

EPBC Act referral



Australian Government

Department of Agriculture, Water and the Environment

Note: PDF may contain fields not relevant to your application. These fields will appear blank or unticked. Please disregard these fields.

Title of proposal	2021/8939 - Creamery Road PSP Area Geelong West Property Development
Section 1	
Summary of your proposed action	
1.1 Project industry type	Residential Development
1.2 Provide a detailed description of the proposed action, including all proposed activities	
<p>City of Greater Geelong Council are currently preparing a Precinct Structure Plan (PSP) for the Creamery Road PSP within the Western Geelong Growth Area (WGGA). The land within the Creamery Road PSP is currently zoned Urban Growth Zone (UGZ). The PSP involves the preparation of a high level master plan for whole Creamery Road PSP. The proposed masterplan may vary in configuration; however the intent of the development will remain unchanged.</p> <p>The WGGA growth area was identified in 2016 as required to address a shortage of land supply for housing and employment purposes for future residential development.</p> <p>Ledge Pty. Ltd., being part of the Ramsey Property Group, is seeking to develop land within the Creamery Road PSP. Ledge Pty Ltd's development is part of the land within the PSP and will primarily involve urban residential development and infrastructure. The Creamery Road PSP also includes the expansion of the existing school, creation of a new school and community facilities and the creation of open space, including a sporting field, a creek line conservation reserve and retarding basins. The development will also require infrastructure to support the new community including road networks, storm water and sewer network and electricity/gas infrastructure.</p> <p>The proposed action will not significantly impact any MNES. The development of the land will include clearing of non-EPBC Act listed native vegetation, construction of roads, footpaths, trenching of underground services and associated infrastructure whilst providing a conservation reserve and 200m buffer to known habitat for the EPBC Act listed Growling Grass Frog.</p>	
1.3 What is the extent and location of your proposed action?	
See Appendix B	
1.5 Provide a brief physical description of the property on which the proposed action will take place and the location of the proposed action (e.g. proximity to major towns, or for off-shore actions, shortest distance to mainland)	
<p>The Creamery Road PSP is located approximately 6.5 kilometres north-north-west of Geelong and 75 kilometres south-west of Melbourne. It is bound by Geelong-Ballarat Railway to the north, Geelong Ring Road to the east, Midland Highway to the south and Geelong-Ballan Road to the west. This is the first of five PSP's proposed within the future Western Geelong Growth Area (WGGA).</p>	
1.6 What is the size of the proposed action area development footprint (or work area) including disturbance footprint and avoidance footprint (if relevant)?	
<p>The Total Area of the PSP is 350Ha and the proposed net developable area (development footprint) is expected to be 114Ha. Ledge Pty Ltd is proposing to develop approximately 98Ha.</p>	
1.7 Proposed action location	
Other - Multiple properties in Batesford, Moorabool and Bell Post Hill, Victoria	
1.8 Primary jurisdiction	Victoria
1.9 Has the person proposing to take the action received any Australian Government grant funding to undertake this project?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
1.10 Is the proposed action subject to local government planning approval?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



Note: PDF may contain fields not relevant to your application. These fields will appear blank or unticked. Please disregard these fields.

1.10.1 Is there a local government area and council contact for the proposal?

☒ Yes ☐ No

1.10.1.0 Council contact officer details

1.10.1.1 Name of relevant council contact officer	Strategic Planning, City of Greater Geelong
1.10.1.2 E-mail	planninginfo@geelongcity.vic.gov.au
1.10.1.3 Telephone Number	03 5272 4456

1.11 Provide an estimated start and estimated end date for the proposed action	Start Date	01/01/2022
	End Date	01/01/2032

1.12 Provide details of the context, planning framework and state and/or local Government requirements

Planning and Environment Act 1987

The study area is located within the Greater Geelong local government area and is currently zoned Farming Zone (FZ) and Special Use Zone – Category 15 (SUZ15) in the Greater Geelong Planning Scheme.

The study area is located within a Bushfire Prone Area. Local government approvals from the Greater Geelong Council (including a planning permit to remove native vegetation) will be sought after for the proposed action.

The land is not subject to any overlays within the planning scheme.

Environment Biodiversity Protection Conservation Act 1999

This submission requires a Referral pursuant to this Act.

Environmental Effects Act 1978

The “Ministerial Guidelines for Assessment of Environmental Effects under the Environment Effects Act 1978” (DSE 2006), identifies criteria which trigger a Referral to the State Minister for Planning.

Based on the relevant criteria, a Referral to the state Minister for Planning will be required under the EE Act due to the potential clearing of 10 or more hectares that is of an endangered ecological vegetation class (i.e. clearing of 19.288 hectares of Plains Grassland that is not EPBC Act listed vegetation).

1.13 Describe any public consultation that has been, is being or will be undertaken, including with Indigenous stakeholders

There was public consultation for the overarching proposal, the Western Geelong Growth Area Framework Plan. This plan was subject to a 5-month Planning Panel process. The previous report prepared by Ecology and Heritage Partners (Flora and Fauna Technical Report: Western Geelong Growth Area, 2017) was tabled as part of the Framework Plan documents for review.

EHP also prepared a Cultural Heritage Report and liaised with Indigenous stakeholders. Further, Unearthed Heritage are currently prepared a more detailed report. A Walk on Country was held on the 9th April 2021.

1.14 Describe any environmental impact assessments that have been or will be carried out under Commonwealth, State or Territory legislation including relevant impacts of the project

The likelihood of occurrence table indicated that the following listed flora and fauna species are likely to occur or have the potential to occur:

Spiny Rice-flower
Adamson's Blown-grass
Striped Legless Lizard
Golden Sun Moth
Growling Grass Frog

Targeted surveys were undertaken by EHP 2019 to determine the presence or absence of the above listed flora and fauna species.

Surveys for listed flora were undertaken within the survey guidelines at an appropriate time of year when the species are generally known to be flowering and readily detectable. No flora species were recorded during the surveys in areas identified as suitable habitat.

Both the Striped Legless Lizard and Golden Sun Moth were not detected during targeted surveys, However, significant population of Growling Grass Frogs were recorded along Cowies Creek.

1.15 Is this action part of a staged development (or a component of a larger project)?

☒ Yes ☐ No

1.15.1 Provide information about the larger action and details of any interdependency between the stages/components and the larger action



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Yes, it is a staged development. It is part of the Creamery Road PSP and a larger Western Geelong Growth Area.

1.16 Is the proposed action related to other actions or proposals in the region?

☒ Yes ☐ No

1.16.1 Identify the nature/scope and location of the related action (Including under the relevant legislation)

This proposed action is located within the Creamery Road PSP area, within a section of the future Western Geelong Growth Area (WGGA). This is one of two areas set aside for strategic residential development in the region. This is due to a present and forecast demand for housing in the region. The two growth areas are geographically separated.

The broader strategic assessment and approval process for one of the five PSP's within the WGGA and the entire Northern Geelong Growth Area (inclusive) is anticipated to be delayed due to a range of legislative constraints, including Matters of National Environmental Significance. However, this PSP within the West Geelong Growth Area is proposed to be fast tracked through the approval process, due to the limited constraints on the PSP area. As part of this process, an independent EPBC Act referral has been prepared (This Referral).



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Section 2

Matters of national environmental significance

2.1 Is the proposed action likely to have any direct or indirect impact on the values of any World Heritage properties?

☐ Yes ☒ No

2.2 Is the proposed action likely to have any direct or indirect impact on the values of any National Heritage places?

☐ Yes ☒ No

2.3 Is the proposed action likely to have any direct or indirect impact on the ecological character of a Ramsar wetland?

☐ Yes ☒ No

2.4 Is the proposed action likely to have any direct or indirect impact on the members of any listed species or any threatened ecological community, or their habitat?

☒ Yes ☐ No

Species or threatened ecological community

Growling Grass Frog (Vulnerable).

This species was found to be present along a waterway (Cowie Creek) within the study area.

Impact

The action is avoiding any direct or indirect impact on Growling Grass Frog. As such, the action is most unlikely to have a significant impact on this species.

Impacts to habitat for this species will be avoided and the habitat included in a linear conservation reserve.

No direct or indirect impact is likely. As such the proposed action is unlikely to be a significant impact. Further details are provided in Att 4 21061.01 Creamery Road PSP Area Geelong West - MNES Report', section 5.2, page 21.

A significant population of Growling Grass Frog was found within Cowies Creek during targeted surveys. Approximately 30 Growling Grass Frog were recorded calling within Cowies Creek (within the study area) on 6 December 2019 and five individuals were observed further north while spotlighting on 12 January 2020. An individual was also incidentally captured in a fyke net within this stretch of Cowies Creek (see Att 4 21061.01 Creamery Road PSP Area Geelong West - MNES Report', section 4.2.3, page 12).

Through the following mitigation and management measures, this species is expected to remain unaffected by the proposed development.

The proposed development will be designed in a way that does not alter the site's hydrology in areas of native vegetation to be retained.

In accordance with the Significant Impact Guidelines for the Growling Grass Frog (EPBC Act, Policy Statement 3.14), a 200-metre conservation area buffer will be provided to Cowies Creek. It is therefore unlikely that this species would be directly impacted by the proposed development. This zone is more than adequate to contain habitat likely to be utilised by the Growling Grass Frog. The conservation area is proposed to be revegetated in line with the Melbourne Strategic Assessment guidelines for GGF habitat remediation. Areas within 200m of the waterway have been cropped and do not currently provide suitable habitat for this species. Some recreational facilities (such as walking tracks) will be located within areas of the buffer that do not provide habitat for this species.



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Indirect impacts from runoff from the development and subsequent decrease in water quality will be mitigated by the use of standard sediment control measures and strategic placement of retarding basins, which will be constructed in such a manner that they will adequately retain runoff to improve the water quality, prior to it overflowing into the Cowies Creek Watercourse.

The retarding basins will, where reasonably feasible, be constructed in line with the Melbourne Strategic Assessment guidelines for GGF habitat remediation whilst retaining their primary requirement of detaining and treating the stormwater. This will not only alleviate the potential for indirect impacts to the population of Growling Grass Frog along Cowies Creek, but also provide additional suitable habitat for the existing population to disperse into.

From the data provided by EHP, it appears that surveys for Growling Grass Frog were not undertaken along the associated tributary to the south of Cowies Creek even though it is continuous with the creek line (see Att 4 21061.01 Creamery Road PSP Area Geelong West - MNES Report', section 4.2.3, page 12). Although surveys were not conducted along the tributary, it appears to be, according to aerial imagery, an unnamed ephemeral tributary that is not connected to any other areas of suitable GGF habitat. Given this information, it is unlikely that the species will be utilising this tributary as a dispersal corridor and therefore GGF are not expected to be significantly impacted by the construction of a retarding basin with this area. It is most likely this tributary was not surveyed as it was likely dry during the survey period.

2.4.2 Do you consider this impact to be significant?

☐ Yes ☒ No

2.5 Is the proposed action likely to have any direct or indirect impact on the members of any listed migratory species or their habitat?

☐ Yes ☒ No

2.6 Is the proposed action to be undertaken in a marine environment (outside Commonwealth marine areas)?

☐ Yes ☒ No

2.7 Is the proposed action likely to be taken on or near Commonwealth land?

☐ Yes ☒ No

2.8 Is the proposed action taking place in the Great Barrier Reef Marine Park?

☐ Yes ☒ No

2.9 Is the proposed action likely to have any direct or indirect impact on a water resource from coal seam gas or large coal mining development?

☐ Yes ☒ No

2.10 Is the proposed action a nuclear action?

☐ Yes ☒ No

2.11 Is the proposed action to be taken by a Commonwealth agency?

☐ Yes ☒ No

2.12 Is the proposed action to be undertaken in a Commonwealth Heritage place overseas?

☐ Yes ☒ No

2.13 Is the proposed action likely to have any direct or indirect impact on any part of the environment in the Commonwealth marine area?

☐ Yes ☒ No



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Section 3

Description of the project area

3.1 Describe the flora and fauna relevant to the project area

The EPBC Protected Matters Search Tool (DAWE 2021a) indicated that within the search region there were records of, or there occurred potential suitable habitat for 21 flora species listed under the EPBC Act.

A threatened flora likelihood of occurrence analysis for the study area identified two listed flora species are likely to occur or have the potential to occur:

- Spiny Rice-flower
- Adamson's Blown-grass

Further details on the likelihood of occurrence of listed flora species are provided in Att 4 21061.01 Creamery Road PSP Area Geelong West - MNES Report', section 4.1, pages 6-9.

The EPBC Protected Matters Search Tool (DAWE 2021a) indicated that within the search region there were records of, or there occurred potential suitable habitat for 30 fauna species, including seven migratory species listed under the EPBC Act.

A threatened fauna likelihood of occurrence analysis for the study area identified seven listed fauna species are likely to occur or have the potential to occur:

- White-throated Needletail
- Fork-tailed Swift
- Swift Parrot
- Grey-headed Flying-fox
- Striped Legless Lizard
- Golden Sun Moth
- Growing Grass Frog (recorded)

Further details on the likelihood of occurrence of listed flora species are provided in Att 4 21061.01 Creamery Road PSP Area Geelong West - MNES Report', section 4.2, pages 10-16.

3.2 Describe the hydrology relevant to the project area (including water flows)

The hydrology of the study area is described in Att 7 Integrated Water Management Plan, in Appendix A, section A2.4, page 101. In summary, the proposed development will discharge stormwater to Bass Strait and Corio Bay via the Moorabool River and Cowies Creek. Urban stormwater is quickly transported to waterway and requires careful management.

Cowies Creek is generally well vegetated and in good condition as explained in Att 7 Integrated Water Management Plan, in Appendix A, section A2.5, page 110.

Measures that will be used to manage stormwater and avoid adverse impacts of urbanisation are set out in in Att 7 Integrated Water Management Plan, in Appendix F, section F3.2, pages 201 - 203. Requirements and guidelines for implementing these measures are set out in in Att 7 Integrated Water Management Plan, in Appendix F, section F3.9, page 209 -215.

3.3 Describe the soil and vegetation characteristics relevant to the project area

The project area supported fertile cracking basalt soils prone to seasonal waterlogging.

The majority of the PSP area has been used for cattle grazing, in many areas completely cleared and pasture improved. Areas of native vegetation and fauna habitat was confined to Cowies Creek or areas of agricultural land not subject to historical clearing. A treeless, modified example of Creekline Grassy Woodland was recorded along Cowies Creek, characterised by a high cover of Common Blown Grass and dense clumps of Common Reed. Several areas of Plains Grassland were recorded throughout the PSP area and typically consisted of either Wallaby grass or Spear grass and lacking species diversity.

Common weeds included Toowoomba Canary-grass, Paspalum, Rye Grass, Wild Oat, Yorkshire Fog, Serrated Tussock and Chilean Needle-grass which were widespread and abundant.

3.4 Describe any outstanding natural features and/or any other important or unique values relevant to the project area

None

3.5 Describe the status of native vegetation relevant to the project area

Pre-European EVC mapping (DELWP 2020a) indicated that the PSP area and surrounds would have supported Plains Grassland (EVC 132) prior to European settlement based on modelling of factors including rainfall, aspect, soils and remaining vegetation.

EHP 2019, determined that Plains Grassland (EVC 132) and Creekline Grassy Woodland (EVC 68) were present within the PSP area.

Sixteen patches (referred to herein as habitat zones) comprising the abovementioned EVCs, were identified in the PSP



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area. This totalled an area of 23.767 hectares of native vegetation in patches and included no large trees.

3.6 Describe the gradient (or depth range if action is to be taken in a marine area) relevant to the project area

The site is on a gently undulating topography, which slopes towards a tributary of Cowies Creek towards the north of the PSP area, then towards Cowies Creek itself further to the north.

3.7 Describe the current condition of the environment relevant to the project area

Native vegetation cover is reduced from the original pre-European settlement extent due to pasture improvement and stock grazing for over 100 years. The site supports extensive cover of non-native, introduced pasture and weed species, with native vegetation now reduced to less than 10% of the development footprint.

3.8 Describe any Commonwealth Heritage places or other places recognised as having heritage values relevant to the project

None

3.9 Describe any Indigenous heritage values relevant to the project area

EHP prepared an initial Cultural Heritage Report and liaised with Indigenous stakeholders. Further, Unearthed Heritage are currently prepared a more detailed report. No indigenous heritage values are relevant to the project area.

3.10 Describe the tenure of the action area (e.g. freehold, leasehold) relevant to the project area

Private freehold land

3.11 Describe any existing or any proposed uses relevant to the project area

The site and surrounds predominately supports cattle grazing, cropping and other agricultural practices. The project area and beyond it, is identified for future residential development, as part of the Western Geelong Growth Area (WGGA).

The PSP contemplates rezoning the creamery road PSP area, currently zoned as Urban Growth Zone, to the following zones (or similar):

- General Residential Zone
- Mixed Use Zone
- Public Uses Zone
- Activity Zone



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Section 4

Measures to avoid or reduce impacts

4.1 Describe the measures you will undertake to avoid or reduce impact from your proposed action

In accordance with the Significant Impact Guidelines for the Growling Grass Frog (EPBC Act, Policy Statement 3.14), all native vegetation within Cowies Creek, will be retained by the establishment of a conservation reserve. This reserve buffers the creek line to avoid directly impacting on the significant population of Growling Grass Frog. The remainder of native vegetation within RPG's holdings, is Plains Grassland vegetation which was of low quality and provided limited habitat value. This vegetation was assessed against the published description and condition thresholds of the listed community, Natural Temperate Grassland of the Victorian Volcanic Plain, and subsequently did not meet the condition thresholds. Additionally, targeted surveys were undertaken in these areas of native vegetation for the EPBC listed Spiny Rice-flower, Striped Legless Lizard and Golden Sun Moth which were subsequently not recorded.

Furthermore, no feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal.

4.2 For matters protected by the EPBC Act that may be affected by the proposed action, describe the proposed environmental outcomes to be achieved

A significant population of Growling Grass Frog was found within Cowies Creek during targeted surveys.

Through the following mitigation and management measures, this species is expected to remain unaffected by the proposed PSP.

The proposed PSP will be designed in a way that does not alter the site's hydrology in areas of native vegetation to be retained.

In accordance with the Significant Impact Guidelines for the Growling Grass Frog (EPBC Act, Policy Statement 3.14), a 200-metre conservation area buffer has been provided from Cowies Creek. It is therefore unlikely that this species would be directly impacted by the proposed development. This zone is more than adequate to contain habitat likely to be utilised by the Growling Grass Frog. The conservation area is to be revegetated in line with the Melbourne Strategic Assessment guidelines for GGF habitat remediation. Sections of the buffer area have been cropped and currently do not provide suitable habitat for Growling Grass Frog. As such, some recreational facilities such as community facilities, sporting facilities and walking tracks will be built in these areas of the buffer.

Indirect impacts from an increase in runoff from the development of the PSP and subsequent decrease in water quality will be mitigated by the strategic placement of retarding basins, which will be constructed in such a manner that they will adequately retain runoff to improve the water quality, prior to it overflowing into the Cowies Creek Watercourse. The retarding basins will, where reasonably feasible, be constructed in line with the Melbourne Strategic Assessment guidelines for GGF habitat remediation. This will not only alleviate the potential for indirect impacts to the population of Growling Grass Frog along Cowies Creek, but also has the potential to provide additional suitable habitat for the existing population to disperse into.



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Section 5

Conclusion on the likelihood of significant impacts

5.1 You indicated the below ticked items to be of significant impact and therefore you consider the action to be a controlled action

- ☐ World Heritage properties
- ☐ National Heritage places
- ☐ Wetlands of international importance (declared Ramsar wetlands)
- ☐ Listed threatened species or any threatened ecological community
- ☐ Listed migratory species
- ☐ Marine environment outside Commonwealth marine areas
- ☐ Protection of the environment from actions involving Commonwealth land
- ☐ Great Barrier Reef Marine Park
- ☐ A water resource, in relation to coal seam gas development and large coal mining development
- ☐ Protection of the environment from nuclear actions
- ☐ Protection of the environment from Commonwealth actions
- ☐ Commonwealth Heritage places overseas
- ☐ Commonwealth marine areas

5.2 If no significant matters are identified, provide the key reasons why you think the proposed action is not likely to have a significant impact on a matter protected under the EPBC Act and therefore not a controlled action

The list of impacts listed above in 5.1 IS NOT what was indicated in Section 2 of this form but I cannot seem to change it.

The proposed action has been assessed by independent ecologists as having no significant impact to any MNES. See Attachment 4 MNES Report.

A significant population of Growling Grass Frog was found within Cowies Creek during targeted surveys.

Through the mitigation and management measures specified in section 4.2, this species is expected to remain unaffected by the proposed PSP. Impacts have been avoided to the only MNES present (Growling Grass Frog). Therefore, the proposed action it is not considered to be a controlled action.



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Section 6

Environmental record of the person proposing to take the action

6.1 Does the person taking the action have a satisfactory record of responsible environmental management? Explain in further detail

The company undertaking the action — Ledge Pty. Ltd. — is part of the Ramsey Property Group. Ramsey Property Group has multiple properties within the Creamery Road PSP and is a large and reputable property development group, which has been involved in a range of projects throughout Victoria. The company has not been prosecuted nor found responsible for any environmental offence.

6.2 Provide details of any past or present proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against either (a) the person proposing to take the action or, (b) if a permit has been applied for in relation to the action – the person making the application

None

6.3 If it is a corporation undertaking the action will the action be taken in accordance with the corporation's environmental policy and framework?

☒ Yes ☐ No

6.3.1 If the person taking the action is a corporation, provide details of the corporation's environmental policy and planning framework

See Attachment 5 Ramsey Property Group Environmental Policy

6.4 Has the person taking the action previously referred an action under the EPBC Act, or been responsible for undertaking an action referred under the EPBC Act?

☐ Yes ☒ No



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Section 7

Information sources

Reference source

See Attachment 4 MNES Report for references

Reliability

This source is considered reliable as it was prepared by experienced and reputable ecology consultants well known to the Commonwealth and State regulator (Nature Advisory and Ecology & Heritage Partners). The surveys undertaken by EHP generally followed the required Commonwealth EPBC Act and Victorian survey standards for seasonality, technique, habitat coverage, duration and replicates. A peer review and MNES report was prepared using the EHP data by Nature Advisory.

Uncertainties

Although not expected to compromise the validity of the EHP Draft Report, uncertainties in the surveys undertaken are detailed within the MNES report provided at Attachment 4.



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Section 8
Proposed alternatives
Do you have any feasible alternatives to taking the proposed action? Yes <input checked="" type="checkbox"/> No



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Section 9

Person proposing the action

9.1.1 Is the person proposing the action an organisation or business?

☒ Yes ☐ No

Organisation

Organisation name (as registered for ABN/ACN)

Ledge Pty. Ltd.

Business name

ABN

ACN

056960242

Business address

PO Box 522, South Yarra, 3141, VIC, Australia

Postal address

Main Phone number

0413940871

Fax

Primary email address

samantha@ramseypg.com.au

Secondary email address

9.1.2 I qualify for exemption from fees under Regulation 5.23(1)(ii) of the EPBC Regulations because I am:

☐ Small business
☒ Not applicable

9.1.2.2 I would like to apply for a waiver of full or partial fees under Regulation 5.21A of the EPBC Regulations

☐ Yes ☒ No

9.1.3 Contact (for an organisation - the contact details of the person authorised to sign on behalf of the organisation)

First name

Samantha

Last name

Ramsey

Job title

Project Manager

Phone

0413940871

Mobile

0413940871

Fax

Email

samantha@ramseypg.com.au

Primary address

P.O. Box 522, South Yarra, 3141, Victoria, Australia

Address

Declaration: Person proposing the action (To be signed by the person at 9.1.3)

I, Samantha Ramsey, 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.

Signature: Samantha Ramsey Date: 7/6/21

I, _____, the person proposing the action, consent to the designation of _____ as the proponent for the purposes of the action described in this EPBC Act Referral.

Signature: _____ Date: _____



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Proposed designated proponent

9.2.1 Is the proposed designated proponent an organisation or business?

☒ Yes ☐ No

Organisation

Organisation name (as registered for ABN/ACN)	Ledge Pty Ltd
Business name	
ABN	
ACN	056960242
Business address	Po Box 522, South Yarra, 3141, VIC, Australia
Postal address	
Main Phone number	0413940871
Fax	
Primary email address	samantha@ramseypg.com.au
Secondary email address	

9.2.2 Contact (for an organisation - the contact details of the person authorised to sign on behalf of the organisation)

First name	Samantha
Last name	Ramsey
Job title	Project Manager
Phone	0413940871
Mobile	0413940871
Fax	
Email	samantha@ramseypg.com.au
Primary address	P.O. Box 522, South Yarra, 3141, Victoria, Australia
Address	

Declaration: Proposed Designated Proponent

I, Samantha Ramsey, the
proposed designated proponent, consent to the designation of
myself as the proponent for the purposes of the action described in this EPBC Act Referral.

Signature:
Samantha Ramsey
Digitally signed by Samantha Ramsey
DN: cn=Samantha Ramsey, o=Ramsey
Property Group, ou,
email=samantha@ramseypg.com.au, c=US
Date: 2021.06.07 13:37:01 +10'00'
Date: 7/6/21



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Referring party (person preparing the information)

9.3.1 Is the referring party an organisation or a business?

☒ Yes ☐ No

Organisation


Organisation name (as registered for ABN/ACN)	NATURE ADVISORY PTY LTD
Business name	NATURE ADVISORY
ABN	12095541334
ACN	
Business address	Suite 5, 61-63 Camberwell Rd, Hawthorn East, 3123, VIC, Australia
Postal address	
Main Phone number	0398152111
Fax	
Primary email address	info@natureadvisory.com.au
Secondary email address	

9.3.2 Contact (for an organisation - the contact details of the person authorised to sign on behalf of the organisation)

First name	Alan
Last name	Brennan
Job title	Director
Phone	0439910326
Mobile	
Fax	
Email	alan@natureadvisory.com.au
Primary address	Suite 5, 61-63 Camberwell Rd, Hawthorn East, 3123, VIC, Australia
Address	

Declaration: Referring party (person preparing the information)

I, Alan Brennan, 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.

Signature:  Date: 4th June 2021



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Appendix A	
Attachment	
Document Type	File Name
action_area_images	21061 FIG3 Creamery Road PSP 210406.pdf
localgov_approval_consent	Addresses of the proposed action.pdf
public_consultation_reports	Public engagement NWGGA Framework Plan.pdf
public_consultation_reports	NOT PUBLISHED - CONFIDENTIAL reduced - 12896_EHP_ExCond_NWGGA_CoGG_Draft3_11022021_Part1.pdf
public_consultation_reports	NOT PUBLISHED - CONFIDENTIAL reduced - 12896_EHP_ExCond_NWGGA_CoGG_Draft3_11022021_Part2.pdf
public_consultation_reports	NOT PUBLISHED - CONFIDENTIAL reduced - 12896_EHP_ExCond_NWGGA_CoGG_Draft3_11022021_Part3.pdf
public_consultation_reports	NOT PUBLISHED - CONFIDENTIAL reduced - 12896_EHP_ExCond_NWGGA_CoGG_Draft3_11022021_Part4.pdf
public_consultation_reports	NOT PUBLISHED - CONFIDENTIAL reduced - 12896_EHP_ExCond_NWGGA_CoGG_Draft3_11022021_Part5.pdf
supporting_tech_reports	Att 4 21061.01 Creamery Road PSP Area Geelong West - MNES Report.pdf
hydro_investigation_files	Drainage Plan.pdf
corp_env_policy_docs	Att 5 RPG Environmental Policy.pdf
trust-deed	Att 6 ASIC Search ACN 056 960 242.pdf

Appendix B
Coordinates
Area 1
-38.083857780333,144.31989652008
-38.09009722744,144.31866215994
-38.092280339682,144.31823252037
-38.092733123893,144.32231676211
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Note: PDF may contain fields not relevant to your application. These fields will appear blank or unticked. Please disregard these fields.

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Area 2
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