



## Department of Energy, Environment and Climate Action

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### BY EMAIL ONLY

Dear [REDACTED]

### CARDINIA CREEK SOUTH PART 2 PRECINCT STRUCTURE PLAN – PUBLIC CONSULTATION

Thank you for consulting with us on the Cardinia Creek South Part 2 Precinct Structure Plan. We have reviewed the documents provided in your letter of 5 March 2026 and provide the below feedback.

Land within the precinct is subject to the Final approval for urban development for the South eastern growth corridor on 11 September 2014 under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and the Melbourne Strategic Assessment (MSA) Program. The approval places the following requirements over the precinct land:

- Any actions associated with urban development must be undertaken in accordance with the requirements of the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (DEPI 2013);

The precinct includes land identified in the Biodiversity Conservation Strategy as 'Conservation Area 36'. The precinct structure plan and associated planning ordinance must ensure the requirements of the Biodiversity Conservation Strategy can be implemented when it comes to the development of the land.

The Department of Energy, Environment and Climate Action's Melbourne Strategic Assessment Program generally supports the draft Cardinia Creek South Part 2 Precinct Structure Plan subject to:

1. Administrative updates made to requirements R47, R48, R49, and R50 to correctly refer to Figures 6,7 and 8 following the insertion of the new Figure 7.
2. Inclusion of a new requirement under section 3.4.1 relevant to the newly inserted Conservation Area Concept Plan – Part 2 Conservation Area 36, Cardinia Creek Corridor (Figure 7):  
"Stormwater assets adjacent to future Growling Grass Frog wetlands (as shown in Figure 7) must, where possible, be designed to enable connection for the supply of treated stormwater to future Growling Grass Frog wetlands within Conservation Area 36"
3. Updates to Conservation Area Concept Plan – Part 2 Conservation Area 36, Cardinia Creek Corridor (Figure 7) to note that adjacent stormwater assets must be designed to enable connection for the supply of treated stormwater to future Growling Grass Frog wetlands within Conservation Area 36.
4. Updates to Conservation Area Concept Plan (Figure 7) and Cross Sections (Section 1 and 12) to add a note that all necessary bushfire setbacks must be located outside of the BCS conservation area.
5. Updates to Cross Sections 1 and 12 to include the following notes:
  - A minimum 14 m wide publicly managed buffer around all BCS GGF conservation areas. The buffer must exclude buildings but may include roads, paths, open space

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- and drainage infrastructure. A wider buffer may be required to ensure bushfire setbacks are appropriately provided for.
- Fencing constructed to the boundary of BCS conservation areas is to restrict vehicle access and direct pedestrian movement towards specified access points for the protection of biodiversity values. Fencing design is to be to the satisfaction of DEECA.
  - The location of street plantings must ensure there is no tree shading of native grasslands or wetlands within conservation areas. Where shading is likely to occur, trees should not be planted within 10m of a conservation area boundary.
6. Update to Cross Section 12 to include the note:
    - Development must face the BCS conservation area. A frontage road must be provided between the BCS conservation area and adjacent development. Paper frontage roads are not a suitable interface design response.
  7. If updates cannot be made to Cross Sections 1 and 12, a new cross section must be added relevant to the interface with Part 2 Conservation Area 36 (Cardinia Creek Corridor) which includes the requirements detailed in points 4-6 above.
  8. Removal of indicative shared path and equestrian trail from within the conservation area boundary (see below).

#### **Location of assets within the conservation area boundary**

In determining appropriate locations for different recreational uses, the PSP must align with the Growling Grass Frog Masterplan's 'area of strategic importance' (ASI) mapping and indicative layout of future Growling Grass Frog wetlands. The ASI is protected under condition 2 of the Commonwealth approvals under the EPBC Act and requires a 50m buffer from urban development. Shared user paths, equestrian trails and other minor infrastructure must not be constructed closer than 30m from the normal water level of a Growling Grass Frog breeding wetland. As well as a buffer distance of 30m from Growling Grass Frog wetlands, there is also a requirement for a planted vegetated buffer (to reduce public disturbance of sensitive areas) and a further 2m buffer for standard Council management around path assets.

that the Part 2 Conservation Area 36 (Cardinia Creek Corridor) is relatively narrow and the planned Growling Grass Frog wetlands are located on the conservation area boundary in very close proximity to the drainage assets (as shown in Figure 7). Per MSA program requirements, the only infrastructure permitted within the narrow space between the habitat wetlands and stormwater treatments assets would be the maintenance access track required to manage the drainage asset and Growling Grass Frog wetland.

Figure 7 (and any other associated plans) must show an alternative shared user path and equestrian trail alignment that avoids mapped ASI or running between the planned Growling Grass Frog wetlands and future stormwater wetlands.

We look forward to continuing to work cooperatively with the Department of Transport and Planning in development of this precinct structure plan. If you have any questions, please contact [REDACTED], Project Officer, MSA Conservation Planning on [REDACTED] or at [REDACTED] [deeca.vic.gov.au](mailto:deeca.vic.gov.au).

Yours sincerely

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