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 Impact Assessment Unit (IAU) at the Department of Environment, Land, Water and Planning (DELWP) 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 IAU 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 USB copy of all documents will be needed, especially if the size of electronic documents may cause email difficulties. **Individual documents should not exceed 2MB as they will be published on the Department's website.**

- 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
PO Box 500
EAST MELBOURNE VIC 8002

Couriers

Minister for Planning
Level 16, 8 Nicholson Street
EAST MELBOURNE VIC 3002

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@delwp.vic.gov.au is required. 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:	**Podium 1 Pty Ltd**
Authorised person for proponent: **Position:** **Postal address:** **Email address:** **Phone number:** **Facsimile number:**	Felicity Richardson **Chief Operations Officer** **PO Box 4207, Fitzroy VIC 3065** felicity@podium1.com.au **0401 040 090**
Person who prepared Referral: **Position:** **Organisation:** **Postal address:** **Email address:** **Phone number:** **Facsimile number:**	Felicity Richardson **Chief Operations Officer** **Podium 1 Pty Ltd** **PO Box 4207, Fitzroy VIC 3065** felicity@podium1.com.au **0401 040 090**
Available industry & environmental expertise: (areas of 'in-house' expertise & consultancy firms engaged for project)	**Consultancy firms engaged for the project include Ecology and Heritage Partners, SJB Planning, Marshall Day Acoustics, Ratio Traffic, Archaeology at Tardis, Apex Circuit Design, Mackie Land Surveying, SMEC Geotechnical & Stormy Water Solutions**

2. Project – brief outline

Project title: Cardinia Motor Recreation and Education Park
Project location: 21, 75 & 115 Key Lane Pakenham, Victoria 3810 otherwise known as 335 McGregor Road Pakenham -38.100522, 145.468294. Located within a site-specific land use planning framework which promotes the use and development of the site for a motor sport and education facility. The site is on the western side of McGregor Road and southern side of Key Lane, no. 317 McGregor Road (Urban Growth Zone) is located to the north of the site (across Key Lane), Crown Allotment 51H (Public Use Zone 1) adjoins on the west and 415 McGregor Road (Green Wedge Zone Schedule 1) to the south. *Maps for the site including the regional and local context can be found within Appendix A, pages 8-10.*
Short project description: 21 Key Lane Pakenham is to be occupied by the Pakenham Auto Club for the purposes of the operations of their local car club. 75 Key Lane Pakenham is to be occupied by the Koo Wee Rup Motorcycle Club for the purpose of the operations of their local motorcycle club. 115 Key Lane Pakenham is to be occupied by Podium 1 Pty Ltd for the purposes of operating an internationally renowned motor recreation and education park. Within this facility will be a hotel, commercial space, conference centre, indoor exhibition centre, hospitality options, car garages, education classrooms, karting circuit, main circuit, driver experience centre, and an outdoor exhibition space. An indoor and outdoor shooting sport facility was initially proposed to be included within this complex however this facility has been deleted as of the 9th December 2019.

3. Project description

Aim/objectives of the project (what is its purpose / intended to achieve?):
Main Components: Commercial space, hotel, pit building, karting circuit, main circuit, driver experience centre and private car garages.
Ancillary Components: Within the commercial space there will be casual hospitality options and office spaces. Within the hotel there will be hospitality including a casual dining option and a formal dining option. Within the pit building there will be an indoor exhibition centre, conference facilities, car garages, education classrooms and a karting clubhouse. Within the driver experience centre there will be driver training facilities of a clean off road area and kick plate. Surrounding the main components will be greenfield space of which will facilitate outdoor exhibitions and spectator viewing. Around the greenfield space will be drainage infrastructure and wetlands.

Background/rationale of project (describe the context / basis for the proposal, eg. for siting):
The site is currently owned by the Cardinia Shire Council and is being used to facilitate motor racing activities by the Koo Wee Rup Motorcycle Club and the Pakenham Auto Club, and is also being used for agriculture. Podium 1 Pty Ltd was introduced to the site by way of public advertising of an Invitation for Expression of Interest (EOI) to purchase and develop a Motor Recreation and Education Facility for part of 335 McGregor Road Pakenham (lot 3 being 115 Key Lane Pakenham). In 2018 335 McGregor Road Pakenham was subdivided into its current configuration providing an allotment layout suitable to integrate existing local clubs within lots 1 and 2 (25 & 75 Key Lane) and the Cardinia Motor Recreation and Education Park within lot 3 (115 Key Lane Pakenham).
The use and development of the site for this purpose is a well-established objective for the Cardinia Planning Scheme. The site had been subject to the site-specific Special Use Zone, Schedule 5 SUZ5 (Cardinia Motor Recreation and Education Park), and Development Plan Overlay Schedule 16 DPO16 (Cardinia Motor Recreation and Education Park) since 2011. These controls were reinforced by the insertion of a site-specific Incorporated Document info the Scheme in 2017. *Appendix A contains further details on this, page 5 and 15.*

Main components of the project (nature, siting & approx. dimensions; attach A4/A3 plan(s) of site layout if available):
Artist impression of site overview can be found in *Appendix B*, with approximate dimensions detailed below within the 'key operational activities' section.

Ancillary components of the project (eg. upgraded access roads, new high-pressure gas pipeline; off-site resource processing):
Upgraded the access road Key Lane between McGregor Road and the point of vehicular access to the subject land from Key Lane. This will be a fully constructed road pavement with a sealed/asphalt surface, 7.4 meters from edge of seal to edge of seal, 1.0 meter shoulder both sides of the road and appropriate roadside drainage discharging into an approved outlet. Along with the creation of new wetlands as mitigation measures, and drainage infrastructure to accommodate the existing flood plain and overland flow paths.

Key construction activities:
The first part of the construction activity will consist of infrastructure works, environmental protection, drainage infrastructure and wetlands.
Once this is completed the construction along the North of the site will be completed, being the commercial space, hotel, and pit building. Each of these will be connected to provide noise attenuation.
The next part of the construction will consist of the car garages that run along the south of the site, again these will be connected to provide noise attenuation.
The last part of the construction will consist of the circuit surface of the karting track, the main circuit, and the small surface areas of the driver experience centre. Once this is complete landscaping and carparks will be completed to finish the programme.
The construction timeframe is expected to be 2 years to achieve practical completion, and will be completed by a Tier 1 builder who has the required expertise.
We note that the EMP prepared by Ecology and Heritage Partners suggests pre-construction management techniques, construction management actions, post construction techniques and ongoing monitoring and reporting management approached to deal with any removed/retained native vegetation. These measures will be embedded in future planning permit applications.
Appendix C contains further information in detail.
In addition as outlined within the Biodiversity Report prepared by Ecology and Heritage Partners other mitigation measures that will be implemented via planning permit conditions to manage flora and/or fauna impacts during construction will include Construction Management Plans, Construction Environmental Management Plan, Weed Management Plan, Significant Species Conservation Management Plan, Fauna Management Plan, Growling Grass Frog Management Plan, and others as required.
Appendix D contains further information in detail.

Key operational activities:
- Hotel: Containing at least 70 rooms, 2x hospitality options and a wellness centre with pool.
-Commercial Space: Estimated to contain 1x hospitality option and some small office space if there is local demand approx. 250sqm.
-Pit Building: Will contain 33 car garages that open into the pit lane for use at main events, education by RTO's/Schools or private hire. Above this will be an indoor space of approx. 2,000sqm of which can be utilised for indoor exhibitions, education classrooms or conferences. At the end of this building there will be a karting clubhouse (approx. 500sqm footprint) for use by local competitors and individuals utilising the karting circuit.
-Karting Circuit: Approx. 900m in length to be used for karting competitions and training, junior bike training and young driver training for schools.
-Main Circuit: Approx. 3.6km in length to be used for events and training by disciplines such as motorcycle, motor cars, cycling, and speed skaters. Also to be used for education for young drivers at schools and other driver training and licencing.
-Driver Experience Centre: Contains facilities such as a kick plate, lane change and clean off road area to support product launches, driver training and education. This will fit within the main circuit.
-Private Car Garages: For vehicle storage, 50 car garages at approx. 95sqm footprint for each.
-Greenfield area: For outdoor exhibitions, school events, local markets, and spectators at events.
Estimated hours of operation for the key operational activities will be Monday – Sunday 9am-5pm.

Key decommissioning activities (if applicable): **N/A**

Is the project an element or stage in a larger project?

☒ No ☐ 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?

☒ No ☐ 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):
This complex has evolved through multiple stages of design being draft consultation, vision planning and the master plan stage. At each of these our consultant team provided input based on their reports/site surveys/professional advice to create a final design that fit within each consultants constraints, being Ecology and Heritage Partners, Ratio Traffic, Stormy Water Solutions, Marshall Day Acoustics, Mackie Land Surveying, Archaeology at Tardis, SJB Planning, Apex Circuit Design, and SMEC geotechnical to create a design that integrates appropriate drainage and environmental outcomes.
Specific changes and alternatives include;
-Reducing the overall footprint of the complex, relocating and deleting facilities, and reducing size and design of facilities to reduce the amount of native vegetation being impacted to be under 10ha.
-Removal of the indoor and outdoor shooting sport facility, in place is now a 200m setback which will remove any impacts to the Toomuc Creek corridor.
-The diverted McGregor Road drain was originally designed to be diverted around the West of the site, however due to its location being in close proximity of Toomuc Creek (under 200m) and vegetation removal that would be required we amended this to the alternative of diverting the drain around the East of the site instead to avoid impacting the Toomuc Creek corridor.
-The diverted drain was redesigned in order to incorporate wetlands that contain features considered to be suitable for Growling Grass Frog (GGF) habitats. These wetlands are likely to provide habitats or at a minimum will not impede the dispersal of the GGF along the diverted. McGregor Road drain waterway *(Appendix C, page 27).*
-Buildings have been redesigned to be interconnected to create noise attenuation.
-Landscaping design evolved to feature more greenfield spaces, including the re-planting of an amount of native vegetation that is being removed, and wetlands as mitigation measures to accommodate environmental values.

Brief description of key alternatives to be further investigated (if known)**:**

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: We have deleted the indoor and outdoor shooting sport facility from this complex as at 9th December 2019. This was due to the setback required from Toomuc Creek to protect the ecological values within that corridor. A natural berm wall made from dirt which would then be vegetated is also being removed, this was proposed to be in place 50m and further from Toomuc Creek to create separation and protect the habitat from the shooting sport facilities. However now that the shooting sport facilities are being deleted this berm wall is no longer required as the 200m setback is able to provide this protection.

6. Project implementation

Implementing organisation (ultimately responsible for project, ie. not contractor)**:**
Podium 1 Pty Ltd
Implementation timeframe:
Within 3 years from issuing of a planning permit by the Cardinia Shire Council
Proposed staging (if 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):
The majority of the site has gentle grades with a total elevation difference across the site of 7.5m. The highest area of elevation (19m) is at the central part of the site. Several agricultural dams are present. The site has largely been cleared of native vegetation to facilitate agriculture, and the site contains numerous tracks which have been formed to facilitate motor racing activities by the Koo Wee Rup Motorcycle Club and Pakenham Auto Club, along with associated temporary facilities for the clubs' use of the land.
Appendix A, pages 6-7 contains current site images.

Site area (if known): Lot 1 13.36ha, Lot 2 49.70ha & Lot 3 64.43ha

Route length (for linear infrastructure) (km) **and width** (m)
Karting circuit: 900m x 8m
Main circuit: 3.6km x 15m
Internal road: 600m x 4m

Current land use and development:
All 3 lots are currently being used for extensive agriculture and motor racing activities of two local motorsports clubs.

Description of local setting (eg. adjoining land uses, road access, infrastructure, proximity to residences & urban centres):
The site is on the western side of McGregor Road and southern side of Key Lane. The Key Lane – McGregor Road – Greenhills Road intersection adjoins the north-eastern corner of the site. No. 317 McGregor Road (Urban Growth Zone) is located to the north of the site (across Key Lane), Crown Allotment 51H (Public Use Zone 1) adjoins on the west and 415 McGregor Road (Green Wedge Zone Schedule 1) to the south. The site is 850m south of the McGregor Road on/off ramps to the Princes Freeway. The established residential area is located north of the Princes Freeway, over 1.25km north to the site. Future employment generating land uses will ultimately infill the area north of the site to the Freeway. The site is adjoined on the east, west and north by Precinct Structure Plan (PSP) areas that have been allocated for future employment generating use and development. This PSP area will not be residential and thus can exist in harmony with the future Motor Recreation and Education Park.
Significant road development is to occur along the northern site boundary as a result of the future Greenhills Road/Thompsons Road extension (up to six traffic lanes), and, also, in a north-south direction through the part of Lot 2 that is reserved for road development by way of the Public Acquisition Overlay, Schedule 1 (PAO1).

Appendix A, pages 15 and 18 contain maps depicting the above.

Planning context (eg. strategic planning, zoning & overlays, management plans):
The site is subject to a site-specific land use planning framework which promotes the use and development of the site for a motor sport and education facility, being the "Cardinia Motor Recreation and Education Park''.
The use and development of the site for this purpose is a well-established objective of the Cardinia Planning Scheme. The site has been subject to the site-specific Special Use Zone, Schedule 5 (Cardinia Motor Recreation and Education Park SUZ5), and Development Plan Overlay, Schedule 16 (Cardinia Motor Recreation and Education Park DPO16) since 2011. These controls were reinforced by the insertion of a site-specific Incorporated Document into the Scheme in 2017.
Appendix A contains further details on this, page 5 and 15.
Appendix E is the Incorporated Document.

Local government area(s): Cardinia Shire Council

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)**:**

Ecological values

Native vegetation within the study area is representative of two EVCs: Plains Grassy Wetland (EVC 125) and Swampy Riparian Woodland (EVC 83). Both EVCs are listed as Endangered within the Gippsland Plain bioregion. Plains Grassy Wetland is not modelled as present by the pre-1750s or extant (2005) native vegetation mapping, however, the landform and hydrological influences that shape the vegetation composition have resulted in the Plains Grassy Wetland EVC being present along the McGregor Road drain at a local scale that is too fine to be modelled at the scale used by DELWP. Further, the Plains Grassy Wetland EVC description is the best match to describe the species and structure of the patch of native vegetation recorded within the study area.

Swampy Riparian Woodland is modelled along creek lines within close proximity to the study area. Toomuc Creek, which runs through the western portion of the study area, is bounded by vegetation that is representative of this EVC.

The remainder of the study area comprises introduced and planted vegetation, present as crop, pasture, windrows and ornamental plantings.

Flora

Fifty-two (52) flora species 24 indigenous and 28 non-indigenous or introduced) were recorded within the study area during the field assessment. One flora species listed as protected under the FFG Act was recorded in the study area during the current assessment; Variable Groundsel (*Senecio pinnatifolius* (syn. *Senecio lautus* in part)).

Significant flora species are considered unlikely to occur within the study area due to the landscape context, location of previous records and historical agricultural land-use and cattle grazing that have been undertaken within the study area and surrounds. In addition, no significant flora species were detected during the initial biodiversity assessments undertaken by Ecology and Heritage Partners (2010; 2012), or the current assessment.

Fauna

One migratory species, Latham's Snipe, was observed during the field survey along with potential habitat identified for Growling Grass Frog and Southern Brown Bandicoot. The only other fauna found within the study area was six native scattered trees and rows of planted Monterey Cypress, however as the understory surrounding these tress has been modified through cattle grazing and

therefore it was found to be unlikely that these trees would provide a valuable habitat resource for any native animal.

Targeted surveys were undertaken for Growling Grass Frog and Southern Brown Bandicoot. Growling Grass Frog were recorded approximately one kilometre north of the study area and 400 meters south of the study area. No individuals were recorded within the study area during the survey efforts undertaken in 2018, however, despite not recording individuals during the targeted survey, habitat within the study area has the potential to support the species, and due to the locations of records and suitable habitat (e.g. large dam directly to the east of Toomuc Creek north of the study area) above and below the study area, it is possible that the species uses the study area on occasion, either for breeding, foraging or as a corridor between external suitable sites. Due to this, Toomuc Creek, and the Plains Grassy Wetland and associated McGregor Road drain present within the study area is considered likely to form part of a dispersal corridor for the species.

Southern Brown Bandicoot were recorded 1 – 1.8 kilometres south of the study area in vegetation along Toomuc Creek. No individuals were recorded within the study area, however, based on the habitat present within the study area, close proximity of records from the current survey to the south and connectivity along Toomuc Creek, Southern Brown Bandicoot are considered likely to occur within the study area along the Toomuc Creek corridor.

In regards to the proposed development, the vegetation within the development footprint is not considered to contain suitable habitat features for Southern Brown Bandicoot. The vegetation within this area is either exotic pasture paddocks or a wetland area and does not contain a structural shrub layer preferred by Southern Brown Bandicoot. In addition, a setback of 200m will be in place separating Toomuc Creek from the development, retaining the vegetation between the creek, and avoiding impacts to habitat considered suitable for Southern Brown Bandicoot.

Communities

Two nationally listed ecological communities are predicted to occur within 10 kilometres of the study area (DoEE 2019):

- Natural Damp Grassland of the Victorian Coastal Plains; and,
- White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland.

Vegetation within the study area did not meet the condition thresholds that define either of these national communities.

A previous assessment completed by Ecology and Heritage Partners (2012) reported that one nationally significant ecological community, *Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains*, was present within the study area. This community was not recorded in the current assessment. Although some floristic components of the Plains Grassy Wetland EVC do align with the Seasonally Herbaceous Wetland, the species composition does not represent that listed in the key criteria for the nationally significant ecological community. Pale Rush is currently the dominant species present within the patch of Plains Grassy Wetland, which is specifically listed in the Approved Conservation Advice for the community as a genus that may be present but is never dominant, making the wetland patch ineligible for listing.

No state significant communities were recorded within the study area, or are considered likely to occur.

Further information can be found within Appendix C – EMP, Appendix D – Biodiversity report, and Appendix F – Southern Brown Bandicoot Survey Report.

9. Land availability and control

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

☒ No ☐ Yes If yes, please provide details.

Current land tenure (provide plan, if practicable):

Freehold

Intended land tenure (tenure over or access to project land):

Freehold

Other interests in affected land (eg. easements, native title claims):

Three easements apply to the site, these are for electricity supply purposes. Two of which follow an east-to-west alignment along the southern boundary of lot 2, both are development with electricity infrastructure being 500kV electricity transmission lines and pylons. The third provides a powerline route to a dwelling on lot 1 that is no longer occupied.

10. Required approvals

State and Commonwealth approvals required for project components (if known):

The project has been referred to the Commonwealth under the EPBC Act. A Commonwealth Referral Decision of 'not a controlled action' has been received for the site for the purpose of the 'Cardinia Motor Recreation and Education Park' on 11th April 2013, *Appendix G.*

Have any applications for approval been lodged?

☐ No ☒ Yes If yes, please provide details.

Planning permits have been lodged to the Cardinia Shire Council for all 3 lots. The Cardinia Shire Council approved the Development Plan for the subject site on the 9th December 2019.

Approval agency consultation (agencies with whom the proposal has been discussed):

Cardinia Shire Council

Other agencies consulted:

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):

The extent of native vegetation removal has been determined based on the development plan provided by Podium 1 and the Biodiversity Assessment completed by Ecology and Heritage Partners in 2019, *Appendix D page 45.*

A total of 9.468 hectares of native vegetation (comprising three scattered River Red-gum and 9.37 hectares of Plains Grassy Wetland) is proposed to be impacted as part of the development. In total, 11.121 hectares of Plains Grassy Wetland was recorded within the study area, and of that, 1.751 hectares will be retained along the southern edge of the development, located adjacent to where a series of wetlands are proposed to be constructed.

The entire patch (11.121 ha) Plains Grassy Wetland was considered suitable habitat for Growling Grass Frog, likely to be used as a dispersal corridor by the species due to its connectivity or close proximity to surrounding waterbodies. *Appendix D page 60 contains the NVR Report.*

The patch of Plains Grassy Wetland surrounds the McGregor Road drain, with the drain proposed to be diverted around the eastern boundary of the development area, and filtering through a series of wetlands along the southern boundary, before reconnecting with Toomuc Creek. The drain is proposed to be open and vegetated along the banks. Due to this, the diverted drain may act as a dispersal corridor for Growling Grass Frog.

No direct or indirect impacts are expected to Toomuc Creek or the vegetation directly surrounding Toomuc Creek, which provides suitable habitat for Southern Brown Bandicoot. This vegetation includes 0.33 hectares of Swampy Riparian Woodland. Vegetation running along Toomuc creek within the study area will be protected from the development area by the 200m setback. Appropriate management plans will be implemented during construction to ensure segregation of the creek from the main activity area and restrict access during and post construction of the development. In addition, vegetation along the eastern side of Toomuc Creek is proposed to be rehabilitated. This area currently contains a large patch of Gorse, with smaller fragments of Swampy Riparian Woodland. The Gorse is proposed to be gradually removed and revegetated with indigenous species representative of the Swampy Riparian Woodland EVC that will provide suitable habitat structure for Southern Brown Bandicoot.

To summarise the likely impacts as a result of the development:

- 9.37 hectares of Plains Grassy Woodland is proposed to be removed
- Three native small scattered trees are proposed to be removed
- 9.37 hectares of dispersal habitat for Growling Grass Frog is proposed to be impacted

Retained ecological values within the study area:

- 1.751 hectares of Plains Grassy Wetland to be retained
- Three native scattered trees (two large and one small) to be retained
- 0.33 hectares of Swampy Riparian Woodland to be retained
- No impacts to Southern Brown Bandicoot habitat
- No impacts to Toomuc Creek

There are no other effects of potential significance on the areas as outlined below;

- Noise has no potential effects of significance as there are no specific regulatory requirements, standards or guidelines which establish noise limits or criteria for motorsport facilities in Victoria *(Appendix H, page 17)*. Further to this any noise will be minimised by its location in an area that is rapidly undergoing change, which will result in the site being bounded on two sides by arterial roads (6 lanes respectively) and on three sides by industrial land *(Appendix H, page 9-10).* The location of buildings have also been deigned to be structured as one connected building at the North of the site (commercial,

hotel, pit building and karting clubhouse) and to the South of the site (private car garages) to provide noise attenuation. A noise impact assessment has been completed with receivers at surrounding residential properties, of which for the main circuit shows that the estimated noise levels without mitigation measures are almost at the Noise from Industry in Regional Victoria (NIRV) recommended level – indicating that meeting the recommended NIRV levels can be achieved with mitigation measures being implemented (ie. such as building design to assist with noise attenuation as suggested above etc…). The karting circuit predicted noise levels were found to already comply with the NIRV recommended levels without any mitigation measures being implemented. *Appendix H page 33-34.*

- Traffic has no potential effects of significance during construction or operation due to its location in an area that is already rapidly undergoing development change which will set a new benchmark for normal traffic levels. This will be supported by the two new arterial roads at 6 lanes respectively (Koo Wee Rup Bypass and the Thompsons Road extension). South East Business Park is a substantial industrial park that is currently being constructed, and to the North of the site is earmarked to be developed as the Pakenham West Employment Precinct. Interim strategies of a staggered T-intersection will be implemented support traffic until the two new arterial roads are completed, of which was found to be satisfactorily accommodated by this strategy as analysed through SIDRA. In addition at any main events an Event Management Plan and Traffic Management Plan will be prepared to the satisfaction of the Responsible Authority, with incentives for patrons to take public transport to events *(Appendix I, page 36).*
- Water has no potential effects of significance as the site is not marine land, and due to the lack of a drainage strategy in the subject site and surrounds the design proposes to upgrade the area. This will entail upgrading the drainage to ensure a free draining outfall for the subject site and surrounding properties, provides an outfall for the future Precinct Structure Plan (PSP), provides an outfall for the Melbourne Water Drainage Scheme upstream of the Cardinia Motor Recreation and Education Park reducing the conveyance infrastructure required for the PSP region, and includes an increase in waterway and wetland proposals for the site *(Appendix J page 1-2).*

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)

Ecology and Heritage Partners undertook a detailed desktop assessment and field assessments on 1 February 2010, 30 August 2018 and 1 November 2018 to obtain information on flora values within the study area. A total of 11.451 hectares of native patch vegetation was present, and six native scattered trees. *Appendix D, Biodiversity Report contains further details.*

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

× NYD Estimated area 9.468 (9.37 hectares Plains Grassy Wetland and 3 scattered trees) (hectares)

It is currently proposed that no more than 9.468 hectares of native vegetation is to be impacted as part of the development (including 9.37 hectares Plains Grassy Wetland and three scattered trees). *Appendix D, page 60 contains the NVR Report.*

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 × Preliminary/detailed assessment completed. If assessed, please list.

9.37 hectares of Plains Grassy Wetland (EVC 125)

Have potential vegetation offsets been identified as yet?

× NYD × Yes If yes, please briefly describe.

The offset requirement for native vegetation removal is 5.041 General Habitat Units (GHUs). There are currently ten sites listed in the Native Vegetation Offset Register which completely meet the offset requirements (as at 11 February 2020).

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

All information is reliable as surveys were undertaken at appropriate times by ecologists.

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)

A detailed ecological assessment, and targeted surveys for Growling Grass Frog and Southern Brown Bandicoot have been undertaken within the study area. An initial ecological assessment was undertaken in 2010, with a subsequent assessment undertaken in 2018 on the 30 August and 1 November. Growling Grass Frog surveys were undertaken on 1 November, 11 November, and 5 December 2018, and Southern Brown Bandicoots were surveyed between 12 July and 25 September 2019, with two camera survey events, each 14 days in duration, were undertaken.

The study area contains the following extent of native vegetation:

- Six native scattered trees (two large, four small)
- 11.121 hectares Plains Grassy Wetland
- 0.33 hectares Swampy Riparian Woodland

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.

Threatened species

No state or commonwealth threatened flora species were recorded within study area.
Two threatened fauna species, Growling Grass Frog and Southern Brown Bandicoot, were recorded within close proximity to the study area, however no threatened fauna were recorded directly within the study area during recent targeted surveys. No other species were identified as potentially occurring within the site.

Migratory species

One individual of Latham's Snipe was recorded during the field assessment, and a further fifteen Migratory and/or Marine species have previously been recorded within 10 kilometres of the study area. The EPBC Act Policy Statement 3.21 Industry guidelines for avoiding, assessing and mitigating impacts on EPBC Act listed migratory shorebird species (DoEE 2017) state that due to the individual nature of the species (i.e. do not commonly congregate in large flocks), that the criteria for identifying 'important habitat' for a species does not specifically apply to Latham's Snipe. The general criteria require 15 migratory birds to be present, where as for Latham's Snipe, a minimum of 18 individuals of the species must be present (DoEE 2017).

In addition, the study area would not be classed as an 'important habitat' as defined under the EPBC Act Policy Statement 1.1 Principal Significant Impact Guidelines.

Listed communities

No state or nationally significant ecological communities were recorded within the study area. Some characteristics of one community, Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains, were present within the patch of Plains Grassy Wetland, however, the patch was dominated by Pale Rush, which is contra-indicator species which excludes the patch from being defined as the listed community.

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.

Growling Grass Frog habitat loss during the removal of Plains Grassy Wetland from within the study area is the main threatening process. However mitigation measures are proposed, including:
-Augmenting 850 meters of the McGregor Road Drain.
-Diverting the drain to act as a dispersal corridor for Growling Grass Frog.

-Retrofitting waterways, sediment ponds and wetlands along the McGregor Road Drain to be suitable GGF habitats, of which the suitability as a habitat has been confirmed by the engaged consultant team, and at a minimum will not impede the dispersal of the GGF along the diverted McGregor Road drain waterway *(Appendix C, page 27).*
-2.5 meters of ephemeral sedges and rushes (to current Melbourne Water species specifications) outside the normal water level line of all sediment ponds and wetland areas.
-2.8 meters of shallow marsh and marsh sedges and rushes inside the normal water level line of all sediment ponds to define a "safety" edge.
-80% shallow marsh and marsh sedges and rushes within the wetland normal water level line.
-Vegetating the entire base and batters of the proposed vegetated channels with ephemeral sedges and rushes in the horizontal base (0.5m high max) and littoral zone sedges and rushes on the batters (0.5m high max).
Further information can be found in Appendix J.

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.

Three significant species, Growling Grass Frog, Southern Brown Bandicoot and Latham's Snipe were recorded either within or close to the study area. Latham's Snipe is considered unlikely to be significantly impacted by the proposed development.
Southern Brown Bandicoot is considered unlikely to be significantly impacted by the development if the proposed approach to avoid the vegetation surrounding Toomuc Creek is maintained.
The removal of Growling Grass Frog has the potential to impact upon the species, due to the removal of dispersal habitat and fragmentation of the landscape – however, again, no individuals were found to be in the study area.
Indirect effects during construction such as sedimentation of waterways will be mitigated via strategies referenced on page 2 of this document under 'Key Construction Activities'.

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

☒ NYD ☒ No ☒ Yes If yes, please briefly describe.

1.751 hectares of Plains Grassy Wetland will be retained and will be adjacent to a series of wetlands constructed within the southern section of the study area. Mitigation measure is that the wetlands are proposed to be revegetated with indigenous species, representative of the Plains Grassy Wetland EVC, creating a large wetland area with the potential to provide habitat for Growling Grass Frog.

In addition, the vegetation along the eastern bank of Toomuc Creek is proposed to be rehabilitated as another mitigation measure. This area currently contains small patches of Swampy Riparian Woodland and large areas of Gorse infestations. The Gorse will be gradually removed and revegetated with indigenous species representative of the Swampy Riparian Woodland EVC and be suitable to provide habitat for Southern Brown Bandicoot.

For the 9.468 hectares of native vegetation proposed to be removed, an offset of 5.041 General Habitat Units (GHUs) is required. Ecology and Heritage Partners can confirm that the offset obligations generated by this proposal can be satisfied through existing credits registered in DELWPs Native Vegetation Credit Register. A quote has been provided to the client which fulfils the offset requirements for the project.

Other mitigation measures include the planting of indigenous flora and fauna within landscape designs, implementing and monitoring construction management plans to protect flora and fauna, and incorporating the 200m setback from Toomuc Creek within designs to ensure flora and fauna along this corridor are protected.

Other information/comments? (eg. accuracy of information) All information is reliable as surveys were undertaken at appropriate times by ecologists.

13. Water environments

Will the project require significant volumes of fresh water (eg. > 1 Gl/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.

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.

The McGregor Road drain will be diverted around the site, the design of this will provide suitable replacement habitat for the Growling Grass Frog to mitigate this, such as;
-Augmenting 850 meters of the McGregor Road Drain
-Diverting the drain to act as a dispersal corridor for Growling Grass Frog
-Retrofitting waterways, sediment ponds and wetlands along the McGregor Road Drain
-2.5 meters of ephemeral sedges and rushes (to current Melbourne Water species specifications) outside the normal water level line of all sediment ponds and wetland areas
-2.8 meters of shallow marsh and marsh sedges and rushes inside the normal water level line of all sediment ponds to define a “safety” edge
-80% shallow marsh and marsh sedges and rushes within the wetland normal water level line
-Vegetating the entire base and batters of the proposed vegetated channels with ephemeral sedges and rushes in the horizontal base (0.5m high max) and littoral zone sedges and rushes on the batters (0.5m high max)
Appendix J contains further information.

Are any of these water environments likely to support threatened or migratory species?
☐ NYD ☐ No ☒ Yes If yes, specify which water environments.

McGregor Road drain provides suitable habitat for Growling Grass Frog.

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.

Could the project affect streamflows?
☐ NYD ☒ No ☐ Yes If yes, briefly describe implications for streamflows.

The drainage strategy proposed for the site will not impact the streamflows as there is no current drainage infrastructure for the subject site or the surrounding PSP. Therefore these works will upgrade the drainage to ensure a free draining outfall for the subject site and surrounding properties, provides an outfall for the future Precinct Structure Plan (PSP), provides an outfall for the Melbourne Water Drainage Scheme upstream of the Cardinia Motor Recreation and Education Park reducing the conveyance infrastructure required for the PSP region, and includes an increase in waterway and wetland proposals for the site *(Appendix J pages 1-2).*

Could regional groundwater resources be affected by the project?
☐ NYD ☒ No ☐ Yes If yes, describe in what way.

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)

Could aquatic, estuarine or marine ecosystems be affected by the project?
☐ NYD ☒ No ☐ Yes If yes, describe in what way.

There are no aquatic, estuarine or marine ecosystems found to be located within the subject site. The McGregor Road drainage line was found to have been impacted by cattle, which has broadened a section and created an ephemeral wetland area (*Appendix D page 18).* Toomuc Creek is not located within the subject site.

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.
Is mitigation of potential effects on water environments proposed? ☒ NYD ☒ No ☒ Yes If yes, please briefly describe. Drainage infrastructure will be upgraded to mitigate water environments as referenced on page 14 'Are any waterways, wetlands, estuaries or marine environments likely to be affected?' which will be the first infrastructure works completed on the site to ensure water environments are accommodated for. In addition as referenced on page 2 under 'Key Construction Activities' numerous other mitigation measures will be implemented during construction to ensure water environments are not impacted. In addition *Appendix C, page 13* also notes that prior to construction areas will be appropriately bunded and fenced off to avoid any runoff, sediment, pollutants etc entering adjacent vegetation, habitats or waterways.
Other information/comments? (eg. accuracy of information)

14. Landscape and soils

Landscape

Has a preliminary landscape assessment been prepared? ☒ No ☐ Yes If yes, please attach.
Is the project to be located either within or near an area that is: • **Subject to a Landscape Significance Overlay or Environmental Significance Overlay?** ☐ NYD ☒ No ☐ Yes If yes, provide plan showing footprint relative to overlay. • **Identified as of regional or State significance in a reputable study of landscape values?** ☐ NYD ☒ No ☐ Yes If yes, please specify. • **Within or adjoining land reserved under the *National Parks Act 1975* ?** NYD ☒ No Yes If yes, please specify. • **Within or adjoining other public land used for conservation or recreational purposes ?** ☐ NYD ☒ No ☐ Yes If yes, please specify.
Is any clearing vegetation or alteration of landforms likely to affect landscape values? ☐ NYD ☒ No ☐ Yes If yes, please briefly describe.
Is there a potential for effects on landscape values of regional or State importance? ☐ NYD ☒ No ☐ Yes Please briefly explain response.
Is mitigation of potential landscape effects proposed? ☐ NYD ☒ No ☐ Yes If yes, please briefly describe.
Other information/comments? (eg. accuracy of information)

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

Is there a potential for effects on land stability, acid sulphate soils or highly erodible soils? ☐ NYD ☒ No ☐ Yes If yes, please briefly describe. A geotechnical report has been completed for the subject site, of which confirms that there are no effects on land stability, acid sulphate soils present or highly erodible soils present. *Appendix K contains the geotechnical report.*
Are there geotechnical hazards that may either affect the project or be affected by it? ☐ NYD ☒ No ☐ Yes If yes, please briefly describe.
Other information/comments? (eg. accuracy of information)

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.

No it is not likely to generate significant volumes of road traffic as explained on page 10, and within *Appendix I, page 36.*

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.

A noise assessment has been conducted to support this, and further findings within the report are outlined on page 10 above, and within *Apendix H page 33-34.*

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?

☐ NYD ☒ No ☐ Yes If yes, briefly describe the potential effects.

Is mitigation of potential social effects proposed?

☐ NYD ☒ No ☐ Yes If yes, please briefly describe.

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

Cultural heritage

Have relevant Indigenous organisations been consulted on the occurrence of Aboriginal cultural heritage within the project area?

☐ No If no, list any organisations that it is proposed to consult.

☒ Yes If yes, list the organisations so far consulted.

Archaeology at Tardis has completed a Cultural Heritage Statement for the site and consulted the relevant organisations.

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)

Cultural Heritage Management Plan has been approved for the Cardinia Motor Recreation & Education Park, *Appendix L*.

Is any Aboriginal cultural heritage known from the project area?

☐ NYD ☒ No ☐ Yes If yes, briefly describe:

- 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

Are there any cultural heritage places listed on the Heritage Register or the Archaeological Inventory under the *Heritage Act 1995* within the project area?

☐ NYD ☒ No ☐ Yes If yes, please list.

Is mitigation of potential cultural heritage effects proposed?

☐ NYD ☒ No ☐ Yes If yes, please briefly describe. Not applicable, CHMP has been issued for the site.
Other information/comments? (eg. accuracy of information)

16. Energy, wastes & greenhouse gas emissions

What are the main sources of energy that the project facility would consume/generate?

- ☒ Electricity network. If possible, estimate power requirement/output …….
- ☒ Natural gas network. If possible, estimate gas requirement/output ……...
- ☒ Generated on-site. If possible, estimate power capacity/output …….
- ☒ Other. Please describe.

Please add any relevant additional information.

Potential options for power generation onsite via solar panels will be investigated during detailed design stage.

What are the main forms of waste that would be generated by the project facility?

- ☒ Wastewater. Describe briefly.
- ☒ Solid chemical wastes. Describe briefly.
- ☒ Excavated material. Describe briefly.
- ☒ Other. Describe briefly.

Please provide relevant further information, including proposed management of wastes.

The project will not generate any of the above listed items or other, and during construction any excavation required for infrastructure and services will not be waste as the excavated material will be reused on the site. Once operational the waste will only be normal levels of rubbish and recycling generated from the hotel, and any conferencing and events.

What level of greenhouse gas emissions is expected to result directly from operation of the project facility?

- ☒ Less than 50,000 tonnes of CO_2 equivalent per annum
- ☒ Between 50,000 and 100,000 tonnes of CO_2 equivalent per annum
- ☒ Between 100,000 and 200,000 tonnes of CO_2 equivalent per annum
- ☒ More than 200,000 tonnes of CO_2 equivalent per annum

Please add any relevant additional information, including any identified mitigation options.

17. Other environmental issues

Are there any other environmental issues arising from the proposed project?

☒ No ☒ Yes If yes, briefly describe.

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
- ☒ Design: Please describe briefly
- ☒ Environmental management: Please describe briefly.
- ☒ Other: Please describe briefly

Add any relevant additional information.

The proposed development will impact upon a large proportion of the study area, with the development impacting upon areas of native vegetation and agricultural grazing land. 9.468 hectares of native vegetation is proposed to be impacted, comprising 9.37 hectares Plains Grassy Wetland and three scattered trees. Impacts to native vegetation will be offset through a third party offset site.

1.751 hectares of Plains Grassy Wetland, 0.33 hectares of Swampy Riparian Woodland and three native scattered trees will be retained within the study area.

Habitat for Southern Brown Bandicoot will be enhanced along the banks of Toomuc Creek, within the western portion of the study area, through rehabilitation of the area with local indigenous species, and any constructed wetlands will incorporate habitat feature for Growling Grass Frog where practicable.

This complex has evolved through multiple stages of design being draft consultation, vision planning and the master plan stage. At each of these our consultant team provided input based on their reports/site surveys/professional advice to create a final design that fit within each consultants constraints and requirements, being Ecology and Heritage Partners, Ratio Traffic, Stormy Water Solutions, Marshall Day Acoustics, Mackie Land Surveying, Archaeology at Tardis, SJB Planning, Apex Circuit Design, and SMEC geotechnical. In particular the location and size of facilities has evolved to lessen the impact and removal of native vegetation and agricultural grazing gland, and Plains Grassy Wetland. We have also deleted the indoor and outdoor shooting sports facility from this proposal as to not impact the Toomuc Creek corridor, and in order to protect the potential habitat, which will also be fortified via the 200m setback.

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.

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.

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.

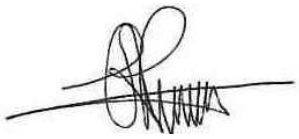
Has a program for future consultation been developed?

☒ NYD ☐ No ☐ Yes If yes, briefly describe.

Authorised person for proponent:

I, Felicity Richardson,

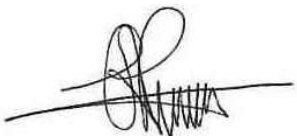
Chief Operations Officer, confirm that the information contained in this form is, to my knowledge, true and not misleading.

Signature 

Date 26/03/2020

Person who prepared this referral:

I, Felicity Richardson , Chief Operations Officer, confirm that the information contained in this form is, to my knowledge, true and not misleading.

Signature 

Date 26/03/2020