

Aged Care Facility Extension at Furlong Road, St Albans (EPBC 2018/8257)

Preliminary Documentation

Prepared for De Nova Group

19 September 2019

Biosis offices

NEW SOUTH WALES

Albury

Phone: (02) 6069 9200
Email: albury@biosis.com.au

Newcastle

Phone: (02) 4911 4040
Email: newcastle@biosis.com.au

Sydney

Phone: (02) 9101 8700
Email: sydney@biosis.com.au

Wollongong

Phone: (02) 4201 1090
Email: wollongong@biosis.com.au

VICTORIA

Ballarat

Phone: (03) 5304 4250
Email: ballarat@biosis.com.au

Melbourne (Head Office)

Phone: (03) 8686 4800
Email: melbourne@biosis.com.au

Wangaratta

Phone: (03) 5718 6900
Email: wangaratta@biosis.com.au

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| | |
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| Prepared by: | Tim Dredge, Lauren Stoot and Jack Tate |
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- Matt Jones, Kristin Campbell, Caitlin Potts, Hsuan-Cheng Lu

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Contents

| | | |
|-------------------|---|-----------|
| 1. | Description of the Action | 4 |
| 1.1 | Components of the action | 5 |
| 2. | Matters of National Environmental Significance | 8 |
| 2.1 | Site context..... | 8 |
| 2.2 | Impacts..... | 8 |
| 2.3 | Suitability of targeted surveys..... | 10 |
| 2.3.1 | Matted Flax-lily | 10 |
| 2.3.2 | Golden Sun Moth | 11 |
| 2.3.3 | Striped Legless Lizard..... | 11 |
| 3. | Proposed Avoidance, Management and Mitigation Measures | 20 |
| 3.1 | Avoidance | 20 |
| 3.2 | Management and mitigation..... | 20 |
| 4. | Offsets | 21 |
| 4.1 | Federal offsets | 21 |
| 4.1.1 | Natural Temperate Grassland of the Victorian Volcanic Plain | 21 |
| 4.2 | State offsets..... | 23 |
| 5. | Social and Economic Matters | 24 |
| 5.1 | Public consultation | 24 |
| 5.2 | Indigenous stakeholder consultation..... | 24 |
| 5.3 | Projected economic costs | 24 |
| 5.4 | Employment opportunities | 25 |
| 6. | Ecologically Sustainable Development..... | 26 |
| 7. | Environmental Record..... | 27 |
| 8. | Other Approvals and Conditions | 28 |
| 8.1 | Any approval obtained or is required to be obtained from a State or Territory | 28 |
| 8.1.1 | Planning and Environment Act 1987 | 28 |
| 8.1.2 | Flora and Fauna Guarantee Act 1988..... | 28 |
| 8.1.3 | Catchment and Land Protection Act 1994..... | 28 |
| 8.2 | Description of monitoring, enforcement and review procedures..... | 28 |
| | References..... | 30 |
| | Appendices | 31 |
| Appendix 1 | Attachment A..... | 32 |
| Appendix 2 | Offset Management Plan | 38 |
| Appendix 3 | Offset Calculator (NTGVVP) | 39 |
| Appendix 4 | Construction Environmental Management Plan | 41 |

| | | |
|-------------------|---|-----------|
| Appendix 5 | Brimbank City Council Planning Permit..... | 46 |
| Appendix 6 | Photos of the study area..... | 49 |
| Appendix 7 | EPBC referral | 53 |

Tables

| | | |
|---------|---|----|
| Table 1 | Total area and impacts within the original referral for MNES located at 181 Furlong Road, St Albans, Victoria. | 4 |
| Table 2 | Components of the action | 5 |
| Table 3 | Habitat hectare for quality assessment of the NTGVVP | 9 |
| Table 4 | NTGVVP assessment results (DSEWPaC 2011b) | 9 |
| Table 5 | Reference sites for Golden Sun Moth | 11 |
| Table 6 | Excerpt of Table 1 from the EPBC Act referral guidelines (DSEWPC 2011) | 12 |
| Table 7 | Weather conditions during GSM surveys | 14 |
| Table 8 | Summary of all Striped Legless Lizard survey dates and weather conditions. | 16 |
| Table 9 | Offset calculator justification | 22 |

Figures

| | | |
|----------|--|----|
| Figure 1 | Location of the study area. | 6 |
| Figure 2 | Layout and components of the action | 7 |
| Figure 3 | Natural Temperate Grassland of the Victorian Volcanic Plains | 13 |
| Figure 4 | Threatened flora survey tracks | 17 |
| Figure 5 | GSM survey tracks | 18 |
| Figure 6 | SLL survey grids..... | 19 |

1. Description of the Action

Background information

Biosis was commissioned by De Nova Group Pty Ltd (De Nova Group), on behalf of Fronditha Care to prepare this preliminary documentation to enable assessment of the proposed action under Part 9 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The proposed action involves the extension of an existing aged care facility at 181 Furlong Road, St Albans, Victoria (land / study area) which is located approximately 24 kilometres north-west of the Melbourne Central Business District (Figure 1). The study area is within the Victorian Volcanic Plain bioregion, the City of Brimbank and the Werribee River Basin. Currently, the land contains an aged care facility that accommodates 60 beds and Fronditha Care hold a license to accommodate 90 beds on the land. Fronditha are planning on extending the facility to add the additional 30 beds, with the new building accommodating all 90 bed licenses while the existing aged care facility is repurposed (proposed works or project).

Biosis conducted the initial flora and fauna assessments for De Nova Group on 7 February 2018 and 30 April 2018, which identified suitable habitat for Golden Sun Moth *Synemon plana* (GSM), Striped Legless Lizard *Delma impar* (SLL) and the threatened ecological community Natural Temperate Grassland of the Victorian Volcanic Plain (NTGVVP), all of which are matters of national environmental significance (MNES). As a result of this, the proposed works were referred to the Australian Government Minister for the Environment in August 2018 (referral 2018/8257) (the 'Referral') to determine if assessment and approval was required under the EPBC Act.

On 12 September 2018 the proposed works were declared a controlled action and needed to be assessed on the basis of preliminary documentation. The decision was based on the fact that the proposed works were considered likely to have a significant impact on listed threatened species and communities which include the vulnerable Striped Legless Lizard, the critically endangered Golden Sun Moth and the critically endangered community Natural Temperate Grassland of the Victorian Volcanic Plain (NTGVVP).

The proposed action will have a development footprint (impact area) of 0.63 hectares of the land (Figure 2). Table 1 lists the extent of each MNES proposed be impacted as outlined within the original referral.

Table 1 Total area and impacts within the original referral for MNES located at 181 Furlong Road, St Albans, Victoria.

| Matter of National Environmental Significance | Total area of habitat/community present (ha) | Total area of habitat/community impacted (ha) |
|--|--|---|
| Natural Temperate Grassland of the Victorian Volcanic Plain (NTGVVP) | 0.56 | 0.22 – 0.56 ha will be impacted through direct and indirect impacts |
| Striped Legless Lizard <i>Delma impar</i> | 0.56 | 0.22 |
| Golden Sun Moth <i>Synemon plana</i> | 1.28 | 0.56 |

Since the referral has been lodged, targeted surveys for both SLL and GSM have been undertaken. No threatened species were detected during the targeted surveys and therefore the action is no longer considered to have a significant impact on them. NTGVVP is still present, and development will constitute a significant impact. Full details of the targeted surveys is provided in Section 2.

Construction is expected to begin upon final Commonwealth approval for the action. Development was originally projected to be completed by June 2020.

1.1 Components of the action

The action will be made of four main components, and an additional requirement by Brimbank City Council to remove the earthen mound along the shared boundary. The works were originally intended to begin in March 2019, and as a result of the EPBC referral, are now aiming to begin works in mid-2019.

Components of the action are broadly outlined below, in Table 2, along with their intended completion timing. These are all subject to change, and also largely depend on the EPBC approvals process. Figure 2 provides a schematic of the action, and an indication of location of some actions.

Table 2 Components of the action

| Component | Timeline |
|--------------------------------------|---|
| Pre-construction surveys | Completed |
| Tender award | Completed |
| Mound removal and site establishment | Mid-2019 (upon approval) |
| Construction | Following mound removal (within one year) |
| Post-construction remediation | Following construction |

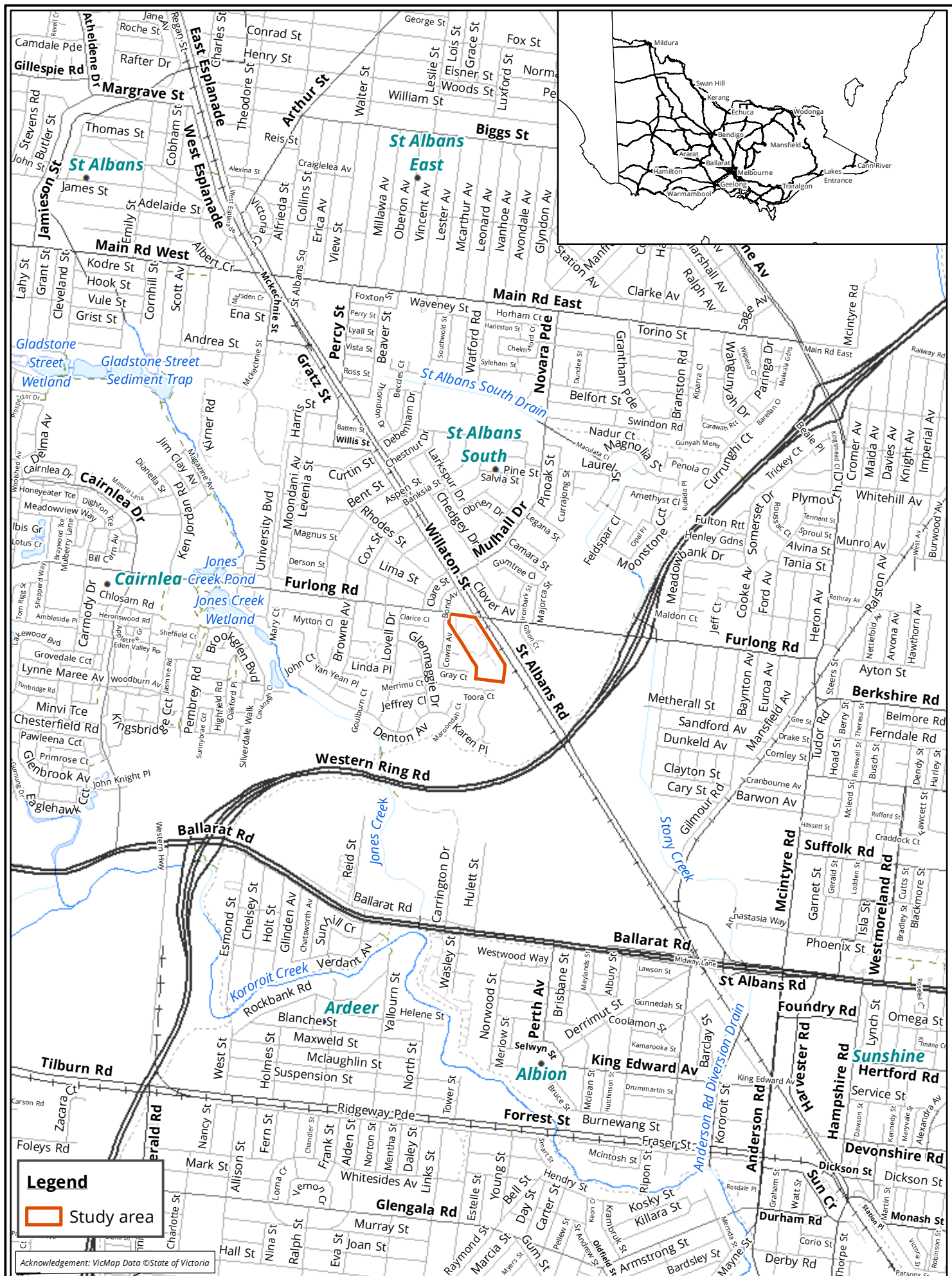
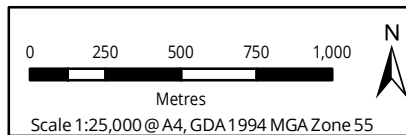


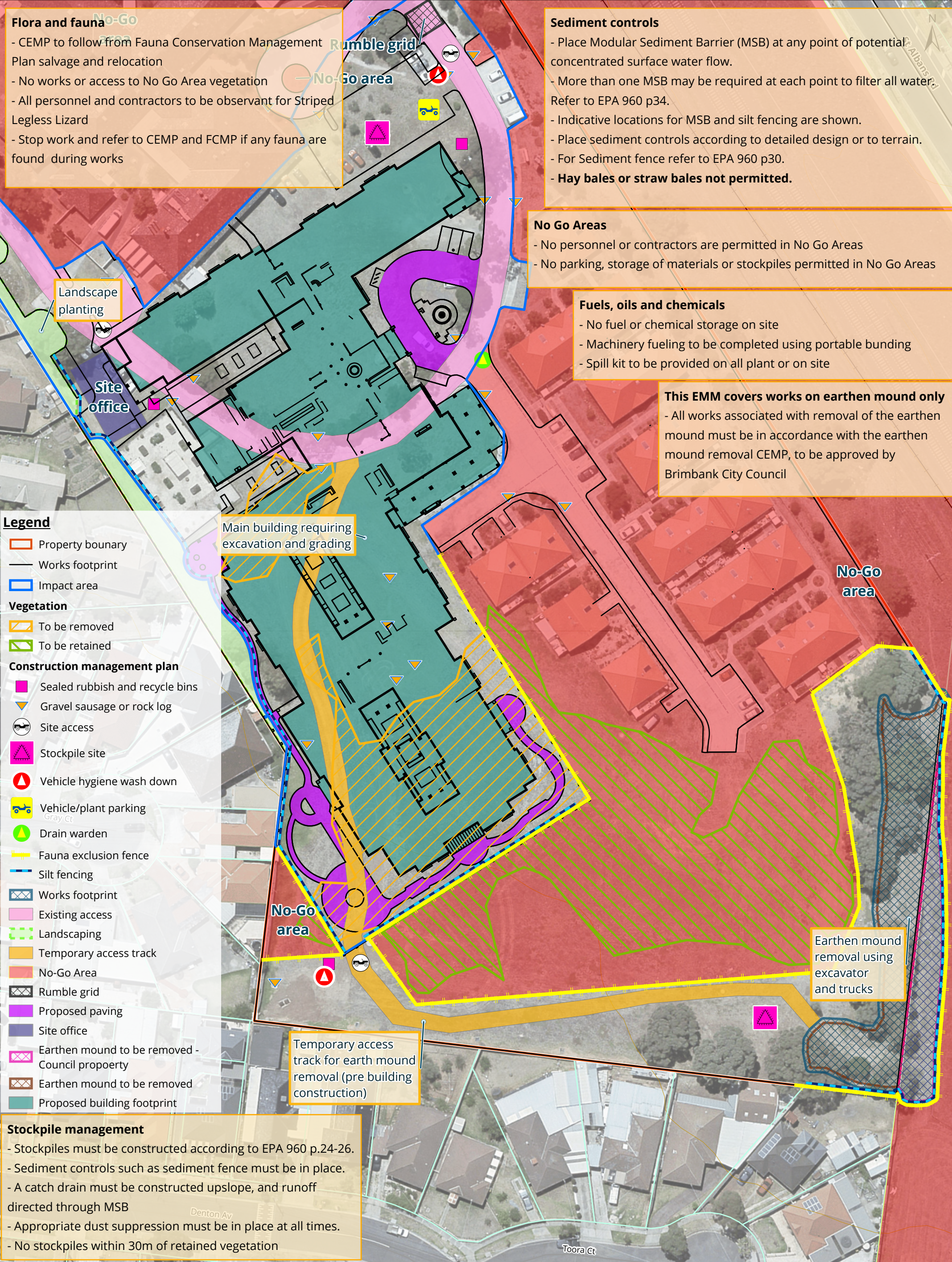
Figure 1: Location of the study area



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Matter: 26838,
Date: 01 May 2018,
Checked by: SCC, Drawn by: SSK, Last edited by: skumar
Location: P:\268005\26838\Mapping\26838_F1_Locality





2. Matters of National Environmental Significance

2.1 Site context

The study area is located on the eastern margin of the Victorian Volcanic Plain bioregion within an urban environment, surrounded by residential buildings. There is a railway immediately east of the study area and large areas of cleared land either side of the Western Ring Road approximately 550 metres south of the study area. No permanent creeks or watercourses traverse the property, although the Maribyrnong River runs north-south approximately 3 kilometres east of the study area. The study area is adjacent to a rail corridor which is a site of known significance for MNES which includes important flora and fauna. The study area is separated from the rail corridor by planted Eucalypts, a large soil mound and a small residential area.

The study area is characterised by vegetation and soil typical of the Victorian Volcanic Plain, but has been heavily modified. The study area is flat with cracking clay soil and no surface rock, which is likely a result of its highly modified nature. The vegetation is dominated by non-indigenous species with patches of regenerating native vegetation and scattered planted Eucalypts.

The vegetation throughout the majority of the study area has been highly modified and supports predominately introduced vegetation along with planted trees and shrubs. The northern portion is covered with introduced vegetation such as Cocksfoot *Dactylis glomerata*, Hogweed *Polygonum aviculare* and Great Brome *Bromus diandrus*. However scattered native species are found throughout these areas, including Berry Saltbush *Atriplex semibaccata* and Short Wallaby-grass *Rytidosperma carphoides*.

Native vegetation persists throughout the middle and southern portions of the study area; which contains two areas of the ecological vegetation class (EVC) Heavier-soil Plains Grassland (EVC 132_61).

Photos of the study area are provided in Appendix 5.

2.2 Impacts

Natural Temperate Grassland of the Victorian Volcanic Plain

The impact area supports a small, isolated and modified example of NTGVVP (Figure 3).

Biosis (2018a) identified 0.56 hectares of grassland which meets the definition of NTGVVP within the study area. The proposed action would remove 0.22 hectares of this vegetation.

The 0.56 hectares of NTGVVP is within the Victorian Volcanic Plains bioregion and is dominated by native species associated with NTGVVP, including; Kangaroo Grass *Themeda triandra*, Windmill Grass *Chloris truncata*, Bristly Wallaby-grass *Rytidosperma setaceum* and Rough Spear-grass *Austrostipa scabra* subsp. *falcata*. The study area lacks the presence of remnant trees (planted Eucalypts are present) and its extent is larger than 0.05 hectares. The remnant therefore it qualifies as NTGVVP according to the relevant assessment guidelines (Commonwealth 2011b).

The quality of NTGVVP was assessed in accordance with the Habitat hectare method (DSE 2004) which provides as habitat score out of 100. This was then translated to a score out of 10 to provide an impact score for the EPBC Act offset calculator. The Department of Environment, Land, Water and Planning's (DELWPs) modelled condition scores were used for the flora and fauna assessment (Biosis 2018a). The quality of the vegetation was assessed on multiple occasions throughout the year, including; autumn, winter and spring, in

order to capture the presence of seasonal flora. With the exception of Windmill Grass as a short-lived perennial or biennial, no native annual flora was observed.

The result of the Vegetation Quality Assessment (VQA) using the Habitat hectare method was 38/100, which equates to a score of 3.8/10 (Table 3). This is then rounded up to the nearest whole number, to provide a final NTGVVP condition score of 4/10.

Impacts to NTGVVP will be both direct, and indirect, as a result of proportional development of the habitat. As only 0.22 hectares of NTGVVP is proposed to be developed, the remaining 0.34 hectares will remain in retained vegetation. This remaining habitat will be impaired in functionality and is likely to decline at a faster rate than if it were not impacted at all. Changes in hydrology, shading and potential usage may all contribute to the decline of this remaining habitat. Therefore, for the purposes of this assessment, it will be considered functionally removed and Fronditha Care will purchase offsets to compensate for this loss. While it is possible that there may be other threats to the remaining grassland that are unknown, the offset of all mapped NTGVVP will ensure that the environmental outcomes exceed the worst case scenario. By including the additional 0.34 ha of NTGVVP as impacted upon, despite not being a direct loss, all impacts will be known to NTGVVP on the site.

Table 1 identifies the Habitat hectare assessment used to score the quality of the patch of grassland that is synonymous with NTGVVP. Table 3 identifies the assessment pathway to quality for NTGVVP.

Table 3 Habitat hectare for quality assessment of the NTGVVP

| Site ID | | | 1 |
|------------------------|---------------------------------|-------------------|-------------------------------|
| EVC Name - # | | | Plains Grassland (EVC 132-61) |
| Max Score | | | Score |
| Site Condition | Large Old Trees | 10 | Not Applicable |
| | Canopy Cover | 5 | Not Applicable |
| | Lack of Weeds | 15 | 7 |
| | Understorey | 25 | 10 |
| | Recruitment | 10 | 3 |
| | Organic Matter | 5 | 5 |
| | Logs | 5 | Not Applicable |
| | | Standardiser 1.36 | 25 |
| | Total Site Score (standardised) | | 34 |
| Landscape Value | Patch Size | 10 | 1 |
| | Neighbourhood | 10 | 0 |
| | Distance to Core | 5 | 3 |
| | Total Landscape Score | | 4 |
| HABITAT SCORE | | 100 | 38 |
| Habitat points = #/100 | | 1 | 0.38 |
| Habitat Zone area (ha) | | | 0.56 |
| Habitat hectares (Hha) | | | 0.051 |

Table 4 NTGVVP assessment results (DSEWPac 2011b)

| Condition | | Assessment according to TSSC 2008 & DSEWPac 2011b |
|---|--|---|
| Step 1: Is the Natural Temperate Grassland ecological community present at my site? | | |
| Does the patch occur within the Victorian Volcanic Plain? | | YES |

| Condition | Assessment according to TSSC 2008 & DSEWPaC 2011b |
|--|---|
| Is the site dominated by native vegetation? | YES |
| Are trees absent or sparse such that the projective foliage cover of native trees in the patch is 5% or less? | YES |
| Is the ground vegetation layer dominated by native grasses and/or other native herbs? | YES The grassland ecological community is present. Go to Step 2. |
| Step 2: Is the patch of sufficient quality for national listing? | |
| Is the patch bigger than or equal to 0.05 hectares (e.g. 10 x 50m OR 20 x 25m)? | YES |
| The dominant native species represent at least 50% of the native species and the perennial tussock cover; OR non-grass weeds comprise less than 30% of ground cover; OR native forbs (wildflowers) comprise at least 50% of total vegetation cover during spring – summer. | YES. The dominant native species represents at least 50% of the native species and the perennial tussock cover, therefore the patch of the ecological community is of sufficient quality to consider EPBC protection. |

2.3 Suitability of targeted surveys

2.3.1 Matted Flax-lily

The likelihood of Matted Flax-lily persisting within the proposed development area, or land parcel, is considered negligible. The following justifications are put forwards as to why this is so:

- The area is of such a small size that all areas are easily observed for flora species.
- The area shows evidence of modification resulting from past land uses.
- All areas outside of native grasslands display 100% cover of *Paspalum* and *Kikuyu*, colonisers of extensively disturbed areas
- The area only contains three native forbs, all of which are well recognized as colonisers of heavily disturbed areas
- Targeted surveys, despite being out of season, were suitable to determine presence of Matted Flax-lily due to the following reasons:
 - The high amount of inter-tussock spaces within native grassy areas allowed easily identifiable conditions for observing the species
 - The uniform nature of the study area ensured the area was well observed
 - The targeted surveys were conducted by suitably qualified personnel who have both observed Matted Flax-lily before.
- The area has been assessed for flora independently by both a Biosis Senior Botanist, and Consultant Botanist, who are both significantly experienced in identification of Matted Flax-lily in the field.
- The area was walked over on 18 separate occasions by two Biosis staff while conducting Striped Legless Lizard surveys, and Golden Sun Moth surveys. All staff who walked over the site have seen Matted Flax-lily before. While not specifically looking for them on these occasions, approximately one third of these visits took place within flowering time for Matted Flax-lily.

- Additional, less formal visits have been conducted on a number of occasions during visits to observe other features of the site, and involved walking through the grassland.
- Tasmanian Government website identifies every month of the year as at least suitable for survey with a moderate to high probability of detection (www.tas.gov.au).

2.3.2 Golden Sun Moth

Golden Sun Moth were not observed during targeted surveys, however were observed at reference sites prior to each visit. The reference site is the in Sunshine West and is currently subject to an EPBC Referral (2018/8275). Details of Golden Sun Moth flights on the relevant days are provided in Table 4. Similarities are described in Table 4. It is noted that on the days following rain (12 November & 30 November) the most numbers of Golden Sun Moth were recorded. Additionally, the first survey was recorded with 90% cloud cover at the reference site as well and observed the highest numbers of moths.

Table 5 Reference sites for Golden Sun Moth

| Date | Reference site | Distance from study area (km) | No. recorded and time of day | Similarities | Other locations with recorded flights |
|----------|-------------------------------------|-------------------------------|------------------------------|---|--|
| 12/11/18 | Sunshine West (also EPBC 2018/8275) | 4.97 | 82 (11.15am) | The reference site is the same EVC as the study area, and supports a similar low quality species structure. At less than 5kms from 181 Furlong, it provides similar environmental conditions. | Derrimut Grassland Reserve Craigieburn Grassland Reserve Malmsbury |
| 19/11/18 | Sunshine West (also EPBC 2018/8275) | 4.97 | 8 (10.10am) | | Epping Avalon Ararat |
| 30/11/18 | Sunshine West (also EPBC 2018/8275) | 4.97 | 35 (10.30am) | | Broadmeadows Valley Park |
| 07/12/18 | Sunshine West (also EPBC 2018/8275) | 4.97 | 9 (?) | | Fairbairn Road |

2.3.3 Striped Legless Lizard

The referral guidelines for Striped Legless Lizard outline appropriate survey methods and effort, which is provided below (Table 6). Based on these requirements, we believe we are consistent with the survey methodology and effort required to effectively conclude the presence or absence of the species.

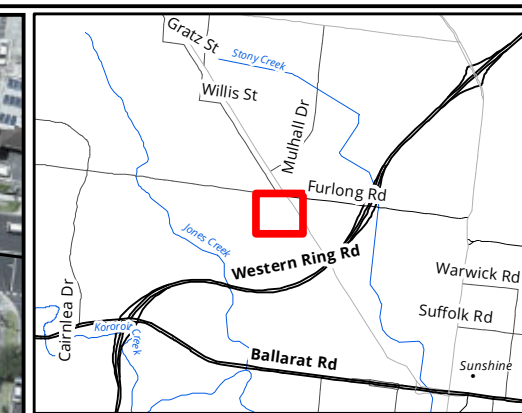
This approach is also consistent with all Striped Legless Lizard surveys conducted by Biosis in Victoria, including many previously assessed EPBC referrals, and current EPBC referrals.

Due to small amount of suitable habitat, and required tile grid shape and sizes, it was determined that a placement of survey grids as they are displayed in Figure 5 was appropriate. This was to ensure that potential other habitat that may have been questioned would also have some level of survey. It is noted that while we identify suitable habitat, Striped Legless Lizard are a mobile species and are capable of moving into areas outside of the suitable habitat.

In terms of effective coverage of the suitable habitat, the EPBC Act referral guidelines (DSEWPC 2011) provide information stating at least two tile grids should be used for sites less than two hectares in size. The suitable area being targeted is only 0.56 hectares, and has one full tile grid on it, and is partially covered by the second grid. Biosis see the coverage of the suitable habitat and surrounding area as extensively adequate for purposes of detection within such a small area.

Table 6 Excerpt of Table 1 from the EPBC Act referral guidelines (DSEWPC 2011)

| Survey method | Survey effort | Compliance with requirements |
|---|---|--|
| Artificial shelter site surveys (roof tiles) | Shelter sites installed at least one month prior to the initial survey/checks (that is, by August). | Yes |
| | Typically in vegetated areas (not bare ground). | Yes |
| | Arrays consist of 50 tiles, at 5 metre spacing between tiles, arranged in a grid of 10 tiles by five or a transect. | Yes |
| | As a minimum, two tile arrays for sites less than two hectares in size. One array per three hectares for sites up to 30 hectares, and 10 arrays for sites greater than 30 hectares in size. | Yes |
| | Orientation is important: arrays should preferably be positioned on a northerly aspect. | North-west. |
| | Shelter sites should be checked when ambient temperatures do not exceed 28 degrees. | Yes |
| | Shelters should be checked for a period of several weeks . In Victoria the Department of Sustainability and Environment recommend at least six months of survey. ACT guidelines recommend a minimum of 10 weeks, with a minimum of 20 checks. | Yes: Shelters were checked for a period of 3.5 months. This approach is consistent with all Striped Legless Lizard surveys ever conducted by Biosis and other Victorian consultancies. |
| | Artificial shelter sites should be checked at least twice a month, and ideally once a week during early September to December. Checking more frequently than once or twice a week may lead to striped legless lizards abandoning the artificial shelters. | Yes |



Legend

- Study area
- Impact area
- Natural Temperate Grassland of the Victorian Volcanic Plain

Figure 3 Area of Natural Temperate Grassland

0 10 20 30 40 50

Metres

Scale: 1:1,300 @ A3

Coordinate System: GDA 1994 MGA Zone 55



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Matter: 28594,
Date: 13 February 2019,
Checked by: LS, Drawn by: DK, Last edited by: jturner
Location: P:\28500s\28594\Mapping\28594_F2_NTGVVP.mxd

EPBC Important flora surveys

Biosis conducted a targeted surveys for the EPBC Act listed Spiny Rice-flower *Pimelea spinescens* subsp. *spinescens*, and Matted Flax-lily *Dianella amoena* on 27 June 2018.

To determine the presence or absence of Matted Flax-lily and Spiny Rice-flower, best practice guidelines, outlined in the *Biodiversity Precinct Structure Planning Kit* (DSE 2010) were followed. To detect any Matted Flax-lily and Spiny Rice-flower within the site, two botanists, walked transects, approximately five metres apart. Transects spanned the entire site, and were oriented north to south (Figure 4).

Matted Flax-lily is often found around the base of trees, in stony areas, or along fence lines. Extra effort during site surveys was directed towards these areas in an effort to detect the species. It is generally recommended that targeted surveys are undertaken during the species flowering period, between early spring and late summer (DSE 2010). However, since the site was open, vegetation was low and sparse, and visibility was high, detection during this period was not considered to be problematic. Field surveys did not detect the presence of Matted Flax-lily or Spiny Rice-flower within the study area.

Golden Sun Moth *Synemon plana*

Golden Sun Moth (GSM) is a medium-sized, day-flying moth with clubbed antennae (Edwards 1993). GSM are found in grasslands throughout south-eastern Australia (DoE 2013). Suitable habitat for the GSM includes native temperate grassland and open grassy woodlands dominated by wallaby grass (DEC 2007). Most recent studies show that GSM can exist within degraded grasslands dominated by exotic Chilean Needle-grass *Nassella neesiana* (Braby & Dunford 2006; Gibson 2006; Gilmore et al. 2008). GSM emerge from their pupal stage during hot, sunny, low wind days during the breeding season which falls between mid-October and early January (DOE 2013). Adult males will not fly more than 100 m away from suitable habitat while searching for females (DOE 2013).

Potential habitat for GSM was identified within the study area by Biosis (2018a) during the initial flora and fauna assessment. Potential habitat was considered to be present where the grassland vegetation supported known food plants: spear grasses and wallaby-grasses and had a suitable open tussock structure.

Targeted surveys were conducted over four suitable days; 12, 19 and 30 November 2018 and 07 December 2018. They followed the survey methodology outlined by the Commonwealth of Australia (2009). Transects spaced approximately 50 m apart were walked by experienced observers. The surveys took place when conditions were suitable for male flight (generally >20°C, bright, clear days, full sun, absence of rain and wind other than a light breeze) between 10:00 hrs and 15:00 hrs). All weather conditions, including temperature, humidity, cloud cover and wind speed were measured on site at the beginning and end of the surveys. Weather data collected on site is provided in Table 7. GPS tracks of the survey transects are displayed in Figure 5.

Table 7 Weather conditions during GSM surveys

| Date | Time Start (End) | Temp. (°C) Start (End) | Cloud cover (%) Start (End) | Wind direction Start (End) | Wind speed (km/hr) Start (End) | Humidity (%) Start (End) | Reference site |
|----------|---------------------|---------------------------|--------------------------------|-------------------------------|-----------------------------------|-----------------------------|----------------|
| 12/11/18 | 13:30 (13:46) | 30 (29) | 90 (100) | SSE (SSE) | 1.5 (4) | 33 (22) | Derrimut |
| 19/11/18 | 11:49 (12:19) | 27 (30) | 15 (30) | N (N) | 4.5 (6) | 33 (28) | Sunshine |
| 30/11/18 | 14:45 (14:58) | 21 (25) | 20 (5) | SE (SE) | 7 (5) | 54 (40) | ? |
| 07/12/18 | 12:10 (12:10) | 35 (33.5) | 40 (40) | N (N) | 45 (45) | 22 (22) | Fairbairn Road |

One of the survey dates 07 December 2018 saw a malfunction of the GPS unit, and as such only one set of tracks was recorded.

Despite surveys being undertaken at the appropriate time and during suitable conditions and on days when Golden Sun Moths were flying at other sites around Melbourne and Victoria, Golden Sun Moth were not recorded from the study area. This suggests that while the site does support potential habitat, it appears that a population of the species is unlikely to be present and therefore a significance impact associated with the construction of the aged care facility is also unlikely.

Striped Legless Lizard *Delma impar*

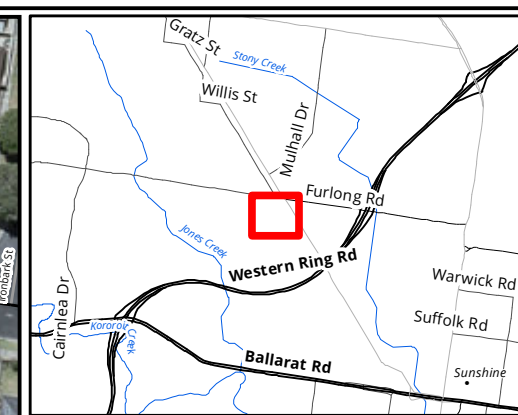
Striped Legless Lizard is a long, thin bodied lizard that is characterized by its lack of forelimbs and reduced hind limbs. It has a patchy distribution throughout south-eastern Australia in habitats typically characterized by native grasslands.

A total of two Striped Legless Lizard monitoring grids were established throughout the study area on 27 July 2018. Each monitoring grid is comprised of 50 terracotta roof tiles located in 5 transects of 10 tiles spaced 5 metres apart. Every tile within each grid has been uniquely numbered and labelled on the underside, and a steel picket installed at the north-west corner of each grid. All tile grids were checked fourteen times in total, between early September and mid-December 2018. Table 8 contains a summary of all survey dates and weather conditions. The location of the tile grids in relation to the Natural Temperate Grassland of the Victorian Volcanic Plain is provided in Figure 6.

Despite surveys being undertaken at the appropriate time and during suitable conditions, Striped Legless Lizards were not recorded at the study area. A single Common Blue-tongue Lizard *Tiliqua scincoides* was found during check #14 at grid 2, tile 5C. This suggests that while the site does support potential habitat, it appears that a population of the species is unlikely to be present and therefore a significance impact associated with the construction of the aged care facility is also unlikely.

Table 8 Summary of all Striped Legless Lizard survey dates and weather conditions.

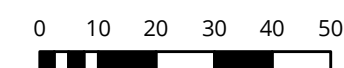
| Check # | Date | Grid Number | Start Time | End Time | Temp (°C) | Wind Speed (km/hr) | Humidity (%) | Wind Direction | Cloud (/8) | Rain |
|---------|------------|-------------|------------|----------|-----------|--------------------|--------------|----------------|------------|------|
| 1 | 5/09/2018 | 1 | 12:41 | 12:48 | 20 | 4 | 44 | N | 1 | Nil |
| | | 2 | 12:48 | 12:56 | 21 | 6 | 36 | N | 1 | Nil |
| 2 | 14/09/2018 | 1 | 11:41 | 11:52 | 21 | 3 | 35 | NNE | 0 | Nil |
| | | 2 | 11:52 | 11:58 | 22 | 3 | 37 | NNE | 0 | Nil |
| 3 | 21/09/2018 | 2 | 12:37 | 12:45 | 19 | 4 | 41 | NW | 3 | Nil |
| | | 1 | 12:32 | 12:36 | 19 | 7 | 41 | NW | 3 | Nil |
| 4 | 27/09/2018 | 2 | 12:06 | 12:12 | 20 | 10 | 30 | NW | 1 | Nil |
| | | 1 | 11:29 | 11:29 | 20 | 10 | 30 | NW | 1 | Nil |
| 5 | 5/10/2018 | 2 | 9:54 | 9:59 | 16.9 | 5 | 53 | SW | 1 | Nil |
| | 6/10/2018 | 1 | 9:46 | 9:52 | 16.3 | 2 | 54 | SW | 1 | Nil |
| 6 | 11/10/2018 | 2 | 11:45 | 11:50 | 20 | 3 | 32 | NE | 0 | Nil |
| | | 1 | 11:39 | 11:45 | 17 | 1 | 44 | NE | 0 | Nil |
| 7 | 17/10/2018 | 2 | 11:23 | 11:29 | 21 | 8 | 52 | NE | 5 | Nil |
| | | 1 | 11:18 | 11:23 | 22 | 2 | 53 | NE | 4 | Nil |
| 8 | 25/10/2018 | 2 | 11:55 | 0:01 | 21 | 3 | 32 | N | 1 | Nil |
| | | 1 | 11:49 | 11:55 | 23 | 0 | 34 | N | 1 | Nil |
| 9 | 1/11/2018 | 1 | 11:04 | 11:14 | 25 | 2.5 | 47 | NE | 6 | Nil |
| | | 2 | 11:15 | 11:21 | 25 | 4 | 45 | NE | 6 | Nil |
| 10 | 9/11/2018 | 2 | 12:14 | 12:21 | 18.6 | 6 | 35 | NW | 8 | Nil |
| | | 1 | 12:04 | 12:14 | 18.4 | 4.6 | 37.7 | NW | 8 | Nil |
| 11 | 16/11/2018 | 2 | 13:00 | 13:00 | 17 | 8 | 45 | S | 3 | Nil |
| | | 1 | 12:35 | 12:45 | 17 | 6 | 53 | S | 3 | Nil |
| 12 | 23/11/2018 | 2 | 10:04 | 10:20 | 14 | 8 | 66 | WSW | 8 | Nil |
| | | 1 | 9:53 | 10:05 | 14.5 | 6 | 66 | WSW | 8 | Nil |
| 13 | 30/11/2018 | 1 | 15:00 | 15:04 | 23 | 10 | 47 | Se | 1 | Nil |
| | | 2 | 15:05 | 15:08 | 22.5 | 4 | 52 | Se | 1 | Nil |
| 14 | 20/12/2018 | 1 | 14:02 | 14:15 | 19.3 | 22 | 76 | S | 8 | Nil |
| | | 2 | 13:41 | 13:51 | 19.3 | 24 | 76 | S | 8 | Nil |



Legend

- Study area
- Impact area
- Survey tracks

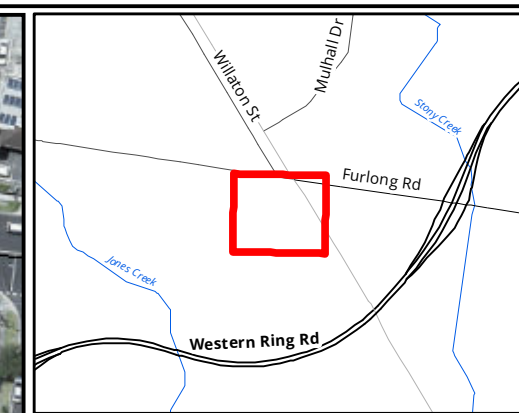
Figure 4 Targeted survey of Spiny Rice-Flower and Matted Flax Lily



Metres
Scale: 1:1,300 @ A3
Coordinate System: GDA 1994 VICGRID94



Matter: 28594,
Date: 12 February 2019,
Checked by: LS, Drawn by: DK, Last edited by: jturner
Location: P:\28500s\28594\Mapping\28594_F3_Flora_Survey.mxd



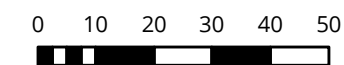
Legend

- Study area
- Impact area
- Golden Sun Moth habitat

Transects

- 12/11/2018
- 19/11/2018
- 30/11/2018
- 07/12/2018

Figure 5 Golden Sun Moth Habitat



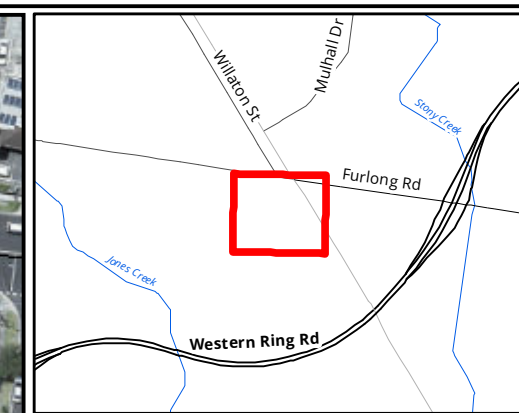
Metres

Scale: 1:1,300 @ A3

Coordinate System: GDA 1994 MGA Zone 55



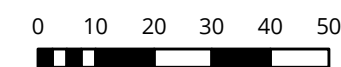
Matter: 28594,
Date: 12 February 2019,
Checked by: LS, Drawn by: DK, Last edited by: jturner
Location: P:\28500s\28594\Mapping\28594_F4_GSM_Habitat.mxd



Legend

- Study area
- Impact area
- Striped Legless Lizard habitat
- Striped Legless Lizard plots

Figure 6 Striped Legless Lizard Habitat



Metres

Scale: 1:1,300 @ A3

Coordinate System: GDA 1994 MGA Zone 55



Matter: 28594,
Date: 12 February 2019,
Checked by: LS, Drawn by: DK, Last edited by: jturner
Location: P:\28500s\28594\Mapping\28594_F5_SLL_Habitat.mxd

3. Proposed Avoidance, Management and Mitigation Measures

The action will result in the direct loss of 0.22 hectares of NTGVVP and indirectly impact on an additional 0.34 hectares of NTGVVP.

3.1 Avoidance

On behalf of Fronditha Care, De Nova Group along with environmental consultants have worked together to design a layout plan to avoid impacts to NTGVVP to the extent practicable. This has ensured the retention of as much NTGVVP as possible. Despite the best intentions, it is not possible to completely avoid, retain and protect all areas of NTGVVP on the land.

Based on the failure of surveys to detect target species, Fronditha Care will not impact on SLL or GSM. These species are not considered present within the study area and therefore the development will not have a significant impact on these MNES.

Impacts to NTGVVP have been avoided as much as possible by locating the development as far north as practical. Layout and positioning of development is provided in Figure 2)

3.2 Management and mitigation

In order to manage environmental hazards, Fronditha Care will follow industry best practice construction methods as well as adhere to a Construction Environmental Management Plan (CEMP) that has been prepared by Biosis to the satisfaction of Brimbank City Council (Appendix 4). The CEMP will assess potential impacts to the remaining NTGVVP as well as a range of other requirements, including to:

- Prevent any disturbance to remaining native vegetation (including NTGVVP) during construction (other than permitted removal)
- Prevent any inadvertent environmental damage or during construction and after construction both within the study area and in the grassland adjacent to it, including instructions on appropriate placement of spoil, vehicle access and material/laydown areas.
- Ensure mitigation measures are in place to manage environmental incidents that may impact on NTGVVP, such as chemical spills.
- Ensure compliance with environmental regulation and legislation, including the planning permit conditions.

Biosis have extensive experience in preparing CEMP's and have excellent knowledge of the site to ensure that all the environmental hazards are effectively mitigated, and impacts to NTGVVP is mitigated outside of the area designated for the proposed action.

As 0.22 hectares of the total 0.56 hectares of NTGVVP will be removed, the remaining areas of the community are considered compromised. As a result, Fronditha Care will procure an offset for the loss of all NTGVVP that is present within the study area.

Further information pertaining to the offsets is provided in Section 4.

4. Offsets

4.1 Federal offsets

The residual impacts associated with the development are assessed as follows:

- The direct loss of 0.22ha of NTGVVP and indirect loss of 0.34 ha of NTGVVP

This impact will be offset as prescribed under the EPBC Act Offset Policy (DSEWPaC 2012, Appendix 1, 2 & 3). External offsets are proposed for MNES which are impacted by the project. While preferred offset options have been identified and the manner in which these offsets would be secured, managed and monitored has been defined in relatively specific terms Fronditha Care has yet to secure an offset for the impacts to NTGVVP. The provision of an offset area consistent with the output of the EPBC Act offset calculator is expected to be a condition of approval consistent with the Australian Government Outcomes-based conditions policy (Commonwealth of Australia 2016).

As GSM and SLL were not found within the study area, offsets are not proposed for these species.

The offset assessment guide was used to define the extent of a generic offset site. The calculator was used to identify the extent and condition of the offset prescription defined for the area of NTGVVP required to provide a 100% direct offset.

The Offset Management Plan (OMP) outlines how offsets will be secured, and the requirements for on-going management with the offset site. An offset site is currently being secured, and the Offset Management Plan provides all information on the management, auditing, monitoring and reporting requirements of the offset.

The OMP is provided in Appendix 2.

4.1.1 Natural Temperate Grassland of the Victorian Volcanic Plain

Impacts associated with the loss of 0.56 ha of NTGVVP have been assessed as requiring an offset of 2.7 ha under the assumptions identified in the offset calculator provided in Appendix 3. These assumptions and conditions of the calculator are discussed below, including in Table 9, and within the Offset Management Plan (Appendix 2).

The condition of patches of NTGVVP within the proposed action area was found to be relatively uniform throughout (Biosis 2018a). The quality of these patches was assessed by using the Victorian Government's 'habitat hectare' assessment protocols developed by DELWP (DSE 2004). The 'habitat hectare' assessment considers a number of factors including weed cover, organic matter, recruitment and species richness. Patches of NTGVVP within the proposed action area were assigned a habitat score of 38/100 in accordance with the 'habitat hectare' protocol (DSE 2004). However the impact calculator only uses integers and therefore, for the purpose of determining offset requirements for the loss of these patches, this score was rounded up to 40/100 (or 4/10) to inform the EPBC Act impact calculator (Habitat hectare data provided in Table 3). The calculated quantum of impact (in adjusted hectares) was therefore 0.22.

The risk related time horizon for the offset site has been set at 20 years with the time until ecological benefit set at 10 years to match the timeframe of the approved OMP.

The risk of loss for the vegetation without the offset is set at 10%, a conservative approach. This is based on the existing land-use (grazing) and the low likelihood that this area of native vegetation would be cleared in the next 20 years, since it is protected under national environment law. However, remnants such as these are still illegally or inadvertently cleared, so there is still some residual risk of loss given that the site does not have

formal protection. The proposed offset would continue to be used for grazing purposes if not protected under a legal mechanism.

While Victoria's native vegetation clearing regulations offer some existing protection to the native vegetation within the proposed offset site, continued agricultural uses such as grazing may lead to its continued degradation.

The risk of loss with offset is set at 1% because the site would be protected in perpetuity and there is considered a relatively low probability of the vegetation deteriorating in the presence of active ecological management. However the risk is not considered zero as there is a small probability that the invasion of new high threat weeds or the influence of climate change could have negative impacts on this vegetation.

Table 9 Offset calculator justification

| MNES | NTGVVP |
|--|--|
| Category | Critically endangered |
| Impact site | |
| Area | 2.7 ha |
| Habitat quality | 5/10 (landscape context 16/25, site condition 34/75) |
| Offset site | |
| Averted loss | |
| Time over which loss is averted | 20 years. This is the maximum period provided for in the EPBC Offset Policy. |
| Risk of loss without offset | 10%. The Department understands there is currently no intention to develop the offset site over the foreseeable future (20 years), however there remains a small likelihood of agricultural development, e.g. cultivation and/or pasture improvement, which may remove habitat and/or TEC listing criteria/diagnostic values. |
| Risk of loss with offset | 1%. Whilst there is no intention to develop the offset site over the foreseeable future, the covenanting mechanism will be established to prevent future intentions of development. Further, in the unlikely event of development approval at the offset site, offsets would be required for residual impacts at Furlong Road and at the offset site. |
| Confidence in averted loss | 90%. The Department adopts a high level of confidence that the covenanting mechanism will effectively obviate future intention and likelihood of development at the offset sites. |
| Habitat quality | |
| Time until ecological benefit | 10 years. The Department has previously advised that 10 years is an appropriate period to improve the condition of species habitat and TEC at Victorian grassland offset sites. |
| Start quality | 5/10 |
| Future quality without offset | 4/10 (assumes some condition loss) |

| MNES | NTGVVP |
|---|---|
| Future quality without offset | 6/10 (assumes 10/75 condition improvement) |
| Confidence (<i>without vs with offset</i>) | The Department assumes 75% confidence in the combined avoidance of condition loss and condition improvement based on the information available (i.e. the current potential for land use and the implementation of this management plan). |

4.2 State offsets

In order to offset impacts to Plains Grassland impacted by the proposed action, Brimbank City Council have outlined the following conditions in the planning permit (P622/2011):

6) In order to offset the removal of 0.255 hectares of native vegetation within Location 1 approved as part of this permit, the applicant must provide a native vegetation offset that meets the following requirements, and is in accordance with the guidelines for the removal, destruction or lopping of native vegetation. The general offset must:

- (a) Contribute a gain of 0.044 general habitat units*
- (b) Be located within Port Phillip and Westernport CMA or Brimbank City Council*
- (c) Must have a minimum strategic biodiversity value score of 0.111*

7) Prior to the removal of native vegetation, evidence that an offset has been secured must be provided to the satisfaction of the responsible authority. This offset must meet the offset requirements set out in this permit and be in accordance with the requirements of Permitted clearing of native vegetation – Biodiversity assessment guidelines and the Native vegetation gain scoring manual. Offset evidence can be either:

- (a) A security agreement, to the required standard, for the offset site or sites, including a 10 year offset management plan, or*
- (b) An allocated credit extract from the Native Vegetation Credit Register.*

Fronitha Care have sought a quote to source these offsets, and will seek confirmation through Brimbank City Council to their suitability.

5. Social and Economic Matters

5.1 Public consultation

The project was subject to a town planning application under the *Planning and Environment Act 1987* (Vic.). The town planning application was lodged with the City of Brimbank on the 20 December 2017. The planning application was referred various referral statutory authorities whom all provided consent to the application. The application was publicly advertised and no objections were lodged. A planning permit was then subsequently issued on the 15 November 2018 by the City of Brimbank.

5.2 Indigenous stakeholder consultation

No consultation with Indigenous stakeholders was required nor undertaken.

5.3 Projected economic costs

Fronditha Care will use the excess land at Furlong Road St. Albans, which it owns, to build a 92 bed aged care facility which will include a Memory Support Unit (MSU) to provide dementia-specific residential services to Greek and older persons from CALD (Culturally and Linguistically Diverse) backgrounds. This will expand the provision of dementia-specific services from the current 13 to 30 beds.

In recent years, Fronditha Care has experienced a significant demand for residential aged care services; particularly amongst the CALD populations with dementia and Alzheimer's disease. The need for the new MSU has been established through extensive consultations with both the ACAS team in the Western Metro region and various CALD community organisations, as well as the growing waiting lists for residential aged care beds that Fronditha Care provides at its four Melbourne facilities.

In previous discussions with the Western Metropolitan ACAS, which operates in the City of Brimbank, it was ascertained that:

- there are no culturally-specific residential services available particularly for older people from post-war Greek immigrant groups;
- significant numbers of older persons with dementia and Alzheimer's disease are awaiting home care packages and residential care beds however demand for culturally specific care cannot be supplied;
- Fronditha Care has over 200 persons on its waiting lists for permanent or respite care for older persons in Melbourne;
- many persons of Greek and other CALD backgrounds, who have been assessed for care, have stated that they prefer care from a culturally or linguistically appropriate provider.

Fronditha Care has also had extensive consultations with various organisations (i.e., National Ageing Research Institute, City of Brimbank, Greek Community groups) in the region and it has been ascertained that the provision of an additional 30 beds catering for Greek and persons from other CALD communities who suffer from dementia, would be welcomed and supported by all.

Having already prepared our business case and modelling, the single storey construction of the new 92 bed nursing home is planned to occur on a half-acre parcel of land, which is owned by Fronditha Care. Over 40% of all beds in Fronditha Care facilities in Victoria are currently occupied by supported residents. It is

anticipated that the additional 30 bed allocation will cater for more than 40% financially supported residents. Fronditha Care will also be seeking to establish a number of valuable add-on services on the same site that complements our new residential service such as planned activity groups, volunteer visitation services and community support programs.

Based on recent tender submissions it is estimated that the project will cost approximately \$17 million. Finance to construct the facility will be derived partly from Fronditha Care's cash reserves and its ability to raise a loan facility.

It is estimated that the loan repayment will be through funds derived from client refundable deposits (RAD's) of \$375K per client over a 5 year period (@ 60 clients x \$375K = \$22.5 million). This includes payment of interest. However, the \$22.5 million liability will be carried forward for approximately 20 years and paid through surplus funds. The life expectancy of the building is 25 years.

Current occupancy levels are running at 98% which is well above the industry average. Our waiting lists are healthy and with the advantage of a brand new building this will increase significantly.

5.4 Employment opportunities

The construction of a new aged care facility will provide employment opportunities for skilled trade workers during the construction phase of the project. After the completion of construction, operational activities will be required including general maintenance as well as the requirements for additional aged care facility staff for the increase in bed numbers.

There is currently a framework and policy in place for the recruitment and selection of skilled, qualified and bilingual staff to provide appropriate care needs for residents with special needs, such as dementia. There are defined selection criteria and policies based on projected resident needs and potential employees' suitability to care for dementia residents for example. It is also important for us to engage professional nursing staff who have empathy for residents with special needs and to prevent our home being operated on a purely medical model, so often associated with hospital environments.

To recruit and retain a qualified and skilled workforce, we have developed innovative programs which include a comprehensive orientation program, traineeships and the employment of staff from different cultural and linguistic backgrounds. Fronditha Care supports staff by providing annual training in contemporary dementia care. We have engaged the Alzheimer's Association to conduct in-house training courses in our facility.

Our training is comprehensive and includes behaviours, medication and pain management, diversional therapy, continence management and other relevant areas of clinical expertise. Training has also focused on the key areas of staff safety, especially resident mobility and transfer practices. In addition, we train staff to support and educate families in understanding changes associated with the progression of dementia. This transfer of knowledge is important in our development of overall care plans that need family involvement, especially where cultural issues are concerned.

It is expected that an additional 35 staff will be required to be recruited for the new building. The classification of staff required includes registered nurses, personal carers, administrative support, lifestyle officers, domestic staff (catering, laundry, cleaning & maintenance). Recruitment of the additional staff will commence 3 months prior to the completion of the new building.

6. Ecologically Sustainable Development

Australia's National Strategy for Ecologically Sustainable Development (1992) defines ecologically sustainable development (ESD) as: 'using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased'.

Under Section 516A of the EPBC Act Commonwealth organisations have a statutory requirement to report on their environmental performance and how they accord with and advance the principles of ESD.

The National Strategy for Ecologically Sustainable Development, endorsed by all Australian jurisdictions in 1992, defines the goal of ESD as: 'development that improves the total quality of life, both now and in the future, in a way that maintains the ecological processes on which life depends.'

The following ESD principles are outlined in Section 3A of the EPBC Act:

- a.) Decision-making processes should effectively integrate both long-term and short-term economic, environmental, social and equitable considerations (the 'integration principle').
- b.) If there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation (the 'precautionary principle').
- c.) The principle of inter-generational equity – that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations (the 'intergenerational principle').
- d.) The conservation of biological diversity and ecological integrity should be a fundamental consideration in decision-making (the 'biodiversity principle').
- e.) Improved valuation, pricing and incentive mechanisms should be promoted (the 'valuation principle').

Extensive planning and background research has gone into the refurbishing of the aged care facility to ensure that decision-making processes have integrated both long-term and short-term economic, environmental, social and equitable considerations (the 'integration principle').

Fronditha Care has worked alongside ecological and planning specialists, as well as the City of Brimbank to minimise its ecological footprint and when unable to do so, will ensure that any impacts to NTGVVP will be offset with sites of equal or greater quality and quantity. Furthermore, extensive survey has been conducted at the proposed land which provides a high level of confidence in the environmental values that are present, including the best quality grassland.

In order to fulfil the EPBC offset requirements, Fronditha Care is currently acquiring credits in which to provide a site of equal or greater quality and quantity of NTGVVP.

The project provides social and economic benefits. The project will provide 30 additional bed at the Fronditha Care operated aged care facility, addressing a growing demand as the population ages. The project will provide employment opportunities through the construction phase which will commence once Commonwealth approval has been obtained. The project will create ongoing employment for aged care workers at the facility during the operational phase.

7. Environmental Record

There are no proceedings under Commonwealth, State or Territory law against the proponent, Fronditha Care.

Fronditha Care does not currently have an established environmental policy and planning framework. Although they do not have a developed policy, all works will be conducted to best environmental practice. Additionally, Brimbank City Council have approved the permit with the condition of a Fauna Management Plan and Conservation Management Plan. These management plans will outline how any construction activity impacts can avoided, or mitigated.

8. Other Approvals and Conditions

8.1 Any approval obtained or is required to be obtained from a State or Territory

8.1.1 Planning and Environment Act 1987

A planning permit has been granted for the proposed action under the *Planning and Environment Act 1987* (Vic.) (PE Act) (Permit application 622/2011). During the assessment process, the planning application was referred to DELWP and feedback was supplied in relation to ecological matters.

Brimbank City Council included a number of conditions on the planning permit, including:

- Fronditha Care is to develop and implement a Construction Environmental Management Plan (CEMP).
- Fronditha Care is to develop and implement a Fauna Conservation Management Plan (FCMP).

The full planning permit and conditions are provided in Appendix 5.

Biosis has been engaged to prepare plans in accordance with these conditions and they have been submitted to Brimbank City Council. The CEMP has been approved and is provided in Appendix 4.

Environment Protection Act State environment protection policies (SEPPs) are subordinate legislation made under the *Environment Protection Act 1970* (Vic) (EP Act) to safeguard the environment from the effects of pollution and waste.

The SEPP standards will need to be complied with during the construction and operation phase of the proposed action.

8.1.2 Flora and Fauna Guarantee Act 1988

The *Flora and Fauna Guarantee Act 1988* (Vic) (FFG Act) does not apply to the proposed action because the study area is within private ownership and the area is not considered 'critical habitat' for the purposes of the FFG Act. Furthermore, the flora species proposed to be removed are not being taken for the purpose of commercial sale.

8.1.3 Catchment and Land Protection Act 1994

The *Catchment and Land Protection Act 1994* (CaLP Act) identifies and classifies certain species as noxious weeds or pest animals, and provides a system of controls on noxious species. Three declared noxious weeds (one restricted and two regionally controlled) have been identified within the study area.

Appropriate weed control and hygiene methods will be employed during development of the site to ensure that noxious weeds are not spread during construction. These requirements will be incorporated into the CEMP.

8.2 Description of monitoring, enforcement and review procedures

The primary State authorisation for the proposed action is the planning permit (P622-2011) which has been granted by Brimbank City Council subject to a number of conditions (Appendix 5).

As outlined in Section 8, the conditions required the preparation and implementation of a CEMP and a FCMP to mitigate impacts during construction. These plans need to be prepared to the satisfaction of Brimbank City Council and will include a requirement to implement environmental mitigation measures and then monitor and review the site.

Brimbank City Council is responsible for enforcing the planning permit conditions and will receive any monitoring reports, as appropriate. If any areas of non-compliance with the permit arise Brimbank City Council (or any other person) can take enforcement action against the owner or occupiers of the land under the PE Act.

In addition to the enforcement mechanisms available under the PE Act, there are also enforcement processes under the EP Act e.g. in the event of pollution of spills during the construction period that may affect MNES.

References

Commonwealth of Australia 2009. *Significant impact guidelines for the critically endangered golden sun moth* (*Synemon plana*). Nationally threatened species and ecological communities EPBC Act policy statement 3.12, Department of the Environment, Water, Heritage & the Arts. Australian Government, Canberra.

Commonwealth of Australia 2011a. Environment Protection and Biodiversity Conservation Act 1999 referral guidelines for the vulnerable striped legless lizard *Delma impar*. Australian Government Department of Sustainability, Environment, Water, Population & Communities. Canberra

Commonwealth of Australia 2011b. Nationally Threatened Ecological Communities of the Victorian Volcanic Plain: Natural Temperate Grassland & Grassy Eucalypt Woodland A guide to the identification, assessment and management of nationally threatened ecological communities. Australian Government Department of Sustainability, Environment, Water, Population & Communities, Canberra.

Commonwealth of Australia 2013. Matters of National Environmental Significance. Significant impact guidelines 1.1. Environment Protection and Biodiversity Conservation Act 1999. Australian Government Department of the Environment, Canberra.

Biosis 2018. Targeted survey of Spiny Rice-flower and Matted Flax-lily. Biosis Pty Ltd, Melbourne.

Biosis 2018a. Biodiversity assessment: 181 Furlong Road, St Albans, Victoria. Report for Fronditha Care. Authors: Dredge, T., & White, D. Biosis Pty Ltd, Melbourne. Project no. 26838

Appendices

Appendix 1 Attachment A

Additional information required for assessment by Preliminary Documentation

It has been determined that the proposed action, an aged care facility extension at Furlong Road, St Albans (EPBC 2018/8257) is likely to have a significant impact on the following controlling provision which is protected under Part 3 of the EPBC Act:

- Listed threatened species and communities (section 18 & section 18A)

It has also been determined that the proposed action will be assessed by preliminary documentation. Preliminary documentation includes the information about the action and its relevant impacts already outlined in the referral, as well as additional information identified by the Minister as being necessary to adequately assess the acceptability of the proposed action. Details of this additional information are described below.

Once the preliminary documentation is submitted and the Department is satisfied that all matters outlined in this request have been addressed, the Department will provide you with a letter directing you to publish the preliminary documentation for public consultation for a period of time. Any public comments received during this time must be addressed in a final version of the preliminary documentation prior to the Department beginning the assessment of whether or not to approve the proposed action.

Further information on the assessment process is available from the Department's website at <http://www.environment.gov.au/topics/environment-protection/environment-assessments>.

GENERAL CONTENT, FORMAT AND STYLE

The preliminary documentation, which includes the referral information and the additional information described below, should be contained as one document with attachments, and include sufficient information to avoid the need to search for supplementary reports.

The purpose of the preliminary documentation is to enable interested stakeholders and the Minister to understand the environmental consequences of the proposed development on matters of national environmental significance (MNES). The information provided should be objective, clear and succinct and where appropriate, supported by maps, plans, diagrams or other descriptive detail.

The preliminary documentation must be able to be read as a stand-alone document, and must include summaries of all relevant information. Detailed technical information, studies or investigations necessary to support the main text should be attached as appendices to the main document.

If it is necessary to make use of material that is considered to be of a confidential nature, the proponent should consult with the Department of the Environment and Energy (the Department) on the preferred presentation of that material, before submitting the documents for approval for publication.

The level of analysis and detail in the documentation should reflect the level of expected impacts on the environment. Any variables or assumptions made in the assessment must be clearly stated and discussed. The extent to which the limitations, if any, of available information may influence the conclusions of the environmental assessment should be discussed.

The documentation should be written so that any conclusions reached can be independently assessed. To this end, all sources must be appropriately referenced using the Harvard standard. The reference list should include the address of any internet pages used as data sources.

The additional information should include a list of persons and agencies consulted and the names of, and work done by, the persons involved in preparing the documentation.

Maps, diagrams and other illustrative material (such as a masterplan displaying all proposed components of the action) should be included where appropriate. The additional information should be produced on A4 size paper capable of being photocopied with maps and diagrams on A4 or A3 size and in colour where possible. The proponent should consider the format and style of the document appropriate for publication on the internet. The capacity of the website to store data and display the material may have some bearing on how the document is constructed.

The additional information must include a copy of these guidelines and a table indicating where the information fulfilling the guidelines is included in the preliminary documentation.

SPECIFIC CONTENT OF THE ADDITIONAL INFORMATION

1. DESCRIPTION OF THE ACTION

Please include a summary of all components of the action, a description of the activities associated with the potential development, and plans or maps to delineate the position of all components of the action. Please clearly state any variables in the design of the action and take this into account in the discussion of impacts under section 2.

Where relevant information was provided at the referral stage, please incorporate or refer to specific parts of the attached referral as necessary.

2. IMPACTS TO MNES

This section must specifically address the following matters:

- Natural Temperate Grassland of the Victorian Volcanic Plain – critically endangered;
- Golden Sun Moth (*Synemon plana*) – critically endangered;
- Striped Legless Lizard (*Delma impar*) – vulnerable.

Please provide a summary of the MNES present in the proposed action area and the likely impacts to the MNES, including but not limited to:

- (a) Results of targeted surveys in the proposed action area and surrounds, supported by maps and photographs;
- (b) An assessment of potential impacts (including direct, indirect, facilitated and cumulative impacts) that may occur as a result of all elements and project phases of the proposed action, incorporating relevant conservation advices, recovery plans and threat abatement plans where applicable;
- (c) Details on whether any impacts are likely to be unknown, unpredictable or irreversible.

Where relevant information was provided at the referral stage, please incorporate or refer to specific parts of the attached referral as necessary.

3. PROPOSED AVOIDANCE, MANAGEMENT AND MITIGATION MEASURES

Please provide information on specific measures proposed to avoid, mitigate and manage impacts to the protected species described in section 2.

These measures must include, but not be limited to, the following:

- (a) Measures to address drainage, runoff, erosion and sedimentation during construction, maintenance and operational stages;
- (b) Management of pathogens and weeds;
- (c) Management of construction risks such as spoil, vehicle movements, laydown/stockpiles and spills;
- (d) Any measures relevant to the protection of natural values within the neighbouring grassland reserve, during and after construction, including barriers to movement of MNES into construction areas.

Specific measures may be presented in the form of a finalised management plan such as a Construction Management Plan. To assist you, the Department's *Environmental Management Plan Guidelines 2014* are available at:

www.environment.gov.au/epbc/publications/environmental-management-plan-guidelines.

4. OFFSETS

The Department considers the proposed action may result in residual significant impacts on listed matters.

Please provide details of a proposed offset package to compensate for residual significant impacts on relevant matters, including the following:

- (a) a description of the offset site(s) including location, size, condition and environmental values present (including maps, shapefile and relevant survey data consistent with the Department's survey guidelines for MNES);
- (b) How the proposed offset meets each of the principles of the *Environment Protection and Biodiversity Conservation Act 1999 Environmental Offsets Policy* (2012), available at: <http://www.environment.gov.au/epbc/publications/epbc-act-environmental-offsets-policy> ; and
- (c) details on how the offset will be secured, managed and monitored, including:
 - o management actions, responsibility, timing and performance criteria; and
 - o specific environmental outcomes to be achieved from management measures.

The offset package can comprise a combination of direct offsets and other compensatory measures, as long as it meets the requirements of the Department's Offsets Policy and aligns with conservation priorities for the species.

Offsets must directly contribute to the ongoing viability of the species and ecological communities and deliver an overall conservation outcome that improves or maintains

the viability of the protected matter in the region, as compared to what is likely to have occurred under the status quo, i.e., if neither the action nor the offset had taken place.

Note that offsets do not make an unacceptable impact acceptable and do not reduce the likely impacts of a proposed action. Instead, offsets compensate for any residual significant impact.

5. SOCIAL AND ECONOMIC

The economic and social impacts of the action, both positive and negative, must be analysed. Matters of interest may include:

- (a) Details of any public consultation activities undertaken, their outcomes and any changes made to the project as a result;
- (b) Details of any consultation with Indigenous stakeholders, their outcomes and any changes made to the project as a result;
- (c) Projected economic costs and benefits of the project, including the basis for their estimation through cost/benefit analysis or similar studies; and
- (d) Employment opportunities expected to be generated by the project (including construction and operational phases).

Economic and social impacts should be considered at the local, regional and national levels.

6. ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Provide a description of the proposed action in relation to the principles of ecologically sustainable development, as defined in the EPBC Act:

- (a) the long-term and short-term economic, environmental, social and equitable considerations;
- (b) the precautionary principle which states that a lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation where there are threats of serious or irreversible environmental damage;
- (c) the principle of inter-generational equity which states that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations;
- (d) the conservation of biological diversity and ecological integrity should be a fundamental consideration in decision-making; and
- (e) improved valuation, pricing and incentive mechanisms should be promoted.

To assist you, the *National Strategy for Ecologically Sustainable Development* (1992) is available on the following web site: <http://www.environment.gov.au/resource/national-strategy-ecologically-sustainable-development>.

7. ENVIRONMENTAL RECORD OF PERSON(S) PROPOSING TO TAKE THE ACTION

The information provided must include details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against:

- (a) the person proposing to take the action, and
- (b) for an action for which a person has applied for a permit, the person making the application.

If the person proposing to take the action is a corporation, details of the corporation's environmental policy and planning framework must also be included.

8. OTHER APPROVALS AND CONDITIONS

The preliminary documentation must include information on any other requirements for approval or conditions that apply, or that the proponent reasonably believes are likely to apply, to the proposed action. This must include:

- (a) a description of any approval that has been obtained or is required to be obtained from a State, Territory or Commonwealth agency or authority (other than an approval under the EPBC Act), including any conditions that apply (or are reasonably expected to apply) to the action; and
- (b) description of the monitoring, enforcement and review procedures that apply, or are proposed to apply, to the action.

Appendix 2 Offset Management Plan

Appendix 3 Offset Calculator (NTGWVP)

Offsets Assessment Guide

For use in determining offsets under the *Environment Protection and Biodiversity Conservation Act 1999*
2 October 2012

This guide relies on Macros being enabled in your browser.

| Matter of National Environmental Significance | |
|---|-----------------------|
| Name | NTGVVP |
| EPBC Act status | Critically Endangered |
| Annual probability of extinction <small>Based on IUCN category definitions</small> | 6.8% |

| Key to Cell Colours |
|-----------------------------|
| User input required |
| Drop-down list |
| Calculated output |
| Not applicable to attribute |

| Impact calculator | | | | | | | |
|-------------------|--|-----------------------------|---|-------------------------|------|-------------------|---|
| Impact calculator | Protected matter attributes | Attribute relevant to case? | Description | Quantum of impact | | Units | Information source |
| | Ecological communities | | | | | | |
| | Area of community | Yes | Plains Grassland corresponding to NTGVVP with habitat score of 0.30 | Area | 0.56 | Hectares | Flora and Fauna Assessment Report (Biosis 2018) |
| | | | | Quality | 4 | Scale 0-10 | |
| | | | | Total quantum of impact | 0.22 | Adjusted hectares | |
| | Threatened species habitat | | | | | | |
| | Area of habitat | No | | Area | | | |
| | | | | Quality | | | |
| | | | | Total quantum of impact | 0.00 | | |
| | Protected matter attributes | Attribute relevant to case? | Description | Quantum of impact | | Units | Information source |
| | Number of features e.g. Nest hollows, habitat trees | No | | | | | |
| | Condition of habitat Change in habitat condition, but no change in extent | No | | | | | |
| | Threatened species | | | | | | |
| | Birth rate e.g. Change in nest success | No | | | | | |
| | Mortality rate e.g. Change in number of road kills per year | No | | | | | |
| | Number of individuals e.g. Individual plants/animals | No | | | | | |

| Offset calculator | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------|--|-----------------------------|-------------------------|-------------------|---------------------------------------|---|--|------------------------|-------------------------------|--|---|-------------------------------------|---|--|--------------------------|---------------|---------------------------------------|-----|--------------------|--|-----------------|--------------------|-----|--|
| Offset calculator | Protected matter attributes | Attribute relevant to case? | Total quantum of impact | Units | Proposed offset | Time horizon (years) | | Start area and quality | | Future area and quality without offset | | Future area and quality with offset | | Raw gain | Confidence in result (%) | Adjusted gain | Net present value (adjusted hectares) | | % of impact offset | Minimum (90%) direct offset requirement met? | Cost (\$ total) | Information source | | |
| | Ecological Communities | | | | | | | | | | | | | | | | | | | | | | | |
| | Area of community | Yes | 0.22 | Adjusted hectares | Area of NTGVVP to be secured off site | Risk-related time horizon (max. 20 years) | | 20 | Start area (hectares) | 2.7 | Risk of loss (%) without offset | | 10% | Risk of loss (%) with offset | | 1% | 0.24 | 90% | 0.22 | 0.06 | 0.22 | 100.00% | Yes | |
| | | | | | | | | | | Future area without offset (adjusted hectares) | | 2.4 | Future area with offset (adjusted hectares) | | 2.7 | | | | | | | | | |
| | | | | | | Time until ecological benefit | | 10 | Start quality (scale of 0-10) | 5 | Future quality without offset (scale of 0-10) | | 4 | Future quality with offset (scale of 0-10) | | 6 | | | | | | | | |
| | Threatened species habitat | | | | | | | | | | | | | | | | | | | | | | | |
| | Area of habitat | No | | | | Time over which loss is averted (max. 20 years) | | | Start area (hectares) | | Risk of loss (%) without offset | | | Risk of loss (%) with offset | | | | | | | | | | |
| | | | | | | | | | | Future area without offset (adjusted hectares) | | 0.0 | Future area with offset (adjusted hectares) | | 0.0 | | | | | | | | | |
| | | | | | | Time until ecological benefit | | | Start quality (scale of 0-10) | | Future quality without offset (scale of 0-10) | | | Future quality with offset (scale of 0-10) | | | | | | | | | | |
| | Protected matter attributes | Attribute relevant to case? | Total quantum of impact | Units | Proposed offset | Time horizon (years) | | Start value | | Future value without offset | | Future value with offset | | Raw gain | Confidence in result (%) | Adjusted gain | Net present value | | % of impact offset | Minimum (90%) direct offset requirement met? | Cost (\$ total) | Information source | | |
| | Number of features e.g. Nest hollows, habitat trees | No | | | | | | | | | | | | | | | | | | | | | | |
| | Condition of habitat Change in habitat condition, but no change in extent | No | | | | | | | | | | | | | | | | | | | | | | |
| | Threatened species | | | | | | | | | | | | | | | | | | | | | | | |
| | Birth rate e.g. Change in nest success | No | | | | | | | | | | | | | | | | | | | | | | |
| | Mortality rate e.g. Change in number of road kills per year | No | | | | | | | | | | | | | | | | | | | | | | |
| | Number of individuals e.g. Individual plants/animals | No | | | | | | | | | | | | | | | | | | | | | | |

| Summary | | | | | | | | |
|---------|-----------------------------|-------------------|-----------------------------|--------------------|-------------------------|--------------------|----------------------------------|------------|
| Summary | Protected matter attributes | Quantum of impact | Net present value of offset | % of impact offset | Direct offset adequate? | Cost (\$) | | |
| | | | | | | Direct offset (\$) | Other compensatory measures (\$) | Total (\$) |
| | Birth rate | 0 | | | | \$0.00 | | \$0.00 |
| | Mortality rate | 0 | | | | \$0.00 | | \$0.00 |
| | Number of individuals | 0 | | | | \$0.00 | | \$0.00 |
| | Number of features | 0 | | | | \$0.00 | | \$0.00 |
| | Condition of habitat | 0 | | | | \$0.00 | | \$0.00 |
| | Area of habitat | 0 | | | | \$0.00 | | \$0.00 |
| | Area of community | 0.224 | 0.22 | 100.00% | Yes | \$0.00 | #DIV/0! | #DIV/0! |
| | | | | | | | \$0.00 | #DIV/0! |

Appendix 4 Construction Environmental Management Plan

Appendix 5 Brimbank City Council Planning Permit

COPY TO: APPLICANT
RECORDS MANAGER**BRIMBANK CITY COUNCIL**

AMENDED PLANNING PERMIT

Permit No.

P622/2011

Planning Scheme

Brimbank Planning SchemeResponsible
Authority**Brimbank City Council****ADDRESS OF THE LAND:**

LOT: 1, PLN: 803717, TP 201165, ALSO KNOWN AS 181-187 FURLONG RD ST ALBANS

THE PERMIT ALLOWS:

BUILDINGS AND WORKS TO AN EXISTING NURSING HOME INCLUDING THE CREATION OF 7 ADDITIONAL BEDROOMS, A REDUCTION IN THE STANDARD CAR PARKING REQUIREMENTS AND THE REMOVAL OF NATIVE VEGETATION IN ACCORDANCE WITH THE ENDORSED PLANS

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**Amended/Endorsed Plans**

- 1) Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application (received by Council on **16 February 2018**) but modified to show:
 - (a) Approved extensions under the original endorsed plans (P0622/2011) to the existing Nursing home to be notated and highlighted on plans 1 to 3 of 3.
 - (b) Trees 3, 7, 9, 12, 13, 14, 15, 38 and 39 as identified within the Arborist report from Galbraith and associates dated 6 February 2018 to be labelled on the plans 'to be retained', along with a notation stating 'all works in the vicinity of Trees 3, 7, 9, 12, 13, 14, 15, 38 and 39 to be in accordance with the recommendations of Arborist report from Galbraith and associates dated 6 February 2018'.
 - (c) A notation on the plans detailing that "removal of earthen mounds to the south-east boundary to be as per the plans endorsed under Condition 8 of planning permit P0622/2011"
 - (d) A notation to the plans stating that "Acoustic treatment of the building and its operation must be in accordance with the Acoustic report from Watson Moss Growcott Acoustics dated December 2017"
 - (e) A Landscape plan in accordance with Condition 3.
- 2) The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

DATE ISSUED: 08/11/2011**SIGNATURE OF THE
RESPONSIBLE AUTHORITY:**

A handwritten signature in black ink, appearing to read 'S. Fell'.

PERMIT NO. P622/2011

Landscaping

- 3) Before the development starts, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions. The plan must show:
 - (a) Details of surface finishes of pathways and driveways
 - (b) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant
 - (c) Landscaping and planting within all open areas of the site
 - (d) Appropriate irrigation system
 - (e) Trees to be retained as per the Arborist report referred to in condition 1.
 - (f) Canopy trees (minimum two metres tall when planted and minimum height of 5 metres at maturity).
- 4) Prior to the Occupancy Permit being issued for the buildings hereby permitted, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority.
- 5) The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.

Native Vegetation

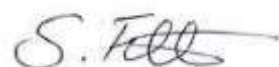
- 6) In order to offset the removal of 0.255 hectares of native vegetation within Location 1 approved as part of this permit, the applicant must provide a native vegetation offset that meets the following requirements, and is in accordance with the guidelines for the removal, destruction or lopping of native vegetation. The general offset must:
 - (a) Contribute a gain of 0.044 general habitat units
 - (b) Be located within Port Phillip and Westernport CMA or Brimbank City Council
 - (c) Must have a minimum strategic biodiversity value score of 0.111
- 7) Prior to the removal of native vegetation, evidence that an offset has been secured must be provided to the satisfaction of the responsible authority. This offset must meet the offset requirements set out in this permit and be in accordance with the requirements of Permitted clearing of native vegetation – Biodiversity assessment guidelines and the Native vegetation gain scoring manual. Offset evidence can be either:
 - (a) A security agreement, to the required standard, for the offset site or sites, including a 10 year offset management plan, or
 - (b) An allocated credit extract from the Native Vegetation Credit Register.

Removal of Earthen mound on shared boundary

- 8) Prior to any works commencing and to the removal of native vegetation and identified habitat, a plan must be developed to deliver the removal of the earthen mound on the shared boundary (181 Furlong Road and 173A Denton Avenue, St Albans) to the satisfaction responsibility authority

DATE ISSUED: 08/11/2011

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PERMIT NO. P622/2011

- (a) Must include details of timing in relation to survey and satisfactory relocation of Striped Legless Lizards and land rehabilitation
 - (b) Detail how all works will occur from within 181 Furlong Road, St Albans
 - (c) Show location & details of temporary fencing must be constructed to prevent ground dwelling fauna from entering the demolition footprint
 - (d) The earth works footprint of the removed earthen mound on council land must be rehabilitated with indigenous grasses to satisfaction of RA – details of timing
 - (e) Details of new boundary fence.
- 9) Prior to the occupancy permit issuing for the development hereby permitted, and following the satisfaction of all Environmental based conditions of this permit, the removal of the earthen mounds must be completed to the satisfaction of the responsible authority.

Fauna Conservation Management Plan

- 10) Prior to any works commencing and to the removal of native vegetation and identified habitat, a fauna conservation management plan must be developed and submitted to and approved by the Responsible Authority. When approved this plan will form part of this permit and must detail measures for the survey, protection, salvage and relocation of striped legless lizard/ground dwelling indigenous fauna, particularly native reptiles and amphibians likely to be present within habitat supporting embedded rock or native grass.

The Plan must be undertaken to the satisfaction of the Responsible Authority and include measures to protect ground dwelling fauna, particularly native reptiles and amphibians likely to be present within habitat supporting embedded rock or native grass. Protection measures include targeted surveys for the species using a recognised survey methodology to determine presence and inform any salvage and relocation and physical infrastructure.

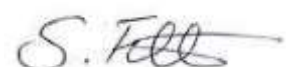
- (a) The plan must be developed and undertaken by a qualified and experienced zoologist with appropriate permits.
 - (b) The fauna management plan must be developed and implemented to the satisfaction of the Responsible Authority. Any non-compliance identified by the Responsible Authority must be rectified immediately at no cost to Council.
 - (c) Relocation of Striped Legless Lizard must be undertaken to the satisfaction of the Responsible Authority. Any non-compliance identified by the Responsible Authority must be rectified immediately at no cost to Council.
 - (d) Alternatively, other commensurate measures to those required by this condition (as above) must be achieved to the satisfaction of the Responsible Authority.
- 11) All habitat for Striped Legless Lizard and Golden Sun Moth must be protected from any disturbance until survey and relocation is undertaken in accordance with relevant guidelines, protocols and requirements to the satisfaction of the Responsible Authority.

Construction Environmental Management Plan

- 12) Prior to any works commencing and to the removal of native vegetation and identified habitat a Construction Environmental Management Plan (CEMP) must be submitted to and approved by the Responsible Authority. When approved this Construction Environmental Management Plan will form part of this permit. This plan must incorporate, but is not limited to, the following information:

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RESPONSIBLE AUTHORITY:**



PERMIT NO. P622/2011

- (a) Measures to ensure that no polluted water and/or sediment laden runoff is discharged directly or indirectly into stormwater drains during construction.
- (b) Control of site emissions and noise during construction.
- (c) Management of weeds during construction and disposal of weed and vegetation material removed from the site and must follow the guidelines set in the Catchment and Land Protection Act 1994.
- (d) Location of legal sites for the placement of fill/excess material – all excess material is to be taken to legal disposal site with relevant approvals. The Responsible Authority must be notified if disposal sites change.
- (e) The location of the retained vegetation, the design and signage which reads 'vegetation protection zone no work permitted' is required and the implications if any damage occurs to the vegetation within this area.
- (f) Management of fauna during the removal of vegetation within the site.
- (g) Measures to ensure that all works are undertaken wholly within the site boundaries.
- (h) All contractors and subcontractors are to be inducted into the requirements of this Plan.
- (i) The CEMP must be prepared to the satisfaction of the Responsible Authority.

General

13) During the construction phase of the development, the following conditions shall be met:

- (a) Only clean rainwater shall be discharged to the stormwater drainage system;
- (b) Stormwater drainage system protection measures shall be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the premises, enters the stormwater drainage system;
- (c) Vehicle borne materials shall not accumulate on the roads abutting the site;
- (d) All machinery and equipment must be cleaned (if required) on site and not on adjacent footpaths or roads;
- (e) All litter (including items such as cement bags, food packaging and plastic stripping) must be disposed of responsibly;
- (f) All site operations shall comply with the Environmental Protection (Residential Noise) Regulations 2008 (delete this if remote from residential area).

Drainage Engineering

14) Before the use or occupation of the development starts, the area(s) set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:

- (a) Constructed in concrete or asphalt;
- (b) Properly formed to such levels that they can be used in accordance with the plans;
- (c) Drained;
- (d) Line marked to indicate each car space and all access lanes and
- (e) Clearly marked to show the direction of traffic along access lanes and driveways

to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways must be maintained and kept available for these purposes at all times.

15) Protective kerbs (*of a minimum height of 150 mm*) must be provided to the satisfaction of the Responsible Authority to prevent damage to fences or landscaped areas and to control drainage flows.

DATE ISSUED:08/11/2011

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RESPONSIBLE AUTHORITY:



PERMIT NO. P622/2011

- 16) Access to the site and ancillary road works must be constructed in accordance with the requirements of the Responsible Authority.
- 17) An on-site stormwater drainage retention/detention system must be installed on the subject land to the satisfaction of the Responsible Authority.
- 18) The entire development site must be connected to the existing underground drainage and sewerage systems to the satisfaction of the Responsible Authority.
- 19) Any new crossover must be located and constructed to the satisfaction of the Responsible Authority in accordance with plans approved by the Responsible Authority. The plans submitted must show all services within the road reservation including power poles, drainage pits, Telstra pits, trees, road humps, bus stops and any other road infrastructure or asset that may hinder or impact on the operation of the crossover.
- 20) Stormwater Drainage Plans are to be prepared by a competent engineer and submitted to Council's Engineering Department for approval. Checking fees will be required.

Waste Management

- 21) Collection of waste must be undertaken in accordance with the Waste Management Plan from Green Change Solutions dated December 2017.

Amenity

- 22) The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - (a) Transport of materials, goods or commodities to or from the land;
 - (b) Appearance of any building, works or materials;
 - (c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
 - (d) Presence of vermin.

Time Limit

- 23) This permit will expire if one of the following circumstances applies:

- (a) The development is not started within three years of the date of this permit,
- (b) The development is not completed within six years of the date of this permit.

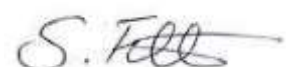
The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

Notes

1. The permit holder must not, at any time
 - a. allow any drainage, effluent, waste, soil or other materials to enter or be directed to the railway land; or
 - b. store or deposit any waste, soil or other materials on the railway land.

DATE ISSUED: 08/11/2011

**SIGNATURE OF THE
RESPONSIBLE AUTHORITY:**



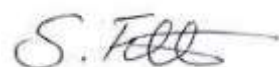
PERMIT NO. P622/2011

This planning permit incorporates the following amendments:

| Date of amendment | Brief description of amendment(s) | Name of Responsible Authority that approved the amendment |
|-------------------|--|---|
| 15/11/2018 | <ul style="list-style-type: none"> • Correction to the description of the land. • Alteration to preamble including reference to the removal of native vegetation. • Deletion of BPEM conditions 2 & 3. • Introduction of new conditions 1, 3-12 & 15-22. • Introduction of new note 1 • Timing for time limit condition modified. • Remaining existing conditions renumbered accordingly. • Changes to the plans | <i>Brimbank City Council</i> |

DATE ISSUED: 08/11/2011

SIGNATURE OF THE
RESPONSIBLE AUTHORITY:



PERMIT NO. P622/2011

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The Responsible Authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
 - (i) the date of the decision of the Victorian Civil Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
 - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if:
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within
 - two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if:
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if:
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision:-
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT APPEALS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the appeal must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the Responsible Authority.
- Details about application for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

Appendix 6 Photos of the study area



Photo 1 Area of Plains Grassland EVC looking north-east



Photo 2 Area of predominantly introduced grassland looking north



Photo 3 Area of introduced vegetation and planted vegetation



Photo 4 Area of NTGVVP looking north-west



Photo 5 Mound in south-eastern corner and edge of NTGVVP



Photo 6 Example of extensive bare ground for visibility during surveys



Photo 7 Example of historical works within the study area (south-western corner)

Appendix 7 EPBC referral



Title of Proposal - Extension of aged care facility, 181 Furlong Rd, St Albans, VIC

Section 1 - Summary of your proposed action

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

1.1 Project Industry Type

Private

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

Fronditha Care plans to use the land at 181 Furlong Rd, St Albans to accommodate the extension of an existing aged care facility. Currently, the property contains an aged care facility that accommodates 60 beds. At present, Fronditha Care holds a license for the site to accommodate 90 bed licenses on the property and are planning on extending the facility to add the additional 30 beds. The new building will accommodate all 90 bed licenses and the existing aged care facility will be repurposed.

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

| Area | Point | Latitude | Longitude |
|-------------|-------|------------------|-----------------|
| Study Area | 1 | -37.760187019522 | 144.80981674817 |
| Study Area | 2 | -37.760371304231 | 144.81144484904 |
| Study Area | 3 | -37.762602033887 | 144.8130112591 |
| Study Area | 4 | -37.763441720778 | 144.8128610554 |
| Study Area | 5 | -37.763212716207 | 144.81127318766 |
| Study Area | 6 | -37.762680688675 | 144.81136706498 |
| Study Area | 7 | -37.760585672957 | 144.80980601933 |
| Study Area | 8 | -37.760187019522 | 144.80981674817 |
| Impact Area | 1 | -37.761586538071 | 144.81131878522 |
| Impact Area | 2 | -37.761518683237 | 144.81137779381 |
| Impact Area | 3 | -37.761226058552 | 144.81181767609 |
| Impact Area | 4 | -37.761298154596 | 144.81187132027 |
| Impact Area | 5 | -37.761259986111 | 144.8119088712 |
| Impact Area | 6 | -37.761408418999 | 144.81201615956 |
| Impact Area | 7 | -37.761446587408 | 144.81196251538 |
| Impact Area | 8 | -37.761628947311 | 144.81195715096 |
| Impact Area | 9 | -37.761747693052 | 144.81206443932 |
| Impact Area | 10 | -37.761828270411 | 144.81197860863 |



| Area | Point | Latitude | Longitude |
|-------------|-------|------------------|-----------------|
| Impact Area | 11 | -37.761807065852 | 144.81195178654 |
| Impact Area | 12 | -37.761942774928 | 144.81186059144 |
| Impact Area | 13 | -37.76205303837 | 144.81194642212 |
| Impact Area | 14 | -37.762116651819 | 144.81192496445 |
| Impact Area | 15 | -37.762214192334 | 144.81174257424 |
| Impact Area | 16 | -37.76275470494 | 144.81209930804 |
| Impact Area | 17 | -37.7630600461 | 144.81156286624 |
| Impact Area | 18 | -37.762848003761 | 144.81134828951 |
| Impact Area | 19 | -37.762676447812 | 144.81139388707 |
| Impact Area | 20 | -37.761887643146 | 144.81079843667 |
| Impact Area | 21 | -37.761586538071 | 144.81131878522 |

1.5 Provide a brief physical description of the property on which the proposed action will take place and the location of the proposed action (e.g. proximity to major towns, or for off-shore actions, shortest distance to mainland).

The proposed action is located at 181 Furlong Rd, St Albans which is approximately 24 kilometres north-west of the Melbourne Central Business District. The study area is within the Victorian Volcanic Plain Bioregion as is part of the City of Brimbank Council. The proposed action occurs on private land and is located in a residential area.

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

The proposed action will have a development footprint of 0.63 hectares of private land.

1.7 Is the proposed action a street address or lot?

Street Address

181 Furlong Road
Saint Albans VIC 3021
Australia

1.8 Primary Jurisdiction.

Victoria

1.9 Has the person proposing to take the action received any Australian Government



grant funding to undertake this project?

No

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

Yes

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

Yes

1.10.1.0 Council contact officer details

1.10.1.1 Name of relevant council contact officer.

Zoe Thomson

1.10.1.2 E-mail

ZoeTH@brimbank.vic.gov.au

1.10.1.3 Telephone Number

03 9249 4905

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

Start date 01/2019

End date 06/2020

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

The study area is not covered by any overlays relevant to biodiversity under the Scheme. The land is privately owned and is currently zoned General Residential Zone.

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

Brimbank City Council has advertised the proposed action to the surrounding properties via a sign located at the front of the property and no objections were received. A full copy of the application and plan was also available to view for the general public on Brimbank Council's website and at their office in Sunshine. No indigenous triggers are present at the site.



1.14 Describe any environmental impact assessments that have been or will be carried out under Commonwealth, State or Territory legislation including relevant impacts of the project.

Biosis Pty Ltd conducted an initial flora and fauna assessment (2018a) and identified patches of EPBC Act listed Natural Temperate Grassland of the Victorian Volcanic Plain (NTGVVP) as well as potential habitat for the following species:

- Golden Sun Moth *Synemon plana*- Striped Legless Lizard *Delma impar*- Grey-headed Flying-fox *Pteropus poliocephalus*- Swift Parrot *Lathmus discolor*

Further targeted surveys were conducted to follow up on the initial flora and fauna assessment for the EPBC Act listed flora Spiny Rice-flower *Pimelea spinescens* var. *spinescens* and Matted Flax-lily *Dianella amoena*. Neither species was found (Biosis 2018b).

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

No

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

No



Section 2 - Matters of National Environmental Significance

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

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

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

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

No

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

No

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

No

2.4 Is the proposed action likely to have ANY direct or indirect impact on the members of any listed species or any threatened ecological community, or their habitat?

Yes

2.4.1 Impact table

| Species | Impact |
|--|---|
| Natural Temperate Grassland of the Victorian | A total of 0.56ha of EPBC Act listed critically |



Species

Volcanic Plain

Impact

endangered community NTGVVP was found within the study area during Biosis' flora and fauna assessment (2018a). The proposed action plans to remove 0.22 ha of NTG VVP. NTGVVP is listed as a critically endangered community and the proposed action will reduce the extent of the ecological community, which constitutes a significant impact under the Significant impact guidelines 1.1. The 0.56ha of NTGVVP is within the Victorian Volcanic Plains bioregion and is dominated by remanent native species associated with NTGVVP such as Kangaroo Grass *Themeda triandra* and wallaby grasses *Rytidosperma* spp. The study area lacks the presence of remanent trees (planted Eucalypts are present) and the area is larger than 0.05 ha which quantifies the area as NTGVVP.

Golden Sun Moth

A total of 1.28 ha of Golden Sun Moth habitat was mapped during the flora and fauna assessment in the study area (Biosis 2018). The proposed action plans to impact upon 0.56 ha of Golden Sun Moth habitat. If Golden Sun Moth are determined present after targeted surveys, the proposed action will result in a significant impact for the species. Golden Sun Moth is listed as a critically endangered species under the EPBC Act and as the site provides a small area of habitat (<10ha), any habitat loss, degradation or fragmentation will trigger the significant impact threshold for Golden Sun Moth listed in EPBC Act policy statement 3.12 Significant impact guidelines for the critically endangered golden sun moth (*Synemon plana*).

Striped Legless Lizard

A total of 0.56 ha of Striped Legless Lizard habitat was mapped during the flora and fauna assessment in the study area (Biosis 2018). The proposed action plans to impact upon 0.22 ha of Striped Legless Lizard habitat. If Striped Legless Lizard are determined present after targeted surveys and the population is considered to be an important population (as defined in Environment Protection and Biodiversity Conservation Act 1999 referral guidelines for the vulnerable striped legless lizard, *Delma impar*), the proposed action will



Species

Impact

Grey-headed Flying-fox and Swift Parrot

result in a significant impact for the species. Although this potential habitat is small, it is connected to larger areas of potential habitat that contains recent records of Striped Legless Lizard. Furthermore, a large population of Striped Legless Lizard is known within the greater area (<2000m) to the west of the study area and connectivity to this population is unknown. Striped Legless Lizard are listed as vulnerable under the EPBC Act and as the study area is larger than 0.5 ha and has known populations nearby, the impact to 0.22 ha will likely trigger the significant impact threshold for Striped Legless Lizard under the Environment Protection and Biodiversity Conservation Act 1999 referral guidelines for the vulnerable striped legless lizard, *Delma impar*.

Foraging habitat for Grey-headed Flying-fox and Swift Parrot exists within the planted *Eucalyptus* spp. on the study site. This habitat is not crucial to either species as a primary habitat for the larger population and is considered a strictly fly-over habitat. Even though removal of the planted *Eucalyptus* spp. will not trigger a significant impact, Biosis (2018a) recommends where practically possible, to avoid the removal of the foraging habitat. The proposed action will not trigger a significant impact to either species.

Spiny Rice-flower and Matted Flax-lily

Habitat for Spiny Rice-flower and Matted Flax-lily was identified within the study area. Furthermore, records of Spiny Rice-flower (2015) and Matted Flax-lily (2011) exist within the adjacent rail corridor. Biosis conducted a targeted survey for both species by two botanists in June 2018 (Biosis 2018b) in which neither species was detected. As a result, the likelihood of presence and the proposed action having a significant impact on both species are low.

2.4.2 Do you consider this impact to be significant?



Yes

2.5 Is the proposed action likely to have ANY direct or indirect impact on the members of any listed migratory species, or their habitat?

No

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

No

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

No

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

No

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

No

2.10 Is the proposed action a nuclear action?

No

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

No

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

No

2.13 Is the proposed action likely to have ANY direct or indirect impact on any part of the environment in the Commonwealth marine area?

No



Section 3 - Description of the project area

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

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

Flora

The northern portion of the impact area has been highly modified and supports predominantly introduced vegetation and planted trees and shrubs. Introduced species include Cocksfoot *Dactylis glomerata*, Hogweed *Polygonum aviculare* and Great Brome *Bromus diandrus*, however scattered native species are found through-out these areas, including Berry Saltbush *Atriplex semibaccata* and Short Wallaby-grass *Rytidosperma carphoides*.

The remainder of the middle and southern portions of the study area contains two areas of Heavier-soils Plains Grassland ecological vegetation class (EVC 132_61), which in the lower area is of sufficient quality to support the EPBC Act listed community 'Natural Temperate Grasslands of the Victorian Volcanic Plain' (NTGVVP). This community covers 0.56 hectares, 0.22 hectares of which falls within the impact footprint. The PG and NTGVVP is comprised of native grasses including Kangaroo Grass *Themeda triandra*, Windmill Grass *Chloris truncata*, Bristly Wallaby-grass *Rytidosperma setaceum* and Rough Spear-grass *Austrostipa scabra* subsp. *falcata*, and interspersed with weed species including Serrated Tussock *Nassella trichotoma* and Couch *Cynodon dactylon* var. *dactylon*.

Fauna

Due to the highly modified nature of the study site, most fauna species associated with the area would be common native species such as Australian Magpie *Gymnorhina tibicen*, Willie Wagtail *Rhipidura leucophrys* and Common Ringtail Possum *Pseudocheirus peregrinus* as well as non-natives such as European Rabbit *Oryctolagus cuniculus*, Red Fox *Vulpes vulpes* and Common Starling *Sturnus vulgaris*. Habitat for the EPBC Act listed critically endangered Golden Sun Moth and vulnerable Striped Legless Lizard exists within the areas of NTGVVP. Habitat for EPBC Act listed vulnerable Grey-headed Flying-fox is also present in the planted Eucalypts located within the study area.

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

The Maribyrnong River runs north-south approximately 3 kilometres east of the study area. The proposed action is located within the Werribee River Basin.



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

The area is characterised by vegetation and soil typical of the Victorian Volcanic Plain, but has been heavily modified. The study area is flat with cracking clay soil and no surface rock, which is likely a result of its highly modified nature. The vegetation is dominated by non-natives with patches of regenerating native vegetation and scattered planted Eucalypts.

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

The proposed site is adjacent to a rail corridor which is a site of known significance for Matters of National Environmental Significance including important flora and fauna. The proposed site is separated from the rail corridor by planted Eucalypts, a large soil mound and a small residential area. Furthermore, Fronditha Care have designed their footprint to avoid impact associated to land adjacent to the rail reserve which will minimise and potential impact to the important habitat within the rail reserve.

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

The northern portion of the proposed action area has been highly modified and supports predominantly introduced vegetation and planted trees and shrubs. Introduced species include Cocksfoot *Dactylis glomerata*, Hogweed *Polygonum aviculare* and Great Brome *Bromus diandrus*, however scattered native species are found through-out these areas, including Berry Saltbush *Atriplex semibaccata* and Short Wallaby-grass *Rytidosperma carphoides*.

The remainder of the middle and southern portions of the study area contains two areas of Heavier-soils Plains Grassland ecological vegetation class (EVC 132_61), which in the lower area is of sufficient quality to support the EPBC Act listed community 'Natural Temperate Grasslands of the Victorian Volcanic Plain' (NTGVVP). This community covers 0.56 hectares, 0.22 hectares of which falls within the impact footprint. The PG and NTGVVP is comprised of native grasses including Kangaroo Grass *Themeda triandra*, Windmill Grass *Chloris truncata*, Bristly Wallaby-grass *Rytidosperma setaceum* and Rough Spear-grass *Austrostipa scabra* subsp. *falcata*, and interspersed with weed species including Serrated Tussock *Nassella trichotoma* and Couch *Cynodon dactylon* var. *dactylon*.

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

The area is flat grassland typically of the Victorian Volcanic Plain. The study area lacks rocky outcrops typical of this bioregion likely a result of is highly modified past history.

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



The site is located within an urban environment, surrounded by residential buildings. There is a railway immediately east of the study area and large areas of cleared land either side of the Western Ring Road approximately 550 metres south of the study area. The Maribyrnong River runs north-south approximately 3 kilometres east of the study area. The land within and surrounding the study area is flat.

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

Not applicable

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

Not applicable. The site is not in an area of Indigenous heritage values which has been verified by the the Aboriginal Cultural Heritage Register and Information System (ACHRIS).

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

The proposed action is located on private land.

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

The property currently operates an aged care facility by Fronditha Care. Fronditha Care is proposing to extend the aged care facility on the proposed site area which will provide additional beds and refurbish the current building.



Section 4 - Measures to avoid or reduce impacts

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

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

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

Froniditha Care will only impact upon the necessary area required to complete the proposed impact by reducing their footprint to a minimal operational requirement. This action will limit their impact to Matters of National Environmental Significance (MNES).

4.2 For matters protected by the EPBC Act that may be affected by the proposed action, describe the proposed environmental outcomes to be achieved.

The following Matters of National Environmental Significance (MNES) that are likely to be impacted upon by the proposed action include:

- Natural Temperate Grassland of the Victorian Volcanic Plain (NTGVVP)- Golden Sun Moth (GSM)- Striped Legless Lizard (SLL)

All impacts to MNES would be offset in a manner consistent with the EPBC Act offset policy which measures to compensate for the residual adverse impacts of the proposed action.



Section 5 – Conclusion on the likelihood of significant impacts

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

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

5.1.1 World Heritage Properties

No

5.1.2 National Heritage Places

No

5.1.3 Wetlands of International Importance (declared Ramsar Wetlands)

No

5.1.4 Listed threatened species or any threatened ecological community

Listed threatened species and communities - Yes

5.1.5 Listed migratory species

No

5.1.6 Commonwealth marine environment

No

5.1.7 Protection of the environment from actions involving Commonwealth land

No

5.1.8 Great Barrier Reef Marine Park

No

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

No



5.1.10 Protection of the environment from nuclear actions

No

5.1.11 Protection of the environment from Commonwealth actions

No

5.1.12 Commonwealth Heritage places overseas

No

5.2 If no significant matters are identified, provide the key reasons why you think the proposed action is not likely to have a significant impact on a matter protected under the EPBC Act and therefore not a controlled action.

Not applicable



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

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

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

Yes – Fronditha Care has maintained an excellent record of environmental responsibility at their past developments and all construction activities have been in accordance with council's requests.

6.2 Provide details of any past or present proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against either (a) the person proposing to take the action or, (b) if a permit has been applied for in relation to the action – the person making the application.

Fronditha Care has never submitted a referral under the EPBC Act in the past.

6.3 If it is a corporation undertaking the action will the action be taken in accordance with the corporation's environmental policy and framework?

Yes

6.3.1 If the person taking the action is a corporation, please provide details of the corporation's environmental policy and planning framework.

Fronditha Care does not currently have an established environmental policy and planning framework. Although they do not have a developed policy, all works will be conducted to best environmental practice and Brimbank City Council has requested a Conservation Management Plan which will be prepared by Biosis and will outline the requirements associated to ensure best environmental practices are taken.

6.4 Has the person taking the action previously referred an action under the EPBC Act, or been responsible for undertaking an action referred under the EPBC Act?

No



Section 7 – Information sources

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

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

| Reference Source | Reliability | Uncertainties |
|--|-------------|---------------|
| Biosis 2018a. Biodiversity assessment: 181 Furlong Road, St Albans, Victoria. Report for De Nova Group. Authors: White, D. & Dredge, T., Biosis Pty Ltd, Melbourne. Project no. 26838 | High | None |
| Biosis 2018b. Targeted survey of Spiny Rice-flower and Matted Flax-lily: 181 Furlong Road, St Albans, Victoria. Report for De Nova Group. Authors: Barron, S. & Stoot, L. Biosis Pty Ltd, Melbourne. Project no. 27962 | High | None |



Section 8 – Proposed alternatives

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

8.0 Provide a description of the feasible alternative?

As this is an extension of an existing facility, there are no alternatives proposed to not taking this action.

8.1 Select the relevant alternatives related to your proposed action.

8.27 Do you have another alternative?

No



Section 9 – Contacts, signatures and declarations

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

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

Organisation

9.2 Organisation

9.2.1 Job Title

General Manager

9.2.2 First Name

Jim

9.2.3 Last Name

Scantsonihas

9.2.4 E-mail

Jim.Scantsonihas@fronditha.org

9.2.5 Postal Address

16 Anzed Court
Mulgrave VIC 3170
Australia

9.2.6 ABN/ACN

ABN

71424124816 - FRONDITHA CARE

9.2.7 Organisation Telephone

(03) 9552 4100



9.2.8 Organisation E-mail

info@fronditha.org

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

Not applicable

Small Business Declaration

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

Signature:..... Date:

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

No

9.2.9.3 Under sub regulation 5.21A(5), you must include information about the applicant (if not you) the grounds on which the waiver is sought and the reasons why it should be made

Person proposing the action - Declaration

I, _____, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf of or for the benefit of any other person or entity.

Signature:..... Date:

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

Signature:..... Date:

9.3 Is the Proposed Designated Proponent an Organisation or Individual?



Organisation

9.5 Organisation

9.5.1 Job Title

General Manager

9.5.2 First Name

Jim

9.5.3 Last Name

Scantsonihas

9.5.4 E-mail

Jim.Scantsonihas@fronditha.org

9.5.5 Postal Address

16 Anzed Court
Mulgrave VIC 3170
Australia

9.5.6 ABN/ACN

ABN

71424124816 - FRONDITHA CARE

9.5.7 Organisation Telephone

(03) 9552 4100

9.5.8 Organisation E-mail

info@fronditha.org

Proposed designated proponent - Declaration

I, _____, the proposed designated proponent, consent to the designation of myself as the proponent for the purposes of the action described in this EPBC Act Referral.



Signature:..... Date:

9.6 Is the Referring Party an Organisation or Individual?

Organisation

9.8 Organisation

9.8.1 Job Title

Botanist

9.8.2 First Name

Tim

9.8.3 Last Name

Dredge

9.8.4 E-mail

tdredge@biosis.com.au

9.8.5 Postal Address

38 Bertie Street
Port Melbourne VIC 3207
Australia

9.8.6 ABN/ACN

ABN

65006175097 - BIOSIS PTY LTD

9.8.7 Organisation Telephone

03 8686 4800

9.8.8 Organisation E-mail

tdredge@biosis.com.au

Referring Party - Declaration



Australian Government

Department of the Environment and Energy

EPBC Act referral - Extension of aged care facility, 181
Furlong Rd, St Albans, VIC

I, Timothy Charles Dredge, I declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence.

Signature: T Dredge Date: 17/07/2018



Appendix A - Attachments

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

1. 26838.biodiversity.assessment.furlong.rd_.dft01.20180511.pdf
2. 26838_f2_ecofeatures.pdf
3. 26838_f3_fauna.pdf
4. 26838_f4_vegreemoval.pdf
5. 27962.181.furlong.road_.20180528_2.0.pdf

