

Attachment 2**For Public Notice via Internet
REASONS FOR DECISION UNDER *ENVIRONMENT EFFECTS ACT 1978***

Project name: Nunduk Retreat and Spa
Proponent: Seacombe West Pty Ltd

Description of Project:

The Nunduk Retreat and Spa (the project) is located in eastern Victoria, approximately 250 km east of Melbourne, within the Wellington Shire. The project area is approximately 12 km southwest of Loch Sport and 11 km to the north of Paradise Beach. The land use surrounding the project area is predominantly vegetated public reserves and private farming land.

The project is a central retreat (comprising 36 hotel rooms, restaurant, lounge and bar, gallery, shop and a spa and wellness centre), 15 secluded villas and an infrastructure area (including staff accommodation, parking and services). The site would be accessed by the existing track from Longford-Loch Sport Rd (approximately 2.5 km), which is proposed to be extended and formalised in the north to service the central retreat building, the villas and the infrastructure area.

The project would operate seven days a week, 365 days a year, accommodating 162 guests with 80 to 120 staff.

Decision:

The Minister for Planning decided that an environment effects statement **is not required** for the Nunduk Retreat and Spa, as described in the referral accepted on 17 December 2018.

Reasons for Decision:

- The proposal has been redesigned to shift the retreat and spa buildings to prioritise areas of bare ground that have been affected by salinity. Micro-siting was also utilised to avoid locally rare EVC patches of Damp Sands Herb-Rich Woodland.
- The proposal's most significant potential environmental effects are those on bird species listed under the *Flora and Fauna Guarantee Act 1988* and the *Environment Protection and Biodiversity Conservation Act 1999* known to utilise Lake Wellington Ramsar site and surrounding habitats (particularly the Eastern Curlew, Great Knot, Curlew Sandpiper, Red Knot, Fairy Tern, Blue-Billed Duck, Intermediate Egret and Little Egret).
- The potential effects for the above-mentioned bird species will be further assessed as part of the planning permit process under the *Planning and Environment Act 1987*, which will inform relevant offset requirements and statutory decisions.
- There are other potential effects on the environmental and social setting, including effects on cultural heritage, surface water and groundwater. These are unlikely to be significant providing they are addressed and mitigated consistent with existing statutory requirements under the *Aboriginal Heritage Act 2006*, *Water Act 1989*, *Environment Protection Act 1970* and *Planning and Environment Act 1987*.

Date of Decision:

15/2/19