

Display of Publication of Draft Preliminary Documentation for the Proposed Residential Development of 145 Rossiter Road, Koo Wee Rup, VICTORIA (EPBC 2023/09694)

The following notice is published pursuant to Section 95A (3) of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The proposed residential development — “the proposed action” — will occur at 145 Rossiter Road, Koo-Wee-Rup, Victoria (Lot 2 PS 321029K). Rossiter Road Investments Pty Ltd engaged Nature Advisory Pty Ltd to prepare an assessment of the impacts of the proposed action on relevant Matters of National Environmental Significance (MNES) listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (the ‘EPBC Act’). A referral under the EPBC Act has been submitted to the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) for the proposed action, which was deemed a controlled action. Subsequently, an Environmental Management Plan for the creation of new habitat onsite for Growling Grass Frog and Southern Brown Bandicoot was prepared and submitted to DCCEEW.

The relevant Matters of National Environmental Significance (MNES) protected by a provision of Part 3 of the EPBC Act are:

- Listed threatened species and communities (Sections 18 and 18A) - Growling Grass Frog *Litoria raniformis* and Southern Brown Bandicoot *Isodon obesulus*.

The proposed action was determined to be a Controlled Action under the EPBC Act on 16 February 2024 due to the potential for a significant impact on a threatened fauna species - Growling Grass Frog and Southern Brown Bandicoot.

Public comments are invited on the proposed development until COB Wednesday 4 June 2025. People with special needs (i.e. for whom English is a second language or who has vision impairment) may contact Caroline Tan (Caroline@natureadvisory.com.au or 0452 398 890) for assistance in accessing the material.

On Thursday 22 May 2025, the Preliminary Documentation package will be placed on display for public comment until COB Wednesday 4 June 2025 (10 business days). During this period, all comments on the proposed development are welcomed. All comments should be emailed to Caroline Tan at the above email address. All comments received will then be summarised and a response prepared, and the final preliminary documentation will be prepared. This notice has also been published in a national daily newspaper (The Age) and a local newspaper (Pakenham Gazette) on Wednesday 21 May 2025.

A Digital Copy of the Preliminary Documentation package is also available to view and download from the project website located here: <https://natureadvisory.com.au/notifications>.

Hard copies of the Preliminary Documentation package are available for viewing at the four Victorian locations listed below for 10 business days from Thursday 22 May 2025 until COB Wednesday 4 June 2025.

State Library of Victoria

328 Swanston Street, Melbourne VIC 3000

Department of Energy, Environment and Climate Action

8 Nicholson St, Melbourne VIC 3000

Local council office – Cardinia Shire Council

Civic Centre, 20 Siding Avenue, Officer, VIC 3809

Local library - Pakenham Library

Cnr John & Henry Street, Pakenham VIC 3810

Information published (in hard copy) and digital format includes the Preliminary Documentation package received by the department on 1st May 2025. The package consists of the *Environmental Management Plan Rossiter Park (2023/09694), May 2025, Report No. 22058.02 (2.7)* and appendices.