



---

**Title of Proposal** - 80a & 80b Oakwood Road, Albanvale, Residential development

## **Section 1 - Summary of your proposed action**

Provide a summary of your proposed action, including any consultations undertaken.

### **1.1 Project Industry Type**

Residential Development

### **1.2 Provide a detailed description of the proposed action, including all proposed activities.**

The site has been acquired for residential development, which is proposed to consist largely of medium to high-density development, with a powerline easement and 'future development area' identified within the master plan. The expected yield according to the 2017 master plan is as follows:

- Townhouses: 166
- Detached houses: 14

The master plan is likely to be subject to modifications during the planning permit process. The nature of the development is not expected to change significantly during this time.

### **1.3 What is the extent and location of your proposed action? Use the polygon tool on the map below to mark the location of your proposed action.**

Area	Point	Latitude	Longitude
Study area	1	-37.751906671199	144.77768220625
Study area	2	-37.75172852882	144.77767147741
Study area	3	-37.751189857588	144.77776803694
Study area	4	-37.750362756331	144.77786459646
Study area	5	-37.750142194434	144.77768220625
Study area	6	-37.749773175945	144.77405049524
Study area	7	-37.749442330218	144.77167942247
Study area	8	-37.74900120028	144.76909377298
Study area	9	-37.748186799641	144.7692493411
Study area	10	-37.748823050907	144.77495171747
Study area	11	-37.749183590862	144.77815427503
Study area	12	-37.751902429719	144.77768757067
Study area	13	-37.751906671199	144.77768220625



**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).**

The study area is located at 80A and 80B Oakwood Road, Albanvale, Victoria, approximately 25 kilometres north-west of Melbourne's CBD. The site covers approximately nine hectares and is bound by residential and commercial development to the north and south, Station Road to the east and Oakwood Road to the west. The landscape is generally flat, with no ridges, crests or waterways within or immediately adjacent to the site. Power lines are running across the centre of the site in a roughly north-south direction, which effectively splits the site into two areas.

According to the Department of Environment, Land, Water and Planning (DELWP) Native Vegetation Information Management (NVIM) Tool, the study area occurs within the Victorian Volcanic Plain bioregion. It is located within the jurisdiction of the Port Philip and Westernport Catchment Management Authority (CMA) and the Brimbank City Council municipality. Refer to Biodiversity Assessment Report (section 4.3.1) which discusses zoning and overlay implications under the local Planning Scheme.

The study area is currently vacant. There is no indication of former buildings, watering holes or agricultural use. It is assumed that the study area has been historically grazed prior to the expansion of residential development in the local area, particularly considering embedded rock has been removed over some of the study area.

**1.6 What is the size of the proposed action area development footprint (or work area) including disturbance footprint and avoidance footprint (if relevant)?**

8.778 hectares

**1.7 Is the proposed action a street address or lot?**

Street Address

80A and 80B Oakwood Road  
Albanvale VIC 3021  
Australia

**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?**

No

**1.10 Is the proposed action subject to local government planning approval?**

Yes

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

No

**1.11 Provide an estimated start and estimated end date for the proposed action.**

Start date 01/2019

End date 01/2021

**1.12 Provide details of the context, planning framework and State and/or Local government requirements.**

The following environmental legislation and policy is considered relevant to this project:

**Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)**

*Threatened species and ecological communities:*

There is suitable habitat within the study area for Spiny Rice-flower and Striped Legless Lizard which are listed under the EPBC Act. One ecological community listed under the EPBC Act (Natural Temperate Grassland of the Victorian Volcanic Plain) was recorded within the study area. Details of this impact are included in the Biodiversity Assessment Report.

*Implications*

This document forms part of a referral required to draft a referral to the Commonwealth Environment Minister, which will be prepared and submitted to the DoEE.

**Significant Impact Guidelines for Endangered or Critically Endangered Ecological Communities**

A detailed assessment against the significant impact guidelines has been provided within the Matters of National Environmental Significance Document accompanying this referral.

**Flora and Fauna Guarantee Act 1988 (Victoria)**

An FFG Act permit is generally not required for removal of species or communities on private



land, or for the removal of habitat for a listed terrestrial fauna species.

There is suitable habitat within the study area for several species listed or protected under the FFG Act which is outlined in the Matters of National Environmental Significance Document accompanying this referral and the Biodiversity assessment document (Appendix 2.1; Section 3.4).

#### *Implications*

There is suitable habitat within the study area for several species listed or protected under the FFG Act. However the study area is privately owned, as such a permit under the FFG Act is not required.

### **Planning and Environment Act 1987 (Victoria)**

#### *Local Planning Schemes*

The study area is located within the Brimbank City Council municipality. The following zoning and overlays apply:

- General Residential Zone – Schedule 3
- Commercial 1 Zone
- Environmental Significance Overlay – Schedule 6 (ESO6)

The ESO6 of the Brimbank Planning Scheme identifies a section of 80A and 80B Oakwood Road as a site of environmental and biological significance. A permit is required under the Overlay for any works that propose the removal of native vegetation.

### **The Guidelines**

A permit will be referred to DELWP as greater than 0.5 hectares of native vegetation is to be removed.

#### *Implications*

The scenario detailed within the Biodiversity Assessment Report assumes loss of all vegetation within the study area, which has been calculated using the EnSym tool. Once a development footprint has been finalised, offsets can be recalculated and confirmed.

The study area is within Location A, with 4.098 hectares of native vegetation proposed to be removed. As such, the permit application falls under the Moderate Risk-based pathway.

The offset requirement for native vegetation removal is 0.240 General Biodiversity Equivalence Units (BEU). A Planning Permit from Brimbank City Council is required to remove, destroy or lop any native vegetation. In this instance, the application will be referred to DELWP as greater than 0.5 hectares of vegetation are proposed for removal.



## **Wildlife Act 1975 and Wildlife Regulations 2013 (Victoria)**

Any persons engaged to remove, salvage, hold or relocate native fauna during construction must hold a current Management Authorisation under the Wildlife Act 1975, issued by DELWP. This may be required with the implementation of Striped Legless Lizard salvage and translocation.

## **Catchment and Land Protection Act 1994 (Victoria)**

Weeds listed as noxious under the CaLP Act were recorded during the assessment (Spear Thistle *Cirsium vulgare*, Artichoke Thistle *Cynara cardunculus* subsp. *flavescens*, African Box-thorn *Lycium ferocissimum*, Chilean Needle-grass *Nassella neesiana*, Serrated Tussock *Nassella trichotoma*, and Sweet Briar *Rosa rubiginosa*). Further information is detailed within the Biodiversity Report.

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

No public consultation has been undertaken by the proponent.

### **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.**

A Biodiversity Assessment was conducted by Ecology and Heritage Partners Pty Ltd (2017) following a Due Diligence and brief site assessment in 2015. These documents are provided as an attachment to this referral. The purpose of the Biodiversity Assessment was to map the extent and quality of remnant vegetation, identify the presence of threatened species and ecological communities, discuss implications under relevant legislation and policy, and provide practical recommendations where possible.

Based on the findings of the Biodiversity Assessment, targeted surveys for Striped Legless Lizard, Spiny Rice-flower and Golden Sun Moth were conducted during 2017 and 2018. Eighteen successful captures of Striped Legless Lizard were recorded, while one Spiny Rice-flower was recorded during the 2015 site assessment. No Golden Sun Moth were detected within the study area.

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

No



---

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

No



## Section 2 - Matters of National Environmental Significance

Describe the affected area and the likely impacts of the proposal, emphasising the relevant matters protected by the EPBC Act. Refer to relevant maps as appropriate. The [interactive map tool](#) can help determine whether matters of national environmental significance or other matters protected by the EPBC Act are likely to occur in your area of interest. Consideration of likely impacts should include both direct and indirect impacts.

Your assessment of likely impacts should consider whether a bioregional plan is relevant to your proposal. The following resources can assist you in your assessment of likely impacts:

- [Profiles of relevant species/communities](#) (where available), that will assist in the identification of whether there is likely to be a significant impact on them if the proposal proceeds;
- [Significant Impact Guidelines 1.1 – Matters of National Environmental Significance](#);
- [Significant Impact Guideline 1.2 – Actions on, or impacting upon, Commonwealth land and Actions by Commonwealth Agencies](#).

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

No

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

No

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

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

### 2.4.1 Impact table

Species	Impact
Spiny Rice-flower <i>Pimelea spinescens</i>	Removal of 1 Spiny Rice-flower



Species	Impact
Striped Legless Lizard <i>Delma impar</i>	Removal of 5.23 hectares of confirmed habitat
Natural Temperate Grassland of the Victoria	Removal of 1.17 hectares of the ecological of Volcanic Plain (NTGVVP)

**2.4.2 Do you consider this impact to be significant?**

Yes

**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?**

No

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

No

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

No

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

No

**2.9 Is the proposed action likely to have ANY direct or indirect impact on a water resource related to coal/gas/mining?**

No

**2.10 Is the proposed action a nuclear action?**

No

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

No

**2.12 Is the proposed action to be undertaken in a Commonwealth Heritage Place Overseas?**

No





---

**2.13 Is the proposed action likely to have ANY direct or indirect impact on a water resource related to coal/gas/mining?**

No



## Section 3 - Description of the project area

Provide a description of the project area and the affected area, including information about the following features (where relevant to the project area and/or affected area, and to the extent not otherwise addressed in Section 2).

### 3.1 Describe the flora and fauna relevant to the project area.

#### Flora

Remnant native vegetation in the study area is representative of one Ecological Vegetation Class (EVC): Heavier-soils Plains Grassland (EVC 132\_61). The presence of this EVC is consistent with the modelled pre-1750s native vegetation mapping (DELWP 2018b). The remainder of the study area comprises introduced and planted vegetation.

Plains Grassland is located throughout much of the study area. The habitat has at least 25% of indigenous perennial grasses, particularly Bristly Wallaby-grass *Rytidosperma setaceum* var. *setaceum*, Common Wallaby-grass *Rytidosperma caespitosum*, Windmill Grass *Chloris truncata*, Kneed Spear-grass *Austrostipa bigeniculata* and Kangaroo Grass *Themeda triandra*. Several native herb species are also present, including Black-anther Flax-lily *Dianella admixta*, Slender Bindweed *Convolvulus angustissimus* subsp. *omnigracilis*, Common Woodruff *Asperula conferta*, and one occurrence of the nationally significant Spiny Rice-flower.

No scattered indigenous trees are present in the study area.

Areas not supporting remnant native vegetation have a high cover (>80%) of exotic grass species. Scattered native grasses are generally present in these areas, however they did not have the required 25% cover to be considered a remnant patch.

Disturbed areas are dominated by Serrated Tussock and Chilean Needle-grass which are both Weeds of National Significance (WONS) and listed as noxious weeds in Victoria. Environmental weeds are also widespread throughout the study area, and include Wild Oat *Avena* sp., Ribwort, Galenia *Galenia pubescens* var. *pubescens* and Rye-grass *Lolium perenne*. Other noxious weeds are scattered throughout the study area and include Artichoke Thistle *Cynara cardunculus*, Spear Thistle *Cirsium vulgare*, African Box-thorn *Lycium ferocissimum* and Prickly Pear *Opuntia* sp., with the latter two species also considered as WONS. Introduced species are particularly common along the fence lines of the study area.

Seventy (70) flora species (23 indigenous and 47 non-indigenous or introduced) were recorded within the study area during the field assessment. Of these species, one (Spiny Rice-flower) is listed as Critically Endangered under the EPBC Act. A second species, Slender Bindweed *Convolvulus angustissimus* subsp. *omnigracilis*, is listed as poorly known under the Advisory List of Rare or Threatened Plants in Victoria (DEPI 2014).



---

## Spiny Rice-flower

A single Spiny Rice-flower specimen was detected within the study area; however, the development is not likely to lead to a significant impact on this species, given that a single specimen is proposed to be impacted (i.e. less than 5 individuals).

## **Fauna**

The central section of the study area consists of patches of native grassland. These vary in quality and floristic composition according to disturbance history such as slashing and rock removal. Habitat attributes of the native grassland are suitable for an array of common native fauna, including snakes, lizards and skinks, and grassland birds.

Suitable habitat for the nationally significant Striped Legless Lizard is present in areas of native grassland, particularly in areas with cracking soils, embedded rock and areas not subject to regular mowing.

The VBA contains records of 17 nationally significant, 34 State significant and 15 regionally significant fauna species previously recorded within 10 kilometres of the study area (DELWP 2018a). The PMST nominated an additional five nationally significant species which have not been previously recorded but have the potential to occur in the locality (DELWP 2018a). Of the nationally significant species, there is suitable habitat within the study area for the following species:

- Striped Legless Lizard;
- Golden Sun Moth :

### Striped Legless Lizard

The survey involved the deployment of artificial refuge structures through the establishment of tile grids in areas of potential habitat within the study area. Three rectangular grids of terracotta roof tiles, 5 x 10 tiles (25 metres x 50 metres), were established in identified patches of suitable habitat (i.e. areas supporting a combination of preferred habitat features, including tussock-forming grasses, surface rocks and cracking soils). Surveys were undertaken in accordance with the Survey Guidelines for Australia's Threatened Reptiles (DSEWPaC 2011b) and included:

- 150 (a total of three 5 x 10 grids) grooved terracotta roof tiles placed in areas of suitable habitat within the study area. Tiles were laid in areas that have the highest likelihood of supporting Striped Legless Lizard
  - Tile grids were laid on 15 June 2017
  - Tiles were checked during cool weather conditions (i.e. less than 20 degrees Celsius) between 7.00am and 10.00am
  - Tile grids were checked on six occasions between 12 September and 10 November 2017.
- Striped Legless Lizards were detected within the study area during five of the six tile grid checks undertaken. Eighteen captures were recorded from within two of the three established survey sites.

Survey site TG2 represented the highest quality habitat for Striped Lizard within the study area,



supporting a high cover of surface rock, cracking soils and tussock-forming native grasses. TG1 and TG3 were comprised of less complex habitat, but still retained characteristics preferable to the requirements of Striped Legless Lizard. The high cover of surface rock at TG2 also precluded regular slashing, which maintained a high biomass and dense tussock structure throughout the year, particularly compared with TG3. TG3 was slashed regularly, and was lacking embedded rock; Striped Legless Lizard was not recorded within TG3. The site lacked surface rocks and was periodically slashed. Cracking clay soils were present and the vegetation was dominated by common native grass species.

According to the EPBC Act referral guidelines for the Striped Legless Lizard (DSEWPaC 2011a), once detected on site, all areas of suitable habitat should be considered occupied by the species.

The targeted survey recorded an additional two species: Southern Grass Skink *Pseudemoia entrecasteauxii* and the regionally significant Tussock Skink *Pseudemoia pagenstecheri*, listed as Vulnerable on the Victorian Advisory List (DSE 2013), which was recorded at TG2 (Table 1). The VBA contains 455 records of Striped Legless Lizard within the local area, with hundreds of those records directly adjacent to the study area as recent as 2008 (DELWP 2017d).

### Golden Sun Moth

Targeted surveys for Golden Sun Moth were undertaken at the study area on four separate occasions on 11, 13, 18 December 2017 and 4 January 2018. Survey procedures were in accordance with the Significant impact guidelines for the critically endangered golden sun moth (DEWHA 2009)

Targeted surveys did not record Golden Sun Moth within the site during any of the four surveys, despite all surveys being undertaken during the recommended survey period and under optimal survey conditions, with the species known to be flying at nearby reference sites (Ecology and Heritage Partners 2018).

As such, it is not considered that GSM are present within the study area, and there will be no impact to the species as part of any future proposed development.

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

The study area does not contain any water-bodies such as creeks, drainage lines, wetlands, dams or ponds.

## **3.3 Describe the soil and vegetation characteristics relevant to the project area.**

Located in the Victorian Volcanic Plain, the soils are derived from basalt geology and consist of cracking clay soils. Surface and embedded basalt rock is scattered through the study area. Vegetation consists of grassland vegetation primarily comprised of mixed native and exotic species, the former of which are common to degraded areas in the surrounding locality.



---

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

There are no outstanding natural features in the project area.

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

The study area contains approximately four hectares of Plains Grassland (EVC 132). Plains Grassland has Bioregional Conservation Status of 'Endangered' within the Victorian Volcanic Plain bioregion. A total of 1.17 hectares of this Plains Grassland also qualifies as EPBC Act-listed Natural Temperate Grassland of the Victorian Volcanic Plain.

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

Not applicable.

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

The study area is predominantly degraded, modified grasslands supporting discrete pockets of native vegetation. The study area is bound by residential development to the north and south, Oaklands Road to the west, and Station Road to the east. Areas not supporting native vegetation are dominated by a range of noxious and environmental weeds. Further details describing the current condition of the environment are provided in Ecology and Heritage Partners Biodiversity Assessment (2017).

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

Not applicable.

**3.9 Describe any Indigenous heritage values relevant to the project area.**

The presence of any Indigenous heritage values is unknown.

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

Freehold.



---

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

The study area is currently vacant, with no constructed dwellings or infrastructure.



## Section 4 - Measures to avoid or reduce impacts

Provide a description of measures that will be implemented to avoid, reduce, manage or offset any relevant impacts of the action. Include, if appropriate, any relevant reports or technical advice relating to the feasibility and effectiveness of the proposed measures.

Examples of relevant measures to avoid or reduce impacts may include the timing of works, avoidance of important habitat, specific design measures, or adoption of specific work practices.

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

The current development plan proposes to develop the entire site with no native vegetation, or habitat for Striped Legless Lizard to be retained. As such, no minimisation of impacts are proposed.

Given the current condition of the site, surrounding land-uses, and relatively small, isolated extent of the ecological values present, minimisation is difficult to achieve within the study area. Any retained native vegetation and/or fauna habitat would be likely to have limited long-term prospects of retaining its current biodiversity value should development in the study area proceed.

### **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.**

Impact on matters of National Environmental Significance associated with the removal of NTGVVP and confirmed Striped Legless Lizard habitat would be offset in accordance with the EPBC Act offset Policy to achieve an overall no net loss in habitat.

If it is determined by the Department of the Environment and Energy that the project will result in a significant impact to NTGVVP, offsets are proposed to be obtained in accordance with the Melbourne Urban Development (MUD) Policy. Under the MUD Policy, eligible projects can obtain offsets by paying a fee to DELWP, which will be used to manage habitat in the Western Grassland Reserve in Western Melbourne.

The proposed action is considered to be eligible under the MUD policy for the following reasons:

- Located in the right LGA (Melton City Council)
- Small scale development associated with residential development in the local area
- Less than 10 hectares of NTGVVP and/or less than 10 hectares of Golden Sun Moth habitat to be removed.



---

The project is likely to have a significant impact on the extant population of Striped Legless Lizard. Should the project be determined to have a significant impact on Striped Legless Lizard, offsets will be sought from a third party that satisfy the EPBC Act offset policy and the EPBC Act approval conditions.





## **Section 5 – Conclusion on the likelihood of significant impacts**

A checkbox tick identifies each of the matters of National Environmental Significance you identified in section 2 of this application as likely to be a significant impact.

Review the matters you have identified below. If a matter ticked below has been incorrectly identified you will need to return to Section 2 to edit.

### **5.1.1 World Heritage Properties**

No

### **5.1.2 National Heritage Places**

No

### **5.1.3 Wetlands of International Importance (declared Ramsar Wetlands)**

No

### **5.1.4 Listed threatened species or any threatened ecological community**

Listed threatened species and communities - Yes

### **5.1.5 Listed migratory species**

No

### **5.1.6 Commonwealth marine environment**

No

### **5.1.7 Protection of the environment from actions involving Commonwealth land**

No

### **5.1.8 Great Barrier Reef Marine Park**

No

### **5.1.9 A water resource, in relation to coal/gas/mining**

No



#### **5.1.10 Protection of the environment from nuclear actions**

No

#### **5.1.11 Protection of the environment from Commonwealth actions**

No

#### **5.1.12 Commonwealth Heritage places overseas**

No

**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.**

Not applicable.



## **Section 6 – Environmental record of the person proposing to take the action**

Provide details of any proceedings under Commonwealth, State or Territory law against the person proposing to take the action that pertain to the protection of the environment or the conservation and sustainable use of natural resources.

### **6.1 Does the person taking the action have a satisfactory record of responsible environmental management? Please explain in further detail.**

Not applicable.

### **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.**

Not applicable.

### **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?**

No

### **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?**

No



## Section 7 – Information sources

You are required to provide the references used in preparing the referral including the reliability of the source.

### 7.1 List references used in preparing the referral (please provide the reference source reliability and any uncertainties of source).

Reference Source	Reliability	Uncertainties
Ecology and Heritage Partners Pty Ltd 2016. Preliminary Ecological Assessment, 80A and 80B Oakwood Drive Albanvale, Victoria	High	N/A
Ecology and Heritage Partners Pty Ltd 2017. Biodiversity Assessment: 80A and 80B Oakwood Road Albanvale, Victoria.	High	N/A
Ecology and Heritage Partners Pty Ltd 2018. Matters of National Environmental Significance: 80A and 80B Oakwood Drive, Albanvale,	High	N/A
DELWP 2018a. Native Vegetation Information Management Tool [www Document]. URL: <https://nvim.delwp.vic.gov.au/>. Victorian Department of Environment, Land, Water and Planning, Melbourne, Victoria.	High	N/A
DELWP 2017b. NatureKit [www Document]. URL: < http://maps.biodiversity.vic.gov.au/viewer/?viewer=NatureKit>. Victorian Department of Environment, Land, Water and Planning, Melbourne, Victoria.	High	N/A
DELWP 2018c. Planning Maps Online [www Document]. URL: <http://services.land.vic.gov.au/maps/pmo.jsp>. Victorian Department of Environment,	High	N/A



Reference Source	Reliability	Uncertainties
Land, Water and Planning, Melbourne, Victoria.		
DELWP 2018d. Victorian Biodiversity Atlas. Sourced from GIS layers: "VBA_FLORA25", "VBA_FLORA100", "VBA_FAUNA25", "VBA_FAUNA100", February 2017. Victorian Department of Environment, Land, Water and Planning, Melbourne, Victoria.	High	N/A
DEPI 2014. Advisory list of rare or threatened plants in Victoria, Department of Environment and Primary Industries	High	N/A
DEWAH, 2009. Significant impact guidelines for the critically endangered golden sun moth ( <i>Synemon plana</i> ), Commonwealth of Australia. Department of the Environment, Water Heritage and the Arts	High	N/A
DoE, 2014. Melbourne Urban Development (MUD) Policy. Department of the Environment.	High	N/A



## **Section 8 – Proposed alternatives**

You are required to complete this section if you have any feasible alternatives to taking the proposed action (including not taking the action) that were considered but not proposed.

### **8.0 Provide a description of the feasible alternative?**

Alternative locations are not available to the proponent and are therefore considered not applicable.

Timeframes may be an alternative if required.

### **8.1 Select the relevant alternatives related to your proposed action.**

#### **8.27 Do you have another alternative?**

No



## Section 9 – Contacts, signatures and declarations

Where applicable, you must provide the contact details of each of the following entities: Person Proposing the Action; Proposed Designated Proponent and; Person Preparing the Referral. You will also be required to provide signed declarations from each of the identified entities.

### 9.0 Is the person proposing to take the action an Organisation or an Individual?

Organisation

#### 9.2 Organisation

##### 9.2.1 Job Title

Admin Officer

##### 9.2.2 First Name

Yitong

##### 9.2.3 Last Name

Chen

##### 9.2.4 E-mail

yitongchen1412@gmail.com

##### 9.2.5 Postal Address

101 Tram Road  
Doncaster VIC 3108  
Australia

##### 9.2.6 ABN/ACN

ABN

91618564855 - PANORAMA INVESTMENT (ALBANVALE) PTY LTD

##### 9.2.7 Organisation Telephone

0401 030 878



### 9.2.8 Organisation E-mail

yitongchen1412@gmail.com

### 9.2.9 I qualify for exemption from fees under section 520(4C)(e)(v) of the EPBC Act because I am:

Not applicable

### Small Business Declaration

I have read the Department of the Environment and Energy's guidance in the online form concerning the definition of a small a business entity and confirm that I qualify for a small business exemption.

Signature:..... Date: .....

### 9.2.9.2 I would like to apply for a waiver of full or partial fees under Schedule 1, 5.21A of the EPBC Regulations

No

### 9.2.9.3 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

### Person proposing the action - Declaration

I, Yi-tong Chen, 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 of or for the benefit of any other person or entity.

Signature: Yi-tong Chen..... Date: 20/02/2018.....

I, \_\_\_\_\_, the person proposing the action, consent to the designation of \_\_\_\_\_ as the proponent of the purposes of the action describe in this EPBC Act Referral.

Signature:..... Date: .....

### 9.3 Is the Proposed Designated Proponent an Organisation or Individual?





Individual

#### 9.4 Individual

##### 9.4.1 Job Title

Admin Officer

##### 9.4.2 First Name

Yitong

##### 9.4.3 Last Name

Chen

##### 9.4.4 E-mail

yitongchen1412@gmail.com

#### Proposed designated proponent - Declaration

I, Yitong Chen, 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: [Signature] Date: 20/02/2018

#### 9.6 Is the Referring Party an Organisation or Individual?

Organisation

#### 9.8 Organisation

##### 9.8.1 Job Title

Ecology and Heritage Partners

##### 9.8.2 First Name

Aaron

##### 9.8.3 Last Name

Organ



#### 9.8.4 E-mail

aorgan@ehpartners.com.au

#### 9.8.5 Postal Address

292 Mount Alexander Road  
Travancore VIC 3032  
Australia

#### 9.8.6 ABN/ACN

ABN

65685233760 - The trustee for The EP Unit Trust

#### 9.8.7 Organisation Telephone

03 9377 0100

#### 9.8.8 Organisation E-mail

aorgan@ehpartners.com.au

#### Referring Party - Declaration

I, Aaron Organ, I 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: 20/02/2018



---

## Appendix A - Attachments

The following attachments have been supplied with this EPBC Act Referral:

1. 9383\_fig02\_ecofeatv2.pdf
2. 9383\_oakwood\_road\_final\_ba\_04102017\_red.pdf