

REFERRAL OF A PROJECT FOR A DECISION ON THE NEED FOR ASSESSMENT UNDER
THE *ENVIRONMENT EFFECTS ACT 1978*

REFERRAL FORM

The *Environment Effects Act 1978* provides that where proposed works may have a significant effect on the environment, either a proponent or a decision-maker may refer these works (or project) to the Minister for Planning for advice as to whether an Environment Effects Statement (EES) is required.

This Referral Form is designed to assist in the provision of relevant information in accordance with the *Ministerial Guidelines for assessment of environmental effects under the Environment Effects Act 1978* (Seventh Edition, 2006). Where a decision-maker is referring a project, they should complete a Referral Form to the best of their ability, recognising that further information may need to be obtained from the proponent.

It will generally be useful for a proponent to discuss the preparation of a Referral with the Department of Transport, Planning and Local Infrastructure (DTPLI) before submitting the Referral.

If a proponent believes that effective measures to address environmental risks are available, sufficient information could be provided in the Referral to substantiate this view. In contrast, if a proponent considers that further detailed environmental studies will be needed as part of project investigations, a more general description of potential effects and possible mitigation measures in the Referral may suffice.

In completing a Referral Form, the following should occur:

- Mark relevant boxes by changing the font colour of the 'cross' to black and provide additional information and explanation where requested.
- As a minimum, a brief response should be provided for each item in the Referral Form, with a more detailed response provided where the item is of particular relevance. Cross-references to sections or pages in supporting documents should also be provided. Information need only be provided once in the Referral Form, although relevant cross-referencing should be included.
- Responses should honestly reflect the potential for adverse environmental effects. A Referral will only be accepted for processing once DTPLI is satisfied that it has been completed appropriately.
- Potentially significant effects should be described in sufficient detail for a reasonable conclusion to be drawn on whether the project could pose a significant risk to environmental assets. Responses should include:
 - a brief description of potential changes or risks to environmental assets resulting from the project;
 - available information on the likelihood and significance of such changes;
 - the sources and accuracy of this information, and associated uncertainties.
- Any attachments, maps and supporting reports should be provided in a secure folder with the Referral Form.
- A CD or DVD copy of all documents will be needed, especially if the size of electronic documents may cause email difficulties. **Individual documents should not exceed 2MB.**

- A completed form would normally be between 15 and 30 pages in length. Responses should not be constrained by the size of the text boxes provided. Text boxes should be extended to allow for an appropriate level of detail.
- The form should be completed in MS Word and not handwritten.

The party referring a project should submit a covering letter to the Minister for Planning together with a completed Referral Form, attaching supporting reports and other information that may be relevant. This should be sent to:

Postal address

**Minister for Planning
GPO Box 2392
MELBOURNE VIC 3001**

Couriers

**Minister for Planning
Level 20, 1 Spring Street
MELBOURNE VIC 3001**

In addition to the submission of the hardcopy to the Minister, separate submission of an electronic copy of the Referral via email to ees.referrals@dtpli.vic.gov.au is encouraged. This will assist the timely processing of a referral.

PART 1 PROPONENT DETAILS, PROJECT DESCRIPTION & LOCATION

1. Information on proponent and person making Referral

Name of Proponent:	Axxcel Management Services Pty Ltd
Authorised person for proponent:	Nigel Sharp
Position:	General Manager
Postal address:	c/- PO Box 33096 Domain LPO Vic 3004
Email address:	Stephen@gslegal.com.au
Phone number:	0409 548 818
Facsimile number:	Not Available
Person who prepared Referral:	Stephen Mueck
Position:	Senior Consultant Botanist
Organisation:	Biosis Pty Ltd
Postal address:	P.O. Box 489 Port Melbourne 3207
Email address:	smueck@biosis.com.au
Phone number:	(03) 9646-9499
Facsimile number:	(03) 9646- 9242
Available industry & environmental expertise: (areas of 'in-house' expertise & consultancy firms engaged for project)	Biosis Pty Ltd – biodiversity, flora and fauna Biofilta Pty Ltd – Stormwater management Cardno Victoria Pty Ltd - Hydrology

2. Project – brief outline

Project title: Ajax Road Industrial Subdivision
Project location: (describe location with AMG coordinates and attach A4/A3 map(s) showing project site or investigation area, as well as its regional and local context)
<p>The 73.66 ha site is located approximately 15 km west south west of the Melbourne CBD in Altona, south of the Werribee Rail line (Figure 1). The site is bounded to the north by the Werribee rail line and is traversed by the Altona rail line. The western boundary of the site abuts Kayes Drain while the eastern boundary includes an unnamed road linking Ajax Road and Slough Road, the southern end of Chester Road, and the western boundary of Galvin Street. The project site occurs within a broader matrix of industrial and residential land and remnant native vegetation within an urban context.</p> <p><i>Approximate AMG coordinates for corners of this irregular parcel of land from the north west corner and moving clockwise are as follows: (All coordinates are from Zone 55H)</i></p> <p>305594, 5807459 306416, 5807522 306605, 5807122 307330, 5807308 307423, 5807064 305762, 5806800</p>
Short project description (few sentences):
<p>The project proposes to establish an industrial subdivision over the 55.4 ha of the site to the north of the Altona rail line. The 18.26 ha of land to the south of the Altona rail line will be managed for its conservation values and serve as an offset site for both federal and state listed significant environmental values.</p>

3. Project description

<p>Aim/objectives of the project (what is its purpose / intended to achieve?):</p> <p>The objectives of the project are to develop the site in line with its existing Special Use Zone designation (refer to Attachments 1a and 1b) while achieving consistency with other requirements for sustainable development through the use of water sensitive design and the protection and management of high conservation values identified to the south of the Altona rail line.</p> <p>The proposed Conservation land will be transferred to either Hobsons Bay Council or another suitable public organisation to ensure permanent maintenance of its ecological values. This transfer of conservation land will include appropriate funds and management guidance.</p>
<p>Background/rationale of project (describe the context / basis for the proposal, eg. for siting):</p> <p>Existing vacant land zoned as Special Use Zone 4 (SUZ4) under the Hobsons Bay Planning Scheme.</p> <p>A significant proportion of the site was used to deposit contaminated soil (acid sulphate soils) excavated during the construction of Crown Casino approximately 20 years ago (refer to Figure 2 and Attachment 2).</p>
<p>Main components of the project (nature, siting & approx. dimensions; attach A4/A3 plan(s) of site layout if available):</p> <p>The subdivision will establish 53 new industrial lots ranging in size from about 3000 to 50000 square metres over an area of 55.4 ha (see proposed plan at Attachment 5). The subdivision will support about 2.6 km of new roads covering about 5.2 ha, a bund wall with a footprint of about 5.6 ha, leaving about 44.6 ha for the actual subdivision.</p> <p>The subdivision will link the existing access roads (Ajax Road and Slough Road) and establish additional links to Chester Road and Aberdeen Road. This will link all roads within the existing industrial subdivision, most of which are currently no through roads. The subdivision will also establish new loop roads to the west of Ajax Road, providing industrial lots backing onto the existing rail infrastructure and the existing LaFarge plaster board factory. While no internal traffic control signals are envisaged, VicRoads has indicated that the Ajax Road Maidstone Street intersection will need to be signalised as part of the subdivision.</p> <p>Existing fill placed on the site will be used to establish a low bund wall adjacent to the Altona rail line. This fill will be managed in line with the GHD Acid Sulphate EMP (Attachment 2) or subsequent revisions approved by the relevant authorities. This configuration has been designed in consultation with the EPA (see Attachment 3).</p> <p>Stormwater runoff from the site will be treated using a Biofilta System (see Attachment 4b). The Biofilta System captures low flow stormwater and cycles it through a vegetated bioretention bed to remove pollutants and nutrients prior to discharging into Kayes Drain and to the south of Altona Loop railway line. High flow stormwater will be captured in detention basins and released to Kayes Drain at no more than the pre-developed flow rate and into the Truganina Swamp wetland at a rate that does not exceed the capacity of existing drainage infrastructure crossing the Altona Loop railway line.</p>
<p>Ancillary components of the project (e.g. upgraded access roads, new high-pressure gas pipeline; off-site resource processing):</p> <p>VicRoads have indicated that the development would likely be required to establish traffic signals at the intersection of Ajax Road and Maidstone Street.</p> <p>Management of existing native vegetation to the south of the Altona rail line as a conservation (net gain) offset site.</p>

Key construction activities:
<p>Key construction activities associated with the subdivision include the bund wall adjacent to Altona rail line, roads and other infrastructure as per subdivision plan, stormwater treatment and detention construction, and fill placement.</p> <p>While the site is relatively flat, gentle undulations will require some levelling and fill placement across the site. Beyond this no outstanding works are required other than that associated with a normal industrial subdivision.</p>
Key operational activities:
<p>This is reliant on which industries purchase within the subdivision. This will be subject to council approvals consistent with existing zoning.</p> <p>Biofilta Pty Ltd will be responsible for the commissioning of the stormwater treatment facility on behalf of Axxcel Management Services. A maintenance schedule will be provided by Biofilta prior to handover of the asset to the relevant responsible authority (i.e. Council, Melbourne Water etc.).</p>
Key decommissioning activities (if applicable):
Not Applicable
Is the project an element or stage in a larger project?
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, please describe: the overall project strategy for delivery of all stages and components; the concept design for the overall project; and the intended scheduling of the design and development of project stages).
Is the project related to any other past, current or mooted proposals in the region?
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, please identify related proposals.

4. Project alternatives

Brief description of key alternatives considered to date (eg. locational, scale or design alternatives. If relevant, attach A4/A3 plans):
The only alternative considered was the inclusion of other nearby vacant industrial land for inclusion within the subdivision.
Brief description of key alternatives to be further investigated (if known):
Not Applicable

5. Proposed exclusions

Statement of reasons for the proposed exclusion of any ancillary activities or further project stages from the scope of the project for assessment:
Vacant industrial land between Ajax Road and the Newport – Werribee rail line and at the western end of Slough Road is in the same ownership as the proposed industrial subdivision, but has been excluded from this project on advice from the federal Department of Sustainability, Environment, Water, Population and Communities (DSEWPaC) (now the Department of Environment – DoE). DSEWPaC considered the cumulative impact of the loss of these populations was too significant for the project to be approved under the EPBC Act.

6. Project implementation

Implementing organisation (ultimately responsible for project, ie. not contractor):
 Axxcel Management Services Pty Ltd
Implementation timeframe:
 Commencement as soon as possible, completion by 2016
Proposed staging (if applicable):
 Not Applicable

7. Description of proposed site or area of investigation

Has a preferred site for the project been selected?

No Yes If no, please describe area for investigation.
 If yes, please describe the preferred site in the next items (if practicable).

General description of preferred site, (including aspects such as topography/landform, soil types/degradation, drainage/ waterways, native/exotic vegetation cover, physical features, built structures, road frontages; attach ground-level photographs of site, as well as A4/A3 aerial/satellite image(s) and/or map(s) of site & surrounds, showing project footprint):

An aerial image of the site indicating the project footprint is provided in **Figure 3**.

The site is within the Victoria Volcanic Plain Bioregion. The basalt soils are relatively shallow and support numerous areas of surface rock. The site is relatively flat with altitudes ranging from 2 to 5 m and slopes between 0.3 - 0.5%. Several culverts under the southern railway line allow water to drain southwards towards Laverton Creek.

The western boundary of the site abuts Kayes Drain, while the eastern boundary includes an unnamed road linking Ajax Road and Slough Road, the southern end of Chester Road, and the western boundary of Galvin Street, Altona. The site occurs within a broader matrix of industrial and residential land and remnant native vegetation within an urbanised context.

The site supports a number of remnant patches of native vegetation classified as either Plains Grassland, Plains Grassy Wetland or Brackish Wetland. It also supports a population of Spiny Rice-flower *Pimelea spinescens* subspecies *spinescens*, which is listed as critically endangered under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The extent of native vegetation and the population of Spiny Rice Flower is outlined in **Figure 4**. The site also supports a small population of Arching Flax-lily *Dianella* sp. aff. *longifolia* (Benambra) which is listed by DEPI as vulnerable in Victoria.

Soil has been previously stockpiled within the site on a significant portion of the site extending from the northern edge of the Altona rail line (**Figure 2**). This stockpiled soil included acid-sulphate soils.

Site area (if known): 73.66 (hectares)

Route length (for linear infrastructure) (km) **and width** (m)

Current land use and development:

Currently the land is undeveloped and has no specific use. Parts of the property have received fill from other location (i.e. soil excavated from the foundations of Crown Casino) (**Figure 2**). This fill includes acid sulphate soils. The proponent has also had discussions with the EPA on how to manage this soil within the proposed development of the site.

Description of local setting (e.g. adjoining land uses, road access, infrastructure, proximity to residences & urban centres):

The northern boundary of the site includes the Werribee rail line. Otherwise the adjacent land is

part of the Elfield Industrial Estate. This estate includes a plasterboard manufacturing plant, a car import storage park and other industrial facilities.

Road access to the site is available from Ajax Road, Slough Road, Chester Road, Galvin Street and Aberdeen Road (**Figure 3**).

North of the Werribee rail line is a large area of developed and undeveloped industrial land including the SCT rail transport siding and various chemical manufacturing facilities. The nearest residential development is to the eastern side of Galvin Street (approximately 50 m east of the eastern most lot associated with the subdivision shown on **Attachment 5**). Otherwise residential development is relatively remote, being buffered by the Mount St. Joseph Wetlands, Truganina Swamp and the A.B. Shaw Reserve (**Figure 3**).

Planning context (e.g. strategic planning, zoning & overlays, management plans):

Most of the site, including all of the area proposed for industrial subdivision, is currently zoned Special Use Zone 4 (SUZ4) which is designated for industrial development. The wetland on the southern side of the Altona rail line is identified as an Urban Flood Zone (UFZ) (refer to **Attachments 1a** and **1b**).

Local government area(s): The site is within the City of Hobsons Bay.

8. Existing environment

Overview of key environmental assets/sensitivities in project area and vicinity

(cf. general description of project site/study area under section 7):

The ecological values of the site have been comprehensively described by a flora, fauna and habitat hectare assessment prepared by Biosis (2012) (**Attachment 6**).

This assessment identified two threatened flora species, Spiny Rice-flower and Arching Flax-lily *Dianella* sp. aff. *longifolia* (Benambra) (**see Figure 4**), and potential habitat for two threatened fauna species, Striped Legless Lizard *Delma impar* and Golden Sun Moth *Synemon plana*.

The site also supports 34.9 ha of native vegetation (**Figure 4**) which was assessed as supporting 20.1 habitat hectares. This vegetation includes three ecological vegetation classes (EVCs):

- Plains Grassland (EVC 132), listed under the Flora and Fauna Guarantee Act 1988 and under the EPBC Act as Natural Temperate Grassland of the Victorian Volcanic Plain (NTGVVP);
- Plains Grassy Wetland (EVC 125), listed under the EPBC Act as Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains (SHWFTLP); and
- Brackish Wetland (EVC 656), recently listed under the EPBC Act as Subtropical and Temperate Coastal Saltmarsh.

All of these EVCs are listed by DEPI as endangered within the bioregion. The loss of this vegetation within the proposed subdivision would be offset through the protection and management of native vegetation to the south of the Altona rail line. However an external offset is also likely to be required.

The site drains into Laverton Creek, the Mount St. Joseph Wetlands and Truganina Swamp (**Figure 3**). These wetlands are likely to be sensitive to development of the site and have been a significant consideration of the stormwater management plan.

9. Land availability and control

Is the proposal on, or partly on, Crown land?

No Yes If yes, please provide details.

<p>Current land tenure (provide plan, if practicable):</p> <p>Freehold Land, see attached title (Attachment 7).</p>
<p>Intended land tenure (tenure over or access to project land):</p> <p>The industrial subdivision will remain freehold land except for the associated roads, while land earmarked for conservation will be transferred to either Hobsons Bay Council or another suitable public organisation to ensure permanent maintenance of its ecological values.</p>
<p>Other interests in affected land (eg. easements, native title claims):</p> <p>No other interests covering the proposed development site are known.</p>

10. Required approvals

<p>State and Commonwealth approvals required for project components (if known):</p> <p>Planning Permit required from the City of Hobsons Bay</p> <p>Approvals associated with the Planning Permit from relevant referral authorities including VicRoads, DEPI, Melbourne Water, City West Water, Powercor (Electricity) and Tennix (Gas)</p> <p>Approval under the EPBC Act associated with Referral 2013/6714. Development of the site has been defined as a controlled action to be assessed using preliminary information.</p> <p>Have any applications for approval been lodged? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, please provide details.</p> <p>Approval agency consultation (agencies with whom the proposal has been discussed):</p> <p>Department of Sustainability, Environment, Water, Population and Communities (DSEWPaC) now the Department of Environment (DoE): Project defined as a controlled action to be assessed using preliminary information under Referral EPBC 2013/6714 (decision at Attachment 8). The project footprint has been modified (reduced) to the current proposal to lessen the potential impact on Matters of National Environmental Significance (predominantly Spiny Rice-flower). The project was referred as a rail transport terminal and may need to be re-referred as an industrial subdivision. However as the proposed footprint and overall land-use is similar (i.e. industrial use), this may not be required. Further discussions with DoE will occur after this referral under the <i>Environment Effects Act 1978</i> has been determined.</p> <p>Other agencies consulted:</p> <p>Preliminary discussions and a site inspection have been conducted with the City of Hobsons Bay and the Department of Environment and Primary Industries.</p>

PART 2 POTENTIAL ENVIRONMENTAL EFFECTS

11. Potentially significant environmental effects

Overview of potentially significant environmental effects (identify key potential effects and comment on their significance and likelihood, as well as key uncertainties):

Under the proposed development most of the site (52.41 ha) will be cleared to become an industrial subdivision. Development of this area will result in the loss of 15.62 ha of Plains Grassland (all equivalent to NTGVVP) and 0.2 ha of Plains Grassy Wetland (below the 0.5 ha threshold for SHWFTLP). This will also result in the removal of 33 individuals of Spiny Rice-flower (**Figure 4**).

Development of the site will result in the removal of potential habitat for Golden Sun Moth and Striped Legless Lizard. Golden Sun Moth has been the subject of targeted surveys and has not been recorded on site (but has been recorded within 200 m of the site). Therefore the size and extent of a population, if it occurs on site, is not known although the habitat condition is considered to be poor. Similarly, the presence of Striped Legless Lizard on the site has not been confirmed, therefore the size and extent of a population, if present, is also unknown. Note that surveys for Striped Legless Lizard are currently underway. The results of this survey will be reported by mid-December 2013. Consequently, it is difficult to determine the extent of the likely impacts of removing the habitat from the site for these species at this time. At present the surveys have recorded a number of Tussock Skink *Pseudemoia pagenstecheri* which is listed as vulnerable in Victoria by DEPI. No Striped Legless Lizards have been recorded after a number of site inspections as at 15 November 2013.

Of the EPBC Act listed migratory species that are predicted to occur within 5 km of the site, Latham's Snipe *Gallinago hardwickii*, has been directly observed. Five individuals of Latham's Snipe were observed in the area of Plains Grassy Wetland north of Ajax Road during targeted flora surveys in March 2011. It is therefore reasonable to assume that they utilise the similar habitat within the site. There are other areas of habitat for this species in the site which could support an ecologically significant number of this species as defined under the draft Significant Impact Guidelines for 36 Migratory Shorebirds - EPBC Policy Statement 3.21 (DEWHA 2009). The south-west corner of the site is of particular importance as potential habitat for Latham's Snipe.

The south-west corner of the site, south of the Altona Rail Line, will be retained and managed for its ecological values, including the presence of patches of Natural Temperate Grassland of the Victorian Volcanic Plain (11.13 ha), two patches of Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains community (0.46 ha) and a patch of Brackish Wetland (7.49 ha) (**Figure 3**). This area also supports a significant population of Spiny Rice-flower (456 plants or 93% of the known population within the site) (**Figure 4**) and potential habitat for Golden Sun Moth, Striped Legless Lizard and Latham's Snipe.

Development of the land north of the Altona rail line also has the potential to change local hydrology and provide a potential source of contaminants to the local waterways and wetlands. Development of the site has the potential to increase peak flows within Kaye's Drain and Laverton Creek, both of which are adjacent to/or downstream of the site. Contaminants associated with industrial developments may also impact upon water quality of Kaye's Drain, Laverton Creek, Truganina Swamp and Mt. St Joseph Wetlands. A stormwater management plan incorporating retention basins and bio-filters has been developed for the site to minimise peak flows and prevent pollutants entering waterways (see **Attachment 4a**).

The site has previously had fill deposited on the site which includes acid sulphate soils. These have been assessed by GHD and are proposed to be reconfigured to form a bund wall on the southern edge of the subdivision. This will be managed under the Environmental Management Plan produced by GHD (2012) (**Attachment 2**).

12. Native vegetation, flora and fauna

Native vegetation

Is any native vegetation likely to be cleared or otherwise affected by the project?

NYD No Yes If yes, answer the following questions and attach details.

What investigation of native vegetation in the project area has been done? (briefly describe)

Flora survey and habitat hectare assessment (**Attachment 6**).

What is the maximum area of native vegetation that may need to be cleared?

NYD Estimated area15.82 (hectares)

How much of this clearing would be authorised under a Forest Management Plan or Fire Protection Plan?

N/A approx. percent (if applicable)

Which Ecological Vegetation Classes may be affected? (if not authorised as above)

NYD Detailed assessment completed. If assessed, please list.

Plains Grassland (EVC 132) and Plains Grassy Wetland (EVC 125). This will generate an offset prescription as defined under Victoria's Native Vegetation Management Framework of 25.69 habitat hectares.

Have potential vegetation offsets been identified as yet?

NYD Yes If yes, please briefly describe.

The protection of 11.13 ha of Plains Grassland to the south of the Altona rail line will produce a minimum gain of 4.24 habitat hectares and protect 496 Spiny Rice-flower plants. If the retained vegetation was to become a defined conservation reserve this gain would increase to an estimated 4.92 habitat hectares of Very High conservation significance Plains Grassland. The protection of 7.95 ha of other vegetation (mainly Brackish Wetland) would provide a minimum gain of 2.32 habitat hectares and up to 2.87 habitat hectares. The net gain offset prescription and associated gains available within the site are outlined in **Attachment 6**.

Other potential gains available from external sites have also been investigated and identified in general terms. The gains prescribed under the Framework and not provided on site are known to be available from existing offset providers.

Other information/comments? (eg. accuracy of information)

The existing information on the ecological values of the site are known to a high level of confidence. Additional targeted surveys for Striped Legless Lizard have been commissioned and are in progress.

NYD = not yet determined

Flora and fauna

What investigations of flora and fauna in the project area have been done?

(provide overview here and attach details of method and results of any surveys for the project & describe their accuracy)

Comprehensive flora and fauna assessments have been conducted within the site (**Attachment 6**). This includes targeted surveys for threatened flora and fauna including Spiny Rice-flower and Golden Sun Moth. Targeted surveys for Striped Legless Lizard are in progress.

Have any threatened or migratory species or listed communities been recorded from the local area?

NYD No Yes If yes, please:

- List species/communities recorded in recent surveys and/or past observations.
- Indicate which of these have been recorded from the project site or nearby.

Spiny Rice-flower – recorded on site and in nearby locations (**Figure 4**)
Striped Legless Lizard – recorded from nearby locations and on site surveys (tile grids) have been initiated.

Golden Sun Moth – Recorded nearby but not on site

Latham Snipe – recorded on site and in the local area

Arching Flax-lily – recorded on site and in nearby locations

Western (Basalt) Plains Grassland Community (Plains Grassland) – recorded on site and in the local area

Plains Grassy Wetland – recorded on site and in the local area.

A more detailed assessment of all threatened species of flora and fauna recorded within 5 km of the study area and their likely occurrence within the site is provided in **Attachment 6**.

If known, what threatening processes affecting these species or communities may be exacerbated by the project? (eg. loss or fragmentation of habitats) Please describe briefly.

The following threatening processes will be exacerbated as a result of the project.

- Habitat loss through the clearing of native and non-native vegetation.
- Hydrological change by altering the potential flow regimes into local wetlands and the quality of water flowing into those wetlands.
- Weed invasion by increasing the levels of soil disturbance within the site.

Are any threatened or migratory species, other species of conservation significance or listed communities potentially affected by the project?

NYD No Yes If yes, please:

- List these species/communities:
- Indicate which species or communities could be subject to a major or extensive impact (including the loss of a genetically important population of a species listed or nominated for listing) Comment on likelihood of effects and associated uncertainties, if practicable.

See **Attachment 6** for a full assessment of rare or threatened species and communities recorded on site or in the local area.

The main migratory species of concern is Latham's Snipe but there is some potential for the Brackish Wetland to the south of the Altona Rail Line to provide habitat for the Orange-bellied Parrot. As this Brackish Wetland habitat is to be retained it is considered unlikely that there would be significant impacts to Orange-bellied Parrot. The potential for significant impacts to Latham's Snipe is also considered to be minimal given the retention of the Brackish Wetland habitat and the broader area of protected wetland habitat in the local area.

Is mitigation of potential effects on indigenous flora and fauna proposed?

NYD No Yes If yes, please briefly describe.

Vegetation to the south of the Altona rail line will be protected and managed for conservation as part of an offset program for the clearing of land to the north of the Altona rail line should the project receive approval. An offset management plan will be produced for this area and it is proposed to transfer this land, with appropriate funding, to the City of Hobsons Bay.

Spiny Rice-flower individuals which occur within the proposed industrial estate (**Figure 4**) will be subject to seed collection (already completed) and physical translocation. A net gain outcome will be achieved as per Victoria's Native Vegetation Management Framework

Hydrological impacts associated with the industrial subdivision will be managed using a stormwater management plan (**Attachment 4a**) and associated bio-filtering wetlands.

Other information/comments? (eg. accuracy of information)

No additional information

13. Water environments

Will the project require significant volumes of fresh water (eg. > 1 GI/yr)?

NYD No Yes If yes, indicate approximate volume and likely source.

Will the project discharge waste water or runoff to water environments?

NYD No Yes If yes, specify types of discharges and which environments.

Stormwater will be discharged as indicated by the stormwater management plan (**Attachment 4a**).

A portion of the site will discharge directly to Kayes Drain. The flow rate entering Kayes drain will not exceed the existing peak flow rate from the site. This will be achieved with the use of retarding basins. Stormwater quality entering the drain will meet best practice environmental guidelines with the use of a Biofilta System.

The remainder of the site will drain to the south of the Altona Loop railway line and ultimately into Laverton Wetlands. Stormwater quality flowing into Laverton Wetlands will meet best practice environmental guidelines with the use of a Biofilta System. High flows crossing the railway line will be retarded such that the peak flow does not exceed the capacity of the existing infrastructure.

Are any waterways, wetlands, estuaries or marine environments likely to be affected?

NYD No Yes If yes, specify which water environments, answer the following questions and attach any relevant details.

Laverton Creek, Kayes Drain, Truganina Swamp and the Mt. St. Joseph Wetlands (**Figure 3**).

Outflow from the site will discharge to Kayes Drain and the Laverton Creek Wetlands. All flow entering these waterways will meet best practice environmental guidelines with the use of a Biofilta System. The flows entering Kayes Drain will be retarded to pre-developed levels with the use of a retarding basin. Flows crossing the Altona Loop railway line will be retarded to a level that does not exceed the capacity of the existing infrastructure. This design will maintain the existing water quality and flows with resultant minimal impacts on the surrounding wetlands and streams.

Are any of these water environments likely to support threatened or migratory species?

NYD No Yes If yes, specify which water environments.

Latham Snipe – recorded on site and in the local area

Are any potentially affected wetlands listed under the Ramsar Convention or in 'A Directory of Important Wetlands in Australia'?

NYD No Yes If yes, please specify.

Laverton Creek and Truganina Swamp are not identified as a nationally important wetland or within a Ramsar Site but are just north of the Point Cook Wetlands which are identified in both categories.

Could the project affect streamflows?

NYD No Yes If yes, briefly describe implications for streamflows.

Without appropriate mitigation, stormwater leaving the site could add to flood peaks downstream. Melbourne Water has indicated that the peak flows entering the Laverton Wetlands do not need to be retarded to existing levels. Therefore, the flows have only been retarded to a level that does not exceed the existing infrastructure crossing the Altona Loop railway line. Flows entering Kayes Drain will be retarded such that the peak flows entering the drain will not

exceed the current peak discharges from the site.

Could regional groundwater resources be affected by the project?

NYD No Yes If yes, describe in what way.

All low flow from the site will be collected within an underground drainage network and directed to underground tanks. Stormwater collected within the tanks will be pumped through a vegetated planter bed and released downstream. Assuming a high percentage imperviousness of the developed catchment, very little volume of stormwater will be available for infiltration into the ground within the site.

Could environmental values (beneficial uses) of water environments be affected?

NYD No Yes If yes, identify waterways/water bodies and beneficial uses (as recognised by State Environment Protection Policies)

Waterways within and adjacent to the site include Kaye's Drain and Laverton Creek, which discharge into Port Phillip Bay. Beneficial uses of these waterways that may be affected by the development include secondary contact recreation and fish, crustacea and molluscs for human consumption. Impacts to beneficial uses are related to a potential reduction in water quality and increased discharge which is proposed to be managed through the implementation of the Stormwater Management Plan (**Attachment 4a**).

Could aquatic, estuarine or marine ecosystems be affected by the project?

NYD No Yes If yes, describe in what way.

There is a potential for unmitigated stormwater discharge from the site to impact the estuary of Laverton Creek further to which the waterways are currently subject to from the existing industrial landscape. The potential impact relates more to a decline in water quality and the resultant potential impact to remnant native vegetation.

Is there a potential for extensive or major effects on the health or biodiversity of aquatic, estuarine or marine ecosystems over the long-term?

No Yes If yes, please describe. Comment on likelihood of effects and associated uncertainties, if practicable.

The site represents a small portion of the catchment of Laverton Creek and Truganina Swamp and given the mitigation measures proposed it is considered unlikely that water quality changes resulting from this development would significantly change any long term outcomes or alter the ecological character of the local wetland ecosystems.

Is mitigation of potential effects on water environments proposed?

NYD No Yes If yes, please briefly describe.

Stormwater volume and quality would be managed as described by the Stormwater Management report and associated bio-filter ponds proposed for construction.

Outflow from the site will discharge to Kayes Drain and Laverton Wetlands. All flow entering these waterways will meet best practice environmental guidelines with the use of a Biofilter System. The flows entering Kayes Drain will be retarded to pre-developed levels with the use of a retarding basin. Flows crossing the Altona Loop railway line will be retarded to a level that does not exceed the capacity of the existing infrastructure.

Other information/comments? (eg. accuracy of information)

No additional comments

14. Landscape and soils

Landscape

<p>Has a preliminary landscape assessment been prepared? <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, please attach.</p>
<p>Is the project to be located either within or near an area that is:</p> <ul style="list-style-type: none"> • Subject to a Landscape Significance Overlay or Environmental Significance Overlay? <input checked="" type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, provide plan showing footprint relative to overlay. • Identified as of regional or State significance in a reputable study of landscape values? <input checked="" type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, please specify. • Within or adjoining land reserved under the <i>National Parks Act 1975</i> ? <input checked="" type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, please specify. • Within or adjoining other public land used for conservation or recreational purposes ? <input checked="" type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, please specify. <p>Truganina Swamp reserve managed by Melbourne Water.</p>
<p>Is any clearing vegetation or alteration of landforms likely to affect landscape values? <input checked="" type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, please briefly describe.</p>
<p>Is there a potential for effects on landscape values of regional or State importance? <input checked="" type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes Please briefly explain response.</p>
<p>Is mitigation of potential landscape effects proposed? <input checked="" type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, please briefly describe.</p>
<p>Other information/comments? (eg. accuracy of information)</p> <p>Construction of a soil bund is proposed along much of the northern edge of the Altona rail line. While the bund is expected to be visible as a vegetated mound, it will largely restrict views toward the new and existing developed industrial landscape. In that context it will mitigate the industrial nature of changing view-scapes looking toward the site from residential land to the south east and south west.</p>

Note: A preliminary landscape assessment is a specific requirement for a referral of a wind energy facility. This should provide a description of:

- The landscape character of the site and surrounding areas including landform, vegetation types and coverage, water features, any other notable features and current land use;
- The location of nearby dwellings, townships, recreation areas, major roads, above-ground utilities, tourist routes and walking tracks;
- Views to the site and to the proposed location of wind turbines from key vantage points (including views showing existing nearby dwellings and views from major roads, walking tracks and tourist routes) sufficient to give a sense of the overall site in its setting.

Soils

<p>Is there a potential for effects on land stability, acid sulphate soils or highly erodible soils? <input checked="" type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, please briefly describe.</p>
<p>The natural surface of the site supports basalt derived soils and scattered surface basalt rock. This, in combination with the relatively flat nature of the site result in a highly stable ground surface with a very low potential for erosion.</p> <p>While the site does not naturally support acid sulphate soils, such soils have been deposited on site about 20 years ago. While the reactivity of these soils has significantly diminished, consultation with the EPA has resolved to use this material to construct a low bund wall along the northern edge of the Altona rail line. This wall may extend along the entire northern edge of the Altona rail line. Existing soil mounds spread across the site (Figure 2) will be moved (down to the</p>

original soil level) and reconfigured to form the new bund wall along the northern boundary of the Altona rail line. This fill is now largely unreactive and the bund wall will be planted with grasses and shrubs to provide visual screening for the subdivision.

An assessment of the acid sulphate soils and how these will be managed on site is described by an EMP prepared by GHD (2012) (**Attachment 2**)

Are there geotechnical hazards that may either affect the project or be affected by it?

NYD No Yes If yes, please briefly describe.

The only potential hazard within the site is the acid sulphate soils which were deposited as mounds of fill some twenty years ago (**Figure 2**). The acidic nature of these soils has declined significantly since its emplacement, as would be expected, although some residual acidic soils persist. Through negotiation with the EPA this hazard will be managed by using this fill material to construct a low mound at the interface of the subdivision and the northern margin of the Altona rail line. This material will therefore remain contained and pose no threat or problem to the surrounding environment as has been the situation for the last 20 years.

Other information/comments? (eg. accuracy of information)

No other information available.

15. Social environments

Is the project likely to generate significant volumes of road traffic, during construction or operation?

NYD No Yes If yes, provide estimate of traffic volume(s) if practicable.

Is there a potential for significant effects on the amenity of residents, due to emissions of dust or odours or changes in visual, noise or traffic conditions?

NYD No Yes If yes, briefly describe the nature of the changes in amenity conditions and the possible areas affected.

The subdivision is relatively remote and isolated from residential areas except for the single large lot proposed to be adjacent to residential land on the opposite side of Galvin Street (see **Figure 3 & Attachment 5**). Access for this large lot will be from Aberdeen Road and therefore no significant noise or traffic impacts are expected to impact the residents of Galvin Street.

They will also be buffered from the development by a drainage reserve, as indicated in the proposed subdivision concept design (**Attachment 5**). No significant effects relating to dust, odours, noise or traffic conditions are anticipated. All methods prescribed to mitigate any potential impacts (i.e. limitations to construction work hours adjacent to a residential area) are expected to be included in relevant council permits and would be strictly followed.

While development of the site will result in a change to the local visual environment, the existing zoning of the site has anticipated this change.

Is there a potential for exposure of a human community to health or safety hazards, due to emissions to air or water or noise or chemical hazards or associated transport?

NYD No Yes If yes, briefly describe the hazards and possible implications.

Is there a potential for displacement of residences or severance of residential access to community resources due to the proposed development?

NYD No Yes If yes, briefly describe potential effects.

Are non-residential land use activities likely to be displaced as a result of the project?

NYD No Yes If yes, briefly describe the likely effects.

Do any expected changes in non-residential land use activities have a potential to cause adverse effects on local residents/communities, social groups or industries?

<input type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, briefly describe the potential effects.
Is mitigation of potential social effects proposed? <input checked="" type="checkbox"/> NYD <input type="checkbox"/> No <input type="checkbox"/> Yes If yes, please briefly describe.
Other information/comments? (eg. accuracy of information) This is a normal industrial subdivision which will attract industry in line with the existing zoning (SUZ4).

Cultural heritage

Have relevant Indigenous organisations been consulted on the occurrence of Aboriginal cultural heritage within the project area? <input type="checkbox"/> No If no, list any organisations that it is proposed to consult. <input checked="" type="checkbox"/> Yes If yes, list the organisations so far consulted. Wurundjeri Tribe Land and Compensation Cultural Heritage Council Inc. Bunurong Land Council Boon wurrung Foundation Wurundjeri are currently a Registered Aboriginal Party (RAP) applicant in the area including the subject land. Boon wurrung Foundation and Bunurong Land Council have previously applied to become RAPs for this area, but their applications were rejected. However, the Aboriginal Heritage Council "expressed its view that members of both BWFL and BLCAC are Traditional Owners of Boonwurrung country. " http://www.dpc.vic.gov.au/index.php/aboriginal-affairs/registered-aboriginal-parties/applications-declined-or-withdrawn/bunurong-land-council-aboriginal-corporation-bunurong ".
What investigations of cultural heritage in the project area have been done? (attach details of method and results of any surveys for the project & describe their accuracy) A Cultural Heritage Management Plan has been commenced but withdrawn, so it can be assumed that some archaeological investigation has been undertaken. However the results of the assessment are not recorded.
Is any Aboriginal cultural heritage known from the project area? <input type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, briefly describe: <ul style="list-style-type: none"> • Any sites listed on the AAV Site Register • Sites or areas of sensitivity recorded in recent surveys from the project site or nearby • Sites or areas of sensitivity identified by representatives of Indigenous organisations We have undertaken a search of the Victorian Aboriginal Heritage Register (VAHR), which records all now aboriginal cultural heritage, and there are no Aboriginal heritage places or objects listed within the subject land. There are no Aboriginal or historical cultural heritage places recorded on the land. There is an area of Aboriginal cultural heritage sensitivity mapped by AAV along Laverton Creek which is within part of the subject land. However this area of sensitivity is not within the proposed industrial subdivision. Truganina Swamp is also an area of cultural heritage sensitivity, despite it not being mapped by AAV.
Are there any cultural heritage places listed on the Heritage Register or the Archaeological Inventory under the <i>Heritage Act 1995</i> within the project area? <input type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, please list.

<p>Is mitigation of potential cultural heritage effects proposed? <input checked="" type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, please briefly describe.</p>
<p>Other information/comments? (eg. accuracy of information)</p> <p>No comments provided</p>

16. Energy, wastes & greenhouse gas emissions

<p>What are the main sources of energy that the project facility would consume/generate?</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Electricity network. If possible, estimate power requirement/output ...Not possible <input checked="" type="checkbox"/> Natural gas network. If possible, estimate gas requirement/output Not possible... <input checked="" type="checkbox"/> Generated on-site. If possible, estimate power capacity/output <input checked="" type="checkbox"/> Other. Please describe. <p>Please add any relevant additional information.</p> <p>As the industrial subdivision is sold and various industries occupy the site it is expected that they will consume energy in a manner consistent with other comparable industrial subdivisions.</p>
<p>What are the main forms of waste that would be generated by the project facility?</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wastewater. Describe briefly. <input checked="" type="checkbox"/> Solid chemical wastes. Describe briefly. <input checked="" type="checkbox"/> Excavated material. Describe briefly. <input checked="" type="checkbox"/> Other. Describe briefly. <p>Please provide relevant further information, including proposed management of wastes.</p> <p>Beyond the management of stormwater from the site nothing is specifically known about any potential waste products which could potentially generated within this industrial subdivision. This will largely be dependant on what industries purchase land within the subdivision. However, any industry which does develop on site will be subject to the normal process of local government approvals.</p> <p>While the cut and fill balance associated with construction works movement of soil within the site is currently unknown, the site is relatively flat. No significant requirement to import or export fill is anticipated.</p>
<p>What level of greenhouse gas emissions is expected to result directly from operation of the project facility?</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Less than 50,000 tonnes of CO₂ equivalent per annum <input checked="" type="checkbox"/> Between 50,000 and 100,000 tonnes of CO₂ equivalent per annum <input checked="" type="checkbox"/> Between 100,000 and 200,000 tonnes of CO₂ equivalent per annum <input checked="" type="checkbox"/> More than 200,000 tonnes of CO₂ equivalent per annum <p>Please add any relevant additional information, including any identified mitigation options.</p> <p>The actual level of greenhouse gas emissions from this project are expected to be low as the proposal is just for the subdivision. Emissions from the fully occupied subdivision will be dependant on what industries purchase land within the subdivision and what activities will be conducted there.</p>

17. Other environmental issues

<p>Are there any other environmental issues arising from the proposed project?</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, briefly describe.
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18. Environmental management

What measures are currently proposed to avoid, minimise or manage the main potential adverse environmental effects? (if not already described above)

Siting: Please describe briefly

Subdivision is only proposed to occur north of the Altona rail line. The land south of the Altona rail line will be managed for its conservation values.

Design: Please describe briefly

Stormwater will be managed to control both its flow and quality

The existing areas of fill placed on site about 20 years ago will be used to form a bund wall along the northern boundary of the Altona rail line. This fill includes acid sulphate soils which will be confined to and contained within the bund wall as prescribed by the EPA and managed in accordance with the EMP prepared by GHD (2012) (**Attachment 2**).

Environmental management: Please describe briefly.

Land south of the Altona rail line will be subject to an offset management plan to enhance its ecological values and provide permanent legal protection for its ecological values.

Any Spiny Rice-flower impacted by the subdivision will be subject to salvage to be directed by a DEPI approved translocation plan.

Acid sulphate soils will be managed in accordance with GHD (2012) (**Attachment 2**).

Other: Please describe briefly

Add any relevant additional information.

19. Other activities

Are there any other activities in the vicinity of the proposed project that have a potential for cumulative effects?

NYD No Yes If yes, briefly describe.

Not that the proponent or their consultants are aware of.

20. Investigation program

Study program

Have any environmental studies not referred to above been conducted for the project?

No Yes If yes, please list here and attach if relevant.

Has a program for future environmental studies been developed?

No Yes If yes, briefly describe.

An assessment of future traffic movements associated with a fully occupied industrial subdivision will be commissioned. Hobsons Bay Council has indicated they believe VicRoads would require the intersection of Ajax Road and Maidstone Street to become a signalised intersection.

Consultation program

Has a consultation program conducted to date for the project?

No Yes If yes, outline the consultation activities and the stakeholder groups or organisations consulted.

Preliminary consultation has occurred with a number of organisations including Department of Environment and Primary Industries (contact and a site visit made with Julie Edwards of the Port Phillip Region) (see email **Attachment 9**), Hobsons Bay Council (contact and a site visit made with the council Conservation and Environment section – including Andrew Webster and Laura Murphy) Environment Protection Authority – in relation to the fill which has been placed on site and the acid sulphate soils this fill contained (see **Attachment 3**) Department of Sustainability, Environment, Water, Population and Communities: Project defined as a controlled action to be assessed using preliminary information under Referral EPBC 2013/6714 (documentation available on the DSEWPaC website).

Has a program for future consultation been developed?

NYD No Yes If yes, briefly describe.

Further consultation will occur with DoE (formally DSEWPaC) in association with the referral under the EPBC Act. This will involve publication and advertisement of the proposed action and associated provision of environmental offsets. The public advertising period involves identifying public locations where documentation may be viewed and opportunities to provide comment on the project. Once the public comment period has lapsed then the project needs to be advertised again for public information. After this process the Australian Minister for Environment will make a determination under the EPBC Act.

Additional consultation is also required with DEPI and Hobsons Bay. This is required to finalise the Victorian Governments biodiversity assessment and offset process. Hobsons Bay is the potential future owner of the land south of the Altona rail line designated under this project as a conservation offset (**Figure 3**).

Authorised person for proponent:

I, ...Nigel Sharp...(full name),

.....General Manager.....(position), confirm that the information contained in this form is, to my knowledge, true and not misleading.

Signature 

Date 03 December 2013

Person who prepared this referral:

I, ...Stephen Garry Mueck.....(full name),

...Senior Consultant Botanist with Biosis Pty Ltd, confirm that the information contained in this form is, to my knowledge, true and not misleading.

Signature 
03 December 2013