Title of Proposal - Church, Hall & Community Facility, 700 Barry Road, West Meadows, Victoria

Section 1 - Summary of your proposed action

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

1.1 Project Industry Type

Private

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

The 1.68 hectare site is to be developed by the Samoan Independent Seventh Day Adventist Church as a church, hall and community facility. The Church facility will be a place of worship, and will also provide counselling and pastoral care services. The entrance to the Church will face Barry Road to the east, with the main entry and foyer providing a separation with the Hall and Indoor Sports Facility building that adjoins to the west. Car park of 131 spaces is provided to the front and rear of the building and the vehicle access adjoins the park land to the south. The building has a setback of approximately 5 metres to the back of residential fences to the north.

The proposal is summarised as:

- Church having an area of 1371 m2 and maximum of 300 patrons.
- Conference and classrooms for prayer meetings in area 196 m2 for religious and general purposes and up to 76 patrons.
- Hall, in an area of 1536 m2 being used for church community functions and gatherings, as well as space for socialising after church services. It will also be utilised for recreation by the local community.
- Ancillary offices, pastors dwelling and visiting members in the main building.

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
Site	1	-37.662650006279	144.91006306723
Site	2	-37.662781013922	144.9104282769
Site	3	-37.66331862939	144.91457143166
Site	4	-37.663490274536	144.91456574507
Site	5	-37.663490274536	144.91341867179
Site	6	-37.663006889125	144.91014862976
Site	7	-37.662650006279	144.91006306723

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 site is an open grassland that is regularly mown and openly accessible to the community. There are several small tree plantings along the southern boundary that contain eucalypt trees. The site is located approximately 18 kilometres north of Melbourne's CBD and covers 1.7 hectares. The site is bound by residential land to the north and public open space to the east, south and west. Three narrow, linear parcels of land separate the northern boundary of the site from adjoining residential land.

The site slopes gently to the west towards Yuroke Creek, which is approximately 200 metres west of the site. There are no water bodies located in the site. The site 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 Hume City Council municipality.

1.6 What is the size of the development footprint or work area?

The proposed development would utilise the entire 1.7 hectare site.

1.7 Is the proposed action a street address or lot?

Street Address

700 Barry Road Broadmeadows VIC 3047 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?

Yes

1.10.1.0 Council contact officer details

1.10.1.1 Name of relevant council contact officer.

Fenella Kennedy

1.10.1.2 E-mail

fenellak@hume.vic.gov.au

1.10.1.3 Telephone Number

(03) 9205 2802

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

Start date 09/2017

End date 09/2018

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

In addition to the Commonwealth *Environment Protection and Biodiversity Conservation Act* 1999, the project will require a local planning permit from Hume City Council under Section 52.17 of the Hume City Planning Provisions for the removal of native vegetation. The removal of native vegetation will be offset in accordance with Victoria's *Permitted clearing of native vegetation: biodiversity assessment guidelines.* A planning permit has been lodged with Council.

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

Throughout the planning stage, the proponent has actively consulted with local Council. There has been no consultation with indigenous stakeholders.

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 undertaken by Ecology and Heritage Partners Pty Ltd and completed in May 2017.



A cultural heritage assessment was completed by Andrew Long and Associates and completed in August 2016.

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?

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 <u>interactive map tool</u> 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:

- <u>Profiles of relevant species/communities</u> (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;
- <u>Significant Impact Guideline 1.2 Actions on, or impacting upon, Commonwealth land and Actions by Commonwealth Agencies.</u>
- 2.1 Is the proposed action likely to impact on the values of any World Heritage properties?

No

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

No

2.3 Is the proposed action likely to impact on the ecological character of a Ramsar wetland?

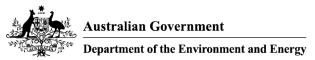
No

2.4 Is the proposed action likely to impact on the members of any listed threatened species (except a conservation dependent species) or any threatened ecological community, or their habitat?

Yes

2.4.1 Impact table

Species	Impact
Golden Sun Moth (Synemon plana)	Loss of 0.6 hectares of non-contiguous Golden



Species Impact Sun Moth habitat. 2.4.2 Do you consider this impact to be significant? Yes 2.5 Is the proposed action likely to 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 likely to impact on any part of the environment in the Commonwealth land? No 2.8 Is the proposed action taking place in the Great Barrier Reef Marine Park? No 2.9 Will there be any 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 impact on any part of the environment in the

Commonwealth marine area?

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.

Native vegetation

Remnant native vegetation in the study area is representative of one Ecological Vegetation Class: Plains Grassland (EVC 132_61). The presence of this EVC is generally consistent with the modelled pre-1750s native vegetation mapping, although extant EVC mapping does not model remnant vegetation within the study area. Specific details relating to the observed EVC is provided below. The remainder of the study area comprises exotic grasslands and planted trees.

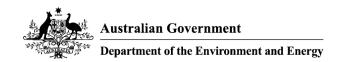
Plains Grassland is located throughout the central and eastern sections of the study area, and covers approximately 0.6 hectares. The habitat zone has approximately 40% cover of indigenous perennial grasses, with Windmill Grass *Chloris truncata* and Common Wallaby-grass *Rytidosperma caespitosum* the dominant species. Berry Salt-bush *Atriplex semibaccata* and Wood Sorrel *Oxalis perennans* were the only indigenous herb species recorded in the EVC. Exotic grasses occupy approximately 40% cover within the EVC, with Prairie Grass *Bromus catharticus*, Rye-grass *Lolium perenne*, Paspalum *Paspalum dilatatum*, Kikuyu *Cenchrus clandestinum* and the declared noxious weed Serrated Tussock *Nassella trichotoma* the dominant species.

The study area is regularly mown which would assist in maintaining an open sward, with approximately 5-10% of the EVC covered by bare ground.

Fauna habitat

The majority of the study area consists of native and exotic grasslands which are maintained to a low height as a result of the mowing regime. The grasslands include cracking clays and scattered embedded rock which may provide potential refugia and basking habitat for reptiles. Although, the lack of large mature grass tussocks as a result of the frequent mowing regime would expose small reptiles to predators and thus would reduce the value of the site as habitat.

Despite regular mowing, the short-tussock habitat of areas of Plains Grassland provides suitable habitat for the nationally significant Golden Sun Moth *Synemon plana*, which has been recorded recently at a number of locations in the surrounding landscape. Common native bird species would also utilise the open grassland habitat for foraging. Little Raven *Corvus*



mellori, Galah Eolophus roseicapilla and Australian Magpie Cracticus tibicen were all observed during the field assessment.

Threatened flora

No significant flora species were recorded in the study area during the field assessment. There are also no historical records for significant flora within the study area according to the Victorian Biodiversity Atlas (VBA). The VBA includes records for five nationally significant species within a ten kilometre radius of the study area, and the Protected Matters Search Tool (PMST) identified suitable habitat for a further eight nationally significant species. Thirty-nine (39) flora species of State-significance have been previously recorded in a ten kilometre radius of the study area.

It is unlikely that nationally-significant flora species occur in the study area. Despite the study area supporting Plains Grassland which is suitable habitat for a number of significant flora species in the Melbourne region, the frequent mowing regime and threats from weed invasion and anthropogenic disturbance is expected to render the study area as unsuitable habitat. There is potential for the State-significant Rye Beetle-grass *Tripogon Ioliiformis* and Slender Bindweed *Convolvulus angustissimus* subsp. *angustissimus* given the availability of suitable habitat, and number of recent records in the surrounding landscape.

Threatened fauna

No significant fauna species were recorded in the study area during the field assessment. There are also no historical records for significant fauna species within the study area according to the VBA. Within ten kilometres of the study area, there are VBA records for 21 nationally-significant fauna species.

The most important of these records are for Golden Sun Moth and Growling Grass Frog *Litoria raniformis* due to the number of recent records and proximity of the records to the study area. Golden Sun Moth has been recorded over 1,000 times including as recently as 2015. The species was recorded in 2008 at the intersection of Barry Road and Pascoe Vale Road, approximately 500 metres east of the study area. There are 193 records for Growling Grass Frog including as recently as 2015. There are also a number of records in Yuroke Creek, which runs as close as 200 metres west of the study area. In addition to the VBA records, the PMST identified a further seven nationally significant fauna species with suitable habitat in the local area.

Fifty-three (53) State and/or Regionally significant species have also been recorded in a surrounding ten kilometre radius of the study area (Appendix 3).

The study area is considered to provide suitable habitat for Golden Sun Moth *Synemon plana*. The species is likely to occur in the patches of Plains Grassland due to the presence of tussock habitat and dominance of Wallaby Grass, the species' preferred feeding plant. While frequent and poorly-timed mowing is a recognised threat to the species, the presence of Plains Grassland habitat suggests that the mowing regime has contributed to sustaining Golden Sun Moth habitat by maintaining an open sward and reducing the build-up of biomass.



No other significant fauna species are considered likely to occur in the study area. Growling Grass Frog is unlikely to occur in the study area. While the species has been recorded in Yuroke Creek, the study area is located at a much higher elevation than the creek which is likely to preclude the species from using the study area as terrestrial habitat while moving through the landscape. There are no permanent or ephemeral water-bodies in the study area that could be utilised by Growling Grass Frog as breeding habitat or refugia.

Striped Legless Lizard *Delma impar* is a nationally significant fauna species that has been recorded in the surrounding landscape. Embedded rock and cracking soils present within the study area is suitable habitat for the species. However, due to the grass height being maintained at a low level resulting in an open structure with plenty of bare ground, Striped Legless Lizard is likely to avoid the study area due to threats from predation.

Significant bird species have been recorded in the surrounding landscape. Due to the small area and immaturity of tree plantings in the study area, significant bird species are unlikely to use habitat within the study area but may be recorded as fly-overs en route to larger and better quality habitat.

Threatened ecological communities

Moderate-to-high quality examples of Plains Grassland can quality as the nationally significant Natural Temperate Grassland of the Victorian Volcanic Plain (NTGVVP). The patch of Plains Grassland recorded in the study area was assessed against the condition thresholds for NTGVVP, but did not qualify due to less than 50% cover of native perennial grasses.

One state-listed ecological community is present in the study area. Plains Grassland of the Victorian Volcanic Plain is synonymous with Western (Basalt) Plains Grassland Community which is listed under the Victorian *Flora and Fauna Guarantee Act 1988 (FFG Act)*. All areas classified as Plains Grassland correspond with this state significant ecological community. As the study area is located on private land, the removal of the listed community does not require a FFG Act permit.

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

The study area slopes gently to the west towards Yuroke Creek, which is approximately 200 metres west of the site. There are no water bodies located in the site.

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

Located with the Victorian Volcanic Plain bioregion, the site is underlain by cracking basalt soils. The vegetation is an open grassland dominated by exotic grass species. Several planted trees are located along the southern boundary.

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

Except for the suitable habitat for Golden Sun Moth, the study area is not considered to provide any outstanding natural features, and is indistinguishable from the surrounding areas of open public space.

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

The 0.6 hectare patch of Plains Grassland (EVC 132_61) is protected under the Victorian *Planning and Environment Act 1987.* It is considered by the Victorian Department of Environment, Land, Water and Planning (DELWP) to have a Bioregional Conservation Status (BCS) of endangered. The patch is also consistent with the FFG Act-listed Western (Basalt) Plains Grassland Community; however, as the site is located on private land, the FFG Act does not apply.

There are no nationally listed ecological communities within the study area.

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 mostly flat. Immediately to the west of the site the gradient gradually increases moving down towards Yuroke Creek, which is approximately 200 metres west of the site.

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

The site is regularly mown and can be freely accessed by the public using adjoining areas of public open space. Grassy weeds such as Prairie Grass *Bromus catharticus*, Rye-grass *Lolium perenne*, Paspalum *Paspalum dilatatum*, Kikuyu *Cenchrus clandestinum* and the declared noxious weed Serrated Tussock *Nassella trichotoma*, dominate the site. There is isolated lowlying embedded rock throughout the site, which does not prevent mowing. It's presence suggest the site may have been partially cleared of rock but the site has not been entirely disturbed or ploughed.

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

None.

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

A Cultural Heritage Assessment was completed by Andrew Long and Associates. The



assessment was desktop based and did not identify any listed Aboriginal heritage places that would be impacted by the project. A mandatory CHMP is not required for the project.

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 site is currently vacant; however, it is indistinguishable from adjoining areas of public open space, so is likely to be used by members of the local community on an infrequent basis for passive recreation (e.g. walking).

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 following avoidance and mitigation measures will be implemented as part of the project:

- Minimise impacts to native vegetation and habitats through construction and micro-siting techniques, including fencing retained areas of native vegetation. If necessary, adjoining planted trees will be lopped or trimmed rather than removed. All contractors will be made aware of ecologically sensitive areas adjoining the site to minimise the likelihood of inadvertent disturbance to areas marked for retention.; Protecting the root zones of any trees to be retained within the study area or adjoining areas; and, Best practice sedimentation and pollution control measures will be undertaken at all times, in accordance with Environment Protection Agency guidelines; - Landscaping will incorporate a suite of indigenous flora species.

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.

The action will result in the loss of 0.6 hectares of suitable habitat for Golden Sun Moth.

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 incorreidentified 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

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.

Due to project timing it is not possible to undertake a targeted survey for Golden Sun Moth. Based on past records in the surrounding area, there is potential for Golden Sun Moth to occur. In lieu of targeted surveys, a conservative approach has been taken and it is assumed that the areas of Plains Grassland mapped within the site, which cover an area of 0.6 hectares, supports the species. Areas not supporting Plains Grassland are considered unsuitable for Golden Sun Moth as they are dominated by exotic grasses that are not considered host plants for the species, e.g. Kikuyu, Rye-grass and Prairie Grass.

No other listed flora and fauna species are considered to have a reasonable likelihood of occurring, primarily due to the condition of habitat and impacts of regular mowing and weed invasion.

No other MNES were identified in the site.

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.

The proponent is currently no subject to, or has previously been subject to, legal action or prosecution associated with infringements under relevant legislation and policy.

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 Will the action be taken in accordance with the corporation's environmental policy and planning 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?

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
Biodiversity Assessment	The report has been prepared	Accuracy of third-party data (i.e.
(Ecology and Heritage Partners	s by an experienced ecological	VBA and PMST) could not be
Pty Ltd 2017). See attachment.	consultancy that has prepared	validated.
	many EPBC Act referrals, and	
	background ecological reports	
	to support referrals.	

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?

The project will service the spiritual needs of Church members and the local community. The site was chosen as it is already owned by the proponent, is already vacant, and located within close proximity to Church members. There are no other sites within close vicinity of the Church community that could be developed in an economically feasible manner.

8.1 Select the relevant alternatives related to your proposed action.

8.27 Do you have another alternative?

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

Member

9.2.2 First Name

Raymond

9.2.3 Last Name

Ropati

9.2.4 E-mail

rayropati@hotmail.com

9.2.5 Postal Address

3-5 Bellevue Boulevard Hillside VIC 3037 Australia

9.2.6 ABN/ACN

ABN

35945334680 - samoan independent seventh day adventist church

9.2.7 Organisation Telephone

0468 355 722

9.2.8 Organisation E-mail

rayropati@hotmail.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
Yes
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
As the Samoan Independent Seventh Day Adventist Church (Vic. Div.) Inc. is a Religious Not- for-profit Charity it is exempt from the requirement to Lodge Income Tax Returns and therefore has Nil Taxable Income.
Person proposing the action - Declaration
I,, 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: Date:

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?

Organisation

9.5 Organisation

9.5.1 Job Title

Member

9.5.2 First Name

Raymond

9.5.3 Last Name

Ropati

9.5.4 E-mail

rayropati@hotmail.com

9.5.5 Postal Address

3-5 Bellevue Boulevard Hillside VIC 3037 Australia

9.5.6 ABN/ACN

ABN

35945334680 - samoan independent seventh day adventist church

9.5.7 Organisation Telephone

0468 355 722

9.5.8 Organisation E-mail

rayropati@hotmail.com

Proposed designated proponent - Declaration

I,, 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: Date:
9.6 Is the Referring Party an Organisation or Individual?
Organisation
9.8 Organisation
9.8.1 Job Title
Senior Botanist
9.8.2 First Name
Thomas
9.8.3 Last Name
Wright
9.8.4 E-mail
twright@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

9.8.8 Organisation E-mail

(03) 9377 0100

admin@ehpartners.com.au

Referring Party - Declaration		
information I have give	, I declare that to the best of my knowledge the en on, or attached to this EPBC Act Referral is complete, current and nat giving false or misleading information is a serious offence.	
Signature:	Date:	

Appendix A - Attachments

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

- 1. 9185_fig01_studyarea.pdf
- 2. 9185_fig02_ecolfeats.pdf
- 3. 9185_fig03_sigflora.pdf
- 4. 9185_fig04_sigfauna.pdf
- 5. biodiversity_assessment_report_-_2017-03-28.pdf
- 6. ehp_9185_ba_700barryrd_final_06062017_epbcreferral.pdf
- 7. img_0905.jpg
- 8. img_0906.jpg
- 9. img_0908.jpg