

78-88 Groves Road Residential development

Document title EPBC Act Controlled Action Preliminary Documentation
 Comments By XXXXX
 Organisation XXXXX

1	Suggestion / editorial change
2	Discussion item
3	Immediate issue
4	Critical issue

Commenter	Comment ID	Reviewer Name	Report/Chapter Revision	Report Section/ location	Issue ranking	Reviewer Comment	Comment Date	Referenced information	Report/Chapter Revision	Response Section / Page number	Response Date	EHP Review/Comments
	1	XXXXX	Preliminary DocumentationFinal	Summary	2	Is it confirmed that water can be sourced from the Balog Channel for initial filling of the wetlands?	12/12/2023	"The Balog Channel will be the initial primary water source for the constructed wetlands with supplementary groundwater also used, if required."	PD. Summary	P. 5	20/12/2023	Water from the Balog channel is able to be pumped into the waterbodies
	2	XXXXX	Preliminary DocumentationFinal		3	Although multiple water source options are identified in the GGF habitat design standards, groundwater is noted as the preferred water source. The preliminary documentation is not clear on the ability to utilise groundwater as an ongoing water source for the GGF wetlands. Although it may be appropriate to utilise alternative water sources in this case (with appropriate treatment) specifics of water source and delivery should be provided.	12/12/2023	"Groundwater, rainwater and recycled water (post-residential construction) will then be used to maintain water levels in the wetlands, including during periods of low rainfall (e.g. drought)."	PD. Summary	P. 5	20/12/2023	If groundwater is found to be unsuitable water quality, then Balog Channel water will be used to supplement rainwater and recycled water (post-completion of residential development).
	3	XXXXX	Preliminary DocumentationFinal	2.1.1	2	It is unclear from the referenced statement as to what specifically the term 'construction impacts' refers. Additionally, Spiny Peppergrass is unlikely to be impacted by noise or lighting	12/12/2023	"Potential indirect impacts to Growing Grass Frog and Spiny Peppergrass include noise, lighting and construction impacts to species habitat in adjacent wetlands."	Preliminary Documentation Final. 2.1.1.	p. 12	20/12/2023	Updated wording and clarified "construction impacts"
	4	XXXXX	Preliminary DocumentationFinal	2.1.1	1	The documentation would benefit from being specific about how much of the Coastal Saltmarsh EVC is present. Additionally, the wording should be changed to represent a commitment to avoidance of impacts to the EVC. This could be achieved through removing "it is understood that" from the start of the sentence.	12/12/2023	"A small portion of Coastal Saltmarsh EVC is present within subdivided lots in the development plan and is not represented of EPBC listed Subtropical Coastal Saltmarsh Community. It is understood that no development works will occur within these areas..."	Preliminary Documentation Final. 2.1.1.	p. 13	20/12/2023	Added EVC hectares and removed "it is understood that"
	5	XXXXX	Preliminary DocumentationFinal	2.1.3	2	Please confirm whether this proposed fill has been included in the hydrological assessment.	12/12/2023	"All lots located within the LSI0 will be subject to a 600 metre fill"	PD. 2.1.3	p. 14	20/12/2023	No filling is proposed within the boundary of the revised C339 LSI0. Minimum floor levels will be the 1% AEP level plus 600mm (3.3m AHD)
	6	XXXXX	Preliminary DocumentationFinal	3.1.1	1	Spiny Peppergrass is now classified as Endangered under the FFG Act.	12/12/2023	"Spiny Peppergrass is classified as Vulnerable under the EPBC Act and listed as threatened under the Flora and Fauna Guarantee Act 1988 (FFG Act)."	Preliminary Documentation Final. 2.1.3.	p. 16	20/12/2023	Changed 'vulnerable' to 'endangered'
	7	XXXXX	Preliminary DocumentationFinal	4.1.4	1	The reference to dogs as <i>Canis vulpes</i> is incorrect.	12/12/2023	"Unrestrained Dogs <i>Canis vulpes</i> and Cats <i>Felis catus</i> have the potential to roam into Growing Grass Frog wetlands within the site."	Preliminary Documentation Final. 4.1.4.	p. 27	20/12/2023	Changed 'vulpes' to 'familiaris'
	8	XXXXX	Preliminary DocumentationFinal	4.1.5	3	The documentation would benefit from being more specific about when required management actions will be undertaken. For instance the referenced text relies on the conditioning action "if necessary", however, it is not clear as to how this will be determined. If specified elsewhere in the documents, clearer linkages may need to be provided.	12/12/2023	"If necessary, additional measures such as habitat augmentation or invasive flora/fauna control will be undertaken to prevent further impacts to this Matter of NES."	Preliminary Documentation Final. 4.1.5.	p. 28	20/12/2023	Added triggers for additional measures
	9	XXXXX	Preliminary DocumentationFinal	Table 6 "Introduction of Chytrid fungus"	2	The documentation may benefit from consideration of whether the proposed action presents the risk to introduction/spread of Chytrid fungus into the surrounding wetlands (Sparrovale/Baenches). Given the design of the offset areas is to promote connection between these areas, does this present a risk to	12/12/2023	"Decline or loss of Growing Grass frog population within the study area"	Preliminary Documentation Final. Table 6 "Introduction of Chytrid fungus".	p. 30	20/12/2023	Added impacts and management options to minimise risk/impacts of Chytrid spreading to surrounding GGF populations/wetlands (i.e. Water in constructed habitat will be saline which is protective for chytrid etc). Clarified
	10	XXXXX	Preliminary DocumentationFinal	Table 6 "Decline in water quality within constructed wetlands"	3	Given that the GGF habitat design standards provides water quality standards for GGF wetlands (table 2 of the design standards), it is unclear why trigger values are being established based on post-construction water quality rather than the parameters specified in the guiding document. Depending on the post construction water quality, the trigger values could be too far outside the range of suitable water quality for GGF, such that the wetlands would not support habitat for the species, yet remedial action would not be triggered.	12/12/2023	"Water quality monitoring will follow the program outlined in the GGF CMP (Appendix 5), and trigger values will be established based on post-construction water quality within the waterbodies."	Preliminary Documentation Final. Table 6 "Decline in water quality within constructed wetlands".	p. 31	20/12/2023	Updated to follow the optimal levels/parameters rather than background levels
	11	XXXXX	Preliminary DocumentationFinal	Table 6 "Wetlands dry over summer"	2	The referenced text has been included as a 'management option to minimise the risk' of 'wetlands dry over summer', however, it is unclear how monitoring in itself will minimise the risk. Further, it is unclear how annual monitoring would enable early detection of wetland drying over a single summer. Suggest that the management action be reworded to discuss supplementing water within the	12/12/2023	"Monitoring of created habitats will be undertaken every six months for the first two years during the residential development, and annually for the first five years following the completion of construction of the Growing Grass Frog habitat areas."	Preliminary Documentation Final. Table 6 "Wetlands dry over summer"	p. 31-32	20/12/2023	Updated to focus on provision for release of additional water if required (i.e. monitoring records water levels at or near 0.5m)
	12	XXXXX	Preliminary DocumentationFinal	Table 6 "Wetlands dry over summer"	2	The risk 'wetlands dry over summer' has been assessed as unlikely to occur. It is assumed that this is based on a hydrological assessment, but evidence supporting the likelihood assessment should be explicitly identified / referenced.	12/12/2023		Preliminary Documentation Final. Table 6 "Wetlands dry over summer".	p. 31-32	20/12/2023	Justified low likelihood due to depth and design of waterbodies, and implemented depth gauges and water delivery systems
	13	XXXXX	Preliminary DocumentationFinal	Table 6 "Frogs fail to successfully migrate into constructed wetlands"	3	Although XXXXX agrees on the principle of allowing sufficient time for migration of frogs from the existing ponds to the created habitat, the wording is not specific about how long will be allowed for migration. XXXXX found this to be generally the case through the documentation. Specificity on timeframes (potentially including a GANTT chart or similar) of each of the stages of habitat construction and GGF migration, along with residential development should be provided. Additionally, the proposed use of exclusion fencing should be clarified. It is unclear whether it is intended to be installed around the existing effluent ponds (i.e. to prevent GGF from recolonising), around the offset area (i.e. consistent with Figure 4), or both. Use of exclusion fencing should be explained clearly and consistently throughout the document.	12/12/2023	"Preventative measures implemented to avoid migration failure, where sufficient time should be permitted during the breeding season migration period (including a buffer of two weeks after this period) to allow GGF migration into new habitat before permanent frog exclusion fencing is installed around the effluent pond"	PD. Table 7	p. 37	21/12/2023	GANTT chart / timeline for migration included - Table 7. Wording clarified where appropriate
	14	XXXXX	Preliminary DocumentationFinal	Table 6 "Chemical/petroleum spill and hard rubbish"	2	The referenced management option to minimise risk is unclear as to its application. Does it apply to a specific spill (if it occurs) or more broadly to the habitat areas.	12/12/2023	"Chemical treatments (for rectifying acidity or alkalinity)"	PD. Table 6	p. 32	20/12/2023	In the event of a spill. Clarified in report
	15	XXXXX	Preliminary DocumentationFinal	Table 6 "Increased pest plants and animals"	3	Although drainage of the created wetlands may be necessary at times (outside breeding season), the documentation is unclear about where the water will be drained to. This information should be provided.	12/12/2023	"Drainage outlet installed for removing some or all water from the system within the habitat corridor"	PD. Table 6	p. 33	20/12/2023	The water would be pumped to surface and then allowed to flow to the Sparrovale wetland

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16	XXXXX	Preliminary DocumentationFinal	Table 6 "Population decline"	2	Population decline is identified as a risk (column 1), however, it is also identified as a potential impact associated with several other identified risks. XXXXX considers that this term fits better as a potential impact rather than a stand alone risk. Any management options to minimise risk could be incorporated to other risks as appropriate.	12/12/2023	"Population decline"	Preliminary Documentation Final, Table 6 "Population decline"	p. 30-34	20/12/2023	Population Decline' row removed and the listed management options moved to other risks in table where relevant.
17	XXXXX	Preliminary DocumentationFinal	4.1.7	3	XXXXX agrees with the general principle of constructing the wetlands prior to the commencement of the residential development, however, further clarity regarding the timeframes would be beneficial. Ideally, XXXXX would like to see the completion of the created wetlands prior to the commencement of residential development, to maximise opportunity for GGF migration and colonisation.	12/12/2023	"The proposed constructed Growing Grass Frog habitat will be constructed prior to commencement of the residential development, to allow frogs to naturally colonise the wetlands during the species active season."	Preliminary Documentation Final, 4.1.7	p. 34	20/12/2023	Updated to clarify that GGF habitat will be constructed by September, prior to the GGF breeding season, and prior to commencement of residential development
18	XXXXX	Preliminary DocumentationFinal	5.1.3	2	Please clarify that the referenced statement means stockpiles will be placed outside the offset area.	12/12/2023	"Construction stockpiles, machinery, roads, and other infrastructure will be placed away from areas of sensitivity or wetlands."	Preliminary Documentation Final, 5.1.3	p. 38	20/12/2023	Updated to specify stockpiles outside offset area
19	XXXXX	Preliminary DocumentationFinal	5.1.3 "Ongoing Management"	2	Please clarify whether any consultation has been undertaken with the identified organisations about the transition of land management following the end of the Offset Management Plan period. It is unlikely that XXXXX will take on the management of such a site, however, at a minimum consultation would be required.	12/12/2023	"Intensive management of the wetlands and dispersal corridor will be undertaken over the life of the Growing Grass Frog Offset Management Plan, followed by arrangements with relevant organisations (for example Greater Geelong City Council, XXXXX) to manage the sites thereafter."	PD, 5.1.3	p.41	20/12/2023	Extensive engagement has not yet been undertaken with relevant organisations. Any future management of sites following completion of OMP management period will be determined during further discussion with the relevant parties.
20	XXXXX	Preliminary DocumentationFinal	Table 8	3	The specified trigger is ambiguous and there is no specific criteria to determine if any change in population/numbers of frogs has reached the trigger threshold. The trigger should be reworded, or a cross reference provided to where the specific criteria for assessing this trigger is detailed.	12/12/2023	"Any clearly unusual results observed during the course of an annual survey, such as markedly low numbers of frogs at either wetland, where they had previously been more numerous."	PD 5.1.3	p. 42	20/12/2023	Agree this is arbitrary and not needed given the other triggers in place.
21	XXXXX	Preliminary DocumentationFinal	Table 8	3	XXXXX is unclear on the wording of the specified trigger and how it would be assessed/measured. Rewording, or providing more detail should be considered.	12/12/2023	"An overall decline of > 25% in annual average number of individuals recorded across the entire offset site during annual surveys over a three-year period."	PD 5.1.3	p. 42	20/12/2023	Clarified in report. An annual decline of $\geq 10\%$ in three successive years in the number of individuals recorded during annual surveys across the entire offset site
22	XXXXX	Preliminary DocumentationFinal	6.1.5	2	It is unclear why two separate security mechanisms are being proposed, and whether there will be any complications transitioning from one to another. Clarification / explanation should be provided. Additionally, the purpose of the security is not solely to protect the offset area from surrounding residential land uses, but also to create permanent protection from change in land use of the offset site, and act as a mechanism to ensure required conservation focussed land management actions are undertaken.	12/12/2023	"The offset site will be secured initially via a Section 173 on-title agreement and subsequently via a TN covenant, thereby protecting the offset area from the surrounding residential land uses."	PD, 6.1.5	p. 50	20/12/2023	Updated wording. In order to reduce the potential for delay, a Section 173 on-title agreement is proposed at first before transitioning to a TN covenant.
23	XXXXX	Preliminary DocumentationFinal	Table 11 "Management of Wetland Hydroperiod"	2	Some further clarity is warranted on the timing of water level monitoring - e.g. how often will water levels be monitored if water levels are not shown to be stable. XXXXX would prefer a non-conditioned interval of monitoring over the first two years at a minimum - e.g. monthly. Consideration should also be given to clarifying how this monitoring links with or differs from the monitoring outlined in table 6 (e.g. monitoring of created habitats).	12/12/2023	"Water levels will not be allowed to fall below 0.5 metres and will be checked every two months if water levels are shown to be relatively stable over cooler months (April-September). This monitoring will continue over the life of the Growing Grass Frog Offset Management Plan."	Preliminary Documentation Final, Table 12 "Management of Wetland Hydroperiod".	p. 53	20/12/2023	Report updated to clarify that wetland depth will be monitored monthly for the first two years following construction, and that this monitoring will continue over the life of the GGFOMP, but the frequency of the water level monitoring will be reviewed after the initial two-year period.
24	XXXXX	Preliminary DocumentationFinal	Table 11 "Management of Wetland Hydroperiod"	2	It would be worthwhile including measures to try and determine the pathway for predatory fish colonisation of the GGF wetlands to avoid future invasion. Additionally, it is unclear from the measure how absence of predatory fish will be confirmed, noting that absence confirmation is a difficult thing to achieve.	12/12/2023	"...Growing Grass Frog active season and will be re-filled using the water delivery system after it is confirmed that predatory fish are not present."	Preliminary Documentation Final, Table 12 "Management of Wetland Hydroperiod"	p. 55	21/12/2023	Added further detail
25	XXXXX	Preliminary DocumentationFinal	6.2.2 "Growing Grass Frog population monitoring"	2	XXXXX recommends committing to annual monitoring for the 10-year period, regardless of population stability. This would involve only an extra 2 monitoring events (year 7 and year 9).	12/12/2023	"If a stable population cannot be demonstrated over more than a single year, annual monitoring should be undertaken for the entire 10-year management period."	Preliminary Documentation Final, 6.2.2 "Growing Grass Frog population monitoring"	p. 55	20/12/2023	Updated to include monitoring for entire 10-yr management period.
26	XXXXX	Preliminary DocumentationFinal	6.2.2	3	It appears that there should be a series of included activities following this sentence which have not been included. If it is intended that these are the activities listed under "Photo point monitoring", "Habitat monitoring", and "Water quality monitoring", then consider reformatting.	12/12/2023	"Each monitoring event will comprise diurnal and nocturnal surveys and will include the following (as a minimum):"	Preliminary Documentation Final, 6.2.2	p. 55-56	20/12/2023	Added GGF monitoring/survey details
27		Preliminary DocumentationFinal	7.1	3	Consider whether any approvals are required to implement the Growing Grass Frog offset arrangement. In particular, are approvals required from Corangamite CMA, Barwon Water or Southern Rural Water to take water (whether from Balog Channel or groundwater)?	12/12/2023	"The only known approval is approval from Council for planning permit for residential development of the site..."	-	-	21/12/2023	The relevant authorities will be engaged where required.
28	XXXXX	Preliminary DocumentationFinal	Figure 2	2	It is unclear what activities are proposed to be undertaken between the offset area and the impact area boundary. There may be opportunity to undertake further habitat enhancement and create a transitional interface between the offset area and the impact area boundary.	12/12/2023	-	-	-	20/12/2023	A shared path is proposed for the northern interface between the proposed residential development and GGF offset area. This is proposed to include native plantings and groundcover.
29	XXXXX	Offset management plan	5.7.4	3	The site specific trigger values do not include a trigger for Nitrogen. XXXXX recommends considering this inclusion, particularly given the previous land uses on site.	12/12/2023	-	OMP, 5.7.4, Table 10	p. 50, p. 62	21/12/2023	Water should have low nitrogen (<1.0 mg/L) and phosphorous (<0.1mg/L) levels
30	XXXXX	Offset management plan	5.7.4	3	Given that the created wetlands will be hydrologically disconnected from the surrounding wetlands, XXXXX's preference is for the triggers to be set from the GGF habitat design standards rather than the background conditions. Additionally, the hydrological processes of the constructed wetlands will be different from those of the nearby larger wetlands, making the comparison of background conditions inappropriate.	12/12/2023	-	OMP, 5.7.4, Table 10	p. 50, p. 62	21/12/2023	Updated to GGF Habitat Design Standard perimeters, not background levels
31	XXXXX	Stormwater management strategy	2.1	2	XXXXX notes that the development layout depicted in the document doesn't match the latest proposed conditions in the other assessment documentations. Although the hydrological assessed condition appears to be of greater development extent, discussion of differences should be included.	12/12/2023	-	-	-	21/12/2023	Although the layout depicted in the SWMS document does not match the other assessment documentations, the wetlands are proposed to be hydrologically functionally separate to the proposed residential development. As such there are no implications for the proposed offset area associated with the SWMS. If required SWMS can be updated to reflect the final design