

For Public Notice via Internet

REASONS FOR DECISION UNDER ENVIRONMENT EFFECTS ACT 1978

Title of Proposal: Burnside Residential Development

Proponent: Burnside North Pty Ltd

Description of Project:

The proposed development is a 1450-plus lot master-planned residential community Burnside, with associated roads, utilities, community and social infrastructure, and active and passive open space. The 80 hectare project site is bounded by Westwood Drive to the west, Rockbank Middle Road to the south, and Kororoit Creek to the north and east.

Decision:

The Minister for Planning has:

- (i) Determined that an Environment Effects Statement (EES) is not required subject to the following condition:

The proponent is to prepare an assessment report that:

- (a) examines relevant alternatives which would avoid significant effects on native vegetation and other biodiversity values to the extent practicable;*
- (b) outlines opportunities for sustainable on-site management of the site's existing biodiversity values;*
- (c) assesses the significance of any residual effects on native vegetation and other biodiversity values likely to result from relevant alternatives; and*
- (d) outlines any proposed commitments for offsetting the residual effects of a revised proposal on native vegetation and other biodiversity values.*

Further, the assessment report is to be:

- (a) prepared in consultation with the Department of Planning and Community Development, the Department of Sustainability and Environment, the Shire of Melton and the Australian Government Department of Sustainability, Environment, Water, Population and Communities; and*
- (b) to the satisfaction of the Minister for Planning; and*
- (c) released as part of public notification processes under relevant procedures for statutory approval if applications are made.*

- (ii) Advised relevant decision-makers, in accordance with the *Ministerial Guidelines for assessing environmental effects under the Environment Effects Act 1978*, that the Burnside Residential Development proposal, as configured and described in the referral accepted on 26 March 2012, is unlikely to be environmentally acceptable in light of likely environmental effects and applicable policy.

Reasons for Decision:

- The currently proposed configuration of the residential development is likely to give rise to significant and unacceptable effects on native vegetation and other biodiversity assets, including on native grassland and threatened flora and fauna species.
- While further investigation is need to establish how the above effects can be best avoided and minimised if development on the site were to be pursued, this can be documented in a focussed assessment report and does not warrant a comprehensive Environment Effects Statement.

Date of Decision: 28 June 2012