

Statement of Expert Evidence: 570 and 620 Summerhill Road, Craigieburn Shenstone Park Precinct Structure Plan: Amendment C241

Prepared for:

Golina Holdings Pty Ltd

November 2020



Author:

Aaron Organ

DOCUMENT CONTROL

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| Assessment | Expert Witness Statement |
| Address | 570 and 620 Summerhill Road, Craigieburn, Victoria |
| Project number | 14053 |
| Project manager | Aaron Organ – Director / Principal Ecologist |
| Report reviewer | Andrew Hill – Director / Principal Ecologist |
| Mapping | Monique Elsley (GIS Co-ordinator) |
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1 AUTHOR'S EXPERTISE

This Statement of Expert Evidence has been prepared by Mr Aaron Organ, Director and Principal Ecologist, Ecology and Heritage Partners Pty Ltd, of 292 Mt Alexander Road, Ascot Vale, Victoria.

Aaron has over 24 years' experience in the environmental field, including 20 years in an environmental consultant capacity. Aaron has also previously worked as a field ecologist in East Gippsland Victoria, and has worked as a ranger in Queensland and Victoria, having extensive experience in National Park and Reserve management throughout Australia.

Aaron has a broad and working knowledge of terrestrial ecology throughout Victoria, and has either managed or played an important role in providing environmental advice on a large number of major infrastructure projects such as proposed pipelines, and road and rail developments. He has also been a lead author and/or co-author for over 500 projects and has provided expert advice to a range of clients. Some of these projects include a large number of proposed wind farms in Victoria, South Australia and Tasmania, long-term flora and fauna monitoring throughout the Illawarra escarpment New South Wales, and various large residential developments throughout the northern growth areas of Melbourne.

He has undertaken detailed ecological investigations across the study area and has provided advice on the proposed adjustment of the Conservation Area 28 boundary under the Melbourne Strategic Assessment. He has also been involved in similar Precinct Structure Plans (PSPs) in the northern growth areas, including Wollert PSP and Donnybrook / Woodstock PSP.

2 AUTHOR'S STATEMENT

I, Aaron Organ of Ecology and Heritage Partners Pty Ltd, have prepared this Statement of Expert Evidence pertaining to the proposed north/south connector road, Langley Park Drive, at 570 and 620 Summerhill Road, Craigieburn, Victoria for the proposed introduction of the Shenstone Park PSP, Amendment C241 of the Whittlesea Planning Scheme. The proceeding statement is based on the previous ecological investigations completed across the study area undertaken by Ecology and Heritage Partners personnel between 2009 and 2015, as well as other technical reports prepared on behalf of other landowners within the Shenstone Park PSP.

I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.

3 INTRODUCTION

3.1 Background

I have been instructed by Best Hooper Lawyers on behalf of Golina Holdings Pty Ltd to undertake an ecological review and to prepare this expert witness statement relating to 570 and 620 Summerhill Road, Wollert, and the proposed introduction of the Shenstone Park Precinct Structure Plan (PSP), as part of Amendment C241 of the Whittlesea Planning Scheme.

The purpose of the ecological assessment was to briefly review the relevant ecological investigations completed as part of the preparation of the PSP and to provide expert opinion with respect to the north/south connector road (i.e. extension of Langley Park Drive) between the Shenstone PSP to the north and the Northern Quarries PSP to the south, proposed to be constructed through Conservation Area 28.

3.2 Scope of Assessment

The following was undertaken as part of the engagement:

- A review of all available literature, reports and recent exhibited reports as part of the Shenstone Park PSP, namely the Shenstone Park PSP (VPA 2019a) and Shenstone Park Background Report (VPA 2019b);
- Review the relevant ecological databases and available literature; and,
- Provide specific ecological advice pertaining to the prospects of obtaining permission to create access through Conservation Area 28 and the criteria relevant to such approval, to connect the Shenstone Park PSP to the north and the Northern Quarries PSP to the south by the construction of Langley Park Drive.

3.3 Study Area

The Shenstone Park PSP area covers approximately 628 hectares, 30 kilometres north of the Melbourne Central Business District. The Shenstone Park PSP forms part of the North Growth Corridor Plan (2012), a strategy for long term development of the northern corridor of Melbourne. The land is covered by the Biodiversity Conservation Strategy (BCS) and is located on Donnybrook Road, with the Urban Growth Boundary to the east, Wollert Suburb boundary to the south and the Sydney-Melbourne railway line to the west. The Northern Quarries PSP is located directly south of the Shenstone Park PSP; the two PSPs are intersected by Summerhill Road that runs east-west.

The study area also includes 570 and 620 Summerhill Road, Wollert, which adjoin the southern boundary of the Shenstone PSP (Figure 1). The Shenstone Park PSP and 570 and 620 Summerhill Road includes areas defined as Conservation Areas 28 and 34 in the BCS (DEPI 2013). Conservation Area 28 covers 331.12 hectares, of which 69.5 hectares is located along the southern boundary of the Shenstone Park PSP (VPA 2019a).

According to the Victorian Department of Environment, Land, Water and Planning (DELWP) Native Vegetation Information Management (NVIM) Tool (DELWP 2020a), the study area occurs within the Victorian Volcanic Plain bioregion and is located within the jurisdiction of the Port Phillip and Westernport Catchment Management Authority (CMA) and the Whittlesea City Council municipality.

3.4 Biodiversity Conservation Strategy

The BCS was developed by the Department of Environment, Land, Water and Planning in 2013 as a response to obligations arising from the strategic assessment conducted under Part 10 of the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (DEPI 2013). The BCS covers four growth corridors within the expanded 2010 Urban Growth Boundary, including the Northern growth corridor (Hume, Whittlesea and Mitchell) in which the Shenstone Park is located.

3.4.1 Outcomes of the BCS

The key conservation outcomes of the BCS are:

- To establish large, permanently protected areas outside the growth corridors to protect native grasslands, grassy woodlands and threatened species associated with these habitats such as Golden Sun Moth *Synemon plana*;
- To establish a network of smaller permanently protected areas within and outside the growth corridors to enhance connectivity and protect native grasslands grassy woodlands and threatened species;
- To see no substantial negative change to populations of threatened flora that occur within the growth areas; and,
- To maintain function sustainable populations of threatened fauna species such as Southern Brown Bandicoot *Isodon obesulus* (in the south-eastern Growth Areas) and Growling Grass Frog *Litoria raniformis*.

4 METHODS

4.1 Background Review

Relevant literature, online-resources and databases were reviewed to provide an assessment of ecological values associated with the study area. The following information sources were reviewed as part of the preparation of this expert witness statement:

- The DELWP Native Vegetation Information Management (NVIM) Tool (DELWP 2020b) and the DELWP NatureKit (DELWP 2020a) for the extent of historic and current Ecological Vegetation Classes (EVCs);
- The Victoria Biodiversity Atlas (VBA) (DELWP 2018) for previously documented flora and fauna records within the project locality;
- Amendment C241 documentation, including:
 - Shenstone Park Precinct Structure Plan (VPA 2019a); and,
 - Shenstone Park Precinct Structure Plan Background Report (VPA 2019b);
- Current planning scheme provisions; and,
- Relevant literature and ecological assessments within to the study area, including, but not limited to;
 - Ecology Partners 2009. Preliminary flora and fauna assessment for Lots 510, 570, 620 and 650 Summerhill Road, Wollert, Victoria.
 - Ecology and Heritage Partners 2012. Flora, Fauna and Habitat Hectare Assessment at 510, 570, 620 and 650 Summerhill Road, Craigieburn, Victoria.
 - Ecology and Heritage Partners 2015. Ecological Review of Biodiversity Conservation Strategy Conservation Area 28 within lots 510, 570 and 620 Summerhill Road, Wollert, Victoria.
 - Ecology and Heritage Partners 2016. Additional ecological survey results relating to BCS Area 28, Summerhill Road, Wollert, Victoria.
 - Alluvium and EcoLogical 2018. Shenstone Park PSP Assessment. Hydrologic regime report. Prepared for City of Whittlesea.
 - Treetec Professional Tree Services 2018. Shenstone Park 1069.1 PSP Arboricultural Assessment Report. Prepared for the City of Whittlesea.

5 RESULTS

The results of the desktop assessment are presented below, specifically with reference to Conservation Area 28, the changes to the Conservation Area boundary, the proposed road, Langley Park Drive, that is to be constructed in the south west corner of the Shenstone Park PSP to act as a connector Road to the Northern Quarries PSP to the south and the potential impacts to ecological values in the area by the construction of the road.

5.1 Conservation Area 28

Conservation Area 28 originally covered a total of 331.12 hectares of land, comprising 154.85 in the western section and 176.27 in the eastern section (Plate 1) (DEPI 2013). The area is categorised as Open Space and the contributions of the area to the conservation outcomes of the BCS include:

- Establishing a small conservation area within the growth corridors to protect Natural Temperate Grasslands;
- Contributing to the target 80 percent of Grassy Eucalypt Woodland with the 2010 Urban Growth Boundary
- Contributing to ensuring functioning sustainable populations of Growling Grass Frog with connectivity between populations; and,
- Contributing to a network of conservation areas that includes a diversity of wetland areas managed for migratory species.

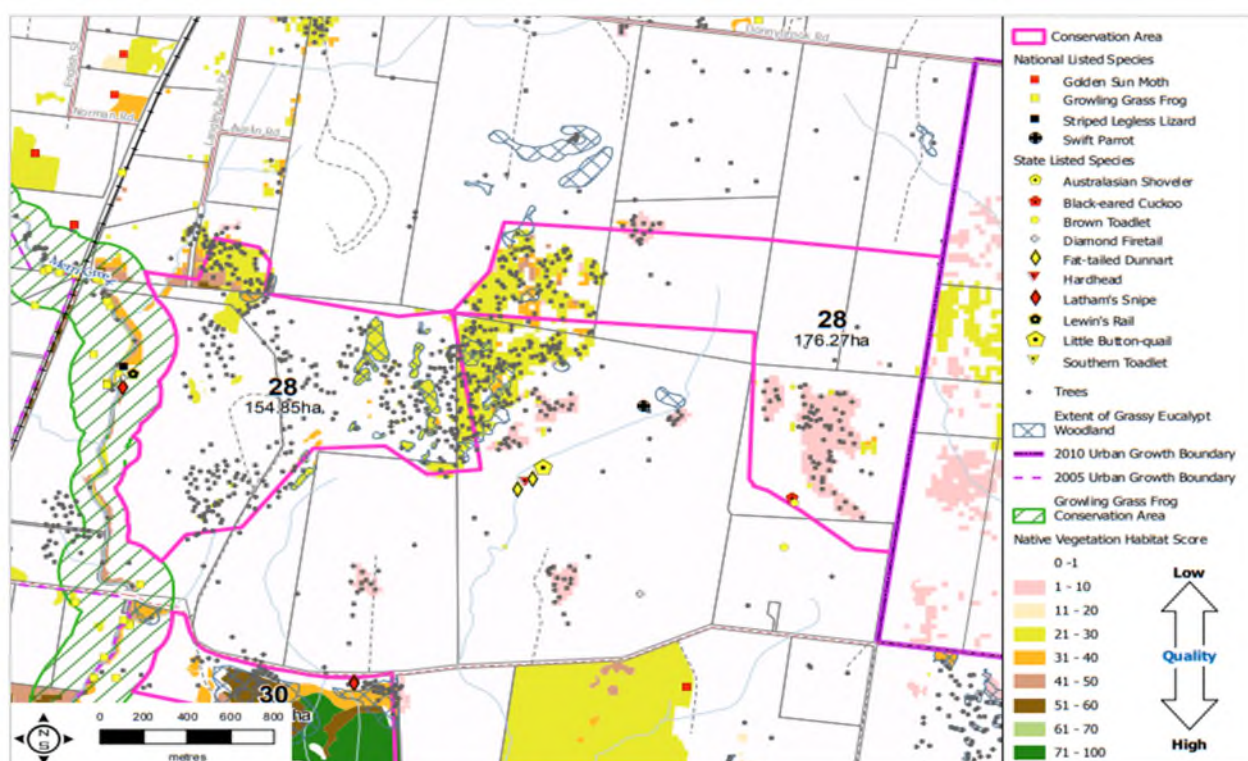


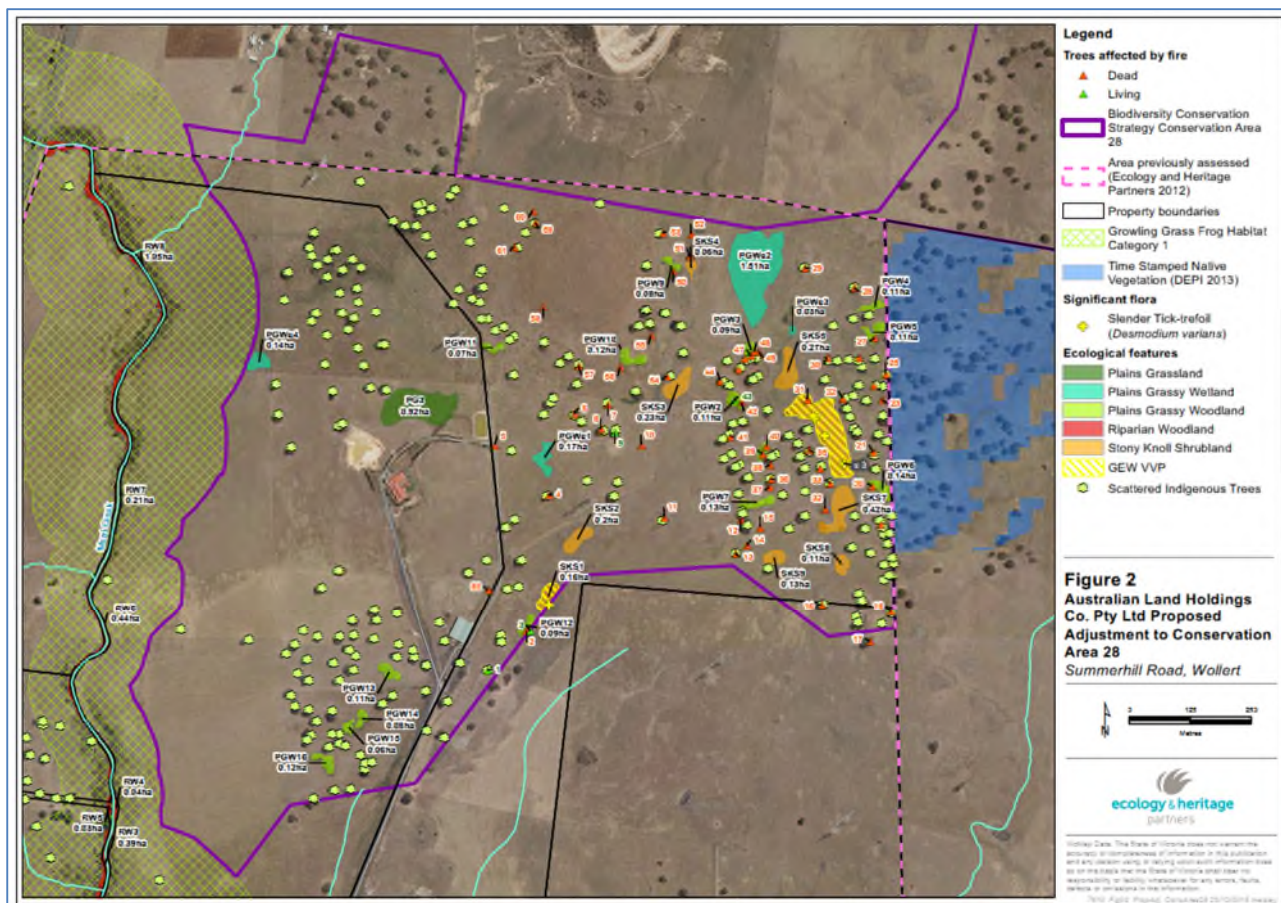
Plate 1. Conservation Area 28 boundaries as shown in the BCS in 2013 (DEPI 2013).

5.2 Key Values within Conservation Area 28

Key biodiversity values of national significance identified within Conservation Area 28 as outlined in the BCS (DEPI 2013) include:

- Grassy Eucalypt Woodland;
- Natural Temperate Grassland; and,
- Habitat for Striped Legless Lizard *Delma impar*

Field assessments conducted by Ecology and Heritage Partners in 2012 found that the vegetation types ranged from highly modified areas with dominant exotic vegetation with scattered indigenous trees to small remnant woodland patches and degraded ephemeral wetlands. However, the site assessments confirmed the majority of the site is dominated by introduced vegetation with negligible ecological value. Native vegetation within Conservation Area 28 included approximately 301 scattered River Red-gums, 35 small remnant patches of native vegetation, totaling an area of 6.3 hectares, and an additional 64 large River Red-gums within patches of native vegetation (Ecology and Heritage Partners 2015). Suitable habitat for three nationally significant species was identified within the conservation area: Growling Grass Frog *Litoria raniformis* habitat (high quality habitat along Merri Creek) was identified along the Merri Creek and Golden Sun Moth *Synemon plana* habitat (although not confirmed to occur within the Conservation Area) and Striped Legless Lizard *Delma impar* habitat (very low likelihood of occurring within the Conservation Area) was identified within areas of native grasslands. Based on ecological investigations previously completed across the 570 and 620 Summerhill Road that formed the basis of a submission to the amendment to the Conservation Area 28 boundary (Ecology and Heritage Partners 2016), there are currently no patches of vegetation along the proposed road alignment (Plate 2).



5.3 Conservation Area 28 Boundary Changes

A large proportion of Conservation Area 28 consists of degraded Plains Grassy Woodland. Boundary changes to Conservation Area 28 proposed by DELWP were approved in July 2017, which saw the removal of 145.15 hectares of land from the conservation area, including 5.12 hectares of native vegetation and 28 scattered trees (Plate 3) (DELWP 2017a). The native vegetation within the areas removed from the conservation area was classified as predominantly low-quality Plains Grassland. No Matters of National Environment Significance (MNES) listed under the EPBC Act were removed as part of the boundary change. The boundary changes affected areas of the conservation area within the study area (i.e. at 570 and 620 Summerhill Road). The areas remaining inside Conservation Area 28 are classified as Open Space assigned to nature conservation.

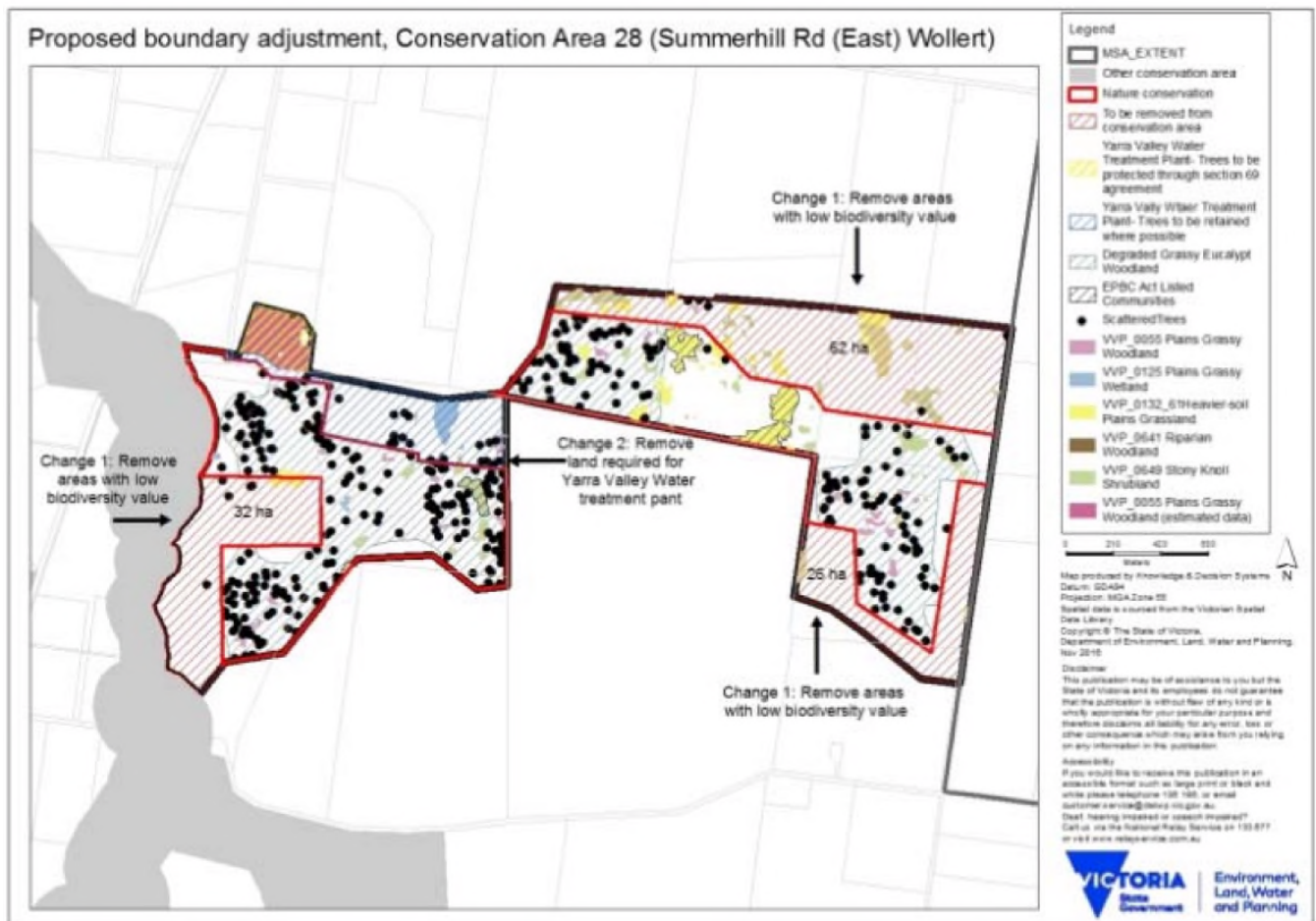


Plate 3. Conservation Area 28 boundary changes approved in 2017, resulting in the removal of 145.15 hectares of land (DELWP 2017a).

6 ECOLOGICAL CONSIDERATIONS

6.1 Boundary Adjustment Requirements for Conservation Area 28

The Commonwealth Minister must not approve changes to conservation area boundaries that result in the net loss of area. DELWP will consider applications for approval or endorsement of proposed adjustments based on the following criteria (DEPI 2015). The proposed adjustment must be necessary to address one or more of the following site-specific issues, where adjustments are associated with further planning work at the precinct structure planning stage. The below outlines the information required by DELWP as part of the application process, as per Pages 13 and 14 of DEPI's *Guidance note: Implementing the Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (February 2015) (DEPI 2015). The criteria that are relevant to the proposed north/south connector road (i.e. extension of Langley Park Drive) between the Shenstone PSP to the north and the Northern Quarries PSP to the south include the following:

1. To address issues associated with the construction and operation of any urban infrastructure shown in the Growth Corridor Plans (GAA 2013) or existing or proposed new infrastructure of state significance, where no feasible alternatives are available;
2. To address issues necessary to meet the urban planning objectives of a Precinct Structure Plan such as appropriate urban form or the construction of roads, bridges, water management and other infrastructure where no feasible alternative are available;
3. To allow access to land made inaccessible as a result of a conservation area, where no feasible alternatives are available.

Given that the proposed connector road will connect the Shenstone Park PSP to the north with the Northern Quarries PSP to the south, the construction of the road falls under Points 1, 2 and 3 of the above, therefore there exists justifiable grounds on which to propose adjusting the Conservation Area boundaries to accommodation for the road alignment. However, the proposal to extend the road through Conservation Area 28 will need to be discussed with and approved by DELWP.

6.2 Proposed Connector Road

The proposed Langley Park Drive will act as a north/south connector road between the Shenstone Park PSP to the north and the Northern Quarries PSP to the south. Potential ecological impacts associated with the proposed alignment of Langley Park Drive (proposed to be 25 metres wide) through the Shenstone Park PSP, and if approved, the Northern Quarries PSP are discussed below (Figure 2). Conservation Area 28 connects Conservation Area 34 and the Merri Creek to the west for ground dwelling species. Potential impacts to ecological values within the conservation area by the construction of Langley Park Drive include direct impacts to two scattered large River Red-gums (within Shenstone Park PSP) and potentially direct impacts to the ephemeral drainage line and indirect impact to the ephemeral wetland within the area [as shown in the Shenstone Park PSP (VPA 2019a) and as identified in Alluvium and EcoLogical (2018)]. The total length of the proposed road alignment through Conservation Area 28 is approximately 935 metres (i.e. 522 metres through the northern section and 413 metres through the southern section of the conservation area). The extent of

impact through Conservation Area 28 is approximately 1.89 hectares (i.e. 1.042 hectares in the north and 0.846 hectares in the south).

6.2.1.1 Potential Impacts

The potential ecological impacts of this indicative road alignment are discussed below.

Native Vegetation Impacts

The proposed road alignment will avoid direct impacts to patches of native vegetation (and areas defined as strategically important Growling Grass Frog), including the avoidance of the ephemeral drainage line that runs north-south through the PSP and the modified indigenous wetland mapped by Alluvium (Alluvium and EcoLogical 2018).

Scattered Trees

The proposed road alignment will potentially impact two remnant River Red-gums, which are mapped within arboricultural report prepared by Treetec in 2018 (Figure 2). The trees impacted by this proposed alignment are shown below (Table 1) (Figure 2). There is a total of 375 River Red-gums with a high or very high retention value across the PSP (Treetec 2018). Therefore, with the loss of these two scattered trees, the alignment of the road is consistent with the City of Whittlesea's River Red-gum Retention Policy (Clause 22.10 of the Whittlesea Planning scheme), which stipulates a retention of 80% of the scattered River Red-gums across the PSP. However, with no development fronting the road, it is possible (subject to final alignment of carriageway - only 5.5m with no parking and services in shoulder) that the two scattered trees could in fact be retained.

Table 1. Potentially impacted trees by road alignment Option One (Treetec 2018).

| Tree Number | Scientific Name | Common Name | DBH (cm) | Type |
|-------------|---------------------------------|---------------|----------|----------------------|
| 321 | <i>Eucalyptus camaldulensis</i> | River Red-gum | 87 | Large scattered tree |
| 327 | <i>Eucalyptus camaldulensis</i> | River Red-gum | 127 | Large scattered tree |

Growling Grass Frog

The proposed road alignment within the study area will avoid direct impacts to Growling Grass Frog habitat situated along the Merri Creek to the west of the PSP, including areas identified as being strategically important for the species and the proposed wetland/dedicated Growling Grass Frog wetland within the Conservation Area as shown in the Growling Grass Frog Masterplan (DELWP 2017b) and the BCS (DEPI 2013).

Other species

The construction of a road through the conservation area may also result in direct mortality (roadkill) of ground dwelling fauna (i.e. mammals, reptiles and amphibians) if mitigation measures such as the provision of crossing structures (overpasses and/or underpasses) are not provided. This includes the population of Eastern Grey Kangaroos in the area.

6.3 Key Considerations

6.3.1 Boundary Adjustment

The boundary adjustment to Conservation Area 28 in 2017 saw the removal of 32 hectares of land along the western boundary of the conservation area, within 570 and 620 Summerhill Road (DELWP 2017). The construction of the road between Shenstone PSP and Northern Quarries PSP will impact the north western corner of the Conservation Area. However, due to the boundary adjustment, a significant portion of the road within the Northern Quarries PSP will be constructed outside the Conservation Area boundaries. Additionally, there is no Commonwealth of BCS issue along the alignment within the Shenstone Park PSP. In the future Northern Quarries PSP a revision to the BCS may be required. However, an application and consent by the Commonwealth can be avoided if there is 'no net loss' in the Conservation Area (i.e. an equivalent area to the Conservation Area is added elsewhere). However, that is a matter that can be resolved prior to or during the future Northern Quarries PSP process.

6.3.2 Significant Species and Connectivity

There is potential for the road to be designed so that impacts to ecological values within the area are minimised as much as possible. Fauna crossing structures such as culverts and/or overpasses can be installed along suitable sections of the road to allow for east to west connectivity and mobility of key ground dwelling species. Although potential habitat for Striped Legless Lizard has been identified within the Conservation Area, there have been no documented records of this species within the Conservation Area, and very few in the vicinity of the site (Ecology and Heritage Partners 2015; VBA 2018). There is a lack of suitable habitat for this species within the study area.

The construction of the proposed road will also dissect areas of potential Golden Sun Moth habitat, however, there have been no confirmed records of this species occurring within the Conservation Area (VBA 2018). Several records exist of Golden Sun Moth exist around the Conservation Area, predominantly to the north (Ecology and Heritage Partners 2012; VBA 2018) and there is also extensive Golden Sun Moth habitat east of the proposed road.

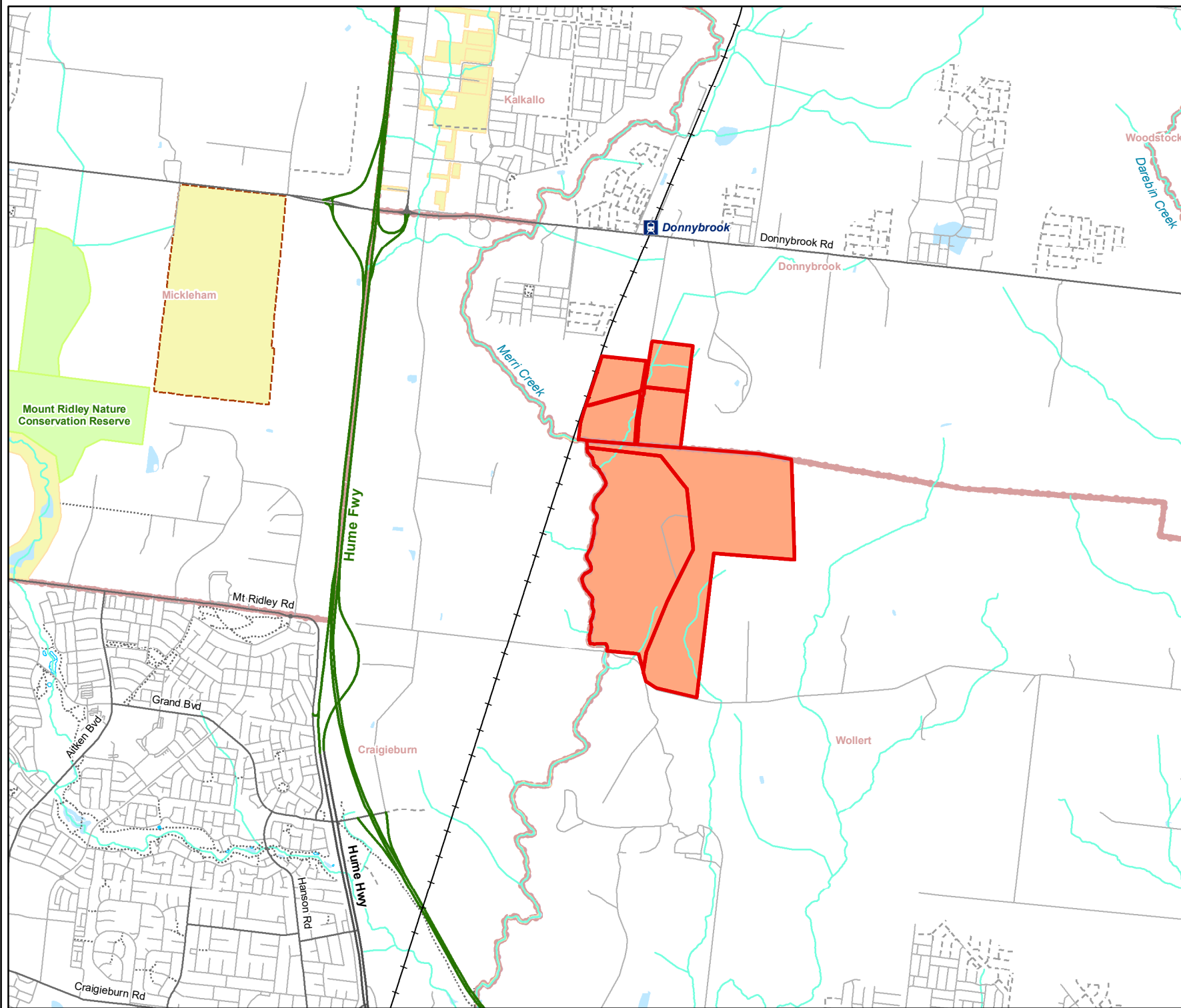
7 CONCLUSION

With respect to the current ecological conditions of Conservation Area 28 and the area surrounding the proposed connector road, the proposed road alignment will impact two remnant scattered River Red-gums. The proposed alignment will not encroach into suitable Growling Grass Frog habitat, including areas identified as strategically important in the Growling Grass Frog Masterplan (DELWP 2017b), or sever the ephemeral wetland connection from the modified indigenous wetland mapped by Alluvium and the Merri Creek. While there is a possibility that the proposed alignment will have a direct impact on the drainage line (Figure 2), measures such as the installation of culverts and passageways can be taken to ensure permeability within the area is maintained for ground dwelling species.

Approval will need to be sought from DELWP for the proposed changes to the boundaries of Conservation Area 28 (i.e. removal of approximately 1.89 hectares from the conservation area). An equivalent area (i.e. 1.89 hectares) that adjoins the Conservation Area would need to be incorporated into the Conservation Area 28 to offset the removal of this area (i.e. no net loss), and there are sufficient areas where this can be achieved. The amendment of the Conservation Area has previously been undertaken successfully for the Conservation Area 28 (see Section 5.3). The justification for which changes to the boundary of Conservation Area 28 could be made, include the absence of high-quality patches of native vegetation (Ecology and Heritage Partners 2015) and the absence of significant species such as Striped Legless Lizard and Golden Sun Moth. Ecological investigations undertaken by Ecology and Heritage Partners in 2012 and more recently in 2015 confirmed that across Conservation Area 28, most of the area is characterised by introduced and exotic vegetation, with a small scattered patch of Plains Grassland within the western extent of the Conservation Area (outside of the proposed road alignment (Plate 2) (Ecology and Heritage Partners 2016).

Finally, potential impacts to ground-dwelling fauna movement between Merri Creek and the open grassland / woodland areas to the east associated with barriers caused by a road can be mitigated through the provision of appropriate crossing structures at strategic locations and other measures along the proposed road.

8 FIGURES



- Legend**
- Study Area
 - Railway
 - Freeway
 - Major Road
 - Collector Road
 - Minor Road
 - Proposed Road
 - Walking Track
 - Minor Watercourse
 - Permanent Waterbody
 - Wetland/Swamp
 - Parks and Reserves
 - Commonwealth Land
 - Crown Land
 - Localities

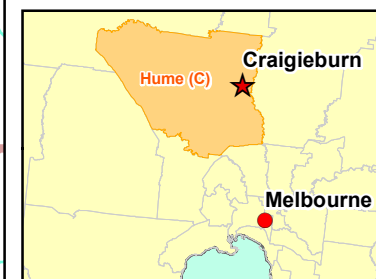
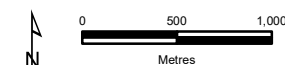
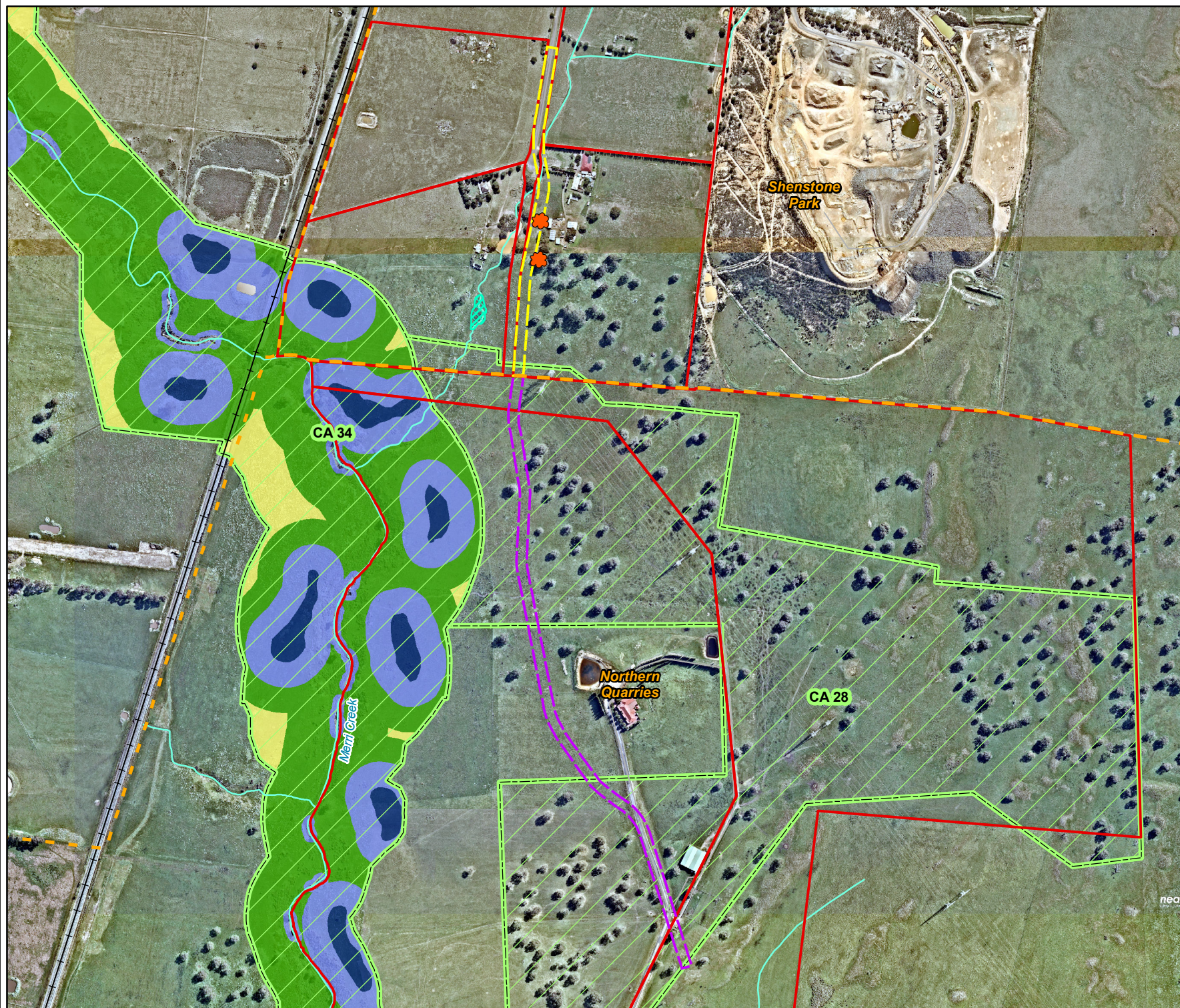


Figure 1
Location of the study area
 570 and 620 Summerhill
 Road, Craieburn



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Legend

- Study Area
- PSP Boundary
- Conservation Areas
- Proposed Alignment of Langley Park Drive
- Indicative Extension of Langley Park Drive
- Modified wetland
- ★ Impacted trees
- Minor Watercourse

Growing Grass Frog Masterplan

- Area of Strategic Importance
- Terrestrial habitat buffer to ASI and waterway
- Other terrestrial habitat
- Indicative new wetland location

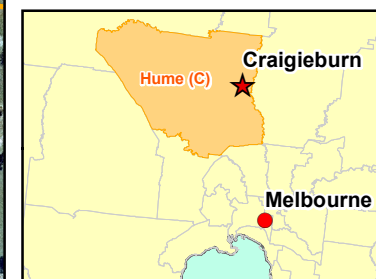
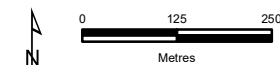


Figure 2
Proposed development
570 and 620 Summerhill
Road, Craigieburn



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9 REQUIRED INFORMATION

Name and Address

This report has been prepared by Aaron Organ, Director of Ecology and Heritage Partners, 292 Mt Alexander Road, Ascot Vale, Ph: (03) 9377 0100, aorgan@ehpartners.com.au

Area of Expertise

Aaron Organ is an expert ecologist, with skills in all the major ecological environments of south-eastern Australia. He has particular expertise in the workings of ecological systems, both under natural conditions and when affected by unnatural disturbance regimes such as weed invasion and impacts of development projects. He has also considerable experience in the application and practical implementation of current Commonwealth and State environmental legislation and Government Policy.

Expertise to make the Report

Aaron Organ has considerable knowledge of the native flora and fauna in south eastern Australia, including in areas throughout central Victoria (including throughout east Melbourne). Relevant past experience includes:

- Completed over 500 flora and fauna investigations/assessments.
- Aaron has also prepared over 200 ecological assessment reports for residential development throughout Victoria.

A selection of past VCAT and Panel appearances include:

- 2020: Proposed Primary School at 585 Belgrave-Hallam Road, Narre Warren East, Victoria (VCAT Ref: P85/2020) (VCAT)
- 2020: Proposed Addition of Nine Dwellings to the Existing Development at 114 Hanna Street, Noble Park, Victoria (VCAT Ref: P218/2019). (VCAT)
- 2019: Proposed Emergency Fire Station at 109-115A Yan Yean Road, Plenty, Victoria (VCAT Ref: P702/2019). Country Fire Brigade (VCAT)
- 2017: Proposed retirement development at 527 Stoney Point Road and 182 Wooleys Road, Bittern (VCAT).
- 2015: Amendment C187 to the Whittlesea Planning Scheme. Wollert Precinct Structure Plan (PSP 1070) (Panel).
- 2015: Yaringa Boat Harbour Expansion, Yaringa, Victoria (Panel)
- 2015: Proposed residential development at 134-166 Aspinall Street, Golden Square, Victoria (VCAT)
- 2015: Amended Permit Associated with the use and development of the land for the purpose of a Place of Worship – 171 – 197 Harkness Road, Melton West, Victoria (VCAT).
- 2014: Proposed Development Plan Overlay and Planning Permit Applications for a Proposed Residential Development at 370A Riddell Road, Sunbury, Victoria (VCAT).

- 2014: Kilmore – Wallan Bypass (Panel).
- 2014. Proposed residential development at 107 Gipps Street, Port Fairy (VCAT)
- 2014: NBN Fixed Wireless Telecommunications Facility at 49D Eddy Avenue, Mt Helen, Victoria – Clayton Utz Lawyers (VCAT)
- 2014: Proposed residential development at 10 Fullarton Drive, Paynesville, Victoria – Hall & Wilcox Pty Ltd (VCAT)
- 2013: Statement of Expert Evidence: 1 Hobbs Road Wyndham Vale, Victoria. Amendment C171 - Ballan Road Precinct Structure Plan (PSP 40) (Panel)
- 2013: Statement of Expert Evidence: Review of time stamped data for Amendment C172 - Ballan Road, Wyndham Vale (PSP 92) (Panel)
- 2013: Statement of Expert Evidence: 305-315 Craigieburn Road East, Wollert, Victoria. Wollert Developments Pty Ltd. (VCAT)
- 2013: Proposed Planning Scheme Amendment C164 - 275 Racecourse Road, Sunbury – Hume City Council (Panel).
- 2013: Western Highway Duplication - Section 3, Ararat to Stawell, Victoria – DLA Phillip Piper (Panel).
- 2013: Cherry Tree Wind Farm – Maddocks Lawyers (VCAT)
- 2012: Western Highway Duplication - Section 2, Beaufort to Ararat, Victoria – DLA Phillip Piper (Panel).
- 2012: Proposed Peninsula Link Freeway Service Centres, 83 Sages Road Baxter, Victoria – Rigby Cook Lawyers Pty Ltd (VCAT)
- 2011: Western Highway Duplication - Section 1, Burrumbeet to Beaufort, Victoria – DLA Phillip Fox (Panel)
- 2011: Old Warrandyte Road, flora and fauna review and Panel hearing, Donvale – Norton Rose Australia Pty Ltd (Panel)
- 2010: Marquands Road and Leakes Road (Lot 9), Truganina, Truganina South Precinct Structure Plan – Stockland (Panel)
- 2010: Proposed Eastern Golf Course relocation to 'Windsor Park', 215–217 Victoria Road, Yering, Victoria – for Best Hooper (VCAT)
- 2010: Truganina South Community Precinct Structure Plan – for Central Equity and Stockland Limited (Panel)
- 2010: Craigieburn R2 Precinct Structure Plan – for Peet Limited (Panel)
- 2010: Proposed Mortlake Wind Farm – for Accionia Oceania Limited (Panel)
- 2009: Grenda Vehicle Storage Depot, Springvale Road, Keysborough. (VCAT)
- 2009: 1280 Boneo Road, Cape Schanck, development a proposed barn – for Hansen Planning Services (VCAT)
- 2008: Donald Mineral Sands Panel and associated works. Donald Mineral Sands project (Panel)

- 2009: Melton Planning Scheme Amendment C65 – 489-555 Robinsons Road South Precinct (Marksx Property), Truganina (Panel)
- 2008: Amendment C88 to the Bass Coast Shire Planning Scheme - Silverleaves, Phillip Island (Panel)
- 2008: proposed residential subdivision at 30-80 Seymour Road, Viewbank – for local landowner (VCAT)
- 2008: Proposed medium density development located on the corner of 1587-1589 Point Nepean Road and 1-1A Chatfield Avenue, Rosebud – for Fulcrum Town Planning Pty. Ltd. (VCAT)
- 2008: Residential development at 2 Rowe Street, Alphington – for Rob Wignall Architects (VCAT)
- 2008: Officer Service Centres, Officer – for Clayton UTZ Pty. Ltd. (VCAT)
- 2007: Anglesea Golf Club proposed Amendment C32 – for TGM Group Pty. Ltd. (Panel)
- 2007: Medium density housing at 2 Ramptons Road, Eltham – for Nillimbik Shire Council (VCAT)
- 2007: Medium density unit development in Frankston (adjacent to Kananook Creek) – for Gary Testro Lawyer (VCAT)
- 2007: Single dwelling development at 683 Great Ocean Road, Eastern Views, Victoria – for SJB Planning Pty. Ltd (VCAT)
- 2006: Construction of a dwelling at 8 Charlotte Court, Warrandyte - for Glossop Town Planning Pty. Ltd. (VCAT)
- 2005: Dollar Wind Farm, Gippsland – for Freehills Lawyers (Panel)

Author's Declaration

I, Aaron Organ, have made all the inquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.



----- Date: 11/11/2020

REFERENCES

- Alluvium and EcoLogical 2018. Shenstone Park PSP Assessment. Hydrologic regime report. Prepared for City of Whittlesea.
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