

## PART 1 PROPONENT DETAILS, PROJECT DESCRIPTION & LOCATION

### 1. Information on proponent and person making Referral

<b>Name of Proponent:</b>	Dacland Pty Ltd
<b>Authorised person for proponent:</b>	Jonathon Fetterplace
<b>Position:</b>	Manager – Business & Project Development
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<b>Available industry &amp; environmental expertise:</b> (areas of 'in-house' expertise & consultancy firms engaged for project)	<ul style="list-style-type: none"> <li>▪ Spiire Australia Pty Ltd – Planning, Urban Design Engineering</li> <li>▪ Brett Lane &amp; Associates – Flora and Fauna</li> <li>▪ Andrew Long &amp; Associates Pty Ltd – Cultural Heritage</li> <li>▪ Tree Logic Pty Ltd – Arboricultural</li> <li>▪ Cardno - Traffic</li> </ul>

### 2. Project – brief outline

<b>Project title:</b>	Manzeene Village, Lara
<b>Project location:</b> (describe location with AMG coordinates and attach A4/A3 map(s) showing project site or investigation area, as well as its regional and local context)	<p>This residential/commercial development project is located to the north west of the existing Lara township, within the defined township boundary, approximately 15 kilometres (km) north of Geelong.</p> <p>The site is generally bound by Kees Road to the north, existing residential dwellings to the east, Patullos Road to the south and O'Hallorans Road to the west. The site is dissected by Manzeene Avenue (as shown in Attachment A)</p>
<b>Short project description</b> (few sentences):	<p>Dacland Pty Ltd propose to develop a residential/commercial subdivision comprising between 400 and 500 dwellings on a site covering approximately 60 hectares directly adjacent to the north west of the existing Lara township. The project is referred to as Manzeene Village and will include residential lots, open space reserves, conservation areas, drainage reserves and a Neighbourhood Activity Centre generally in accordance with Development Framework Plan (Attachment B).</p> <p>The project responds to the direction of the Lara Structure Plan to encourage higher density residential development in this 'infill' location.</p>

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### 3. Project description

**Aim/objectives of the project** (what is its purpose / intended to achieve?):

The aim of this project is to adapt the site (which consists of 23 existing individual land holdings) from low-density residential use to conventional density residential use to provide for the population growth of Lara and provide a Neighbourhood Activity Centre for the wider growth for the western area of Lara.

**Background / rationale of project** (describe the context / basis for the proposal, eg. for siting):

The site was identified within the Lara Structure Plan (adopted by the City of Greater Geelong in 2011) as a suitable 'infill' residential site to provide conventional residential dwellings.

Dacland has development agreements with the majority of the existing landholders to facilitate this 'infill' development.

**Main components of the project** (nature, siting & approx. dimensions; attach A4/A3 plan(s) of site layout if available):

A Development Framework Plan (Attachment B) has been created to demonstrate the desired layout of the site. This plan has been developed following extensive studies over the past 18 months to identify the constraints on the site. The main components of the project include:

- 400 to 500 residential dwellings;
- Neighbourhood Activity Centre; and
- Public open spaces.

This Development Framework Plan has been submitted to the City of Greater Geelong as part of a request to amend the Planning Scheme to rezone the land to Residential 1 Zone, Business 1 Zone and apply a Development Plan Overlay.

**Ancillary components of the project** (eg. upgraded access roads, new high-pressure gas pipeline; off-site resource processing):

The project will require infrastructure to support residential development including roads, sewerage, electricity, gas, potable water, and drainage infrastructure. The infrastructure will be dependent on existing networks with connection works largely occurring within the existing infrastructure footprint or site boundary.

**Key construction activities:**

Standard civil construction activities will be utilised to develop this project.

Dacland is an experienced developer and will ensure that the project is undertaken using the principles of AS/NZS ISO 14001:2004 - Environment Management Systems.

**Key operational activities:**

Non applicable - The project does not have any relevant operational activities.

**Key decommissioning activities** (if applicable):

Non applicable - The project does not have any relevant decommissioning activities.

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

No  Yes If yes, please describe: the overall project strategy for delivery of all stages and components; the concept design for the overall project; and the intended scheduling of the design and development of project stages).

The project is not an element or stage of a larger project proposed by Dacland, although it may ultimately be developed in stages in accordance with the planning approval obtained for the subdivision and for development.

**Is the project related to any other past, current or mooted proposals in the region?**

No  Yes If yes, please identify related proposals.

The land to the west of the site is also currently under consideration for further residential subdivision (Amendment C246 to the City of Greater Geelong Planning Scheme). The draft Precinct Structure Plan for this area proposes approximately 3,600 dwellings on the 389 ha site, along with community infrastructure.

Dacland are not the proponent for the neighbouring development; however, Amendment C246 proposes a Development Contributions Plan Overlay (DCPO5) for both the proposed area and the Manzeene Village site to pay for servicing and community infrastructure in the region.

#### 4. Project alternatives

**Brief description of key alternatives considered to date** (eg. locational, scale or design alternatives. If relevant, attach A4/A3 plans):

The design of the proposed Development Framework Plan has been undertaken following detailed studies to identify the relevant opportunities and constraints for development of the site. Studies undertaken over the past 18 months include flora and fauna assessments, surface water (drainage), cultural heritage (including a Cultural Heritage Management Plan which has been approved by the Registered Aboriginal Party), traffic, economic feasibility, servicing infrastructure and arboricultural.

The creation of the Development Framework Plan involved numerous iterations with the current concept presenting the preferred approach in response to the constraints of the site.

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

The Development Framework Plan provides sufficient information to allow Amendment C285 to be tested by a Planning Panel to determine the appropriateness of the site for conventional residential development, a Neighbourhood Activity Centre and associated vegetation removal. Accordingly, no further alternatives are proposed to be considered prior to a Panel Hearing for Amendment 285.

#### 5. Proposed exclusions

**Statement of reasons for the proposed exclusion of any ancillary activities or further project stages from the scope of the project for assessment:**

The project does not include any ancillary activities and has been referred in its entirety.

#### 6. Project implementation

**Implementing organisation** (ultimately responsible for project, ie. not contractor):

Dacland will be the implementing organisation for the project.

**Implementation timeframe:**

The project construction will commence within 6 – 12 months of obtaining relevant approvals.

**Proposed staging** (if applicable):

The project will be developed in stages in response to market demand which is a standard process for residential developments.

## 7. Description of proposed site or area of investigation

### Has a preferred site for the project been selected?

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

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

The site is typical of rural residential land with planted gardens, cleared smaller paddocks and wind break / screening trees present. The site has little topographical variation and is prone to flooding. The site consists of 23 individual land holdings, which contain numerous dwellings, dissected by Manzeene Avenue.

The accompanying Urban Design and Planning Report (Attachment A) provides further discussion on the site and a plan showing the site constraints.

**Site area** (if known): Approx. 60 hectares

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

### Current land use and development:

The site is currently used for low density rural residential purposes. The land is currently held in 23 individual titles with associated dwellings on the site. The existing lifestyle properties are typical of rural residential areas with planted gardens surrounding dwellings and small paddocks retained for lifestyle and hobby purposes (particularly horses).

Dacland have development agreements in place to purchase each individual land parcel (or portions of the land) that make up the combined total site area, subject to statutory approval.

Manzeene Avenue is locally used by the wider community as an informal walking track with a loop provided along Patullos and Kees Road. This walking track is shown in the Melways

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

The site is generally bound by Kees Road to the north, existing conventional residential dwellings to the east, Patullos Road to the south and O'Hallorans Road to the west. Rural living properties are located further to the north east (opposite Kees Road) and to the south-west (along Patullos Road). Land to the west is currently used for agriculture (cropping); however, the landowners of that area are also seeking to develop this area for conventional residential purposes through Amendment C246 (Lara West Growth Plan) which is currently on exhibition and proceeding to a Panel hearing in April.

The context plan provided within the accompanying Urban Design and Planning Report (Attachment A) identifies the site relative to the local setting.

**Planning context** (eg. strategic planning, zoning & overlays, management plans):

The site is located within the Rural Living Zone (RLZ) and is not covered by any overlay controls. A request to amend the Planning Scheme to rezone this land to the Residential 1 Zone (R1Z), Business 1 Zone and apply the Development Plan Overlay has been lodged with the City of Greater Geelong.

The site is identified for conventional residential development in the Lara Structure Plan, released by the City of Greater Geelong in 2011.

**Local government area(s):**

City of Greater Geelong

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## 8. Existing environment

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

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

The site is currently used for rural living purposes with approximately 23 dwellings and associated outbuildings present. The use of the land for rural living has resulting in cleared paddocks and established gardens being predominate on the site.

The site is located directly adjacent to residential dwellings to the east and a proposed urban expansion area to the west.

Extensive planted tree vegetation is present on the site which will be retained, where possible, to provide amenity benefits. The grassland vegetation on the site has been discussed throughout this referral.

The site is relatively flat and there are watercourses, standing water or farm dams present. Hovells Creek is located approximately 100 m north of the site and drains into Limeburners Bay which forms part of Western Shoreline and Bellarine Peninsular Ramsar Site.

There are no significant environmental assets within close proximity to the site. The You Yangs Regional Park and Serendip Sanctuary are approximately 5 km and 1.5 km away respectively.

The current land use of the site has resulted in the fragmentation and modification of environmental assets present on the site.

## 9. Land availability and control

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

No  Yes If yes, please provide details.

The project will require alterations to access from Manzeene Avenue and O'Hallorans Road. The location of access points will be determined during the detailed design.

Impacts are expected to be negligible given that O'Hallorans Road is proposed to be duplicated as part of Amendment C246 as part of the adjoining land owners' project. Access arrangements from Manzeene Avenue will be relatively unchanged with existing access arrangements currently provided along the length of Manzeene Ave.

### Current land tenure (provide plan, if practicable):

The land is private freehold land.

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

The land tenure will not change.

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

No other interests affect the land.

## 10. Required approvals

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

The following approvals will be required for this project:

#### **Planning and Environment Act 1987**

The City of Greater Geelong planning scheme will need to be amended (refer to Amendment C285 to the Greater Geelong Planning Scheme) to allow the following:

- Rezone the land to Residential 1 Zone and Business 1 Zone;
- Introduce Schedule 26 to the Development Plan Overlay; and
- Include the Manzeene Avenue Native Vegetation Precinct Plan as an Incorporated Document.

A planning permit will be also required for the subdivision of the site and for development of the retail precinct following the Planning Scheme Amendment process .

#### **Aboriginal Cultural Heritage Act 2006**

A Cultural Heritage Management Plan (CMHP) is required for this project. A CHMP was approved by the Wathaurong Aboriginal Cooperative (as the Registered Aboriginal Party) on 30 May 2012.

#### **Environment Protection and Biodiversity Conservation Act 1999**

A referral is required under the *Environment Protection and Biodiversity Conservation Act 1999* as the project has the potential to impact on two matters relevant to this Act; namely a listed species (Golden Sun Moth) and listed community (Natural Temperate Grasslands of the Victorian Volcanic Plains). The Referral has been prepared on the basis that no significant impact is expected and that the action is not a controlled action.

#### **Flora and Fauna Guarantee Act 1988**

The *Flora and Fauna Guarantee Act 1988* (FFG Act) seeks to establish a legal and administrative structure to enable and promote the conservation of native flora and fauna. This includes establishing a permit system to undertake works on public land which might kill, injure or disturb protected native plants. A permit may be required for works to provide access from the surrounding road network to the site. The Department of Sustainability and Environment (DSE) administer this process.

**Have any applications for approval been lodged?**

No  Yes If yes, please provide details.

The following applications for approval have been lodged:

***Planning and Environment Act 1987***

A request for a planning scheme amendment was lodged with the City of Greater Geelong in December 2012. The amendment is referred to as Amendment C285 to the Greater Geelong Planning Scheme. It will proceed to public exhibition following a Council resolution expected in March 2013.

***Aboriginal Heritage Act 2006***

A Cultural Heritage Management Plan was approved by the Wathaurong Aboriginal Cooperative on 30 May 2012.

***Environment Protection and Biodiversity Conservation Act 1999***

A referral under the *Environment Protection and Biodiversity Conservation act 1999* has been lodged concurrently with this referral. The referral has been prepared on the basis that no significant impact is expected and that the action is not a controlled action.

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

Extensive consultation on this project has occurred over the past 18 months with the following agencies:

- Department of Planning and Community Development;
- City of Greater Geelong;
- Department of Sustainability and Environment;
- Wathaurong Aboriginal Cooperative;
- Aboriginal Affairs Victoria; and
- Department of Sustainability, Environment, Water, Population and Communities (Cth).

**Other agencies consulted:**

Servicing infrastructure agencies (i.e. Telstra, Barwon Water, etc) have also been consulted regarding the provision of infrastructure to the site.

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## PART 2 POTENTIAL ENVIRONMENTAL EFFECTS

### 11. Potentially significant environmental effects

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

***Flora and Fauna:***

The site contains 25 fragmented patches of disturbed and degraded grassland indigenous vegetation, combined with planted trees and gardens. These patches have the floristic composition to be classified as Low-rainfall Plains Grassland (EVC 132) which has a 'high' conservation significance. The quality of the vegetation is relatively low with an average habitat score of 28 out of 100.

Twelve of these 25 patches also have the floristic composition to be considered Natural Temperate Grasslands of the Victorian Volcanic Plain, a listed community under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

The 25 patches combined to cover an area of approximately 17.7 ha. The project seeks to retain 1.7 ha with the remaining area requiring removal. The Draft Native Vegetation Precinct Plan provides for the removal in accordance with Victoria's Native Vegetation Management – A Framework for Action.

The site does not contain any listed flora species and is unlikely to contain any listed fauna species. The site contains suitable habitat for Golden Sun Moth to occur. The lack of connectivity to other native grassland communities and the previous disturbance of this site result in the habitat being considered to be of moderate quality for this species. Targeted Golden Sun Moth surveys were undertaken in December 2012/January 2013 at the appropriate timing (i.e. in consultation with DSE) with no individuals located. It is considered highly unlikely that the Golden Sun Moth occurs on the site based upon the results of the targeted assessment and the moderate quality and fragmented extent of native grasslands present on the site.

***Cultural Heritage:***

No known or previously identified non-Aboriginal cultural heritage exists on the Manzeene Village site.

The Aboriginal cultural heritage assessment associated with the Cultural Heritage Management Plan (CHMP) location two Aboriginal cultural heritage places within the site. These two places are isolated artefact scatters and are classified as having low scientific significance; however, we note that all Aboriginal cultural heritage places are of high significance when considering Aboriginal traditional significance values.

Consultation with the Registered Aboriginal Party has indicated that the two places found within the site can be appropriately managed via salvage and relocation undertaken in collaboration with the RAP. The measures within the approved CHMP will ensure that any Aboriginal places are identified and salvaged (where appropriate) while allowing development to progress on the site.



## 12. Native vegetation, flora and fauna

### Native vegetation

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

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

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

A Flora, Fauna and Habitat Hectare Assessment has been undertaken by Brett Lane and Associates Pty Ltd (Attachment C). This assessment determined the extent and condition of native vegetation and fauna habitat in the study area

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

NYD Estimated area: 15.98 hectares

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

N/A

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

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

Low-rainfall Plains Grassland (EVC132\_63)

**Have potential vegetation offsets been identified as yet?**

NYD  Yes If yes, please briefly describe.

It is understood that the City of Greater Geelong are seeking to establish a grassland reserve to the north of Corio. Negotiations to contribute to this reserve will commence following the Planning Scheme Amendment process. This approach is supported by the City of Greater Geelong and the Department of Sustainability and Environment (DSE).

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

### Flora and fauna

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

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

Flora, Fauna and Habitat Hectare Assessment (Attachment C);  
Targeted Golden Sun Moth Survey (Attachment D)

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

NYD  No  Yes If yes, please:

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

#### **Listed Communities:**

The site contains 25 fragmented patches of disturbed and degraded grassland indigenous vegetation, combined with planted trees and gardens. These patches have the floristic composition to be classified as Low-rainfall Plains Grassland (EVC 132) which has a 'high' conservation significance. The quality of the vegetation is relatively low with an average habitat score of 28 out of 100.

Twelve of these 25 patches also have the floristic composition to be considered Natural Temperate Grasslands of the Victorian Volcanic Plain, a listed community under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.

#### **Listed Species:**

The closest public record for Golden Sun Moth is approximately 15 km north of the site. A targeted Golden Sun Moth assessment (Attachment D) was undertaken during 2012/13 summer which did not locate the species on the Manzeene Village site. It is considered highly unlikely that the Golden Sun Moth occurs on the site based upon the results of the targeted assessment and the moderate quality and fragmented extent of native grasslands present on the site.

No other listed fauna species have the potential to occur on the site.

No flora species have been identified on the site.

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

This project will remove approximately 10.77 hectares of habitat that provide the floristic composition to support Golden Sun Moth habitat. The targeted Golden Sun Moth assessment did not locate the species and it is considered unlikely that a population of Golden Sun Moth would occur on the site.

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

NYD  No  Yes If yes, please:

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

No other threatened or migratory species have the potential to occur on the site.

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

NYD  No  Yes If yes, please briefly describe.

A Native Vegetation Precinct Plan has been developed in consultation with the Department of Sustainability & Environment. The Native Vegetation Precinct Plan provides for avoidance, mitigation and management in accordance with *Victoria's Native Vegetation Management – A Framework for Action*. The Native Vegetation Precinct Plan will become an incorporated Document in the Geelong Planning Scheme as part of Amendment C285.

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

### 13. Water environments

<p><b>Will the project require significant volumes of fresh water (eg. &gt; 1 GI/yr)?</b></p> <p><input type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, indicate approximate volume and likely source.</p>
<p><b>Will the project discharge waste water or runoff to water environments?</b></p> <p><input type="checkbox"/> NYD <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, specify types of discharges and which environments.</p> <p>The development of this site from low density to conventional density residential will alter stormwater flows across and exiting the site. Stormwater from Lara, including this site, drains into Hovells Creek.</p> <p>Extensive investigations, including 2D modelling, have been undertaken in consultation with the City of Greater Geelong to develop a stormwater management plan that ensures an appropriate runoff scenario occurs. The site is currently subjected to flooding impacts that will be partially resolved due to the infrastructure being provided by this project.</p>
<p><b>Are any waterways, wetlands, estuaries or marine environments likely to be affected?</b></p> <p><input type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, specify which water environments, answer the following questions and attach any relevant details.</p> <p>The site does not contain any water environments.</p>
<p><b>Are any of these water environments likely to support threatened or migratory species?</b></p> <p><input type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, specify which water environments.</p> <p>The site does not contain any water environments.</p>
<p><b>Are any potentially affected wetlands listed under the Ramsar Convention or in 'A Directory of Important Wetlands in Australia'?</b></p> <p><input type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, please specify.</p> <p>The site does not contain any water environments. Hovells Creek is located approximately 100 metres north from the site on the opposite side of Windermere Road.</p>
<p><b>Could the project affect streamflows?</b></p> <p><input type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, briefly describe implications for stream flows.</p>
<p><b>Could regional groundwater resources be affected by the project?</b></p> <p><input type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, describe in what way.</p>
<p><b>Could environmental values (beneficial uses) of water environments be affected?</b></p> <p><input type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, identify waterways/water bodies and beneficial uses (as recognised by State Environment Protection Policies)</p>
<p><b>Could aquatic, estuarine or marine ecosystems be affected by the project?</b></p> <p><input type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, describe in what way.</p>
<p><b>Is there a potential for extensive or major effects on the health or biodiversity of aquatic, estuarine or marine ecosystems over the long-term?</b></p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, please describe. Comment on likelihood of effects and associated uncertainties, if practicable.</p>
<p><b>Is mitigation of potential effects on water environments proposed?</b></p> <p><input type="checkbox"/> NYD <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, please briefly describe.</p> <p>Drainage infrastructure and civil works to alter surface levels will be required within section of the site and within the Kees Road and Patullos Road reserves to provide an appropriate stormwater management system.</p> <p>Ensuring appropriate drainage mitigation has been the most significant constraint to development of this site. The extent of drainage infrastructure and civil works is an unavoidable constraint for the development of this site. It is unlikely that any development of the site could occur without the proposed stormwater management works and infrastructure.</p>
<p><b>Other information/comments?</b> (eg. accuracy of information)</p> <p>The Stormwater Management Report prepared to support Amendment C285 has been provided with this referral (Attachment E).</p>

## 14. Landscape and soils

### Landscape

<b>Has a preliminary landscape assessment been prepared?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, please attach.
<b>Is the project to be located either within or near an area that is:</b> <ul style="list-style-type: none"><li>• <b>Subject to a Landscape Significance Overlay or Environmental Significance Overlay?</b> <input type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, provide plan showing footprint relative to overlay.</li><li>• <b>Identified as of regional or State significance in a reputable study of landscape values?</b> <input type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, please specify.</li><li>• <b>Within or adjoining land reserved under the <i>National Parks Act 1975</i> ?</b> <input type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, please specify.</li><li>• <b>Within or adjoining other public land used for conservation or recreational purposes ?</b> <input type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, please specify.</li></ul>
<b>Is any clearing vegetation or alteration of landforms likely to affect landscape values?</b> <input type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, please briefly describe. Existing tree canopy vegetation will be retained (where possible) and incorporated into the landscape concept for the site.
<b>Is there a potential for effects on landscape values of regional or State importance?</b> <input type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Please briefly explain response.
<b>Is mitigation of potential landscape effects proposed?</b> <input type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, please briefly describe.
<b>Other information/comments?</b> (eg. accuracy of information) The assessment of landscape values was not considered necessary for this project.

### Soils

<b>Is there a potential for effects on land stability, acid sulphate soils or highly erodible soils?</b> <input type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, please briefly describe.
<b>Are there geotechnical hazards that may either affect the project or be affected by it?</b> <input type="checkbox"/> NYD <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, please briefly describe.
<b>Other information/comments?</b> (eg. accuracy of information) No soil or geotechnical impacts are likely to occur from this project.

## 15. Social environments

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

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

The Traffic Impact Assessment (Attachment F) estimated that this development will result in an additional 4,800 vehicle movements per day based on a development of 600 dwellings and 5,400 movements for the Neighbourhood Activity Centre. The existing road network can easily cater for this increase in traffic following minor improvement works.

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

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

No significant adverse amenity impacts are expected from this development. The Manzeene Village will abut an existing residential area of Lara.

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

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

There are no potential health and safety hazards to the community from this development.

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

NYD  No  Yes If yes, briefly describe potential effects.

No residential displacement or severance of access will occur as part of this development. An increased provision of community services will be provided from this project with the establishment of the Neighbourhood Activity Centre.

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

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

No non-residential activities will be displaced as a result of this project.

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

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

This project will not have a significant impact on non-residential land uses.

**Is mitigation of potential social effects proposed?**

NYD  No  Yes If yes, please briefly describe.

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

The preparation of the Lara Structure Plan by the City of Greater Geelong (adopted by Council in April 2011), including the determination that this land was appropriate for conventional residential use, was subject to extensive community consultation and a planning panel process.

## Cultural Heritage

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

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

Yes If yes, list the organisations so far consulted.

The Wathaurong Aboriginal Corporation has been consulted as part of this project.

**What investigations of cultural heritage in the project area have been done?**

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

A mandatory Cultural Heritage Management Plan (CHMP) was prepared to allow activities associated with this development. The CHMP was approved by the Wathaurong Aboriginal Cooperative in May 2012.

**Is any Aboriginal cultural heritage known from the project area?**

NYD  No  Yes If yes, briefly describe:

- Any sites listed on the AAV Site Register
- Sites or areas of sensitivity recorded in recent surveys from the project site or nearby
- Sites or areas of sensitivity identified by representatives of Indigenous organisations

The site contains two Aboriginal heritage places that were identified during the field inspection undertaken as part of the CHMP. These two places are isolated artefacts and are classified as having low scientific significance; however, we note that all Aboriginal cultural heritage places are of high significance when considering Aboriginal traditional significance values.

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

NYD  No  Yes If yes, please list.

No sites previously identified under the Heritage Act 1995 are located on the site.

**Is mitigation of potential cultural heritage effects proposed?**

NYD  No  Yes If yes, please briefly describe.

The approved CHMP provides management measures, including salvage collection of known places and relocation within a reserve close to the site, along with other measures including site inductions during construction, topsoil management and contingency plans should additional places be identified.

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

## 16. Energy, wastes & greenhouse gas emissions

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

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

Please add any relevant additional information.

This development will not consume energy above that associated with standard residential/retail development.

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

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

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

This development will not generate waste above that associated with standard residential/retail development.

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

- Less than 50,000 tonnes of CO<sub>2</sub> equivalent per annum
- Between 50,000 and 100,000 tonnes of CO<sub>2</sub> equivalent per annum
- Between 100,000 and 200,000 tonnes of CO<sub>2</sub> equivalent per annum
- More than 200,000 tonnes of CO<sub>2</sub> equivalent per annum

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

This development will not generate greenhouse gases above that associated with standard residential/retail development.

## 17. Other environmental issues

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

- No  Yes If yes, briefly describe.

## 18. Environmental management

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

- Siting: Please describe briefly

The Development Framework Plan has been developed to avoid native vegetation removal as much as practicable. The requirement for drainage infrastructure and the relative merits for retention of isolated parcels of vegetation have been taken into consideration during this process. DSE have been consulted during the design process and preparation of the draft Native Vegetation Precinct Plan.

- Design: Please describe briefly

Dacland seek to retain canopy trees, where possible, to provide aesthetic benefits to the development while providing a 'point of difference' to other residential developments in the region. The detailed design phase of works will determine the extent of tree retention. It is acknowledged that these trees are not remnant and only provide habitat for non-significant local fauna.

- Environmental management: Please describe briefly.

Dacland is an experienced developer and will ensure that the project is undertaken using the principles of AS/NZS ISO 14001:2004 - Environment Management Systems and in accordance with project specific management plans. Management plans will be developed cognisant of best-practice guidance (including EPA guidelines) and any conditions of approval.

- Other: Please describe briefly

Add any relevant additional information.

## 19. Other activities

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

NYD  No  Yes If yes, briefly describe.

Amendment C246 is currently being considered for land to the west of this project (Lara West Precinct Structure Plan). There is a potential for cumulative infrastructure requirements to manage traffic and drainage impacts. The provision of this infrastructure will be addressed via the inclusion of a Development Contribution Plan Overlay as part of Amendment C246.

## 20. Investigation program

### Study program

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

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

All relevant environmental studies undertaken have been provided to support this referral.

Has a program for future environmental studies been developed?

No  Yes If yes, briefly describe.

It is not anticipated that further environmental studies will be undertaken for this project.

### Consultation program

Has a consultation program conducted to date for the project?

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

This site was identified for conventional residential purposes within the Lara Structure Plan, which was subject to community consultation during its preparation and the subsequent Planning Scheme Amendment process.

Consultation with regulatory authorities is outlined in Section 10 of this referral.

Has a program for future consultation been developed?

NYD  No  Yes If yes, briefly describe.

The Planning Scheme Amendment process for Amendment C285 will include public notification processes. Consultation with regulatory stakeholders will continue throughout the approvals phase of the project.

### Authorised person for proponent:

I, Jonathon Fetterplace, Manager – Business and Development, confirm that the information contained in this form is, to my knowledge, true and not misleading.

Signature:



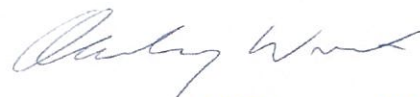
Date:

26 February 2013

### Person who prepared this referral:

I, Anthony Wansink, Associate – Planning, Spiire Australia Pty Ltd, confirm that the information contained in this form is, to my knowledge, true and not misleading.

Signature:



Date:

26 February 2013