023 EPBC Advice).

While there are three records of Southern Brown Bandicoot from Red Hill South (dated 2015 and 2016), approximately five kilometres southeast of the project area, the nearest records from within the last five years are from the Cranbourne Botanic Gardens (30 kilometres to the northeast) and Tooradin (37 kilometres to the northeast). Both areas are known to support extant populations. With no records on the Peninsula beyond the Cranbourne Botanic Gardens within the last five years, there is reason to consider it unlikely for Southern Brown Bandicoot to persist south of the Cranbourne Botanic Gardens.

Additionally, no further evidence of foraging or nesting by Southern Brown Bandicoots was observed during surveys conducted on 7 July 2023. It is therefore apparent that Southern Brown Bandicoot are not present at Dromana.

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. *

The proposed action is assumed to result in a significant impact to known and potential habitat for Swamp Skink.

Based on the results of the FFA's and targeted surveys, it is considered possible that the habitat within the project area could meet the definition of habitat critical to the survival of the species and that a significant impact on Swamp Skink could result from the proposed action.

As determined in the conservation advice for Swamp Skink and the Significant Impact Guidelines 1.1, 'habitat critical to the survival of a species or ecological community' refers to areas that are necessary:

- For activities such as foraging, breeding, roosting or dispersal.
- For the long-term maintenance of the species or ecological community.
- To maintain genetic diversity and long-term evolutionary development.
- For the reintroduction of populations or recovery of the species.

Additionally, DCCEEW's Conservation Advice for the Swamp Skink states that habitat which is known to support a subpopulation of swamp skink which may be viable in the medium to long term or occurs between distinct subpopulations of the species and may act as habitat for dispersal, is considered critical to the species' survival.

It is considered possible that the habitat within the project area could meet the criteria listed above and that a significant impact would result from the proposed action (Att 7 – 2023 Swamp Skink Advice). The proposed action will result in the disturbance of 17.09 hectares of occupied Swamp Skink habitat. Approximately 5.78 hectares of habitat will be avoided in the proposed conservation reserve.

The proposed removal of known and suitable Swamp Skink habitat will likely result in a significant impact based on the Significant Impact Guidelines 1.1 (Commonwealth of Australia) and the Conservation Advice for *Lissolepis coventryi* (Swamp Skink) (DCCEEW).

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

Yes

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

Consideration of the proposed impacts against the Significant Impact Guidelines 1.1 (Commonwealth of Australia) and the Conservation Advice for *Lissolepic coventryi* (Swamp Skink) (DCCEEW) indicate that it is likely that the proposed action will result in the potential for significant impacts to the EPBC listed species Swamp Skink.

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. *

A number of avoidance and mitigation measures have been developed for the proposed action to ensure that impacts are minimised through the construction and operation of the residential subdivision.

A key focus of the design process of the proposed action was to retain areas of high-quality native vegetation and focus the impacts of development on lower quality areas dominated by environmental weeds. To that extent, the proponent contends that the impact to native vegetation proposed is the minimum extent required.

An avoidance area of 6.99 hectares is to be retained and managed for biodiversity values as a conservation reserve within the residential subdivision (Att 2 – Onsite Conservation Management Plan). Approximately 5.78 hectares of Swamp Skink habitat will be avoided in the proposed conservation reserve. This area is proposed to be actively managed by funding from the proponent through a 10-year management plan, before handing over responsibility of Council at the conclusion of the agreement.

The avoidance area has been chosen due to the presence of known and suitable Swamp Skink habitat and high-quality vegetation. During the 2015 targeted surveys, one Swamp Skink individual was recorded several times in the proposed conservation reserve (Att 5 – 2016 Flora and Fauna Assessment, Section 3.2, pp 11). Additionally, the proposed reserve is adjacent to the Boundary Road reserve, which is known to support a population of Swamp Skink. The conservation reserve will support a vegetated transition to the Arthurs Seat State Park and surrounding green wedge land.

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

The proponent seeks to secure third party federal offsets for impacts to Swamp Skink.

An offset scoring protocol for the Swamp Skink has been prepared by Biosis (Att 8 – 2024 Draft Swamp Skink Habitat Quality Scoring Method). The habitat quality scoring system developed for this project is based on available ecological knowledge of Swamp Skink populations around Melbourne with a particular focus on the Mornington Peninsula. The Swamp Skink offset scoring protocol was developed in accordance with the EPBC Act *Environmental Offsets Policy* and the *Offsets Assessment Guide*.

An Offset Management Plan has been prepared for the proposed action and is provided in Att 10 (2024 Loch Sport Offset Management Plan). A third-party offset has been identified and is located near Loch Sport, adjacent to Ninety Mile Beach in the Gippsland Plan bioregion. The proposed offset site is located within a broader property that comprises 388 hectares of native vegetation including extensive areas of Coastal Dune Scrub, Estaurine Flats Grassland and Estaurine Scrub. Biosis undertook targeted surveys in 2023 and 2024 and recorded at least 3 Swamp Skink individuals at the property.

The offset site will provide 28.6 ha of land as a third-party offset. Using the developed scoring protocol, this offset would achieve 100% of the direct impact offset requirement (Attachment 10 – 2024 Loch Sport OMP). The offset will be secured on-title in perpetuity via a Trust for Nature deed of covenant pursuant to the *Victorian Conservation Trust Act 1972*.

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	Actitis hypoleucos	Common Sandpiper
No	No	Apus pacificus	Fork-tailed Swift
No	No	Calidris acuminata	Sharp-tailed Sandpiper
No	No	Calidris canutus	Red Knot, Knot
No	No	Calidris ferruginea	Curlew Sandpiper
No	No	Calidris melanotos	Pectoral Sandpiper
No	No	Charadrius leschenaultii	Greater Sand Plover, Large Sand Plover
No	No	Gallinago hardwickii	Latham's Snipe, Japanese Snipe
No	No	Hirundapus caudacutus	White-throated Needletail
No	No	Limosa lapponica	Bar-tailed Godwit
No	No	Motacilla flava	Yellow Wagtail
No	No	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew
No	No	Tringa nebularia	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. *

A total of 18 migratory species (excludes exclusively marine species) have been recorded or predicted to occur in the project area. While some of these species would be expected to use the project area on occasion, and some of them may do so regularly or may be resident, it does not provide important habitat for an ecologically significant proportion of any of these species (Att 3 – 2023 Flora and Fauna Assessment, Section 4.1.1, pp 14).

4.1.6 Nuclear

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

No

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

No nuclear actions are associated with the proposed action.

4.1.7 Commonwealth Marine Area

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

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

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

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

No

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

The project is not within a Commonwealth Marine Area. No Commonwealth Marine Areas are within 20 kilometres of the project area.

4.1.8 Great Barrier Reef

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

No

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

The project area is not within or adjacent to the Great Barrier Reef. The Great Barrier Reef is approximately 2,000 kilometres north of the project area.

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

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

No

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

The proposed action does not involve coal mining or coal seam gas.

4.1.10 Commonwealth Land

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

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

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

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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. *

No areas of mapped Commonwealth land occur within 5 kilometres of the project area.

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.

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

No

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

The proposed action will not impact on any Commonwealth heritage places overseas.

4.1.12 Commonwealth or Commonwealth Agency

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

No

4.2 Impact summary

Conclusion on the likelihood of significant impacts

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

- Threatened Species and Ecological Communities (S18)

Conclusion on the likelihood of unlikely significant impacts

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

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

4.3 Alternatives

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

No

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

The proponent has undertaken a series of design refinements and options analysis, to build on and improve the original design for the proposed action. The proposed action outlined in this referral represents the most practical design, construction and operational solution. No further practical options exist without undermining the integrity or viability of the proposed action.

The proposed action at this location is considered appropriate given its current and proposed use as opposed to other locations, particularly its location within the Urban Growth Boundary close to existing residential areas, transport, infrastructure and services. The location has been the subject of many years of planning policy development and assessment.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1 - Site Subdivision Plan.pdf Site subdivision plan of the proposed residential development (proposed action)	29/11/2018	No	High
#2.	Document	Att 2 - Onsite Conservation Management Plan.pdf Conservation Management Plan for the proposed conservation reserve within the project area		No	High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 3 - 2023 Flora and Fauna Assessment - Redacted.pdf Redacted version of Attachment 3 (2023 FFA)		No	High
#2.	Document	Att 3 - 2023 Flora and Fauna Assessment.pdf Biosis Flora and Fauna Assessment of the project area and proposed action	31/01/2023	Yes	High
#3.	Document	Att 4 - 2021 Flora and Fauna Assessment Review.pdf Biosis review of the 2016 Flora and Fauna Assessment of the project area	15/07/2021	No	High
#4.	Document	Att 5 - 2016 Flora and Fauna Assessment - Redacted.pdf Redacted version of Attachment 5 (2016 FFA)		No	High
#5.	Document	Att 5 - 2016 Flora and Fauna Assessment.pdf Biosis 2016 Flora and Fauna Assessment of the project area and proposed action	03/03/2016	Yes	High
#6.	Document	Att 6 - 2021 EES Letter.pdf Biosis letter in response to DEECA concerns of EES biodiversity triggers	02/09/2021	No	High

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document				

	Att 3 - 2023 Flora and Fauna Assessment - Redacted.pdf Redacted version of Attachment 3 (2023 FFA)	No	High
#2.	DocumentAtt 3 - 2023 Flora and Fauna Assessment.pdf Biosis Flora and Fauna Assessment of the project area and proposed action	30/01/2023	Yes High
#3.	DocumentAtt 5 - 2016 Flora and Fauna Assessment - Redacted.pdf Redacted version of Attachment 5 (2016 FFA)	No	High
#4.	DocumentAtt 5 - 2016 Flora and Fauna Assessment.pdf Biosis 2016 Flora and Fauna Assessment of the project area and proposed action	02/03/2016	Yes High

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

Type	Name	Date	Sensitivity	Confidence
#1.	DocumentAtt 3 - 2023 Flora and Fauna Assessment - Redacted.pdf Redacted version of Attachment 3 (2023 FFA)		No	High
#2.	DocumentAtt 3 - 2023 Flora and Fauna Assessment.pdf Biosis Flora and Fauna Assessment of the project area and proposed action	30/01/2023	Yes	High

3.2.1 Flora and fauna within the affected area

Type	Name	Date	Sensitivity	Confidence
#1.	DocumentAtt 3 - 2023 Flora and Fauna Assessment - Redacted.pdf Redacted version of Attachment 3 (2023 FFA)		No	High
#2.	DocumentAtt 3 - 2023 Flora and Fauna Assessment.pdf Biosis Flora and Fauna Assessment of the project area and proposed action	30/01/2023	Yes	High
#3.	DocumentAtt 4 - 2021 Flora and Fauna Assessment Review.pdf Biosis review of the 2016 Flora and Fauna Assessment of the project area	14/07/2021	No	High
#4.	DocumentAtt 5 - 2016 Flora and Fauna Assessment - Redacted.pdf Redacted version of Attachment 5 (2016 FFA)		No	High
#5.	DocumentAtt 5 - 2016 Flora and Fauna Assessment.pdf Biosis 2016 Flora and Fauna Assessment of the project area and proposed action	02/03/2016	Yes	High

3.2.2 Vegetation within the project area

Type	Name	Date	Sensitivity	Confidence
#1.	DocumentAtt 3 - 2023 Flora and Fauna Assessment - Redacted.pdf Redacted version of Attachment 3 (2023 FFA)		No	High
#2.	DocumentAtt 3 - 2023 Flora and Fauna Assessment.pdf Biosis Flora and Fauna Assessment of the project area and proposed action	30/01/2023	Yes	High

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

Type	Name	Date	Sensitivity	Confidence
#1.	Document			

	Att 4 - 2021 Flora and Fauna Assessment Review.pdf Biosis review of the 2016 Flora and Fauna Assessment of the project area	14/07/2021	No	High
#2.	DocumentAtt 5 - 2016 Flora and Fauna Assessment - Redacted.pdf Redacted version of Attachment 5 (2016 FFA)		No	High
#3.	DocumentAtt 5 - 2016 Flora and Fauna Assessment.pdf Biosis 2016 Flora and Fauna Assessment of the project area and proposed action	02/03/2016	Yes	High
#4.	DocumentAtt 7 - 2023 Swamp Skink Advice - Redacted.pdf Redacted version of Attachment 7 (2023 Swamp Skink advice)		No	High
#5.	DocumentAtt 7 - 2023 Swamp Skink Advice.pdf Biosis EPBC advice letter regarding EPBC Act listed Swamp Skink within the project area	20/07/2023	Yes	High
#6.	DocumentAtt 8 - 2024 Draft Swamp Skink Habitat Quality Scoring Method.pdf Biosis draft offsets assessment guide inputs and habitat quality scoring system	08/04/2024	No	High
#7.	DocumentAtt 9 - 2023 EPBC Advice.pdf Biosis letter of advice regarding MNES in the project area	07/02/2024	No	High

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

Type	Name	Date	Sensitivity	Confidence
#1.	DocumentAtt 7 - 2023 Swamp Skink Advice - Redacted.pdf Redacted version of Attachment 7 (2023 Swamp Skink advice)		No	High
#2.	DocumentAtt 7 - 2023 Swamp Skink Advice.pdf Biosis EPBC advice letter regarding EPBC Act listed Swamp Skink within the project area	19/07/2023	No	High

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

Type	Name	Date	Sensitivity	Confidence
#1.	DocumentAtt 2 - Onsite Conservation Management Plan.pdf Conservation Management Plan for the proposed conservation reserve within the project area		No	High
#2.	DocumentAtt 5 - 2016 Flora and Fauna Assessment - Redacted.pdf Redacted version of Attachment 5 (2016 FFA)		No	High
#3.	DocumentAtt 5 - 2016 Flora and Fauna Assessment.pdf Biosis 2016 Flora and Fauna Assessment of the project area and proposed action	02/03/2016	Yes	High

4.1.4.11 (Threatened Species and Ecological Communities) Proposed offsets relevant to avoidance or mitigation measures

Type	Name	Date	Sensitivity	Confidence
#1.	DocumentAtt 10 - 2024 Loch Sport Offset Management Plan - Redacted.pdf Redacted version of Attachment 10 (Loch Sport OMP)		No	High
#2.	DocumentAtt 10 - 2024 Loch Sport Offset Management Plan.pdf Swamp Skink Offset Management Plan	04/12/2024	Yes	High
#3.	Document			

Att 8 - 2024 Draft Swamp Skink Habitat Quality Scoring Method.pdf Biosis draft offsets assessment guide inputs and habitat quality scoring system	07/04/2024	No	High
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4.1.5.3 (Migratory Species) Why your action is unlikely to have a direct and/or indirect impact

Type	Name	Date	Sensitivity	Confidence
#1.	DocumentAtt 3 - 2023 Flora and Fauna Assessment - Redacted.pdf Redacted version of Attachment 3 (2023 FFA)		No	High
#2.	DocumentAtt 3 - 2023 Flora and Fauna Assessment.pdf Biosis Flora and Fauna Assessment of the project area and proposed action	30/01/2023	Yes	High

5.2 Declarations

Completed Referring party's declaration

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

ABN/ACN	65006175097
Organisation name	Biosis Pty Ltd
Organisation address	38 Bertie Street, Port Melbourne
Representative's name	Maya Rychner
Representative's job title	Graduate Environmental Planner
Phone	0417695816
Email	mrychner@biosis.com.au
Address	38 Bertie Street Port Melbourne

☒

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

☒

I would like to receive notifications and track the referral progress through the EPBC portal. *

☒

By checking this box, I, **Maya Rychner of Biosis Pty Ltd**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

☒

I would like to receive notifications and track the referral progress through the EPBC portal. *

Completed Person proposing to take the action's declaration

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

ABN/ACN	66623402344
Organisation name	COLLINS ST PROPERTY PTY LTD
Organisation address	91 Cubitt Street, Cremorne Vic 3121
Representative's name	Greg LaManna
Representative's job title	Director
Phone	0419398559
Email	greg@lamannapropertygroup.com
Address	91 Cubitt Street, Cremorne Vic 3121

- ☒ Check this box to indicate you have read the referral form. *
- ☒ I would like to receive notifications and track the referral progress through the EPBC portal. *
- ☒ I, **Greg LaManna of COLLINS ST PROPERTY PTY LTD**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. *
- ☒ I would like to receive notifications and track the referral progress through the EPBC portal. *

Completed Proposed designated proponent's declaration

The Proposed designated proponent is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

Same as Person proposing to take the action information.

- ☒ Check this box to indicate you have read the referral form. *
- ☒ I would like to receive notifications and track the referral progress through the EPBC portal. *
- ☒ I, **Greg LaManna of COLLINS ST PROPERTY PTY LTD**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *
- ☐ I would like to receive notifications and track the referral progress through the EPBC portal. *