

Referral of proposed action

Project title: Ravenhall Industrial Precinct, Victoria

1 Summary of proposed action

1.1 Short description

Reed Consulting Pty Ltd, together with Melrose Land Sales Pty Ltd are proposing to develop the Ravenhall Industrial Precinct (the 'development'; previously referred to as the Railway Station Precinct), Ravenhall, Victoria. The proposed Industrial Precinct is located in Ravenhall, south of the Western Highway, north of the Ballarat railway line and west of Christies Road, approximately 21 kilometres west of the Melbourne CBD (Figure 1).

1.2 Latitude and longitude

location point	Latitude			Longitude		
	degrees	minutes	seconds	degrees	minutes	seconds
1	-37 °	45 '	3.81"	144 °	43 '	20.78 "
2	-37 °	45 '	6.68 "	144 °	43 '	31.80 "
3	-37 °	45 '	22.50 "	144 °	43 '	28.64 "
4	-37 °	45 '	24.37 "	144 °	43 '	39.53 "
5	-37 °	45 '	10.16 "	144 °	43 '	42.36 "
6	-37 °	45 '	25.87 "	144 °	44 '	5.62 "
7	-37 °	45 '	41.39 "	144 °	44 '	18.16 "
8	-37 °	45 '	47.39 "	144 °	44 '	16.42 "
9	-37 °	45 '	50.13 "	144 °	44 '	20.78 "
10	-37 °	45 '	55.64 "	144 °	44 '	19.67 "
11	-37 °	45 '	53.97 "	144 °	43 '	59.71 "
12	-37 °	45 '	35.08 "	144 °	43 '	16.69 "

1.3 Locality and property description

The proposed Industrial Precinct is located in Ravenhall, south of the Western Highway, north of the Ballarat train line and west of Christies Road, approximately 21 kilometres west of the Melbourne CBD (Figure 1). For the most part, the study area is relatively flat consisting of both exotic and indigenous grassland vegetation, with areas of intact remnant grassland containing embedded and loose basalt rocks.

The study area is split between three land owners (Melrose Land Sales, Marist Brothers and Giovanni). The Melrose Land Sales property appears to have been predominately used for agricultural purposes, and is still currently grazed by horses. There are also signs of old horse tracks within both the Marist Brothers and Giovanni parcels of land.

The majority of the study area is zoned Industrial 3 Zone (IN3Z) with one small section zoned Urban Floodway Zone (UFZ) under the Melton Shire Council Planning Scheme. One overlay, Land Subject to Inundation Overlay – schedule 1 (LSIO 1) applies to the small section which is zoned UFZ.

According to the DSE Biodiversity Interactive Map (DSE, 2012a) the study area is located within the Victorian Volcanic Plain (VVP) bioregion. The study area is within the jurisdiction of the Port Phillip and Westernport Catchment Management Authority and Melton Shire Council.

1.4 Size of the development footprint or work area (hectares)

The proposed Ravenhall Industrial Precinct is approximately 140 hectares in size.

1.5 Street address of the site

The site comprises three parcels of land with the following street addresses:

1. 91-167 Palm Springs Road Ravenhall VIC 3023 (entire parcel)
2. 1201-1199 Western Highway Ravenhall VIC 3023 (entire parcel)
3. 1183-1199 Western Highway Ravenhall VIC 3023 (northern portion of southern parcel)

1.6	Lot description		
	<ul style="list-style-type: none"> • Lots 1, 2, 3, 5 on PS600144; • Lot 2 on TP628959M; • Lot 1 TP9395M; and • Crown Allotment 5A, Section 24, Parish of Derrimut on TP448500S. 		
1.7	Local Government Area and Council contact (if known)		
	The study area is within the jurisdiction of the Melton Shire Council. The appropriate council contact is Claire Bickerstaff (Senior Major Developments Planner).		
1.8	Time frame		
	Works associated with the subdivision are proposed to commence within two years of the planning permit being issued. Once works commence, it is expected that the site will be developed over a ten year period (approximately); however this is dependent upon sales.		
1.9	Alternatives to proposed action	X	No
			Yes, you must also complete section 2.2
1.10	Alternative time frames etc	X	No
			Yes, you must also complete Section 2.3. For each alternative, location, time frame, or activity identified, you must also complete details in Sections 1.2-1.9, 2.4-2.7 and 3.3 (where relevant).
1.11	State assessment	X	No
			Yes, you must also complete Section 2.5
1.12	Component of larger action	X	No
			Yes, you must also complete Section 2.7
1.13	Related actions/proposals	X	No
			Yes, provide details:
1.14	Australian Government funding	X	No
			Yes, provide details:
1.15	Great Barrier Reef Marine Park	X	No
			Yes, you must also complete Section 3.1 (h), 3.2 (e)

2 Detailed description of proposed action

2.1 Description of proposed action

The Ravenhall Industrial Precinct development plan proposes a 252 lot subdivision (Attachment 4) of three land parcels, owned by three separate land holders (Melrose Land Sales, Marist Brothers and Giovanni). The proposed industrial subdivision will be undertaken in stages which will be dependent upon sales, market demands and lot sizes requested by future occupants. Given the size of the site, it is anticipated that it will be developed in at least nine (9) stages. The overall average lot size is 3,069sqm.

Design Guidelines will be prepared in support of this application, which will be similar in nature to those prepared for nearby industrial estates. Design Guidelines will be endorsed by the Council and will be provided to future purchasers to control the design outcomes for the site and will include a section on the treatment of land abutting the conservation reserves.

2.2 Alternatives to taking the proposed action

There are no alternatives to the proposed action. However, actions to avoid and minimise impacts to ecological values on-site have been taken with areas of highest quality vegetation and fauna habitat proposed to be retained within a conservation reserve (Figure 5 and 6).

2.3 Alternative locations, time frames or activities that form part of the referred action

Not Applicable

2.4 Context, planning framework and state/local government requirements

Unless otherwise indicated, information relating to ecological values present on-site, along with relevant environmental policy and legislation, was informed by the biodiversity assessment and subsequent report completed by Ecology and Heritage Partners Pty Ltd (2014 – Attachment 1).

National

Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

The EPBC Act establishes a Commonwealth process for assessment of proposed actions that are likely to have a significant impact on matters of National Environmental Significance (NES) or on Commonwealth land. An EPBC Act referral for the proposed Ravenhall Industrial Precinct was recommended in order to assess any potential impacts to the Matters of National Environmental Significance, discussed in further detail in section 3.1(d).

State

Flora and Fauna Guarantee Act 1988 (FFG Act)

Although listed threatened species under the FFG Act were recorded in the study area during recent assessments, the study area is located on private property and as such the FFG Act does not apply (i.e. no listed critical habitats present within the study area). However, under the FFG Act, the proponent is required to manage any threatening processes.

Catchment and Land Protection Act 1994 (CaLP Act)

The CaLP Act contains provisions relating to catchment planning, land management, noxious weeds and pest animals. In the context of this proposed action the proponent is required to take appropriate measures to prevent and/or minimise the spread of noxious weeds prior to, during and post-construction of the proposed industrial development. Preparation of a Weed Management Plan incorporated into a Construction and Environmental Management Plan (CEMP) is recommended.

Planning and Environment Act 1987

The *Planning and Environment Act 1987* outlines the legislative framework for planning in Victoria and for the development and administration of planning schemes. All planning schemes contain native vegetation provisions at Clause 52.17 which require a planning permit from the relevant local Council to remove, destroy or lop native vegetation on a site of more than 0.4 hectares, unless an exemption under clause 52.17-7 of the Victorian Planning Schemes applies.

Where the clearing of native vegetation is permitted, the quantity and type of vegetation to be offset is determined using methodology specified in the *Biodiversity Assessment Guidelines* (the Guidelines) (DEPI 2013), which replaced the former methodology *Native Vegetation Management: A framework for action* (the Framework) (NRE 2002) in December 2013. Under Transition Guidelines to support applications during the transition from the former Framework to the current Guidelines (DEPI 2013), applications that meet certain criteria may be assessed under the former Framework rather than the current policy. The current application meets the criteria of applying the transitional guidance arrangements to enact the Framework as the form of offset (in accordance with Scenario 6 of the Transition Guidelines) (Emile Kyriacou [Senior Statutory Planner, Regional Planning, Port Phillip Region, DELWP], letter to Claire Bickerstaff [Melton City Council], 23/12/14, Ref: SP447327 – Attachment 2).

2.5 Environmental impact assessments under Commonwealth, state or territory legislation

Not Applicable

2.6 Public consultation (including with Indigenous stakeholders)

No public consultation has been undertaken to date with the general community as the land is industrial 3 zoned and will have little impact upon neighbouring properties. A Cultural Heritage Management Plan has been prepared for this site which was approved by Aboriginal Affairs Victoria on 6 February 2013, after having undertaken a desktop, standard and complex assessment. No land within the subject site is required to be set aside for cultural heritage purposes, nor are any artefacts required to be salvaged.

2.7 A staged development or component of a larger project

Not Applicable

3 Description of environment & likely impacts

Unless otherwise indicated, information relating to ecological values present on-site, along with relevant environmental policy and legislation, was informed by the biodiversity assessment and subsequent report completed by Ecology and Heritage Partners Pty Ltd (2014 – Attachment 1).

3.1 Matters of national environmental significance

3.1 (a) World Heritage Properties

Description

The study area is not located within or near a World Heritage property.

Nature and extent of likely impact

It is not considered likely that the proposed action will impact upon any World Heritage values or properties.

3.1 (b) National Heritage Places

Description

The study area is not located within or near any National Heritage places.

Nature and extent of likely impact

It is not considered likely that the proposed action will impact upon any National Heritage places.

3.1 (c) Wetlands of International Importance (declared Ramsar wetlands)

Description

The study area lies within 10 kilometres of the Port Phillip Bay (Western Shoreline) and Bellarine Ramsar site.

Nature and extent of likely impact

Given a suitably prepared CEMP will be developed for the project with all appropriate sediment and water run-off controls, the above-mentioned Ramsar wetland is unlikely to be significantly impacted as a result of the proposed development.

3.1 (d) Listed threatened species and ecological communities

Description

The study area supports one flora species (Spiny Rice-flower *Pimelea spinescens* subsp. *spinescens*), one fauna species (Striped Legless Lizard *Delma impar*) and one community (*Natural Temperate Grassland of the Victorian Volcanic Plain*) listed under the EPBC Act.

Flora

Spiny Rice-flower was recorded within the study area. A total of 99 individual Spiny Rice-flowers were found within the study area during the 2012 targeted surveys (Ecology and Heritage Partners Pty Ltd 2014). The majority of these occur in the south-western portion of the study area. The plants were frequently found clustered in groups throughout areas of relatively high quality Plains Grassland EVC vegetation.

Targeted surveys were also conducted for Large-headed Fireweed *Senecio macrocarpus* and Small Golden Moths *Diuris basaltica* however these species were not detected within the study area.

Fauna

Numerous records of Striped Legless Lizard detected during previous assessments are located within the study area and immediately adjacent (Figure 4 and 6; Ecology Partners 2010; Biosis Research 2010; Biosis Research 2005; 2006). There are several areas of suitable Striped Legless Lizard habitat within the study area, namely within grassland patches in the southern half of the study area which are contiguous with the surrounding area and rail reserve. Due to the contiguous nature of the grassland habitat present and the detection of the species within and adjacent to the study area during previous studies, the study area is considered to be habitat for Striped Legless Lizard and additional targeted surveys were not deemed necessary. Areas of moderate to high quality habitat have been identified (Figure 6), however there remains the potential that Striped Legless Lizard can utilise the entire site.

Targeted surveys were conducted for Golden Sun Moth *Synemon plana* in 2009 (Ecology Partners Pty Ltd 2010) and 2012/13 (Ecology and Heritage Partners Pty Ltd 2014) however the species was not detected within the study area. There

are numerous records of Growling Grass Frog *Litoria raniformis* in the local area, however it is considered unlikely that Growling Grass Frog occur within the site due to a lack of suitable habitat. The study area superficially provides habitat for the Plains Wanderer *Pedionomus torquatus*, however based on a lack of recent records the species is, at best, likely to be a vagrant visitor.

Communities

One EPBC Act listed ecological community, *Natural Temperate Grassland of the Victorian Volcanic Plain* (NTGVVP) was recorded within the study area (Ecology and Heritage Partners Pty Ltd 2014). This community was located in areas identified as Plains Grassland EVC and Degraded (Modified) Treeless Vegetation throughout the study area (Figure 2).

Nature and extent of likely impact

Proposed for removal

13 Spiny Rice-flower plants are proposed for removal. Any impact resulting in the removal of greater than five individuals is considered significant under the EPBC Act (DEWHA 2009a).

40.228 hectares of known and likely habitat for Striped Legless Lizard is proposed for removal. Any impact that results in "fragmentation, loss or long term modification of habitat that may result in the population becoming non-viable or that may restrict breeding, dispersal or recruitment" is likely to be considered significant under the EPBC Act (DEWHA 2009b).

18.015 hectares of NTGVVP are currently proposed for removal. Any impact that results in a reduction of the extent of an ecological community is likely to be considered significant under the EPBC Act (DEWHA 2009b).

Proposed for retention

Actions to avoid impacts to ecological values on-site have been taken with areas of highest quality vegetation and fauna habitat proposed to be retained within a conservation reserve (Table 1). In particular, significant impacts to Spiny Rice-flower have been avoided with 86 of the 99 individuals recorded within the property to be protected within the conservation reserves. Additionally, of the 69.209 hectares of Striped Legless Lizard habitat and 31.38 hectares of NTGVVP identified within the study area, 28.981 hectares and 13.365 hectares will be retained within the proposed conservation reserves, respectively.

In addition to maximising the ecological values to be protected within the property, the location of the conservation area provides strategic connectivity between designated conservation areas to the immediate south (Ravenhall North Grassland, BCS Conservation Area 6) and west (Deer Park Quarry Grassland, BCS Conservation Area 6) that have been identified as part of the Melbourne Strategic Assessment and the Biodiversity Conservation Strategy, as well as an existing conservation reserve to the immediate east. As such, the proposed conservation reserve should not be viewed in isolation within the landscape.

Table 1. Ecological values to be impacted and retained (Ecology and Heritage Partners Pty Ltd 2014)

Ecological Value	Impacted	Retained	Total	% Retained
Spiny Rice-flower	13	86	99	86.87
Striped Legless Lizard	40.228 ha	28.981 ha	69.209 ha	41.87
NTGVVP	18.015 ha	13.365 ha	31.38 ha	42.59

Note: 87 Spiny Rice-flower individuals were proposed to be retained, however one individual falls within a fire buffer between the conservation reserve and the residential estate. It is therefore considered to be lost due to fire buffer management requirements. Grassland (Plains Grassland and NTGVVP) within the fire buffer was considered to be retained.

3.1 (e) Listed migratory species

Description

While migratory and marine species may occupy habitats within the study area on occasions, none of the study area supports marine habitat, nor provides habitat for an ecologically significant proportion of any of these species.

Nature and extent of likely impact

None

3.1 (f) Commonwealth marine area

Description

The action is not in a Commonwealth Marine area.

Nature and extent of likely impact

None

3.1 (g) Commonwealth land

Description

The project area and adjacent land is not Commonwealth land.

Nature and extent of likely impact

The project will not result in impact on the environmental attributes and values of Commonwealth land.

3.1 (h) The Great Barrier Reef Marine Park

Description

The action is not in the Great Barrier Reef Marine Park.

Nature and extent of likely impact

None

3.1 (i) A water resource, in relation to coal seam gas development and large coal mining development

Description

The action is not a coal seam gas development or large coal mining development.

Nature and extent of likely impact

None.

3.2 Nuclear actions, actions taken by the Commonwealth (or Commonwealth agency), actions taken in a Commonwealth marine area, actions taken on Commonwealth land, or actions taken in the Great Barrier Reef Marine Park

3.2 (a)	Is the proposed action a nuclear action?	X	No
			Yes (provide details below)
If yes, nature & extent of likely impact on the whole environment			
3.2 (b)	Is the proposed action to be taken by the Commonwealth or a Commonwealth agency?	X	No
			Yes (provide details below)
If yes, nature & extent of likely impact on the whole environment			
3.2 (c)	Is the proposed action to be taken in a Commonwealth marine area?	X	No
			Yes (provide details below)
If yes, nature & extent of likely impact on the whole environment (in addition to 3.1(f))			
3.2 (d)	Is the proposed action to be taken on Commonwealth land?	X	No
			Yes (provide details below)
If yes, nature & extent of likely impact on the whole environment (in addition to 3.1(g))			
3.2 (e)	Is the proposed action to be taken in the Great Barrier Reef Marine Park?	X	No
			Yes (provide details below)
If yes, nature & extent of likely impact on the whole environment (in addition to 3.1(h))			

3.3 Other important features of the environment

3.3 (a) Flora and fauna

Flora

Five State-significant flora species have been recorded within the study area. Four species (Arching Flax-lily, Slender Bindweed, Plains Joyweed and Rye Beetle-grass) were recorded during assessments in 2012 (Ecology and Heritage Partners Pty Ltd 2014), while one additional species (Small Scurf-pea) was previously recorded by Biosis Research (2010).

Fauna

The study area may provide occasional foraging habitat for Black Falcon and Red-chested Button-quail, however it is considered unlikely that either species resides within the study area (Ecology and Heritage Partners Pty Ltd 2014). There is no suitable habitat within the study area for any of the remaining listed species of state significance. The study area is unlikely to provide permanent habitat for any fauna species of regional significance.

Communities

Vegetation within the study area was consistent with the condition thresholds for Western (Basalt) Plain Grassland, listed under the Victorian FFG Act (Ecology and Heritage Partners Pty Ltd 2014).

3.3 (b) Hydrology, including water flows

No creeks or tributaries are located within the study area or likely to be affected by the proposed development.

3.3 (c) Soil and Vegetation characteristics

The study area occurs within the Victorian Volcanic Plain bioregion. The Victorian Volcanic Plain bioregion is characterised by Cainozoic volcanic deposits. These form an extensive flat to undulating basaltic plain with stony rises and variable soils, ranging from red texture contrast soils to yellow acidic earths on the intermediate plain, and grey cracking clays on the low plains. The native vegetation occurring in the study area is typical of the drier-spectrum vegetation associated with Central

Victoria and the Plains Grassland and Plains Grassy Wetland Ecological Vegetation Classes.

3.3 (d) Outstanding natural features

There are no outstanding natural features in the site.

3.3 (e) Remnant native vegetation

The site assessment indicates that the study area supports two EVCs, Heavier-soils Plains Grassland (EVC 132_61) and Plains Grassy Wetland (EVC 125) (Ecology and Heritage Partners Pty Ltd 2014). Both EVCs are grass tussock dominated vegetation types, devoid of trees or large shrubs. Plains Grassland typically occupies fertile cracking basalt soils prone to seasonal waterlogging in areas receiving at least 500 mm annual rainfall (DEPI 2014). Plains Grassy Wetland is characterised by a ground cover dominated by grasses, and small sedges and herbs. The vegetation is typically species-rich on the outer verges but is usually species-poor in the wetter central areas (DEPI 2014). Both EVCs have a conservation significance rating of Endangered.

Degraded (Modified) Treeless Vegetation is a term under the Framework (NRE 2002) used to describe vegetation comprising greater than 25% native vegetation understory cover where native species present are unlikely to have originally dominated the site and are opportunistic in nature (e.g. former grasslands that have had a history of cropping and are now modified with cover consisting of a few native grass species with little other indigenous diversity). Due to the high cover of native perennial grasses from the *Rytidosperma* genus, these areas meet the minimum thresholds to qualify under the EPBC Act listed community NTGVVP.

Remnant native vegetation to be impacted and retained is shown in Table 2.

Table 2. Ecological values to be impacted and retained (Ecology and Heritage Partners Pty Ltd 2014)

Ecological Value	Impacted	Retained	Total	% Retained
Arching Flax-lily	1	19	20	95.00
Plains Grassland	34.777 ha	24.390 ha	59.167 ha	41.22
Plains Grassy Wetland	1.853 ha	0.076 ha	1.929 ha	3.94
Degraded Treeless Vegetation (DTV)	1.124 ha	0.012 ha	1.136 ha	1.06

3.3 (f) Gradient (or depth range if action is to be taken in a marine area)

The topography of the land is generally flat, with some farm dams scattered throughout.

3.3 (g) Current state of the environment

The study area supports areas of both exotic and indigenous grassland vegetation, with areas of intact remnant grassland containing embedded and loose basalt rocks (Figure 2). Remnant native vegetation and flora and fauna habitats vary in quality across the study area, with areas of high quality grassland and habitat present predominantly throughout the south, decreasing in quality towards the north. A large portion of the high quality grassland areas in the south is proposed as a conservation reserve.

Several noxious weed species were present within the proposed impact area, including Spear Thistle *Cirsium vulgare*, Paterson's Curse *Echium plantagineum*, Sweet Briar *Rosa rubiginosa*, Artichoke Thistle *Cynara cardunculus*, Fennel *Echium plantagineum*, African Box-thorn *Lycium ferocissimum*, Horehound *Marrubium vulgare*, Chilean Needle-grass *Nassella neesiana*, Serrated Tussock *Nassella trichotoma* and Bathurst Burr *Xanthium spinosum*.

3.3 (h) Commonwealth Heritage Places or other places recognised as having heritage values

There are no Commonwealth Heritage Places within the site.

3.3 (i) Indigenous heritage values

A Cultural Heritage Management Plan has been prepared for this site which was approved by Aboriginal Affairs Victoria on 6 February 2013, after having undertaken a desktop, standard and complex assessment. No land within the subject site is required to be set aside for cultural heritage purposes, nor are any artefacts required to be salvaged.

3.3 (j) Other important or unique values of the environment

Three grassland conservation areas are present in proximity to the study area: one is located to the immediate east of the study area, east of Christies Road; a second is located to the immediate south of the study area, on the southern side of the railway line; and a third is located on adjacent land to the west of the study area (Figure 1). The reserves to the south and west have been identified under the Biodiversity Conservation Strategy for Melbourne's Growth Corridors.

3.3 (k) Tenure of the action area (eg freehold, leasehold)

The entire extent of the study area consists of privately owned land.

3.3 (l) Existing land/marine uses of area

The study area is split between three land owners (Melrose Land Sales, Marist Brothers and Giovanni), who have primarily used the land for agricultural purposes. The Melrose Land Sales property appears to have been predominately used for agricultural purposes, and is still currently grazed by horses. There are also signs of old horse tracks within both the Marist Brothers and Giovanni parcels of land.

3.3 (m) Any proposed land/marine uses of area

Apart from this proposal for the Ravenhall Industrial Precinct, there are no other land use changes planned in the foreseeable future.

4 Measures to avoid or reduce impacts

Unless otherwise indicated, information relating to ecological values present on-site, along with relevant environmental policy and legislation, was informed by the biodiversity assessment and subsequent report completed by Ecology and Heritage Partners Pty Ltd (2014 – Attachment 1).

Avoid and reduce impacts

Actions to avoid and minimise impacts to ecological values on-site have been taken with areas of highest quality vegetation and fauna habitat proposed to be retained within a proposed conservation reserve. In particular, significant impacts to Spiny Rice-flower have been avoided with 86 of the 99 individuals recorded within the property to be protected within the conservation reserves. Additionally, of the 69.209 hectares of Striped Legless Lizard habitat and 31.38 hectares of NTGVVP identified within the study area, 28.981 hectares and 13.365 hectares will be retained within the proposed conservation reserves, respectively.

In addition to maximising the ecological values to be protected within the property, the location of the conservation area provides strategic connectivity between designated conservation areas to the immediate south (Ravenhall North Grassland, BCS Conservation Area 6) and west (Deer Park Quarry Grassland, BCS Conservation Area 6) that have been identified as part of the Melbourne Strategic Assessment (DSE 2009) and the Biodiversity Conservation Strategy (DEPI 2013c), as well as an existing conservation reserve to the immediate east (Figure 1). As such, the proposed conservation reserve should not be viewed in isolation within the landscape.

Ecological values to be impacted as a result of development and those retained within the conservation reserve are summarised in Table 3.

Table 3. Ecological values to be impacted and retained

Ecological Value	Impacted	Retained	Total	% Retained
Spiny Rice-flower	13	86	99	86.87
Striped Legless Lizard	40.228 ha	28.981 ha	69.209 ha	41.87
NTGVVP	18.015 ha	13.365 ha	31.38 ha	42.59
Arching Flax-lily	1	19	20	95.00
Plains Grassland	34.777 ha	24.390 ha	59.167 ha	41.22
Degraded Treeless Vegetation	1.124 ha	0.012 ha	1.136 ha	1.06
Plains Grassy Wetland	1.853 ha	0.076 ha	1.929 ha	3.94

Note: 87 Spiny Rice-flower individuals were proposed to be retained, however one individual falls within a fire buffer between the conservation reserve and the residential estate. It is therefore considered to be lost due to fire buffer management requirements. Grassland (Plains Grassland and NTGVVP) within the fire buffer was considered to be retained.

Offset impacts

The proposed conservation reserve will act as an offset site to compensate for proposed losses of significant flora and fauna values. It is acknowledged that the conservation reserve is likely to only partially compensate for proposed losses. As such, additional offset site(s) will be sourced to provide adequate compensation for proposed losses to the satisfaction of the Commonwealth.

5 Conclusion on the likelihood of significant impacts

5.1 Do you THINK your proposed action is a controlled action?

- | | |
|-------------------------------------|---------------------------|
| <input type="checkbox"/> | No, complete section 5.2 |
| <input checked="" type="checkbox"/> | Yes, complete section 5.3 |

5.2 Proposed action IS NOT a controlled action.

N/A

5.3 Proposed action IS a controlled action

Matters likely to be impacted

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | World Heritage values (sections 12 and 15A) |
| <input type="checkbox"/> | National Heritage places (sections 15B and 15C) |
| <input type="checkbox"/> | Wetlands of international importance (sections 16 and 17B) |
| <input checked="" type="checkbox"/> | Listed threatened species and communities (sections 18 and 18A) |
| <input type="checkbox"/> | Listed migratory species (sections 20 and 20A) |
| <input type="checkbox"/> | Protection of the environment from nuclear actions (sections 21 and 22A) |
| <input type="checkbox"/> | Commonwealth marine environment (sections 23 and 24A) |
| <input type="checkbox"/> | Great Barrier Reef Marine Park (sections 24B and 24C) |
| <input type="checkbox"/> | A water resource, in relation to coal seam gas development and large coal mining development (sections 24D and 24E) |
| <input type="checkbox"/> | Protection of the environment from actions involving Commonwealth land (sections 26 and 27A) |
| <input type="checkbox"/> | Protection of the environment from Commonwealth actions (section 28) |
| <input type="checkbox"/> | Commonwealth Heritage places overseas (sections 27B and 27C) |

13 Spiny Rice-flower plants are proposed for removal. Any impact resulting in the removal of greater than five individuals is considered significant under the EPBC Act (DEWHA 2009a).

40.228 hectares of known and likely habitat for Striped Legless Lizard is proposed for removal. Any impact that results in "fragmentation, loss or long term modification of habitat that may result in the population becoming non-viable or that may restrict breeding, dispersal or recruitment" is likely to be considered significant under the EPBC Act (DEWHA 2009b).

18.015 hectares of NTGVVP are currently proposed for removal. Any impact that results in a reduction of the extent of an ecological community is likely to be considered significant under the EPBC Act (DEWHA 2009b).

6 Environmental record of the responsible party

	Yes	No
<p>6.1 Does the party taking the action have a satisfactory record of responsible environmental management?</p> <p>Provide details Melrose Land Sales Pty Ltd has been in the land development industry since 1992. During that period, there have been no breaches of environmental management requirements and standards.</p>	X	
<p>6.2 Has either (a) the party proposing to take the action, or (b) if a permit has been applied for in relation to the action, the person making the application - ever been subject to any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources?</p> <p>If yes, provide details</p>		X
<p>6.3 If the party taking the action is a corporation, will the action be taken in accordance with the corporation's environmental policy and planning framework?</p> <p>If yes, provide details of environmental policy and planning framework The proposed action is in accordance with the Environmental Policy at Melrose Land Sales Pty Ltd, which has objectives and targets to minimise their environmental footprint by working with stakeholders in compliance with legal and other requirements and be a role model for others to follow in land development practices.</p>	X	
<p>6.4 Has the party taking the action previously referred an action under the EPBC Act, or been responsible for undertaking an action referred under the EPBC Act?</p> <p>Provide name of proposal and EPBC reference number (if known)</p>		X

7 Information sources and attachments

(For the information provided above)

7.1 References

Biosis Research Pty Ltd 2005. Flora and Fauna Review Study and Net Gain Assessment for the Proposed Deer Park Bypass. Unpublished Report for VicRoads.

Biosis Research Pty Ltd 2006. Deer Park Bypass Alignment Option 2: Spring Flora Assessment. Unpublished report for VicRoads.

Biosis Research Pty Ltd 2010. Laverton Creek Development Services Scheme (North Section), Christies Road – Western Highway, Ravenhall: Environmental assessment. Unpublished report for Melbourne Water.

DEPI 2013. Permitted clearing of native vegetation - Biodiversity assessment guidelines (the Guidelines). Victorian Department of Environment and Primary Industries.

DEPI 2014. Ecological Vegetation Class (EVC) Benchmarks for each Bioregion [WWW Document]. URL <http://www.dse.vic.gov.au/conservation-and-environment/native-vegetation-groups-for-victoria/ecological-vegetation-class-etc-benchmarks-by-bioregion>. Victorian Department of Environment and Primary Industries.

DEWHA 2009a. EPBC Act Policy Statement 3.11 – Significant Impact Guidelines for the Critically Endangered Spiny Rice-flower (*Pimelea spinescens* subsp. *spinescens*). Department of the Environment, Water, Heritage and the Arts, Canberra.

DEWHA 2009b. Significant Impact Guidelines 1.1. Matters of National Environmental Significance. Federal Department of the Environment, Water, Heritage and the Arts, Canberra.

Ecology and Heritage Partners Pty Ltd 2014. Biodiversity Assessment and Targeted Flora and Fauna Surveys, Ravenhall Industrial Precinct, Victoria. Prepared for Melrose Land Sales Pty Ltd, July 2014.

Ecology Partners Pty Ltd 2010 Targeted Flora and Fauna Surveys for the Proposed Caroline Springs Railway Station, Caroline Springs, Victoria. Unpublished report for Arup.

NRE 2002. Victoria's Native Vegetation Management: A Framework for Action. Department of Natural Resources & Environment, Victoria.

7.2 Reliability and date of information

The information contained in Section 3 was based on the field assessments undertaken in 2011 and 2012, with results detailed in Ecology and Heritage Partners Pty Ltd (2014).

7.3 Attachments

		✓ attached	Title of attachment(s)
You must attach	figures, maps or aerial photographs showing the project locality (section 1)	✓	Attachment 3 – Figures (Figure 1) Attachment 4 – development plan
	GIS file delineating the boundary of the referral area (section 1)		
	figures, maps or aerial photographs showing the location of the project in respect to any matters of national environmental significance or important features of the environments (section 3)	✓	Attachment 3 – Figures (Figure 2, 3, 4, 6)
If relevant, attach	copies of any state or local government approvals and consent conditions (section 2.5)	✓	Attachment 2 – letter from DELWP to Melton City Council approving application of the transitional guidance arrangements to enact the Framework as the form of offset (Emile Kyriacou [Senior Statutory Planner, Regional Planning, Port Phillip Region, DELWP], letter to Claire Bickerstaff [Melton City Council], 23/12/14, Ref: SP447327)
	copies of any completed assessments to meet state or local government approvals and outcomes of public consultations, if available (section 2.6)	✓	Attachment 1 - Ecology and Heritage Partners Pty Ltd (2014)
	copies of any flora and fauna investigations and surveys (section 3)	✓	As above
	technical reports relevant to the assessment of impacts on protected matters that support the arguments and conclusions in the referral (section 3 and 4)	✓	As above
	report(s) on any public consultations undertaken, including with Indigenous stakeholders (section 3)	N/A	

8 Contacts, signatures and declarations

NOTE: Providing false or misleading information is an offence punishable on conviction by imprisonment and fine (s 489, EPBC Act).

Under the EPBC Act a referral can only be made by:

- the person proposing to take the action (which can include a person acting on their behalf); or
- a Commonwealth, state or territory government, or agency that is aware of a proposal by a person to take an action, and that has administrative responsibilities relating to the action¹.

Project title: Ravenhall Industrial Park

8.1 Person proposing to take action

1. Name and Title: Mr Deepak Dhingra, ~~Director~~ CHIEF EXECUTIVE OFFICER
2. Organisation (if applicable): Melrose Land Sales Pty Ltd
3. EPBC Referral Number (if known): Not yet assigned
- 4: ACN / ABN (if applicable): ACN 050 583 483
5. Postal address: 2060 Hume Highway, Campbellfield VIC 3061
6. Telephone: 03 9308 0098
7. Email: Deepak@leading.net.au
8. Name of designated proponent (if not the same person at item 1 above and if applicable): As per item 1
9. ACN/ABN of designated proponent (if not the same person named at item 1 above): As per item 1
- I qualify for exemption from fees under section 520(4C)(e)(v) of the EPBC Act because I am:
- an individual; OR
- a small business entity (within the meaning given by section 328-110 (other than subsection 328-119(4)) of the *Income Tax Assessment Act 1997*); OR
- not applicable.
- If you are small business entity you must provide the Date/Income Year that you became a small business entity: N/A

¹ If the proposed action is to be taken by a Commonwealth, state or territory government or agency, section 8.1 of this form should be completed. However, if the government or agency is aware of, and has administrative responsibilities relating to, a proposed action that is to be taken by another person which has not otherwise been referred, please contact the Referrals Gateway (1800 803 772) to obtain an alternative contacts, signatures and declarations page.

I would like to apply for a waiver of full or partial fees under Schedule 1, 5.21A of the EPBC Regulations. Under sub regulation 5.21A(5), you must include information about the applicant (if not you) the grounds on which the waiver is sought and the reasons why it should be made:



not applicable.

Declaration

I declare that to the best of my knowledge the information I have given on, or attached to this form is complete, current and correct.

I understand that giving false or misleading information is a serious offence.

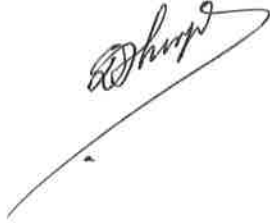
I agree to be the proponent for this action.

I declare that I am not taking the action on behalf of or for the benefit of any other person or entity.

7 May 2015

Signature

Date

A handwritten signature in black ink, appearing to be 'D. Hump', written over a horizontal line.

8.2 Person preparing the referral information (if different from 8.1)

Individual or organisation who has prepared the information contained in this referral form.

Name Clio Gates Foale
Title Senior Ecologist
Organisation Ecology and Heritage Partners Pty Ltd
ACN / ABN (if applicable) 111 427 920 / 65 685 233 760
Postal address 292 Mt Alexander Road Ascot Vale, Victoria 3032
Telephone (03) 9377 0100
Email cgfoale@ehpartners.com.au

Declaration I declare that to the best of my knowledge the information I have given on, or attached to this form is complete, current and correct.

I understand that giving false or misleading information is a serious offence.

Signature



Date

7 May 2015

REFERRAL CHECKLIST

NOTE: This checklist is to help ensure that all the relevant referral information has been provided. It is not a part of the referral form and does not need to be sent to the Department.

HAVE YOU:

- Completed all required sections of the referral form?
- Included accurate coordinates (to allow the location of the proposed action to be mapped)?
- Provided a map showing the location and approximate boundaries of the project area?
- Provided a map/plan showing the location of the action in relation to any matters of NES?
- Provided a digital file (preferably ArcGIS shapefile, refer to guidelines at [Attachment A](#)) delineating the boundaries of the referral area?
- Provided complete contact details and signed the form?
- Provided copies of any documents referenced in the referral form?
- Ensured that all attachments are less than three megabytes (3mb)?
- Sent the referral to the Department (electronic and hard copy preferred)?

Geographic Information System (GIS) data supply guidelines

If the area is less than 5 hectares, provide the location as a point layer. If the area greater than 5 hectares, please provide as a polygon layer. If the proposed action is linear (eg. a road or pipeline) please provide a polyline layer.

GIS data needs to be provided to the Department in the following manner:

- Point, Line or Polygon data types: ESRI file geodatabase feature class (preferred) or as an ESRI shapefile (.shp) zipped and attached with appropriate title
- Raster data types: Raw satellite imagery should be supplied in the vendor specific format.
- Projection as GDA94 coordinate system.

Processed products should be provided as follows:

- For data, uncompressed or lossless compressed formats is required - GeoTIFF or Imagine IMG is the first preference, then JPEG2000 lossless and other simple binary+header formats (ERS, ENVI or BIL).
- For natural/false/pseudo colour RGB imagery:
 - If the imagery is already mosaiced and is ready for display then lossy compression is suitable (JPEG2000 lossy/ECW/MrSID). Prefer 10% compression, up to 20% is acceptable.
 - If the imagery requires any sort of processing prior to display (i.e. mosaicing/colour balancing/etc) then an uncompressed or lossless compressed format is required.

Metadata or 'information about data' will be produced for all spatial data and will be compliant with ANZLIC Metadata Profile. (http://www.anzlic.org.au/policies_guidelines#guidelines).

The Department's preferred method is using ANZMet Lite, however the Department's Service Provider may use any compliant system to generate metadata.

All data will be provide under a Creative Commons license (<http://creativecommons.org/licenses/by/3.0/au/>)