

## DEVELOPMENT PLAN: PROSPERITY BUSINESS PARK

469-491 & 499-523  
FRANKSTON DANDENONG ROAD  
LYNDHURST

Prepared for South Eastern Prosperities Group P/L

35 Swift Way, Dandenong South VIC 3175

Pursuant to Clause 43.04 Schedule 6 of the Greater Dandenong Planning Scheme this is a copy of the revised Development Plan for part of the land defined as DPO6 and particularly with reference to the Lyndhurst Precinct. This revised Dandenong South Industrial Site Development Plan (No. 6) has been prepared to the satisfaction of the Responsible Authority. Once the Development Plan has been approved by Council, Council retains the sole right to amend the Development Plan.

Signed *Rachel Turner* 1 August 2013  
by Manager Planning and Design  
City of Greater Dandenong





## DEVELOPMENT PLAN: PROSPERITY BUSINESS PARK

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LYNDHURST

Prepared for South Eastern Prosperities Group P/L  
35 Swift Way, Dandenong South VIC 3175

Visitor  
Parking

2011

Prepared for South Eastern Prosperities Group  
Pty Ltd

35 Swift Way, Dandenong South VIC 3175

PROSPERITY BUSINESS PARK

469-491 & 499-523 FRANKSTON DANDENONG  
ROAD LYNDHURST

# [DEVELOPMENT PLAN: PROSPERITY BUSINESS PARK]

*This Development Plan (DP) has been prepared on behalf of South Eastern Prosperities Group Pty Ltd for land located at 469-491 and 499-523 Frankston-Dandenong Road Lyndhurst. The DP must also take into account adjoining land holdings within different ownership. The Plan addresses matters required by the Development Plan Overlay Schedule 6 (DPO6) contained within the City of Greater Dandenong Planning Scheme, the Lyndhurst Structure Plan and related documentation, as well as the Development Plan prepared for adjoining land holdings. It is submitted that the South Eastern Prosperities Group DP prepared for Prosperity Business Park provides for a responsive and attractive strategy to guide the function and appearance of the DP Cell.*

*Rev 2 - Amended 06 2013*

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[DEVELOPMENT PLAN: PROSPERITY BUSINESS PARK]

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## INTRODUCTION

This Development Plan (DP) has been prepared on behalf of South Eastern Prosperities Group (SEPG) Pty Ltd for land at 469-491 & 499-523 Frankston Dandenong Road Lyndhurst. The land is also known as Lot 2 on LP 124013 and Lot 1 TP 519379.

The DP responds to the requirements of the Clause 43.04 of the City of Greater Dandenong Planning Scheme which relates to Development Plan Overlay Schedule 6 (DPO6), *The Dandenong South Industrial Area Extension - Keysborough & Lyndhurst Sites Development Plan*.

Clause 3.0 of DPO6 requires that any Development Plan prepared be generally consistent with the *Dandenong South Industrial Area Extension Structure Plan, January 2009 (LSP)*. The Overall Vision for the Lyndhurst (and Keysborough) Industrial Area extension is:

*'The development of industrial estates which are designed and developed to host a cluster of 'new economy' industry, including manufacturing, wholesaling, logistics and transport and storage businesses'.*

The Structure Plan relates to; Keysborough, Thompsons Road Retarding basin and the Lyndhurst Site. This DP has had regard the 'Lyndhurst Site' portion the Structure Plan (LSP).

The Subject land forms part of the 'Lyndhurst Site' as illustrated in Figure 1 of the Structure Plan Document. This area is approximately 690ha and shared amongst approximately 33 owners. The area is generally located north west of the Frankston-Dandenong Road and Glasscocks Road intersection.

The area is zoned Industrial 1 Zone and affected by the Development Contributions Plan Overlay as well as the Development Plan Overlay (Schedule 6).

The DPO6 was introduced to the Greater Dandenong Planning Scheme by Planning Scheme Amendment C87 of the City of Greater Dandenong Planning Scheme. DPO6 seeks to provide for the integrated and properly coordinated industrial development of the land and achieve the aims of the Lyndhurst Structure Plan, the Development Contributions Plan and Native Vegetation Precinct Plan for the area.

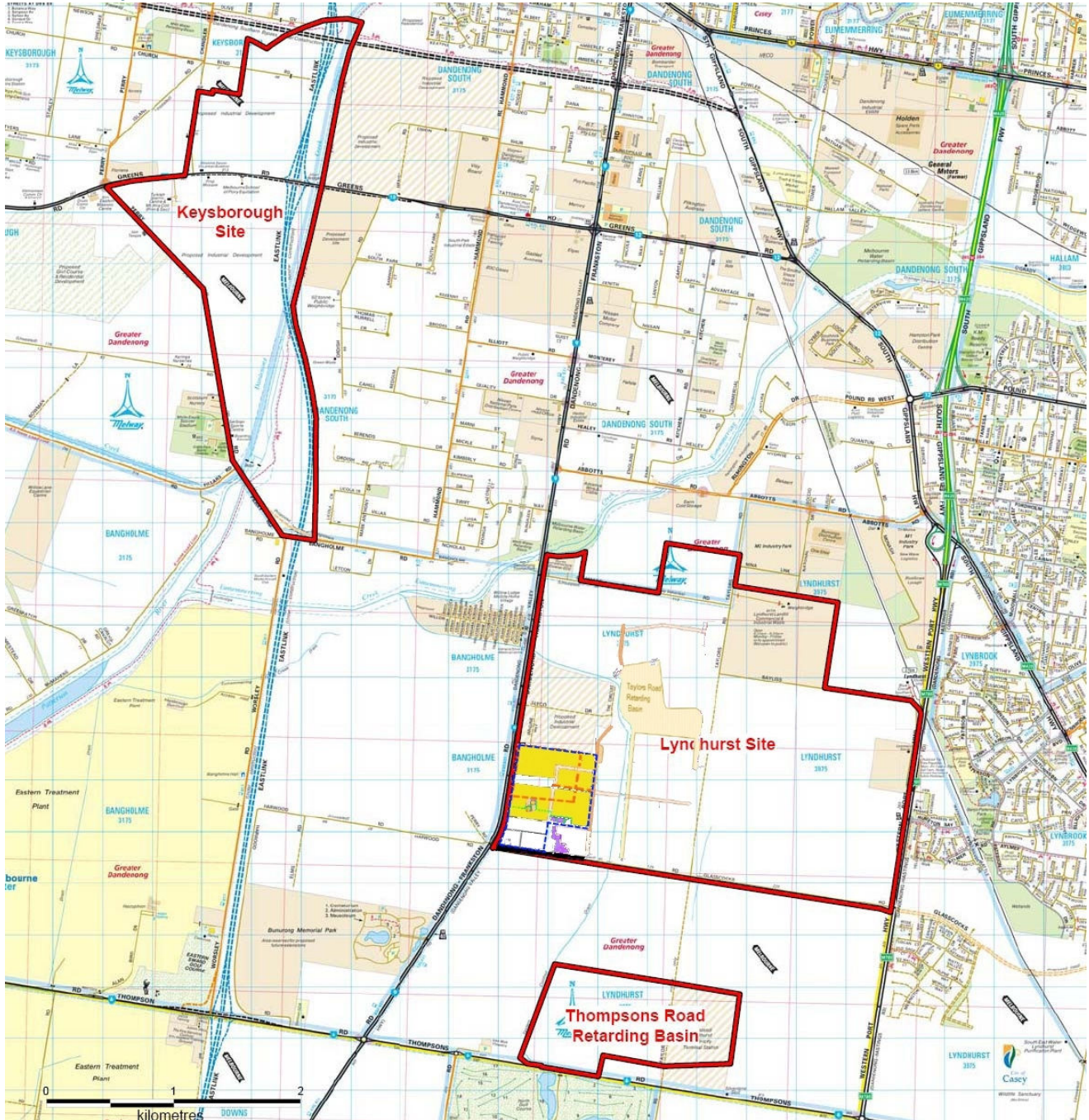
The DPO6 outlines the requirements which must be satisfied by a Development Plan. These requirements include the provision of supporting reports and documentation.

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FIGURE 1 SUBJECT SITE AND CONTEXT TO LYNDHURST STRUCTURE PLAN





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This Development Plan has been informed by:

- City of Greater Dandenong Planning Scheme;
- Dandenong South Industrial Area Extension Structure Plan(2009);
- An Archeological Assessment: Glasscocks Road, Lyndhurst, Greater Dandenong prepared by Terra Culture Heritage Consultants Pty. Ltd. (2009);
- Detailed Flora and Fauna and Habitat Hectare Assessment for Greater Dandenong Planning Scheme Amendment C67 Dandenong South, Victoria prepared by Practical Ecology Pty Ltd (2006);
- Dandenong South Native Vegetation Precinct Plan Background Report –Lyndhurst, prepared by Practical Ecology Pty Ltd (2009);
- Development Plan 14-85 Glasscocks Road, Lyndhurst (2009) prepared by TPG;
- Public Open Space Appropriate Provision Within New Industrial Areas of Greater Dandenong, prepared by City of Greater Dandenong (2008);
- Structure Plans for extensions to the Dandenong South Industrial Area Traffic Analysis and Road Costing, prepared by John Piper Traffic Pty Ltd (2007);

This Development Plan is supported by:

- Survey Plan prepared by R.V. Foote and Associates Pty. Ltd;
- Fauna Study prepared by Abzeco Pty Ltd;
- Engineering and Infrastructure Service Report prepared by GPR Consulting;
- Aboriginal Cultural Heritage prepared by Biosis Research Pty. Ltd (to follow);
- Soil Test statement (to follow).

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## DEVELOPMENT PLAN AREA

This Development Plan applies to the SEPG Land known as 469-491 and 499-523 Frankston Dandenong Road Lyndhurst. Being Lot 2 on LP 124013 and Lot 1 TP519379. The DP area also includes:

- 493-497 Frankston Dandenong Road (Lot 1 LP124013);
- 525-531 Frankston-Dandenong Road (Lot 4 LP71226);
- Unit 1/533-551 Frankston Dandenong Road (Lot 5 LP71226);
- 25 Glasscocks Road (Lot 3 LP69451).

As shown below:

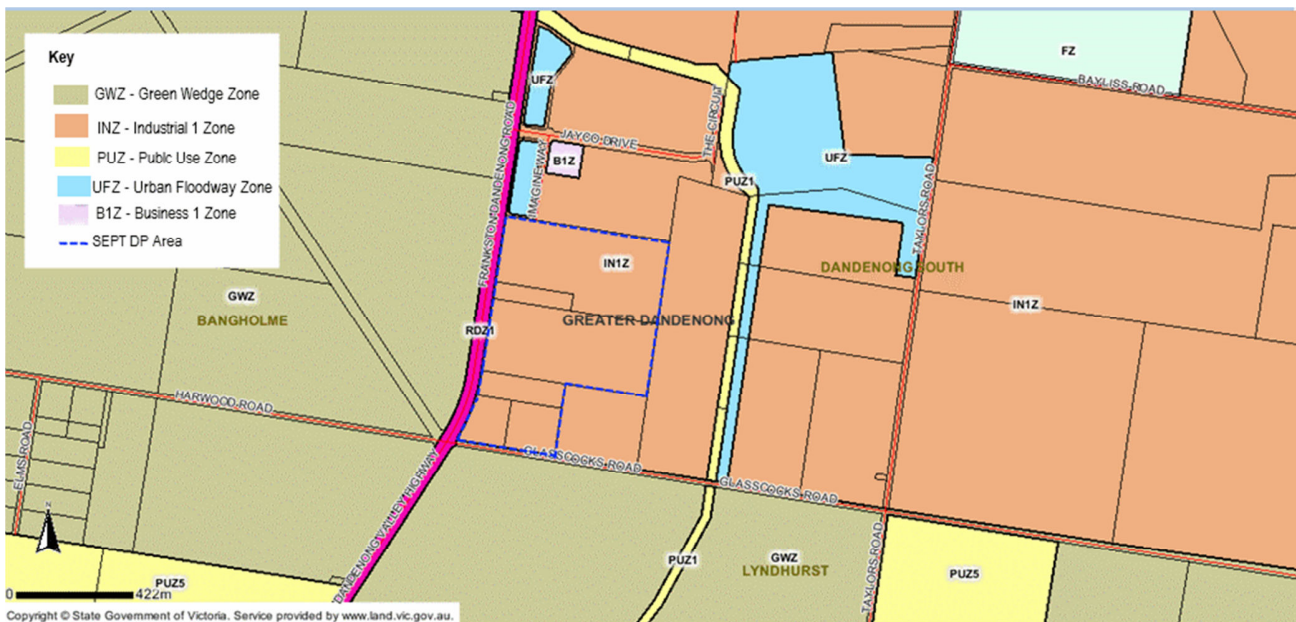


FIGURE 2: DEVELOPMENT PLAN ZONING AND LOCATION PLAN

The DP relates specifically to the SEPG land and provides background analysis and detail to inform and guide future development on that land holding. This DP is provided in order to facilitate well-serviced industrial infrastructure to support future industrial and commercial activities. It is provided to enable future industrial and commercial activities.

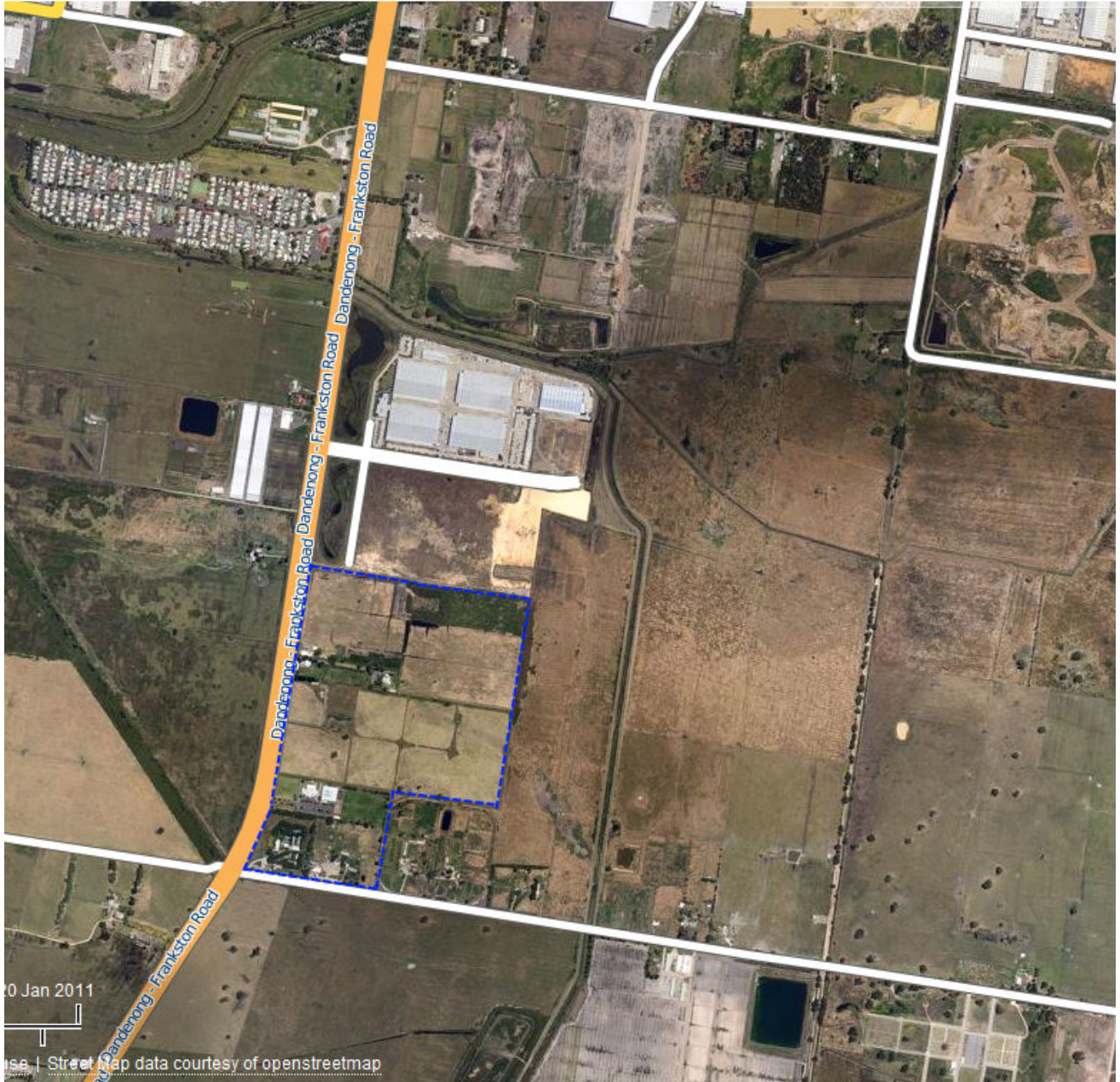
This Development Plan is consistent with the DPO6 and provides for a comprehensive response to interfacing Development Plan areas.

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FIGURE 3 : DEVELOPMENT PLAN AREA





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### AIMS AND OBJECTIVES

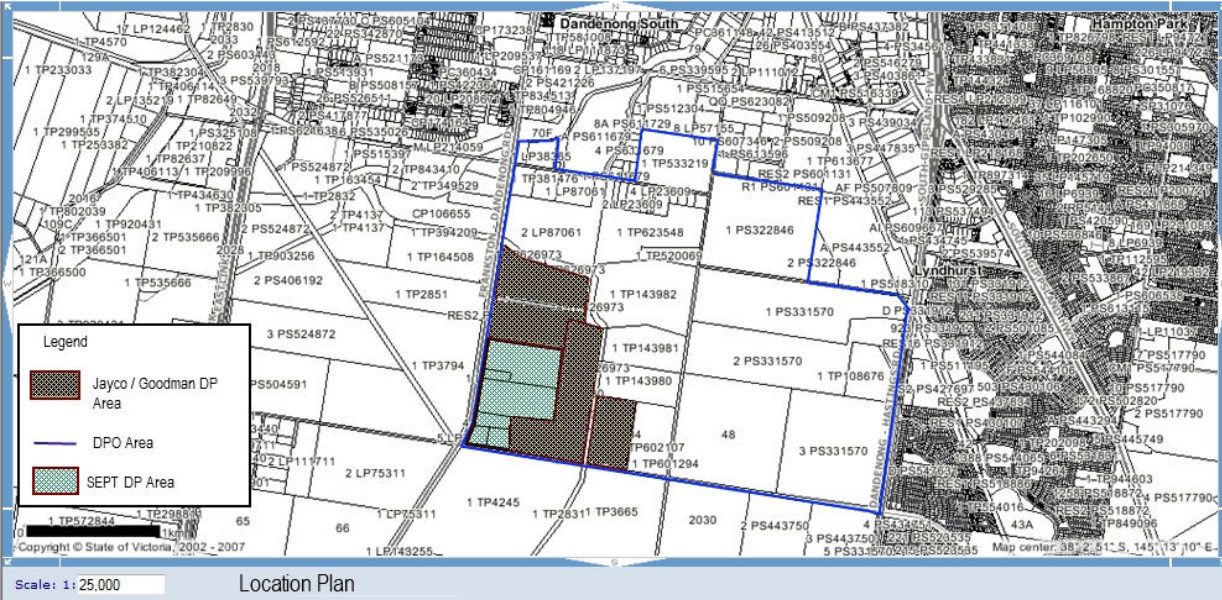
This document aims to:

- Demonstrate provision of infrastructure to facilitate high quality industrial and commercial enterprises.
- Provide for premium design and landscaping;
- Facilitate appropriate subdivision and design;
- Integration within existing transport networks;
- Retain Native Vegetation and provides for appropriate Open Space linkages.

### BACKGROUND

The SEPG Land is bound by the Jayco land to the north and the Goodman land to the east. The parcels were separately rezoned. The Jayco land was rezoned Industrial 1 Zone by Amendment C50 of the Greater Dandenong Planning Scheme, while the Goodman Land and the SEPG land were rezoned (generally) to Industrial 1 Zone subject to Amendment C87, which was gazetted on 26 March 2009. This introduced the Development Plan Overlay Requirements, responded to herewith.

FIGURE 4: DEVELOPMENT PLAN CONTEXT



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## TITLE AND SURVEY

The SEPG land comprises 2 titles. The land holding has a total area of approximately 32ha, with a total frontage (part separate ownership Lot 1 LP124013) to Frankston Road of 567.5m. The land is not encumbered by easements or restrictions.

The land is described as Lot 2 on Plan of Subdivision 124013 and Lot 1 on Title Plan 519379Q. It is currently vacant. A separate title under different ownership is located between the two SEPG Lots. This land contains an existing farmhouse.

There are five (5) Native Tree River Red Gums located within the SEPG DP area. These trees are identified as trees 22, 23, 24, 30, and 31 on the Table 1 of the Native Vegetation Precinct Plan (NVPP), as necessary to be retained. Of these trees, those identified as 22, 23 and 24 are earmarked as conservation areas and Open Space contributions can for part of the requisite conservation area.

The following list details significant features on the site;

A small dam exists near the North East side of the site, this is of little significance.

An old house is sited on the property which will be used as a site shed during construction. The building is of no heritage or architectural significance. A number of older out buildings such as hay shed and machinery sheds are sited on the subject land.

A small strip of land (1.703 ha) is located in between the northern and southern of part site. The land is owned by a third party and includes a number of site sheds and a house, it also including a number of pine trees that are not identified of ecological significance.

A number of River Reed Gum Trees are located on the adjoining land to the south these exist together with a Reception Hall and other buildings.

A retarding basin is located to the north of the site on the Jayco land.

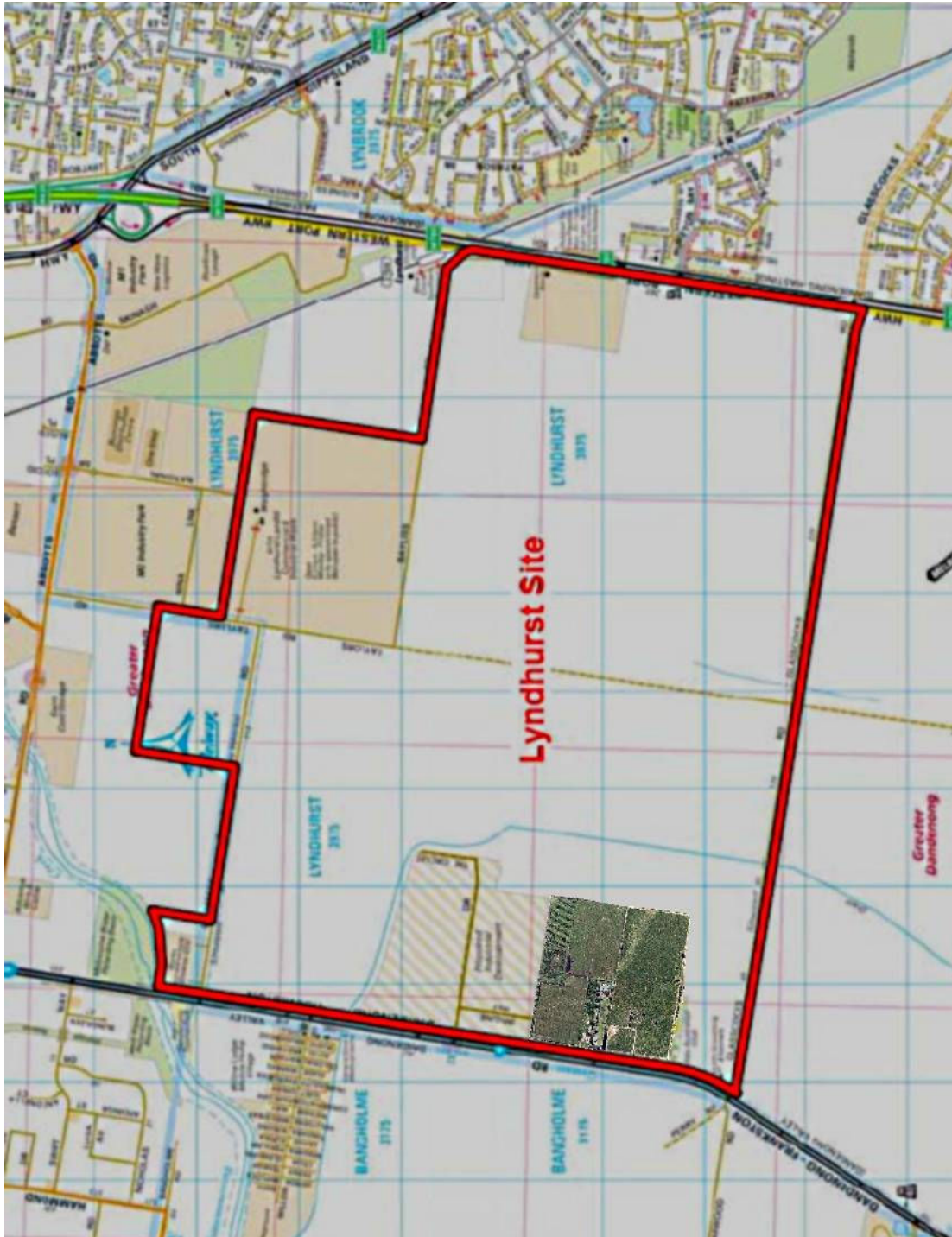
There are no other features of note which can be attributed to the site of adjoining land.

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FIGURE 5: DEVELOPMENT PLAN CONTEXT





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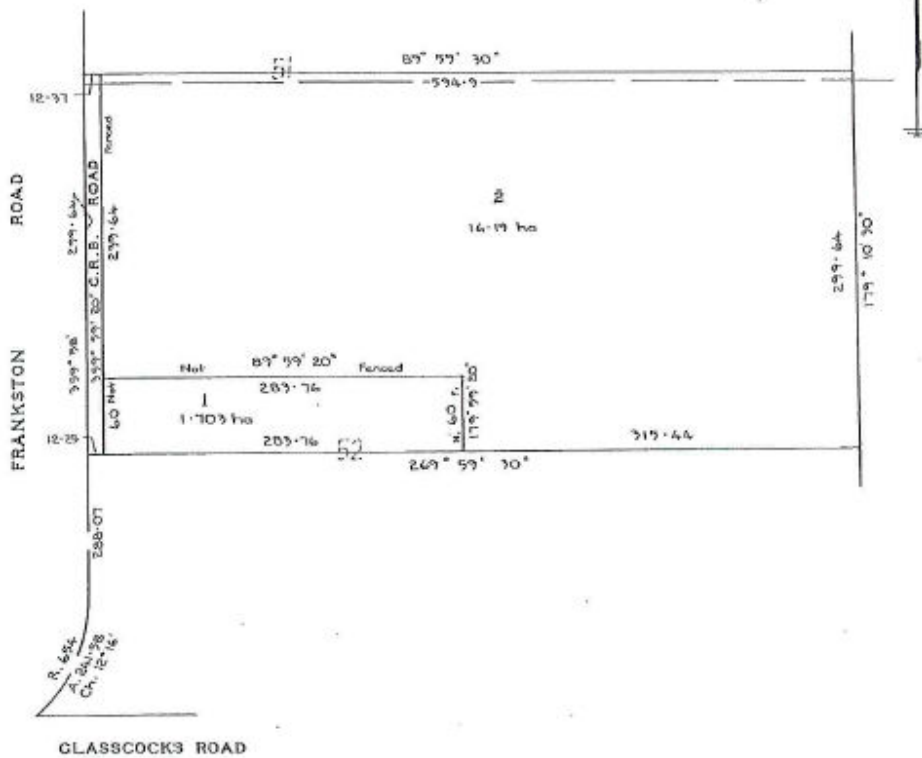
Figure 6 Certificate of title

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LP124013  
EDITION 1  
APPROVED 20/10/77

<p>PLAN OF SUBDIVISION OF: <b>PART OF CROWN PORTIONS 51 &amp; 52</b></p> <p>PARISH: EUMEMMERRING COUNTY: MORNINGTON</p> <p>10 25 0 10 100 150 LENGTHS ARE IN METRES</p>	<p>APPROPRIATIONS</p>	<p>ENCUMBRANCES &amp; OTHER NOTATIONS</p> <p>For Reference Marks and Datum see Fieldnotes. Lot 2 is the balance of fills and is not subject to survey.</p>
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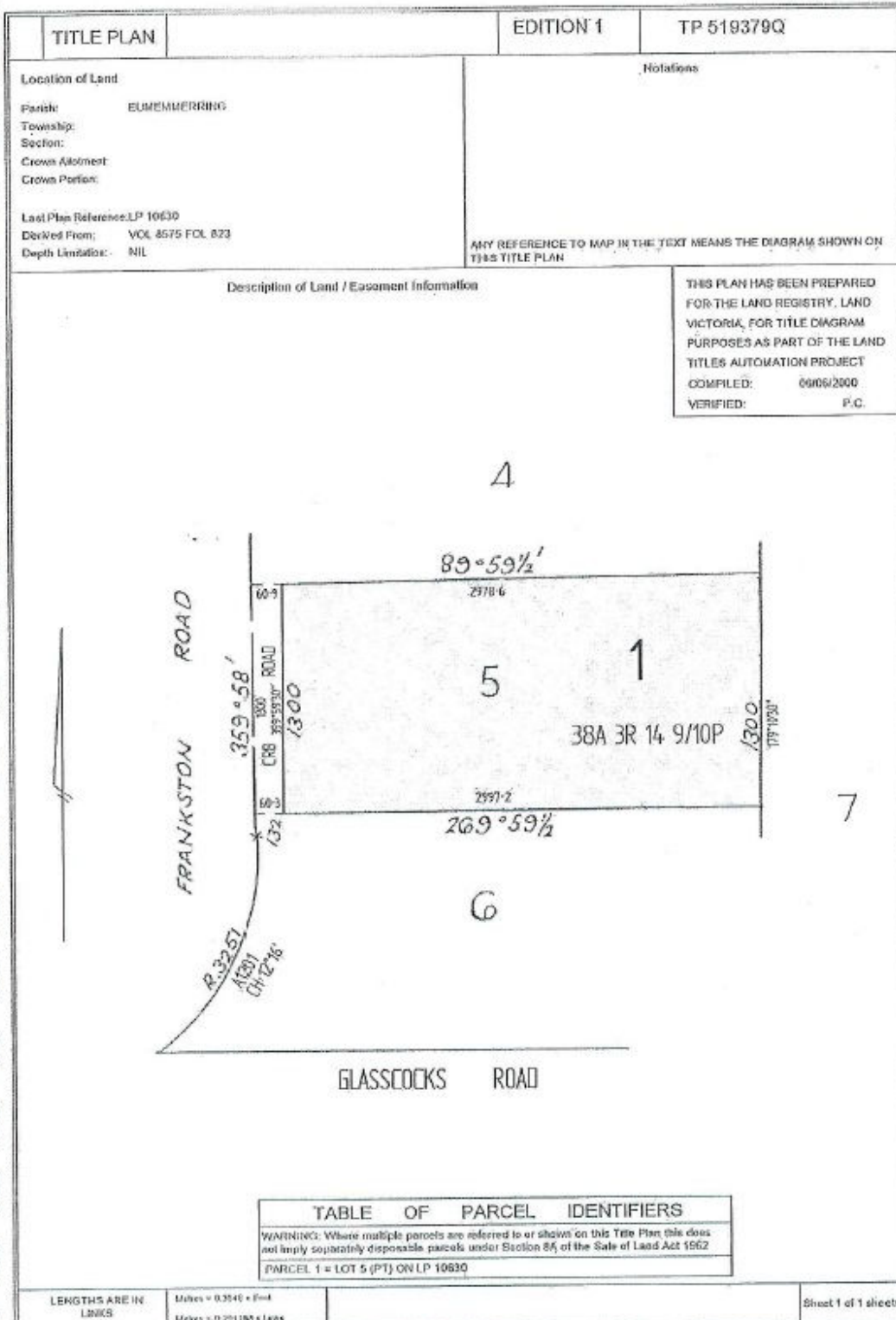


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FIGURE 7: TITLE PLAN







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## DEVELOPMENT PLAN

The Development Plan is designed to respond to the key requirements and components of the DPO6 of the Greater Dandenong Planning Scheme. Of relevance to this area is the following part detailed in Clause 3.0:

This Development Plan includes the main themes of the Structure Plan and associated plans.

*'The development plan must be generally in accordance with the structure plan diagrams contained in the Dandenong South Industrial Area Extension Structure Plan, January 2009 and otherwise having regard to that incorporated document.'*

The specific requirements of DPO6 are included within Clause 43.04 of the Planning Scheme. They specify that the following documentation be provided to the satisfaction of the Responsible Authority:

- Layout plan
- Staging plan
- Heritage assessment report
- Environmental management plan
- Integrated transport plan
- Stormwater management plan

The above items are addressed within this document and accompanying documentation.

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FIGURE 9: LYNDHURST STRUCTURE PLAN





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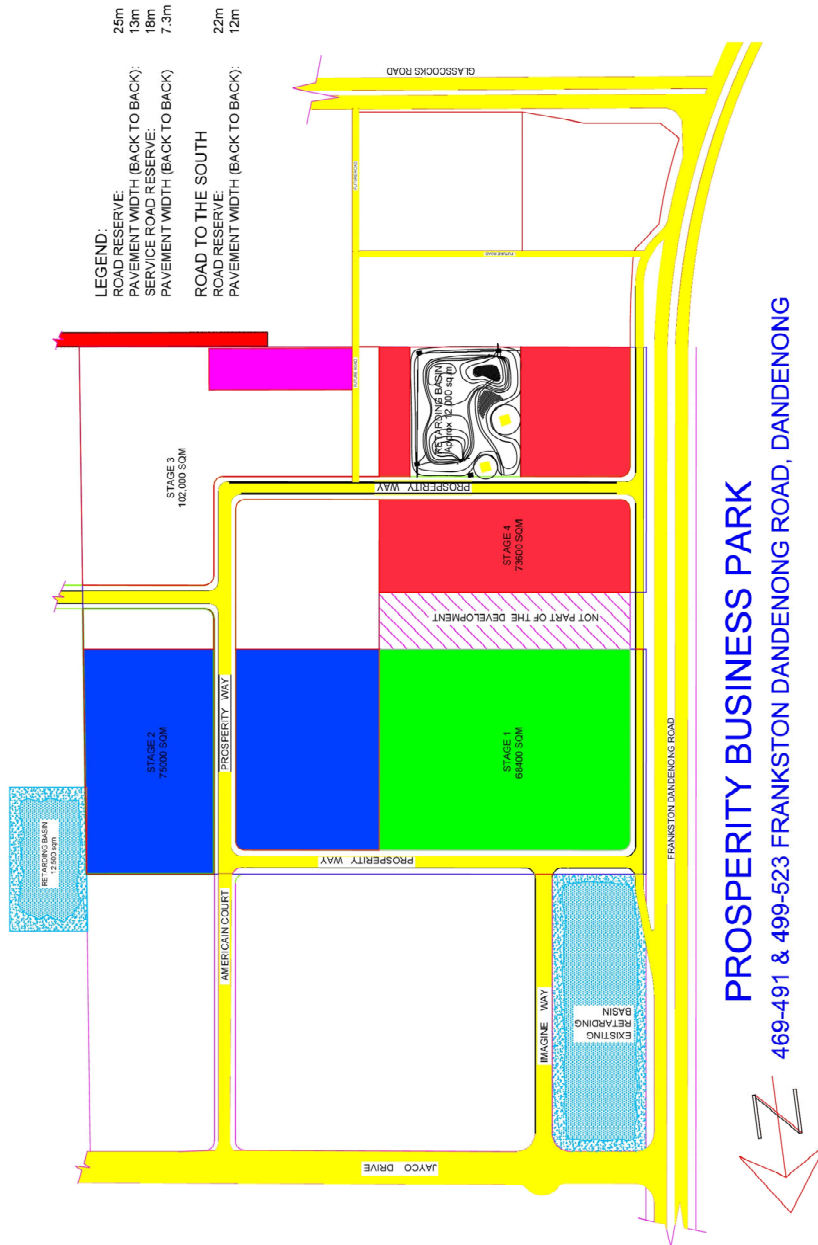


FIGURE 10: STAGE DEVELOPMENT PLAN

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## SOUTH EASTERN PROSPERITIES GROUP (SEPG) DEVELOPMENT PLAN

This Development Plan was commissioned by South Eastern Prosperities Group Pty Ltd (SEPG) Developments, therefore the focus and staging detailed within this DP relates specifically to the SEPG Land. The timing and construction of parcels in other ownership is not discussed in the DP as this will be dependent on the current owners and their future planning.

The Company's principals have had substantial involvement in the establishment of industrial development in Dandenong South. Their success can be attributed in part to the attractive subdivision and building design specifically tailored to the requirements of the tenants.

The proposed DP area will continue to maintain a high standard and quality of industrial development.

The SEPG Development Plan relates specifically to Lot 2 on LP124013 and Lot 1 on TP519379. The land is proposed to be developed in accordance with the Lyndhurst Structure Plan, providing for industrial uses and development, designed to host a 'new economy' industry including manufacturing, wholesaling, logistics and transport and storage businesses.

The Estate will be named 'Prosperity Business Park' and aims to provide an attractive and well managed industrial estate which responds positively to all interfaces.

A retarding basin, consistent with the Lyndhurst Structure Plan (LSP), is provided for in the DP area.

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The following table outlines DPO6 requirements with respect to the corresponding documentation provided for herewith:

REQUIREMENTS	RELEVANT DOCUMENTATION
Significant features on the land and adjoining land	Survey Plan
Existing easements	Title Plan
Pedestrian network	Integrated Transport Plan / Development Plan
A bicycle network	Integrated Transport Plan/ Development Plan
Road network (including access point to the existing road network)	Integrated Transport Plan/ Development Plan
Public transport network	Integrated Transport Plan
Native vegetation to be retained	Development Plan
Open Space	Development Plan
Urban design outcomes	Development Plan
Landscape concept plan (including measures to protect and enhance natural features including existing significant vegetation and remnant trees which are to be retained).	Development Plan
Potential for site works	Potential for Site Works Plan
How the development within the plan area can integrate within the adjoining industrial land	Development Plan
The proposed interface with residential and community uses	NA



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FIGURE 11: PROSPERITY BUSINESS PARK WITHIN LSP



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FIGURE 12: PROSPERITY BUSINESS PARK RELATIVE TO JAYCO / GOODMAN DEVELOPMENT PLAN



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## STORMWATER AND DRAINAGE

An *Environmental Management Plan* was prepared by GPR Consulting in January 2009.

### Stormwater Management Measures

The stormwater system will be designed to accommodate all flows up to a 100 year ARI event within the constructed underground pipe network and the designated overland flow paths.

The underground pipe system will be designed to accommodate all flows up to a 20 year ARI event.

The overland flow paths for 100 year ARI events will be constrained to the proposed road reserves.

The stormwater system will direct all flows to the existing Jayco wetland/retarding basin and the proposed retarding facility as noted under the Stormwater Management Plan.



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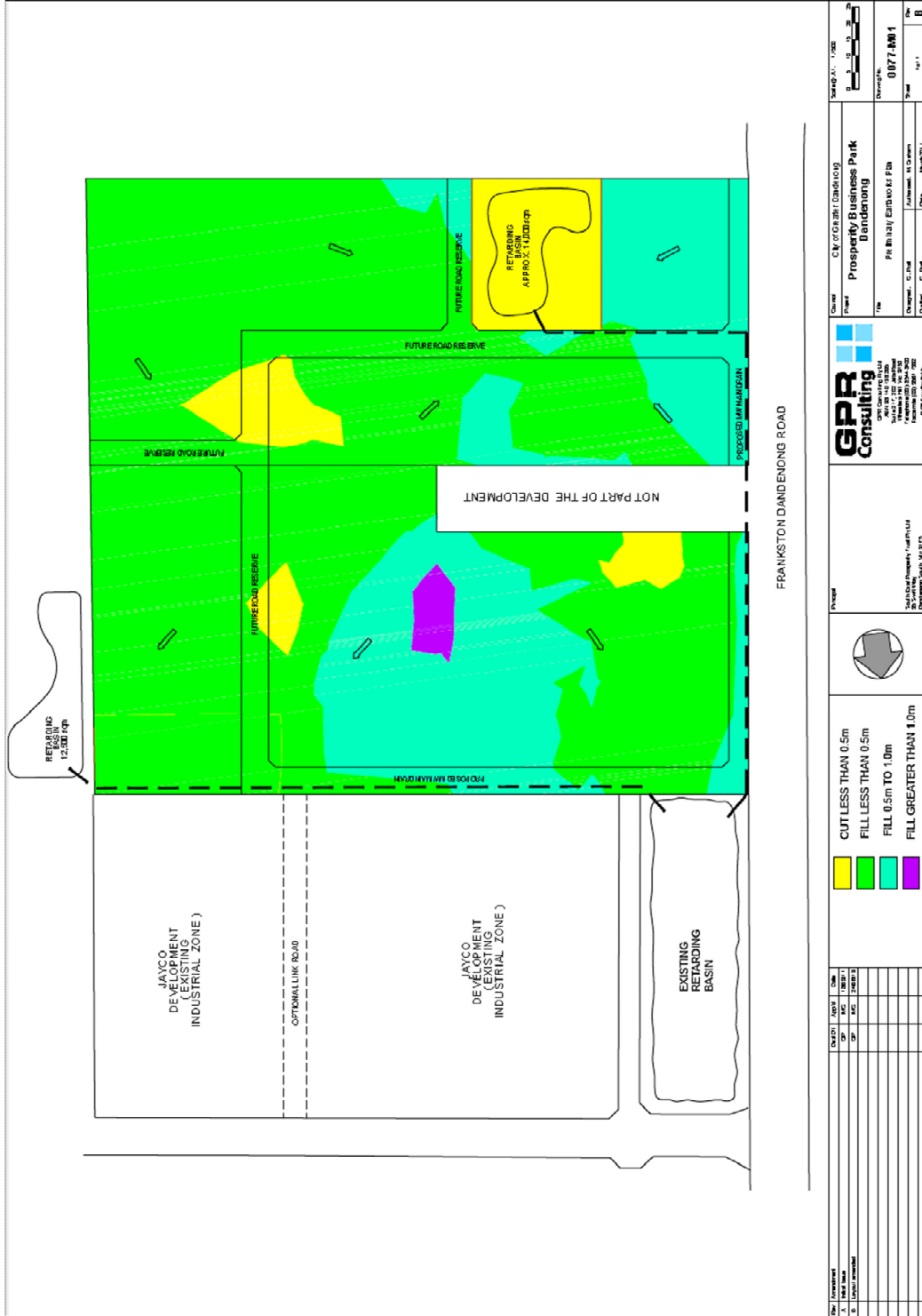


FIGURE 13: EARTHWORKS PLAN.

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### STORMWATER MANAGEMENT PLAN

A Stormwater Management Plan has been prepared by GPR Consulting, to demonstrate how the stormwater on the Development Plan area will be managed. This report forms part of the documentation submitted with the SEPG DP.

#### **Construction and Maintenance Requirements for Water Bodies and Wetlands**

The Melbourne Water Glasscock Road West Drainage scheme requires that the developer of the subject site construct a retarding basin in the north east corner of the site.

This retarding basin has been relocated to the southern boundary of the DP area as this location is more feasible (Fig.12).

The basin will be constructed to accord with the requirements of the Melbourne Water Guidelines for the design of Constructed Wetland Systems and Constructed Shallow Lakes Systems.

Future care and maintenance of the facility will be carried out by Melbourne Water as it forms part of the Melbourne Water scheme and services a catchment greater than 60 Ha.

The Melbourne Water Glasscock Road West Drainage scheme also requires the construction of an underground pipe across the full frontage of the site adjacent to the Frankston Dandenong Road. This pipe will be sized to accommodate flows from the properties south of the subject site.

Future care and maintenance of the pipe is expected to fall to the City of Greater Dandenong as the catchment is not likely to exceed 60Ha. This will be confirmed during detailed design activities.

#### **How the Development will comply with best Practice Environmental Management requirements**

Melbourne Water drainage schemes are designed to ensure that the requirements of the "Urban Stormwater – Best Practice Environmental Management Guidelines (Victoria Stormwater Committee, 1999) are met. The conditions are met by a combination of water treatment measures throughout a drainage scheme.

As water treatment facilities have already been constructed downstream of the subject site, the Melbourne Water Glasscock Road drainage scheme does not require the developer to treat on site stormwater to best practice. Melbourne Water has noted that the developer may choose to treat site discharges via the new facility to be constructed in the north east corner of the site, if he so chooses.

It is the intention of the developer that a water quality treatment facility (wetland) will be constructed in conjunction with the retarding basin should it prove feasible.

Stormwater management will be controlled during the construction period via a suite of onsite measures.

A site specific environmental management plan(s) will be prepared when detailed engineering plans are available. The requirements of this plan will be enacted prior to the commencement of construction activities. The measures will remain in place until the development of the site is completed and silt laden runoff has been reduced to pre-developed levels.

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The environmental management plan(s) will be designed to accord with the requirement of the standard Melbourne Water EMP.

## INFRASTRUCTURE PROVISION

The SEPG DP area can be connected to existing infrastructure and services. The site is able to be connected to potable water and existing reticulated sewerage system.

Electricity, Gas and Telephone is also available and connection will be obtained from North of the land via the Jayco land.

A full infrastructure and services report has been prepared by GPR Consulting Pty Ltd, which accompanies this development plan. The report is attached.

## TRAFFIC TRANSPORT AND MOVEMENT

### Access and Timing

Prosperity Business Park will be accessed via Imagine Way, located within the Jayco land. The connecting road (Prosperity Way) will provide a circuit road which will run parallel to Frankston-Dandenong Road and provide connection to land in the southern part of the DP cell.

A portion of the DP (493-497 Frankston Dandenong Road (Lot 1 LP 124013) is in separate ownership. Alternative access for this lot has been provided in the form of a east west connection, allowing circulation to Prosperity Way or the proposed Goodman Collector Road of which the LSP specifies the status to be flexible 25m Collector Road which is non DCP funded.

Land within the SEPG Development Cell will be accessed via the 'Prosperity Way' circuit Road.

The timing of the road construction will be consistent with Stage 1 and 2 of the Jayco / Goodman DP which aims to construct the north-south collector road from 2009-2013.

'Prosperity Way' will be a 25m collector road constructed to the satisfaction of the Responsible Authority. The LSP allows flexibility in positioning this road. The SEPG DP proposes an alternative position to improve design responsiveness to interfaces, create opportunities for pedestrian access to Frankston-Dandenong Road Smart Bus (901) service, and facilitate ease of movement for heavy vehicles.

The proposed road network will integrate with the adjoining Jayco / Goodman DP and is consistent with the Lyndhurst Site South-West Corner Integrated Transport Plan (ITP).

The ITP envisages a 25m Collector Road providing a connection to the 901 Smart Bus Service, along Frankston-Dandenong Road. The Location of Prosperity Way can connect to Frankston Dandenong Road. Part of Prosperity Way circuit will remain incomplete in front of Lot 1 LP 124013, with an opportunity to close the circuit in the future.

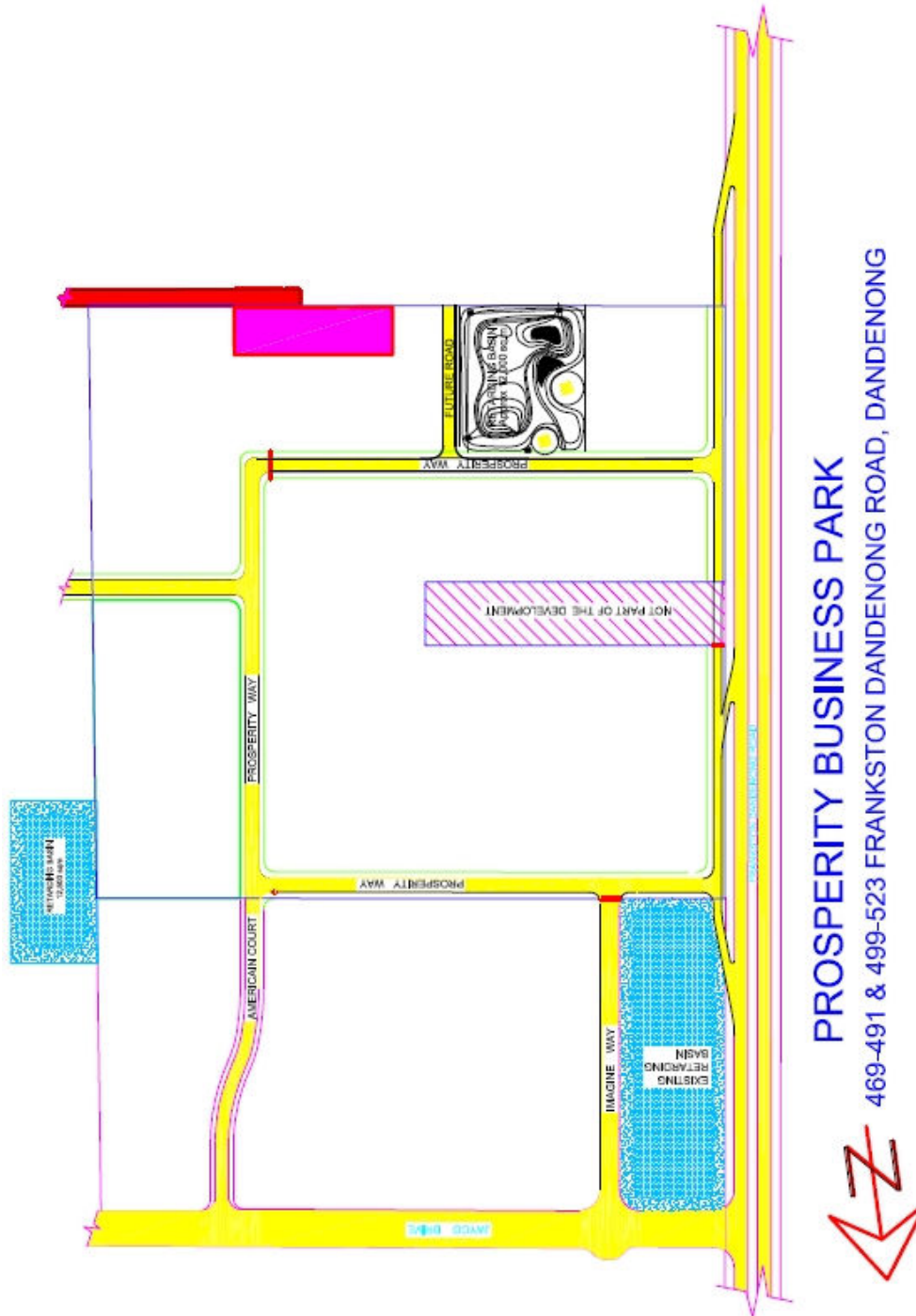
The proposed road going through the neighbouring property will be 22m road reserve.



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FIGURE 14: TRANSPORT ACCESS POINTS TO LYNDHURST ROAD NETWORK.

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## Pedestrian and Bicycle Networks

Functional and Safe bicycle and pedestrian links can be provided along proposed new collector roads and through public open spaces to provide access to public transport and activity centres.

Pedestrian footpaths will be provided on one side of Prosperity Way. These will be able to connect to roads in the Jayco / Goodman DP area, as well as potential bus routes.

Cycling will be available within the ITP area and the flat topography will assist in promoting this mode of transport. Roads will be sufficient in size to accommodate cycle traffic comfortably, and there will be an off road recreational trail along the eastern contour drain, provided for within the Goodman land.

The proposed Lynbrook Train Station will be the main catalyst for the creation of bicycle and pedestrian integration. End of trip bicycle facilities can be provided for in each industrial development, as required by the City of Greater Dandenong Planning Scheme.

The SEPG DP will provide a proposed pedestrian/ cycle link as contemplated by the ITP. The proposed path connects Prosperity Way to Glasscocks Road through proposed open space areas created around the tree conservation areas in the SEPG DP area.

## Public Transport

The Principal Public Transport Network in the ITP area includes the 901 Smart Bus, which travels from Frankston to Ringwood via Dandenong, and the Cranbourne train line.

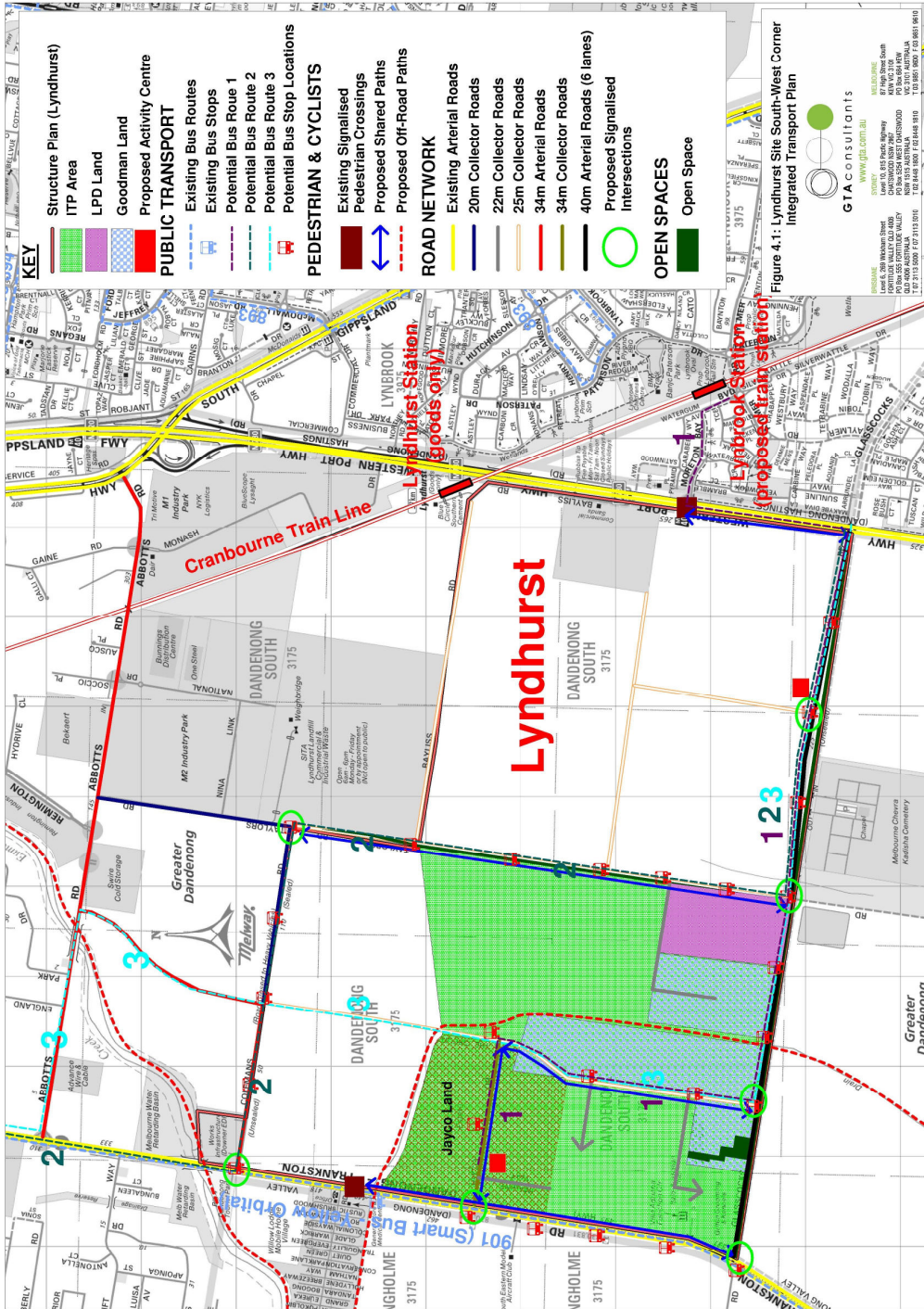
The SEPG DP area is located along the Smart Bus route, and can provide future access links into the DP Cell.

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FIGURE 15: LYNDHURST SITE SOUTH-WEST CORNER INTEGRATED TRANSPORT PLAN



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## NATIVE VEGETATION

The *Dandenong South Native Vegetation Precinct Plan (Jan 2009) (NVPP)* is an incorporated Document to the Greater Dandenong Planning Scheme.

The LSP identifies a number of Conservation Areas associated with public open space as well as all other conservation areas.

There are a total of five (5) trees which are identified on the Lyndhurst Precinct NVPP diagram, are located within the SEPG Development Plan Area.

The SEPG DP will be retain all five trees (22, 23, 24, 30 and 31). Trees 22, 23 and 24 will include part of the Private Open Space provision as indicated, creating opportunities for passive open space for the future population.

Of these trees, three (3) existing trees identified to include provision for open space. These are located along the southern boundary of Lot 1 TP519379Q and are identified in Table 1 of the NVPP as River Red Gums (*Eucalyptus Camaldulensis*)

The following table is an extract from Table 1 in the NVPP, which identifies these trees as 110cm, 90cm, and 127cm of diameter at breast height, they are recognised as Large, Very Large and Very Very Large old trees and they have been earmarked to be retained.

tree #	address	title reference	retained / REMOVED	Size/ DBH(cm)	x co-ord	y co-rd
22	499-523 Frankston Dandenong Road	Lot 5 LP 10630 Lot 1 TP 519379 Vol 8575 Fol 823	retained	VLarge 110	343169.071	5786404.75
23	499-523 Frankston Dandenong Road	Lot 5 LP 10630 Lot 1 TP 519379 Vol 8575 Fol 823	retained	Large 90	343113.659	5786422.34
24	499-523 Frankston Dandenong Road	Lot 5 LP 10630 Lot 1 TP 519379 Vol 8575 Fol 823	retained	VVLarge 127	343059.393	5786419.53

The location of three (3) 'conservation areas' on the SEPG land has created opportunities for provision of Public Open Space. These areas will link with Public Open Space provided for on the Goodman land. This will be easily accessible from Prosperity Business Park.

Two (2) river red gum trees have been identified on the SEPG DP area. These have been identified as trees 30 and 31 in the NVPP and will be retained.

The Development Plan area will be developed in stages. The trees are located within Stage 3 and 4.



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The conservation areas (22, 23, 24) are located within Stage 3 and the remaining two (2) trees (30 & 31) are located within Stage 4.

An arboricultural report prepared by a qualified arborist can be provided at the planning permit application phase for Stage 4. The report will demonstrate the methodology for protection of the root zone during the construction phase, to the satisfaction of the Responsible Authority.

There are further opportunities for the establishment of native vegetation, for example there are opportunities within the Frankston - Dandenong Road, Reserve, as well as around the proposed drainage basin to provide for native planting.

As no trees are proposed for removal, the Development Plan does not generate the need to provide for offset planting as required by Clause 52.17 of the City of Greater Dandenong Planning Scheme. As such, any planting and establishment of native vegetation, would be in the form of landscaping, as outlined in the Structure Plan and this Development Plan.

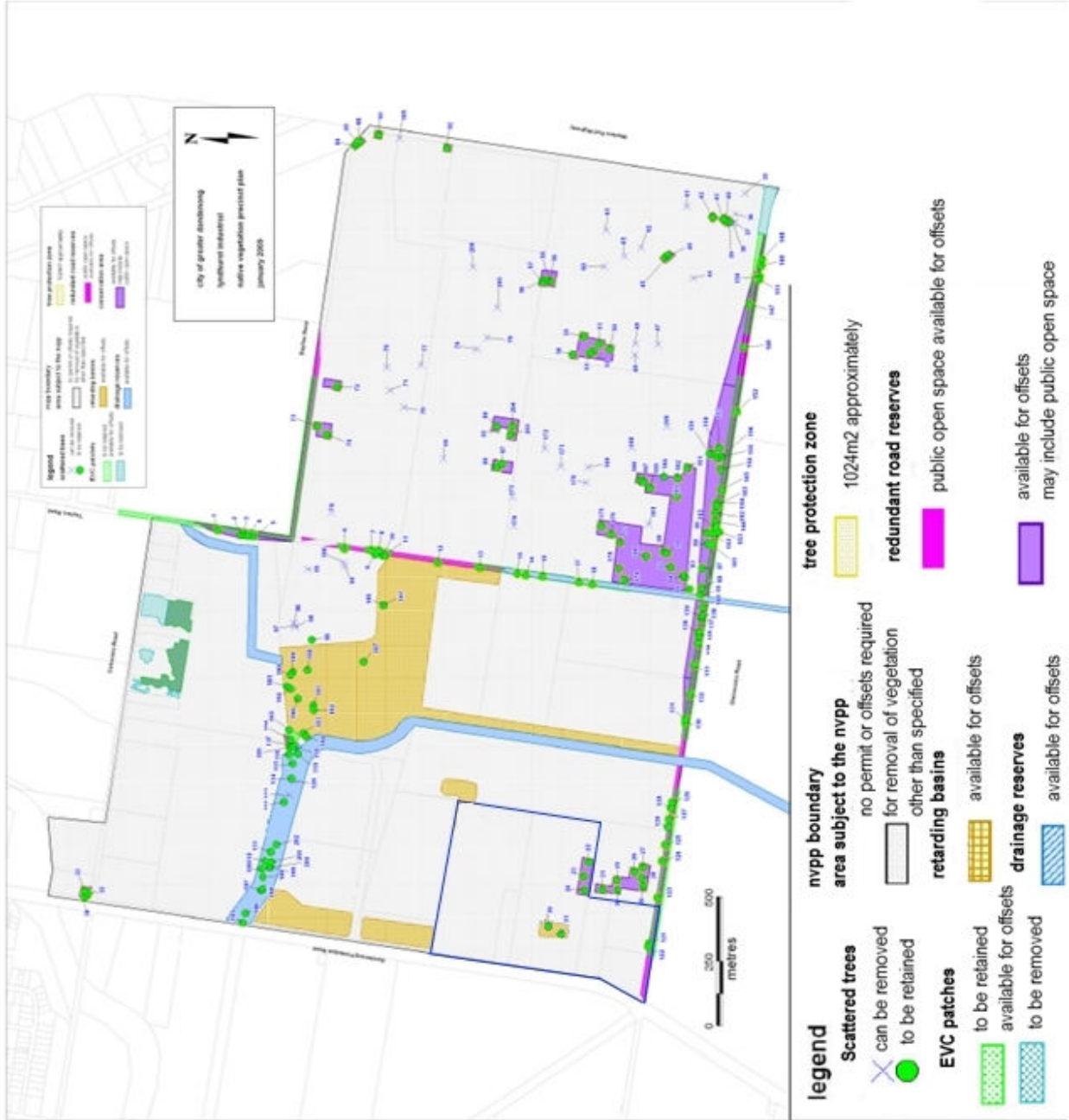
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FIGURE 16: LYNDHURST PRECINCT NATIVE VEGETATION PRECINCT PLAN DIAGRAM

Incorporated Document to the Greater Dandenong Planning Scheme  
Map 1 - Lyndhurst precinct native vegetation precinct plan diagram





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## Open Space

The LSP specifies that Public Open Spaces will be funded by a development contributions plan whereby contributions for Public Open Space will be either monetary payment, or the transfer of land in lieu, or a combination of both, depending on an agreed set of principles. A contribution of 1.733% applies to the Lyndhurst Structure Plan Area.

The Structure Plan acknowledges that the demand for open space is different to a residential context, however *'adequate places for the population to take advantage of before or after work or during breaks'* should be provided.

Consistent with the Open Space Plan, the SEPT DP area will contribute open space by way of the conservation areas around trees 22,23 and 24.

The following Open Space Plan shows how the Prosperity Business Park will respond to the Open Space provision.



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FIGURE 18: SEPG OPEN SPACE INDICATIVE RESPONSE

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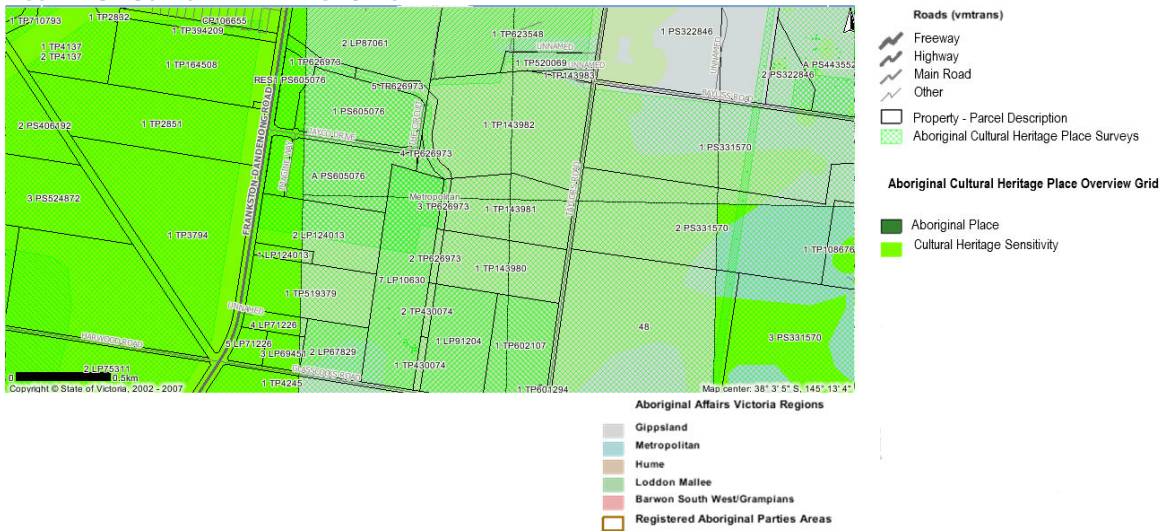
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## ABORIGINAL CULTURAL HERITAGE

The following map identifies that the SEPT DP Area is recognised as a place of Aboriginal Cultural Heritage Significance.

FIGURE 19: CULTURAL HERITAGE SENSITIVITY



This report is supported by an Archaeological Assessment prepared by Biosis Research Pty Ltd. The report includes recommendations for management of these sites during the development process. The report will be provided separately.

## SOIL TESTING

Discussions with City of Greater Dandenong Strategic Planning Department has indicated that there may be saline soils within the area.

Preliminary soil testing will be undertaken to the satisfaction of the Responsible Authority on a site by site basis, at the time of construction, particularly for infrastructure installation as well as industrial development.



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### ENVIRONMENTAL FRAMEWORK

Schedule 6 of the Development Plan Overlay requires an Environmental Management Plan to be prepared.

The SEPG DP is supported by a Flora and Fauna Assessment Prepared by Abzeco Pty Ltd.

The study identifies the site as located within the municipal district of Greater Dandenong; within the Port Phillip and Westernport Catchment Management Management Authority and within the Gippsland Plain bioregion.



Figure 20: Enviromental Framework

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## Environmental Issues affecting the land

The study area has been subject to a long history of disturbance associated with agricultural and market garden land use activities with the majority of original vegetation having been cleared at some time in the past. It is likely that the site has been subject to cultivation and long-term farming with impacts varying across the site.

The study site is highly degraded, being dominated by a suite of exotic pasture grasses and herbaceous weeds as well as exotic woody shrubs. The northern section of the study area (469-491 Frankston Dandenong Rd) supports no remnant vegetation, but five large remnant Eucalypts remain on the southern section (499-523 Frankston-Dandenong Rd).

The study area supports one constructed irrigation dam located midway along the northern boundary. The dam is surrounded by an earthen mound or wall rendering the dam essentially a perched water body. When operational the dam was filled by a pump, housed nearby in a shed, and water is readily accessible for irrigation purposes relating to the previous land use as a market garden.

Fauna and habitat assessment within the study area revealed the following:

- Dam, large trench and shallow drainage lines providing aquatic habitat of low quality habitat for a range of common native and exotic species of frogs, birds, fish, reptiles and invertebrates.
- Potential occasional foraging habitat for at least two bird species of conservation significance including the Eastern Great Egret and Latham's Snipe.
- Large remnant Red Gums providing moderate quality habitat for a range of common native and exotic species of birds, mammals and invertebrates.
- Degraded grassy paddocks providing low quality habitat for a range of common naive and exotic species of birds, mammals, reptiles and invertebrates.

Potential threats to habitat values posed to any potential clearance

- The loss of the dam and other water bodies providing habitat for a range of common aquatic fauna including frogs, birds, reptiles and invertebrates.
- The clearance of terrestrial vegetation providing habitat for a range of common birds, reptiles, mammals and invertebrates.

Regulatory implications of survey findings

- No Growling Grass Frogs or Dwarf Galaxias were detected in the study area during targeted fauna surveys. There are not expected to be any direct implications for fauna species of conservation significance.

## Goals and objectives of the EMP.

To ensure the development of the land has adequate regard to established areas of environmental significance.

To provide for the sustainable environmental management of the land.



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### Measures to be taken to ensure that appropriate landscaping is carried out in identified areas of environmental significance.

The flora and fauna assessment undertaken by Abzeco Pty Ltd, did not identify areas of environmental significance in the study area.

There are five (5) river-red gum trees located within the SEPG DP area. These trees will be protected and retained as required.

Development on the land will be conducted in stages and an arboriculture report will be obtained by a qualified prior to the development of stages 3 and 4.

### Erosion and siltation control during construction.

It is proposed that prior to the construction of stages 1 and 2 fill will be adopted to level the site. The details of these works are provided in the engineering and services report accompanying this DP.

Stages 3 and 4 will be grazed by cattle up until the time of construction.

Designation of areas (if any) where human access to open space areas will not be allowed, including descriptions of the systems to be established and the means of precluding human access.

N/A

An overview of the design details proposed for wetlands and open water bodies, including different edge treatments, vegetation associations, habitat areas, perching areas and underwater habitat.

The DP is accompanied by a Landscape Plan prepared by Dare Design, which details the concept landscaping plan for the Development Plan area.

In addition the Abzeco Report makes the following recommendations for the preservation and enhancement of the ecological values:

- Ensuring the protection of these large remnant trees and possibly improving the understorey by plantings of local indigenous shrubs, sedges and grasses in areas where existing trees are to be retained.
- The two planned retarding basins for the northern section of the study area could potentially also provide ecological and conservation functions if suitably constructed and maintained.
- Encouraging the common species present within the study area are mobile and given the opportunity are able to move from one wetland to a nearby adequate one.
- Removal of Weatherloach \**Misgurnus anguillicaudatus* were recorded in the study area. This species is a known declared, noxious species.
- Removal of environmental weeds including Gorse \**Ulex europaeus* and Blackberry \**Rubus fruticosus* aggregate would be removed gradually so as to avoid sudden impacts on habitat

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values. A landscape plan prepared by Dare Design will show how replacement landscaping is intended to substitute the environmental weeds and increase amenity for future industrial uses.

- To prevent the spread of weeds and pathogens, all vehicles and machinery involved in earth works or vegetation clearance would be free of soil, seed and plant material before being taken onto or leaving the site.
- Any anticipated soil runoff from earthworks would be confined to construction areas and prevented from running into drains or nearby drainage areas.

A Stormwater Management Plan that ensures appropriate hydrological regimes for retained vegetation based on expert ecological assessment.

A Stormwater Management Plan has been prepared for the subject land which includes the provision of two retarding basins. The details of this plan is provided in the services report prepared by GPR Consulting.

Incorporation of stormwater management measures, including stormwater storage and water quality improvement devices such as wetlands and open water bodies to the satisfaction of Melbourne Water.

The Stormwater Management Plan, prepared by GPR Consulting, has been informed by preliminary discussions with Melbourne Water and will be constructed to their satisfaction.

The requirements of the Dandenong South Native Vegetation Precinct Plan, January 2009 including the protection and enhancement of areas of public open space, native vegetation to be retained and native vegetation protection zones to be established.

Refer to the Native Vegetation section of this DP.

Where offsets are required, the method of protecting those offsets through measures such as conservation covenants, section 173 agreements, or gifts to the Crown (where such gifts are accepted).

N/A

Method of protection of the reserve areas to be vested in Council until such time as the reserve areas are developed.

Areas to be vested in Council will be retained in their current state, to the satisfaction of the Council, until such time as they are to be vested in Council.

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## FAUNA ASSESSMENT

This DP is supported by a Fauna study prepared by Abzeco Pty Ltd. The full report and findings are appended to this report.

The regulatory implications of survey findings state that no Growling Grass Frogs or Dwarf Galaxias were detected in the study area during targeted fauna surveys. There are not expected to be any direct implications for fauna species of conservation significance.

Recommended actions of this assessment are discussed above and found within the Fauna Assessment document.

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**South Eastern Prosperity Trust Pty Ltd** Applied Botany, Zoology & Ecological Consulting

### **Re: Fauna values on land at 469-491 & 499-523 Frankston-Dandenong Rd, Lyndhurst.**

This brief report is to inform you of the findings of a brief fauna assessment and targeted, seasonally appropriate zoological surveys undertaken at 469-491 & 499-523 Frankston-Dandenong Rd, Lyndhurst.

The study site was inspected on three occasions, on the 2<sup>nd</sup>, 4<sup>th</sup> and 9<sup>th</sup> of February 2011. The site was inspected to identify any native vegetation and fauna habitats present and included a targeted Growling Grass Frog and Dwarf Galaxias survey. The majority of the site is highly modified from the pre-1750 state and supports an array of exotic species with very few fauna values.

## **Introduction**

The City of Greater Dandenong requested that a targeted, seasonally appropriate survey be undertaken to determine the presence or absence of the following significant fauna species; Growling Grass Frog *Litoria raniformis* and Dwarf Galaxias *Galaxiella pusilla*.

This brief report is intended to inform the planning process, providing the results of a review of pre-existing data and a brief assessment of wildlife habitat currently present within the site. Fauna and habitat types across the study area are described and the conservation significance of species present or likely to occur is discussed.

The brief report describes the likely implications under the Victorian *Flora and Fauna Guarantee Act* and the Commonwealth *Environment Protection and Biodiversity Conservation Act*.



## Background

### *Study area*

The study area is approximately 32 ha of privately owned land at 469-491 & 499-523 Frankston-Dandenong Road, Lyndhurst, Victoria. The entire site is within the municipal district of Greater Dandenong; it lies within the Port Phillip and Westernport Catchment Management Authority and within the Gippsland Plain bioregion. The study area is depicted in Figure 1 on page 3.

The study area is bounded by Frankston-Dandenong Road to the west with Glasscocks Road nearby to the south and Jayco Drive nearby to the north.

### *Previous land use, disturbance history and current state of the study area*

The study area has been subject to a long history of disturbance associated with agricultural and market garden land use activities with the majority of original vegetation having been cleared at some time in the past. It is likely that the site has been subject to cultivation and long-term farming with impacts varying across the site.

The study site is highly degraded, being dominated by a suite of exotic pasture grasses and herbaceous weeds as well as exotic woody shrubs. The northern section of the study area (469-491 Frankston- Dandenong Rd) supports no remnant vegetation, but five large remnant Eucalypts remain on the southern section (499-523 Frankston-Dandenong Rd).

The study area supports one constructed irrigation dam located midway along the northern boundary. The dam is surrounded by an earthen mound or wall rendering the dam essentially a perched water body. When operational the dam was filled by a pump, housed nearby in a shed, and water is readily accessible for irrigation purposes relating to the previous land use as a market garden. At the time of the targeted survey, the dam was mostly empty in preparation for being filled in or re-landscaped (see Photo 1). An excavated external large trench located on the southern side of the dam (see Photo 4A & 4B) contained water along with a small drainage depression (see Photo 2) on the western side.

### *Land use and condition of the surrounding area*

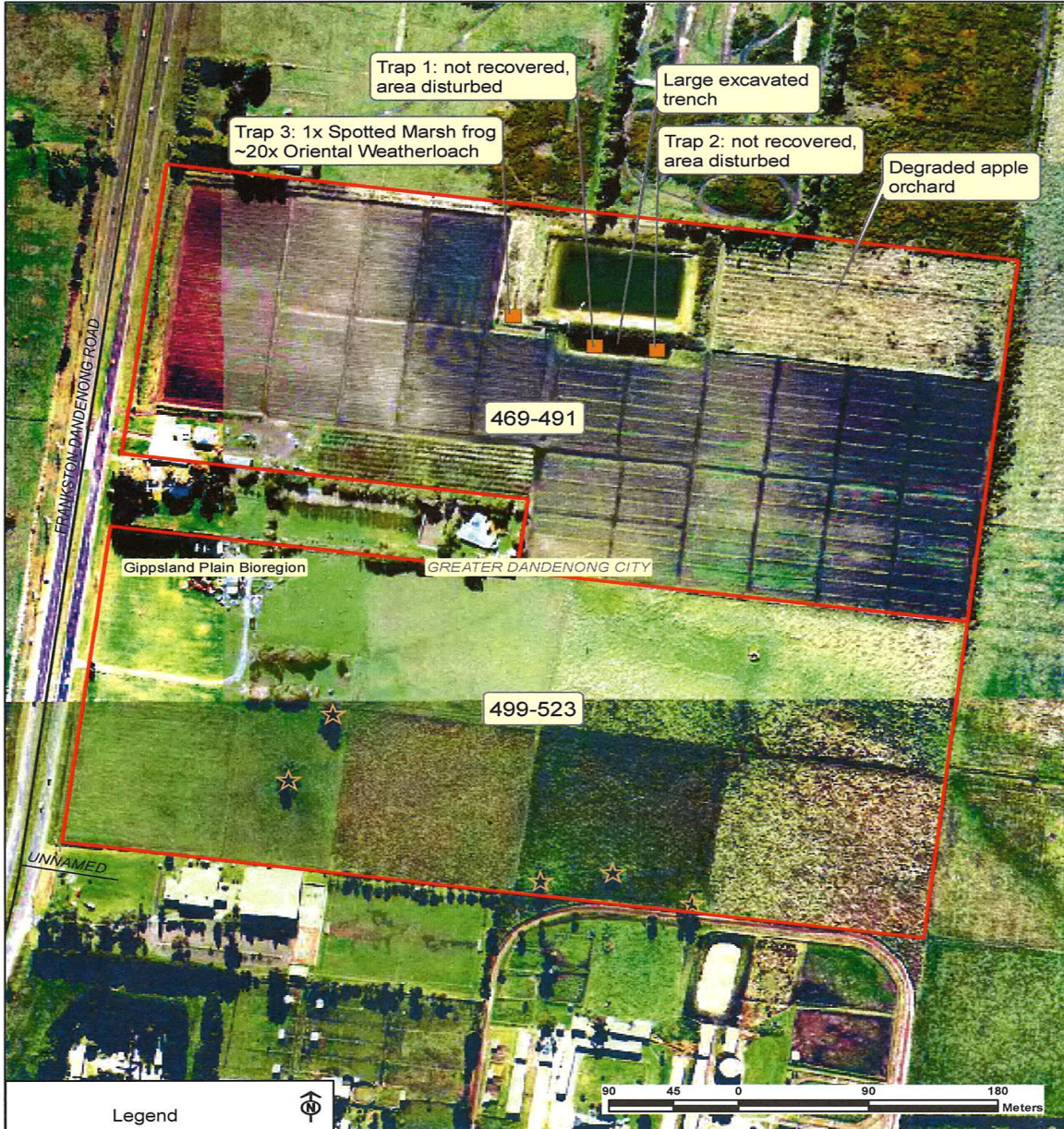
Surrounding lands were inspected from within the study area, from neighbouring roads and from aerial photography. Lands immediately surrounding the study site are utilised for similar agricultural purposes with remnant vegetation largely expunged.

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Figure 1A: Study Area & Bait Trap results, 469-491 & 499-523 Frankston-Dandenong Rd, Lyndhurst, Vic



**Legend**

- StudySite
- BaitTraps
- Significant Habitat Trees

Scale 1:3,900

Survey Date: 2nd, 4th & 9th of Feb, 2011  
 Created by : Kathy Himbeck  
 File: J:\Jobs\2011\_Jobs\11006-DandeFrank\Report\AbzecoFigure1-StudyAreaV1.0

Abzeco Pty. Ltd  
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Note: location of property boundaries, watercourse and topography indicative only.



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## Growling Grass Frog *Litoria raniformis*

The Growling Grass Frog is considered 'Endangered' in Victoria (DSE 2007) and is listed under the *Flora and Fauna Guarantee Act 1988*. This species is also listed as 'Vulnerable' under the *Environment Protection and Biodiversity Conservation Act 1999*. The Growling Grass Frog is usually found in and around permanent wetlands, including lagoons, dams, old quarries, and slow-flowing creeks and rivers, sheltering under woody debris, rocks and amongst emergent vegetation. This species generally breeds between November and March (DSEWPC 2010), although males have been heard calling from August through to about April. The Growling Grass Frog is active mostly at night, although individuals can often be seen basking on vegetation or debris floating on the surface of the water or along banks during the day.

The Growling Grass Frog was once common in dams and other still water bodies throughout Melbourne but has since disappeared from much of its former range across Victoria (NSW DEC 2005).

Threats to the Growling Grass Frog's survival are likely to include infection by the amphibian *chytrid* fungus, habitat loss and degradation, predation by introduced fish and chemical pollution (DSEWPC 2010).

## Dwarf Galaxias *Galaxiella pusilla*

Dwarf Galaxias are tiny, slender freshwater fish characterised by olive-amber on the dorsal surface and silver-white belly with transparent fins. Dwarf Galaxias are a sexually dimorphic species as the male trunk is characterised by three longitudinal black stripes and a distinct orange stripe between the mid and lowest black stripe and are smaller than females. Females grow to 40mm length and males to 34mm (descriptions from Cadwallader & Backhouse 1983 and Sadlier et al. 2010).

Dwarf Galaxias are endemic to south-eastern Australia and occur both on the mainland and in Tasmania. The mainland distribution ranges from a western limit at the Cortina Lakes, near the Coorong, South Australia to an eastern limit at the Mitchell River Basin in central Gippsland, Victoria. Populations have a patchy and disjunct distribution within their range, which is likely a result of habitat requirements (Sadlier et al. 2010).

Dwarf Galaxias occurrence is restricted to lowland swampy areas, such as drains and the backwaters of freshwater creeks and streams. They can occur in both permanent and temporary waters that are slow flowing, still and shallow, often where dense aquatic macrophytes and emergent plants are found (Cadwallader & Backhouse 1983, Sadlier et al. 2010). The species can persist in ephemeral waters (i.e. seasonally dry) however it is uncertain if this is due to an ability to aestivate (a state of inactivity) or through use of yabby and freshwater crayfish burrows as refuge (Sadlier et al. 2010).

## Legislation, regulations and the Greater Dandenong planning scheme

The key biodiversity protection legislation and regulations relevant to fauna matters which may affect the development potential of the study area are the *Victorian Flora and Fauna Guarantee Act (1988)* (FFG Act), *Commonwealth Environment Protection and Biodiversity Conservation Act (1999)* (EPBC Act), the *Catchment and Land Protection Act (1994)* and the Greater Dandenong Planning Scheme.

### *Environmental Protection & Biodiversity Conservation Act (1999)*

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the primary Commonwealth legislation for environment protection. Under the EPBC Act, an action will require approval from the Commonwealth Environment Minister if the action has, will have, or is likely to have a significant impact on a matter of 'national environmental significance' and it is not subject to certain specified exceptions.

Matters of national environmental significance trigger the Commonwealth's environmental assessment and approval responsibilities. These matters are: World Heritage properties, Ramsar wetlands of international importance, nationally listed threatened species and ecological communities, migratory species protected under international agreements, Commonwealth marine environment and nuclear actions.

If a project might impact on a matter of environmental significance, a 'Referral' to the Commonwealth Minister for Environment is required. If the Minister considers it is likely that a proposed action will impact upon the matter of national environmental significance, the action is considered 'Controlled' and requires assessment (via one of a range of avenues) and the grant of a permit to proceed.

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

The *Flora and Fauna Guarantee Act 1988* is the primary State legislation for the protection of biodiversity, native plants, native animals and ecological communities on land and in water. Species and ecological communities can be listed as threatened under the Act based on assessments by an independent Scientific Advisory Committee. Threatening processes may also be listed.

### *Species listings under the FFG Act*

Plants, animals and other organisms are listed under the FFG Act for a number of reasons including to protect them from threats to their continued survival, and are listed under Schedule 2 of the Act. Whilst not immediately threatened, a number of flora species, genera and families are listed to protect them from over harvesting by wildflower collectors and horticulturalists etc. A permit is required to clear any listed plant on public land. In some cases, a permit is required to remove or disturb listed species on private land also.



### *Threatened fauna in Victoria*

The Department of Sustainability and Environment maintains advisory lists of threatened fauna species in Victoria compiled by experts from within and outside of the Department. Listing does not automatically confer FFG Act protection or any other legislative protection, however, listing can trigger enhanced vegetation protection via the Native Vegetation Management Framework.

### *Catchment and Land Protection Act (1994)*

The *Catchment and Land Protection Act 1994* (the CaLP Act) seeks to protect Victorian land and water resources from degrading processes.

Under the Act, Landowners are required to avoid causing land degradation on neighbouring properties, conserve soil, protect water resources, eradicate 'Controlled' and 'Prohibited' weeds and eradicate pest animals. Landowners may be served a Land Management Notice which may prohibit or regulate land use or specify management practices for degraded land.

### *Greater Dandenong Planning Scheme*

According to online mapping, the entire study area is zoned Industrial 1 Zone (IN1Z), which has no bearing on ecological matters affecting the subject site. There are two planning overlays affecting the study site: Development Contributions Plan Overlay (DCP03) and Development Plan Overlay (DP06).

The contents of both overlays do not have any bearing on ecological matters affecting the site that need to be discussed here.

## Ecological values and considerations

### **Flora**

According to online mapping, vegetation supported by the site pre-1750 would have been most attributable to EVC 897 Plains Grassland/ Plains Grassy Woodland mosaic. Present day mapping shows no vegetation remaining on the study area.

Ground investigation revealed there to be no 'intact' vegetation

Significant past disturbance is evident with current understorey 'Highly Modified' and vegetation simplified in structure.

### **Fauna**

Fauna assessment of the study area consisted of an on-foot field assessment of habitat quality, active fauna assessments, evidence of animal presence and a desktop analysis of the likelihood of fauna species of conservation significance occurring within the study area.

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### *Pre-existing information search*

The DSE held Atlas of Victorian Wildlife (AVW) database was queried for threatened fauna records within a 5 km radius of the centre-point of the study area. Species of conservation significance reported from this query are listed in Table 1.

### *Fauna assessment methods*

The brief fauna assessments were undertaken on the 2<sup>nd</sup>, 4<sup>th</sup> and 9<sup>th</sup> of February 2011. The following techniques were used to detect or infer the likelihood of fauna species inhabiting the site. These comprised:

- Opportunistic observation of scats, tracks and other indirect signs of animal presence.
- Incidental bird observation conducted on the first and third surveys for two hours prior to night fall.
- Qualitative habitat assessment for common and threatened fauna.
- Opportunistic rock rolling or checking artificial habitat (tin, wood, car tyres etc.)
- Sampling of aquatic fauna in the water bodies using nylon 'bait' traps (400m L x 230mm W x 230mm H net with two funnel entrances each 60 mm in diameter) baited with yellow 6" glow sticks. Trap were set in place just before dark and collected two evenings later.
- Targeted spotlight and call playback surveys for the Growling Grass Frog *Litoria raniformis*. Spotlighting involved patrolling the entire edge of each dam on foot while scanning along the edge of the water, in the water and along the banks using a spotlight or head torch. Call playback was undertaken intermittently for about 10 minutes at various locations along the edge of the water bodies using an audio recording from the 'Frog Calls of Victoria' CD by Murray Littlejohn. Temperature, wind speed and humidity data was obtained from the Bureau of Meteorology website ([www.bom.gov.au](http://www.bom.gov.au)) for the Frankston weather station.

The results of the fauna assessment are shown in Table 2.

### *Fauna survey limitations and merits of a records & habitat assessment based approach.*

Due to the brevity of the survey and the lack of seasonal range it is likely that some cryptic, uncommon, migratory or transitory species that utilise the area have not been recorded. A records and habitat assessment based approach provides a convenient and effective method for ascertaining the likely value of a study area for indigenous fauna. The Atlas of Victorian Wildlife (AVW) provides an extensive listing of faunal records for the study area and surrounds.. Based on the AVW data, references in ecological literature, the author's professional experience, and communications with regional experts, an estimation of the likelihood that indigenous fauna species occur or do not occur regularly within the study area can validly be made.

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## *Faunal Habitat*

The quality and relative value of faunal habitat within the study area was determined by assessment against the criteria described below. Specific consideration of the suitability of available habitat for the requirements of significant species known or suspected to utilise the study area is provided in this report.

### Habitat quality classification

**Low:** Habitat areas classed as of low quality are usually fragmented and have lost most structural elements, such as; tussock/hummock forming grasses or sedges, inter-tussock spaces, logs/rocks, dead or senescent plants and low connectivity with higher quality patches. Such remnants are generally weed infested, have little or no natural regeneration and remaining indigenous species are under threat from invasive exotic species. **Moderate:** Some structural elements have been lost, invasive species are not dominant over indigenous species but pose a significant threat. There is some connectivity with adjacent remnant habitat of equal or greater quality. The patch may provide suitable structure and flora species for fauna of conservation significance known to occur in the area. **High:** Most structural elements are present, understorey species are healthy, most life forms are present, and weed invasion is low, with invasive species not posing a significant threat. The patch is part of a mosaic of contiguous remnant patches of moderate to high quality by variation in canopy cover, time since disturbance, aspect and soil type. The patch provides suitable structure and flora species for fauna of conservation significance known or likely to occur in the area.

### *Habitat types and assessment of quality*

The study area contains a number of natural vegetation types that are likely to provide resources for a range of common and possibly rare fauna species. The study area was found to support three distinct faunal habitat types:

- Perched dam with various surrounding water bodies
- Open paddock bounded by exotic woody weeds
- Open paddock with remnant large trees

These habitat types are described and evaluated in more detail below.

#### Perched dam with various surrounding water bodies

The perched dam is highly degraded and supported very little water on the day of assessment. Vegetation around the internal and external banks of the dam supports a range of exotic wood species dominated by Phalaris and infestations of Gorse *\*Ulex europaeus* and Blackberry *\*Rubus fruticosus* aggregate (see Photo 1). The large excavated trench on the southern side of the dam supports vegetation around the banks dominated by Gorse (see Photo 4A). On the second assessment day the majority of this vegetation had been removed (see Photo 4B). The shallow depressions on the western side of the dam supported a mix of Umbrella Sedge *\*Cyperus eragrostis* and other common exotic

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wetland species (see Photo 2). Given the highly degraded nature of the dam and surrounding water bodies, they provide minimal habitat resources, only offering refuge to a range of common native and exotic fauna species including frogs, birds, mammals, reptiles and invertebrates.

The perched dam and surrounding water bodies is considered to be of 'Low' habitat value.  
Open paddock bounded by exotic woody weeds

The majority of the northern portion of the study area supports a paddock dominated by introduced pasture grasses bounded by a 'hedge' dominated by Blackberry \**Rubus fruticosus* aggregate that shows evidence of previously being used as a market garden. The open paddock is devoid of indigenous trees and shrubs. Both of these types of degraded vegetation provide some habitat resources for a range of common, native and exotic, fauna species including birds, reptiles, mammal and invertebrates.

The open grassy paddock bounded by exotic woody weeds is considered to be of 'Low' habitat value.

Open paddock with remnant large trees

The majority of the southern portion of the study area supports a paddock dominated by introduced pasture grasses with five large scattered, remnant trees, a stag and two stumps. Four of the trees are Red Gums *Eucalyptus camaldulensis*, while the fifth is a hybrid, common for the area. The trees are large and support a number of large spouts and hollows. At the time of assessment, two of the stumps supported a small wetland area at the base. The remnant large trees provide possible refuge, roosting, foraging and nesting sites for hollow-dependent birds and mammals plus good habitat resources for a wide range of common, native and exotic, fauna species including birds, reptiles, mammal and invertebrates. The degraded open grassy paddock provides significantly less habitat resources for a reduced range of fauna species.

The large remnant trees in the grassy paddock are considered to be of 'Moderate' habitat value.

### ***Fauna database query and field survey results***

The Atlas of Victorian Wildlife (AVW) database provides an extensive listing of threatened faunal records for the study area and surrounds. Based on these records, references in current ecological literature and the author's professional experience, consideration of the likelihood that species of conservation significance could reasonably be expected to occur or not occur within the study area is made below.



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### Results of AVW

Forty three species of threatened vertebrates and one species of invertebrate are recorded from within the AVW database search area, an area within a 5 km radius of the centre of the study area. Records were obtained for 39 birds, 2 fish, 2 frog and 1 invertebrate species. No records for threatened native reptiles are listed in the AVW search area. A listing of all species of conservation significance recorded from within the search areas is provided in Table 1 along with the likelihood of occurrence within the study area. There are no species of conservation significance that would be considered likely to occur within the study area.

The majority of these records of been taken from nearby sewerage treatment plants and are highly unlikely to utilise or rely on the limited habitat resources provided at study area.

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**Table 1. The likelihood of occurrence of fauna species of National and State conservation significance previously recorded from the Atlas of Victorian Wildlife records (DSE 2010) within 5 km of the study area or predicted to occur within the study area.**

Last record *	Common Name	Scientific Name	VR OT S	EP BC	F F G	Preferred habitat	Likelihood of occurrence within the study area
<b>Birds</b>							
2006^	Australasian Bittern	<i>Botaurus poiciloptilus</i>	EN		L	Freshwater wetlands and swamps.	Not observed. <b>Not likely to occur.</b>
2006^	Australasian Shoveler	<i>Anas rhynchotis</i>	VU			Freshwater and saline wetlands.	Not observed. <b>Not likely to occur.</b>
2000^	Australian Painted Snipe	<i>Rostratula benghalensis australis</i>	CR	VU	L	Open freshwater wetlands & swamps.	Not observed. <b>Not likely to occur.</b>
2006	Baillon's Crake+	<i>Porzana pusilla palustris</i>	VU		L	Well vegetated freshwater to brackish swamps.	Not observed. <b>Not likely to occur.</b>
2008	Black Falcon+	<i>Falco subniger</i>	VU			Woodland, scrub, shrubland & grassland	Not observed. <b>Not likely to occur.</b>
1996	Black- tailed Godwit	<i>Limosa limosa</i>	VU			Tidal flats, inland wetlands.	Not observed. <b>Not likely to occur.</b>
2007^	Blue- billed Duck	<i>Oxyura australis</i>	EN		L	Deep, permanent water or open lakes.	Not observed. <b>Not likely to occur.</b>
1989	Brown Quail+	<i>Coturnix ypsilophora australis</i>	NT			Dense grassland, near or at edge of open forest.	Not observed. <b>Not likely to occur.</b>
2008^	Cape Barren Goose	<i>Cereopsis novaehollandiae</i>	NT			Pastures and open wetlands.	Not observed. <b>Not likely to occur.</b>
2008	Caspian Tern+	<i>Hydroprogne caspia</i>	NT		L	Coastal; also inland watercourses; saline, brackish lakes.	Not observed. <b>Not likely to occur.</b>
2008^	Common Sandpiper	<i>Actitis hypoleucos</i>	VU			Banks, rocks & sandy beaches.	Not observed. <b>Not likely to occur.</b>
2001	Eastern Curlew+	<i>Numenius madagascariensis</i>	NT			Coastline mudflats.	Not observed. <b>Not likely to occur.</b>
2006^	Eastern Great Egret	<i>Ardea modesta</i>	VU		L	Floodwaters, rivers, shallows of wetlands, intertidal mudflats.	Not observed. <b>Possible occasional visitor but not likely to rely on the site.</b>
2005	Freckled Duck+	<i>Stictonetta naevosa</i>	EN		L	Interior wetlands.	Not observed. <b>Not likely to occur.</b>
2008^	Glossy Ibis	<i>Plegadis falcinellus</i>	NT			Freshwater wetlands & swamps.	Not observed. <b>Not likely to occur.</b>
1978	Grey Goshawk+	<i>Accipiter novaehollandiae novaehollandiae</i>	VU		L	Various forest, especially coastal closed forest.	Not observed. <b>Not likely to occur.</b>
1987	Grey- tailed Tattler	<i>Heteroscelus brevipes</i>	CR		L	Estuaries, mangroves, rocky coasts, reefs.	Not observed. <b>Not likely to occur.</b>
2006^	Hardhead	<i>Aythya australis</i>	VU			Deep fresh water and open wetlands.	Not observed. <b>Not likely to occur.</b>

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1981	Hooded Robin+	<i>Melanodryas cucullata cucullata</i>	NT		L	Dry forest, woodland, mallee, scrubland.	Not observed. <b>Not likely to occur.</b>
1977	Intermediate Egret+	<i>Ardea intermedia</i>	CR		L	Shallows of freshwater wetlands, intertidal mudflats.	Not observed. <b>Not likely to occur.</b>
2006^	Latham's Snipe	<i>Gallinago hardwickii</i>	NT			Freshwater wetlands, swamps & ornamental ponds.	Not observed. <b>Possible occasional visitor but not likely to rely on the site.</b>
1979	Lewin's Rail+	<i>Lewinia pectoralis pectoralis</i>	VU		L	Saline habitats.	Not observed. Not likely to occur.
2008^	Little Egret	<i>Egretta garzetta nigripes</i>	EN		L	Shallows of wetlands, flooded pasture, intertidal mudflats.	Not observed. Not likely to occur.
1985	Long-toed Stint+	<i>Calidris subminuta</i>	NT			Coastal & inland swamps.	Not observed. Not likely to occur.
2001	Magpie Goose+	<i>Anseranas semipalmata</i>	NT		L	Rush & sedge dominated swamps, flood plains, rice crops.	Not observed. Not likely to occur.
2006^	Musk Duck	<i>Biziura lobata</i>	VU			Deep, permanent water or open lakes.	Not observed. Not likely to occur.
2005	Pacific Golden Plover	<i>Pluvialis fulva</i>	NT			Intertidal mudflats, occasionally inland wetlands.	Not observed. Not likely to occur.
2007	Pacific Gull	<i>Larus pacificus pacificus</i>	NT			Coastal areas.	Not observed. Not likely to occur.
1981	Painted Honeyeater+	<i>Grantiella picta</i>	VU		L	Open forest, box-ironbark woodland.	Not observed. Not likely to occur.
2007^	Pectoral Sandpiper	<i>Calidris melanotos</i>	NT			Grassy or lightly vegetation coastal and inland swamps.	Not observed. Not likely to occur.
2006^	Pied Cormorant	<i>Phalacrocorax varius</i>	NT			Open freshwater wetlands, swamps, saline waters, coastal bays & inlets.	Not observed. Not likely to occur.
2006^	Royal Spoonbill	<i>Platalea regia</i>	VU			Freshwater wetlands and swamps.	Not observed. Not likely to occur.
1985	Spotted Harrier+	<i>Circus assimilis</i>	NT			Open grassland, crops & windbreaks	Not observed. Not likely to occur.
1977	Swift Parrot+	<i>Lathamus discolor</i>	EN	EN	L	Drier open forest, woodland, parks, gardens.	Not observed. Not likely to occur.
1973	Whimbrel+	<i>Numenius phaeopus</i>	VU			Coastal estuaries, mudflats, mangroves.	Not observed. Not likely to occur.
2006^	Whiskered Tern	<i>Chlidonias hybridus javanicus</i>	NT			Shallow freshwater wetlands with emergent vegetation.	Not observed. Not likely to occur.
2008^	White-bellied Sea-Eagle	<i>Haliaeetus leucogaster</i>	VU		L	Large rivers, fresh & saline lakes, reservoirs, coastal seas, islands.	Not observed. Not likely to occur.
2007	White-winged Black Tern+	<i>Chlidonias leucopterus</i>	NT			Lakes, estuaries, coastal areas.	Not observed. Not likely to occur.

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2006 <sup>^</sup>	Wood Sandpiper	<i>Tringa glareola</i>	VU			Freshwater. wetlands.	Not observed. Not likely to occur.
<b>Amphibians</b>							
1970	Growling Grass Frog+	<i>Litoria raniformis</i>	EN	VU	L	Permanent freshwater	Not observed. <b>Not likely to occur.</b>
1989	Southern Toadlet+	<i>Pseudophryne semimarmorata</i>	VU			Damp habitats in sclerophyll forests.	Not observed. Not likely to occur.
<b>Invertebrates</b>							
1760	Golden Sun Moth+	<i>Synemon plana</i>	CR	CR	L		Not observed. <b>Not likely to occur.</b>
<b>Fish</b>							
2005	Dwarf Galaxias	<i>Galaxiella pusilla</i>	VU	VU	L	Vegetated margins of slow-flowing creeks, drains & swamps.	Not observed. <b>Not likely to occur.</b>
1982	Yarra Pigmy Perch	<i>Nannoperca obscura</i>	NT	VU	L	Weedy, slow-flowing or still waters such as lakes, billabongs, farm dams, rivers & streams.	Not observed. <b>Not likely to occur.</b>

### Legend:

+ Indicates those records that have an accuracy worse than 500m. All the remaining records have accuracy better than +/-500m.

\* Last records shown are from the AVW database updated to 2010.

<sup>^</sup> Last record that have an accuracy worse than +/-500m, although they have records older, but with a better accuracy than +/-500m.

#### FFG – Flora and Fauna Guarantee Act

L -Listed

#### EPBC – Environment Protection and Biodiversity Conservation Act

CR – Critically

Endangered EN –

Endangered VU -

Vulnerable

#### VROTS – Victorian Rare or Threatened Species listings

CR – Critically Endangered

EN – Endangered NT – Near Threatened VU - Vulnerable

### Habitat assessment for threatened fauna under Native Vegetation Management Framework

In order to determine the conservation significance of the habitat at study site under the Victorian Native Vegetation Management Framework a habitat quality & suitability assessment for threatened fauna species is required.

The habitat quality & suitability assessment decision guidelines set out in Table 2 on page 13 of DSE (2006a) require a high level of knowledge about species abundance/rarity, populations across the

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bioregion, specific habitat requirements of each threatened species etc. Knowledge of these matters does not exist for many threatened species and in many cases assumptions must be made about species presence or absence, the distribution of populations in the Bioregion, habitat requirements of the species etc. In many cases the decision pathway required in the table requires a determination if the vegetation is of "above-average condition and landscape context".

Table 1 provides information on the likelihood of occurrence, for each of the species, within the study area.

### *Targeted Fauna Survey*

#### **Dwarf Galaxias survey**

At the time of the first survey the dam was mostly empty of standing water but the large trench on the southern side of the dam contained water and supported vegetation along the banks. Water was also present in large drainage channels along the western side of the dam extending close to the north-western boundary of the property to the table drain along the roadside by long narrow, recent excavated trenches. Three bait nets were set within the study area; two in the large trench (see Photo 4C) and the third in a deep section of the drainage channel adjacent to the south western corner of the dam. As is standard process for this type of survey, the nets were baited with glow sticks and left out for two consecutive evenings.

Upon conducting the inspection of the bait nets, two evenings after being set, only one could be located. The two bait traps set in the trench were unable to be recovered as they were no longer in the position in which they were set. It was noted that the vegetation along the banks of the large trench had been removed and pushed into two large piles nearby. Thorough searches of these debris piles failed to locate the traps. The remaining bait trap was thoroughly checked and its occupancies identified.

#### **Growling Grass Frog Survey**

The targeted frog survey was undertaken on three occasions in February, 2011. All surveys were conducted following DSE guidelines, meeting weather condition requirements of still, mild evenings with the minimum temperature above 12°C. The survey involved actively searching for frogs along the edge of water bodies in the vegetation and under rocks, listening to frog calls from within and around the water bodies and undertaking call play specific for the Growling Grass Frog.

#### *Fauna survey field results*

Brief zoological assessments of the study area revealed a number of common bird, mammal, frog and invertebrate species. A single Red fox was observed late afternoon on the 2<sup>nd</sup> of February 2011 in the apple orchard located on eastern side of the dam and ginger tabby cat was observed late afternoon on the 9<sup>th</sup> of February amongst the hay bales in the southern section of the study area. No other nocturnal mammals or birds were recorded apart from two Black Rats *Rattus rattus*, seen along the edge of the



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narrow trench and on the edge of vegetation at the bottom of the empty dam.

No Growling Grass Frogs were detected during the targeted survey using spotlighting, active searches or call play-back techniques. No Dwarf Galaxias were caught in the bait traps or observed through active searches of the various water bodies on the study area. Table 2 shows a summary of results for targeted Growling Grass Frog surveys.

Several frogs comprising three different species were heard in association with the various water bodies across the northern section of the study area (see Photo 3A & 3B). No frogs were heard calling or observed in the southern section except in the front, low lying paddock adjacent to Frankston-Dandenong Road. A number of Oriental Weatherloach *Misgurnus anguillicaudatus* were caught in one single bait trap that was able to be recovered, out of a total of three traps that were set. This is a predatory, introduced freshwater fish that has been declared a noxious species, widespread throughout Greater Melbourne.

On the final evening of the targeted fauna survey an Eastern Long-neck turtle *Chelodina longicollis* was observed in the shallow wetland on the western side of the dam. Eastern Long-neck turtles are common throughout the outer Melbourne. Over the years those individuals kept as pets have been released and this species has now spread throughout the Melbourne area, including inner suburbs. This species is very hardy and is able to move across land in search of suitable habitat.

Several species of birds were observed utilising the large Red Gums *Eucalyptus camaldulensis* that are scattered predominately along the southern boundary of the southern section of the study area. Several nests were observed plus a couple of Rainbow Lorikeets that were potentially roosting.

**Table 2. Results of targeted surveys undertaken for the Growling Grass Frog at the study site using call playback, active listening and visual searches around all waterbodies.**

Date		02/02/2011	04/02/2011	09/02/2011
Time	Start	1930	1900	2130
	End	2230	2200	2300
Weather conditions	Air temperature (°C)	21.7	23.4	22.1
	Relative humidity (%)	71	93	70
	Wind speed (km/h)	13	11	11
	Rain	Brief, light shower	Very heavy, continuous rain	Nil
	Other		Thunder & lightning	
Species of frogs recorded S = seen, H = heard		Striped Marsh Frog (H), Spotted Marsh Frog (H, S) Verreaux's Tree Frog (H, S) Common Froglet (H)	Striped Marsh Frog (H), Spotted Marsh Frog (H, S) Verreaux's Tree Frog (H) Common Froglet (H S)	Striped Marsh Frog (H), Spotted Marsh Frog (H, S) Verreaux's Tree Frog (H) Common Froglet (H)
Growling Grass Frogs detected		No	No	No

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A list of species recorded during the brief zoological surveys are provided in Table 3.

**Table 3. The following species were sighted or evidence of species presence was observed during site assessments at 469-491 & 499-523 Frankston-Dandenong Rd, Lyndhurst.**

Crested Pigeon	<i>Ocyphaps lophotes</i>
Little Raven	<i>Corvus mellori</i>
Horsefield's Bronze Cuckoo	<i>Chrysococcyx basalis</i>
House Sparrow	* <i>Passer domesticus</i>
Little Corella	<i>Cacatua sanguinea</i>
Magpie Lark	<i>Grallina cyanoleuca</i>
Masked Lapwing	<i>Vanellus miles</i>
Musk Lorikeet	<i>Glossopsitta concinna</i>
Pacific Black Duck	<i>Anas superciliosa</i>
Rainbow Lorikeet	<i>Trichoglossus haematodus</i>
Red rumped Parrot	<i>Psephotus haematonotus</i>
Rock Dove	* <i>Columba livia</i>
Silvereye	<i>Zosterops lateralis</i>
Spotted Turtle Dove	* <i>Streptopelia chinensis</i>
Superb Fairy Wren	<i>Malurus cyaneus</i>
White faced Heron	<i>Egretta novaehollandiae</i>
White fronted Chat	<i>Epthianura albifrons</i>
White plumed Honeyeater	<i>Lichenostomus penicillatus</i>
Willie Wagtail	<i>Rhipidura leucophrys</i>
<b>Reptiles</b>	
Garden Skink	<i>Lampropholis guichenoti</i>
Eastern Long necked Turtle	<i>Chelodina longicollis</i>
Weasel Skink	<i>Saproscincus mustelinus</i>
<b>Fish</b>	
Oriental Weatherloach	<i>Misgurnus anguillicaudatus</i>
<b>Amphibian</b>	
Eastern Common Froglet	<i>Crinia signifera</i>
Striped Marsh Frog	<i>Limnodynastes peronii</i>
Spotted Marsh Frog	<i>Limnodynastes tasmaniensis</i>
Verreaux's Tree Frog	<i>Litoria verreauxii verreauxii</i>

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Common name	Scientific name
<b>Mammals</b>	
Black Rat	* <i>Rattus rattus</i>
European Rabbit	* <i>Oryctolagus cuniculus</i>
House Mouse	* <i>Mus musculus</i>
Red Fox	* <i>Vulpes vulpes</i>
<b>Birds</b>	
Australasian Grebe	<i>Tachybaptus novaehollandiae</i>
Australian Magpie	<i>Gymnorhina tibicen</i>
Australian Pelican	<i>Pelecanus conspicillatus</i>
Australian Wood Duck	<i>Chenonetta jubata</i>
Black-shouldered Kite	<i>Elanus axillaris</i>
Brown Goshawk	<i>Accipiter fasciatus</i>
Brown Thornbill	<i>Acanthiza pusilla</i>
Chestnut Teal	<i>Anas castanea</i>
Common Blackbird	* <i>Turdus merula</i>
Common Myna	* <i>Acridotheres tristis</i>
Common Starling	* <i>Sturnus vulgaris</i>

### *Conservation Of Significant Species*

It is likely that at least two species of conservation significance, the Eastern Great Egret and Latham's Snipe, may occasionally utilise habitat resources provided by the seasonally inundated paddocks and drainage lines supported by the site. However no species of conservation significance is likely to be impacted upon by the loss of the degraded grassy paddocks or various wetland areas supported by the site.

### *Likely impacts on common fauna species*

A range of common fauna species were recorded utilising a range of habitats during the fauna assessments at the study site. The loss of any of these suitable habitats will impact on many individuals representing a range of common, native and exotic, fauna species. These individuals are from species that are known to be common across the landscape and impacts to their overall populations will not be impacted on.

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## Conclusions and Recommendations

### *Faunal and habitat values*

Fauna and habitat assessment within the study area revealed the following:

- Dam, large trench and shallow drainage lines providing aquatic habitat of low quality habitat for a range of common native and exotic species of frogs, birds, fish, reptiles and invertebrates.
- Potential occasional foraging habitat for at least two bird species of conservation significance including the Eastern Great Egret and Latham's Snipe.
- Large remnant Red Gums providing moderate quality habitat for a range of common native and exotic species of birds, mammals and invertebrates.
- Degraded grassy paddocks providing low quality habitat for a range of common naive and exotic species of birds, mammals, reptiles and invertebrates.

### *Potential threats to habitat values posed to any potential clearance*

- The loss of the dam and other water bodies providing habitat for a range of common aquatic fauna including frogs, birds, reptiles and invertebrates.
- The clearance of terrestrial vegetation providing habitat for a range of common birds, reptiles, mammals and invertebrates.

### *Regulatory implications of survey findings*

No Growling Grass Frogs or Dwarf Galaxias were detected in the study area during targeted fauna surveys. There are not expected to be any direct implications for fauna species of conservation significance.

### *Recommendations for future management*

The following actions are recommended to be undertaken to preserve and enhance ecological values of the area:

- Under amendment C87 to the Dandenong Planning Scheme, the Native Vegetation Precinct plan shows all the remnant Red Gums on the study area as retained. The ecological values currently present could be enhanced by ensuring the protection of these large remnant trees and possibly improving the understorey by plantings of local indigenous shrubs, sedges and grasses in areas where existing trees are to be retained.
- The two planned retarding basins for the northern section of the study area could potentially also provide ecological and conservation functions if suitably constructed and maintained.
- Consideration should be given to the timing and method of draining the study area, creation of the planned retarding basins and extent of machinery activities. The common species present within the study area are mobile and given the opportunity are able to move from one wetland to a nearby adequate one.



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- Oriental Weatherloach *Misgurnus anguillicaudatus* were recorded in the study area. This species is a known declared, noxious species.
- Environmental weeds including Gorse *Ulex europaeus* and Blackberry *Rubus fruticosus* aggregate should be removed gradually so as to avoid sudden impacts on habitat values. These and other exotic species could be replaced with plantings of indigenous trees and shrubs.
- To prevent the spread of weeds and pathogens, all vehicles and machinery involved in earth works or vegetation clearance are to be free of soil, seed and plant material before being taken onto or leaving the site.
- Any anticipated soil runoff from earthworks should be confined to construction areas and prevented from running into drains or nearby drainage areas.
- Any planned amenity plantings should incorporate plants indigenous to the area. Professional advice should be sought from experts in landscaping and creating wetland habitats using locally native plants.

*I Trust this satisfies your information requirements on this matter. Please do not hesitate to contact Richard Francis or Kathy Himbeck on (03) 9431-5444 or Richard on 0414 475 654, or richardfrancis@abzeco.com.au if you require any further clarification of this matter.*

Yours sincerely,

Richard Francis Abzeco Pty Ltd



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## Photos

**Photo 1:** The dam does not appear to have been used for several years as the banks support a thick layer of vegetation, mostly exotic species.



**Photo 2:** The wetland or drainage channel on the western side of the dam supports several individuals of Spotted Marsh Frog, Striped Marsh Frog, Verreaux's Tree Frog, \*Oriental Weatherloach and Eastern Long-necked Tortoise.



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**Photo 3A & 3B:** Hundreds of Verreaux's Tree Frog (on the left) were heard calling within the study area and surrounding areas. Many Spotted Marsh Frogs (shown on the right) and Striped Marsh Frogs were heard calling from the various wetland habitats within the study area. Several Spotted Marsh Frogs were observed.



**Photo 4A, 4B & 4C:** The large 'trench' on the southern side of the dam supported nesting birds and three species of frogs. Two 'bait' traps (below) were set on the 2nd of February (on the left) but could not be found when checked on the 4th of February (on the right). Vegetation on the southern bank had been cleared and pushed up into a pile nearby.





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## URBAN DESIGN AND LANDSCAPING

The following guidelines are sourced from the LSP. They provide a summary of the Structure Plan requirements and are provided to inform development within the SEPG Structure Plan Area. They address:

- Estate layout
- Site layout and External Site Design
- Building Design
- Interface with Other Uses

### Estate Layout

New subdivision within the Structure Plan areas should:

- Provide a range of lot types that are regular in shape.
- Provide lot configurations that facilitate energy efficient site and building design and water sensitive urban design.
- Protect and enhance watercourses and native vegetation which is to be retained
- Ensure a well designed interface between development and Public Open Space areas to maximise utilisation of Public Open Space and foster public safety.
- Create interesting estate entrances through the provision of landscaping and other urban design features. An example of the use of landscaping to define estate entrances is shown below.
- Provide well located, informative high quality estate identification signage. Excessive signage, including promotional signage is considered inappropriate in gateway locations.

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EXAMPLE OF DISTINCTIVE ENTRY TREATMENT, DANDENONG SOUTH.





## Site Layout and External Site Design

The layout of individual sites within the subject areas should:

- Ensure the separation of pedestrian and vehicle circulation and location of visitor parking at the entrance to each site.
- Require landscaping to be appropriate to the character of the area, and should soften car parks and buildings. An example the use of landscaping within a recent industrial development is shown in the figure below.
- Require front building setbacks adjoining existing and future arterial roads (Western Port Highway, Glasscocks Road, Dandenong Frankston Road, Colemans Road West, Greens Road and Perry Road) to be generally 20m. This zone could be fully landscaped and could include car parking. A minimum 5m landscape strip between the property boundary and any car parking should be provided to create a unified appearance of the area.
- Require front building setbacks adjoining nominated collector roads on the Structure Plan to be generally 9m. This zone could be fully landscaped and could include car parking. A minimum 3m landscape strip between the property boundary and any car parking should be provided to create a unified appearance of the area.
- For both existing and future arterial and collector roads, building setbacks for a sideage will be permitted to be reduced. A 5m and 3m landscape component, respectively, is still required.
- Front building and landscaping setbacks for subdivisional roads are not specified, but should be well designed to incorporate landscaping and assist in creating a unified appearance for each area.
- All landscaping must be appropriately designed to ensure long term viability by providing adequate space for protection and full growth potential.
- Locate loading and storage areas to the rear or side of buildings with screening as appropriate.
- Ensure visibility to all parking spaces from the interior of the building is achieved.
- Conform to the principles of the Safer Design Guidelines for Victoria (Crime Prevention Victoria and Department of Sustainability and Environment, 2005).
- Ensure fencing is less obtrusive that allows the building itself to become part of the security solution for the site. This is to be achieved by utilising high quality fences which should not be located within the front landscape setback and should be set back to, or behind, the line of the building.

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EXAMPLE OF CHARACTERISTIC OFFICE LANDSCAPING, LYNDHURST





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## Building Design

The design of new buildings within the subject areas should:

- Should be of a high standard with buildings in highly visible locations, primarily the Signature Buildings, receiving greater attention to presentation and detail.
- Insist on the location of office or showroom components to be orientated to the front of the site.
- Avoid exposed plain concrete block walls along street frontages or boundaries to the public realm.
- Incorporate facades on corner buildings that address both streets.
- Ensure signage is integrated with building architecture and landscape design of the structure plan areas.
- Avoid the use of highly reflective materials.
- Integrate service and plant equipment within the building, or to the rear of a building.
- Incorporate existing vegetation into the design response of the site and building wherever possible. An example of the retention of vegetation within the context of an industrial development is identified in the following figure.
- Have active and dynamic frontages with uses that promote safety and comfort for users of the public realm particularly where adjoining public plazas and open space.

EXAMPLE OF RETENTION OF VEGETATION, DANDENONG SOUTH



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## Interface with Other Uses

The design of new commercial or industrial areas should:

- Be separated from existing and future residential uses and community uses by appropriate buffers of open space and/or a road.
- Restrict the potential for industrial traffic to filter through to residential areas. In particular, this will be achieved by restricting access along the Western Port Highway to the intersection with Glasscocks Road only (except for temporary access at Moreton Bay Boulevard subject to the satisfaction of VicRoads) within the Lyndhurst site and the closure of Bend Road to the north of the Keysborough site.
- Protect the amenity of the adjoining green wedge by limiting points of vehicle access to intersections as designated on the structure plans for each area and points of access in accordance with the access to main road principles subject to the satisfaction of VicRoads and the responsible authority.
- Protect the amenity of the adjoining green wedge by protecting and enhancing vegetation. A 20m landscape setback is required for all site developments adjoining a Green Wedge Zone. A 20m setback is not required from the western boundary of the larger activity centre in Lyndhurst as an integrated design treatment with the adjoining retarding basin would serve the intended design purpose.
- Ensure signage compliments the adjoining green wedge areas, is unobtrusive and does not impact on the amenity of the area.
- Ensure an appropriate level of building scale and mass occurs along boundaries with sensitive uses.
- Incorporate/co-locate public open space, conservation areas on private land and watercourses within the design response for the estate. An example of the development of the land which actively prevents buildings backing onto watercourses, whilst making a feature of the natural setting is identified in the following figure.

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EXAMPLE OF TREATMENT OF WATERCOURSE WITHIN INDUSTRIAL ESTATE.



## Public Realm

The public realm is to be developed as a high quality setting helping to attract businesses to the estates and offering a high level of amenity to workers. Key elements of the public realm are the linear corridors of open space, entry features, watercourses and commercial centres within both the Keysborough and Lyndhurst sites.

## Open Space

The network of public open space will be designed to:

- Provide a high quality environmental setting for development.
- Co-locate pedestrian, cycle and vehicle routes to maximise activity and natural surveillance.
- Accommodate a variety of passive and active recreational facilities that will link into existing open space corridors, such as the Dandenong Creek. A recent example of improved public open space is shown in the following figure.

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EXAMPLE OF PASSIVE RECREATIONAL OPPORTUNITIES, DANDENONG WETLANDS



## CONCLUSION

The SEPG Development Plan has addressed the required issues and strategic considerations. The DP will facilitate industrial subdivision and development which:

- Has access to high level of infrastructure and services;
- Provides high quality industrial and commercial enterprises;
- Is of premium design and can provide attractive landscaping;
- Safe, functional and interactive;
- Integrates with existing and future transport networks;
- Retains Native Vegetation.

This Development Plan is consistent with the DPO6, the Lyndhurst Structure Plan and the Jayco / Goodman Development Plans, and provides a comprehensive response to the SEPG Development

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