

24 February 2026

Sheridan Hunter

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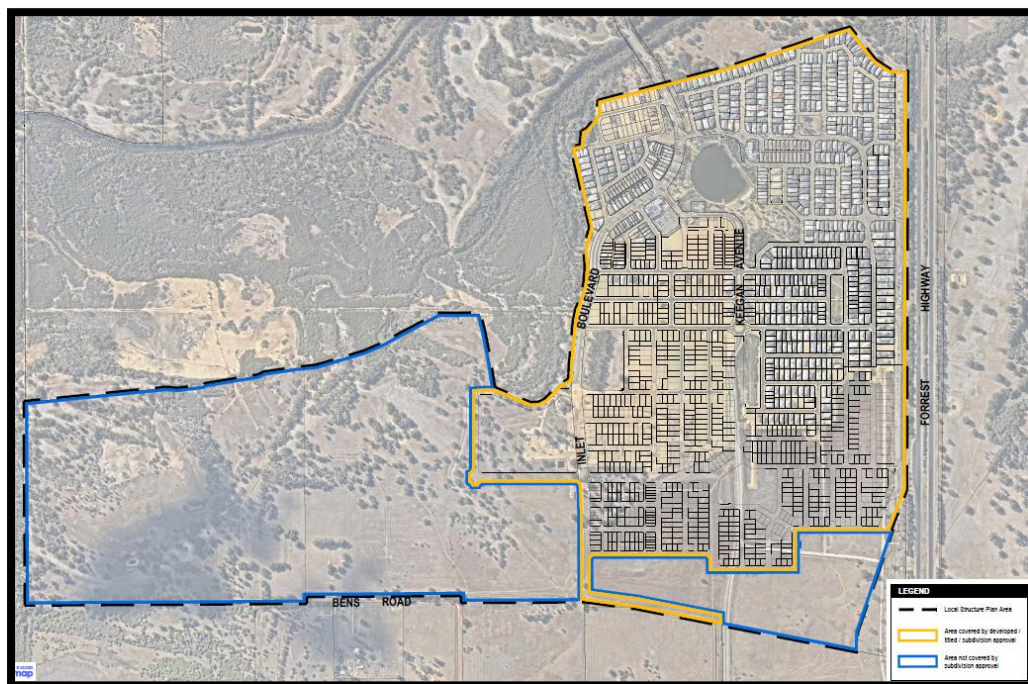
Dear Sheridan,

RE: Austin Lakes Local Structure Plan

Following is our environmental advice regarding the new Local Structure Plan for Austin Lakes.

The area encompassed by this advice is outlined in Blue in Plate 1 and includes all areas not already developed, titled or has subdivision approval.

Plate 1: Structure Plan Boundary



Management of the retained wetland areas and their buffers was outlined in a Wetland Management Plan prepared by RPS in 2008 as a condition of the ODP approval.

2 Local Structure Plan

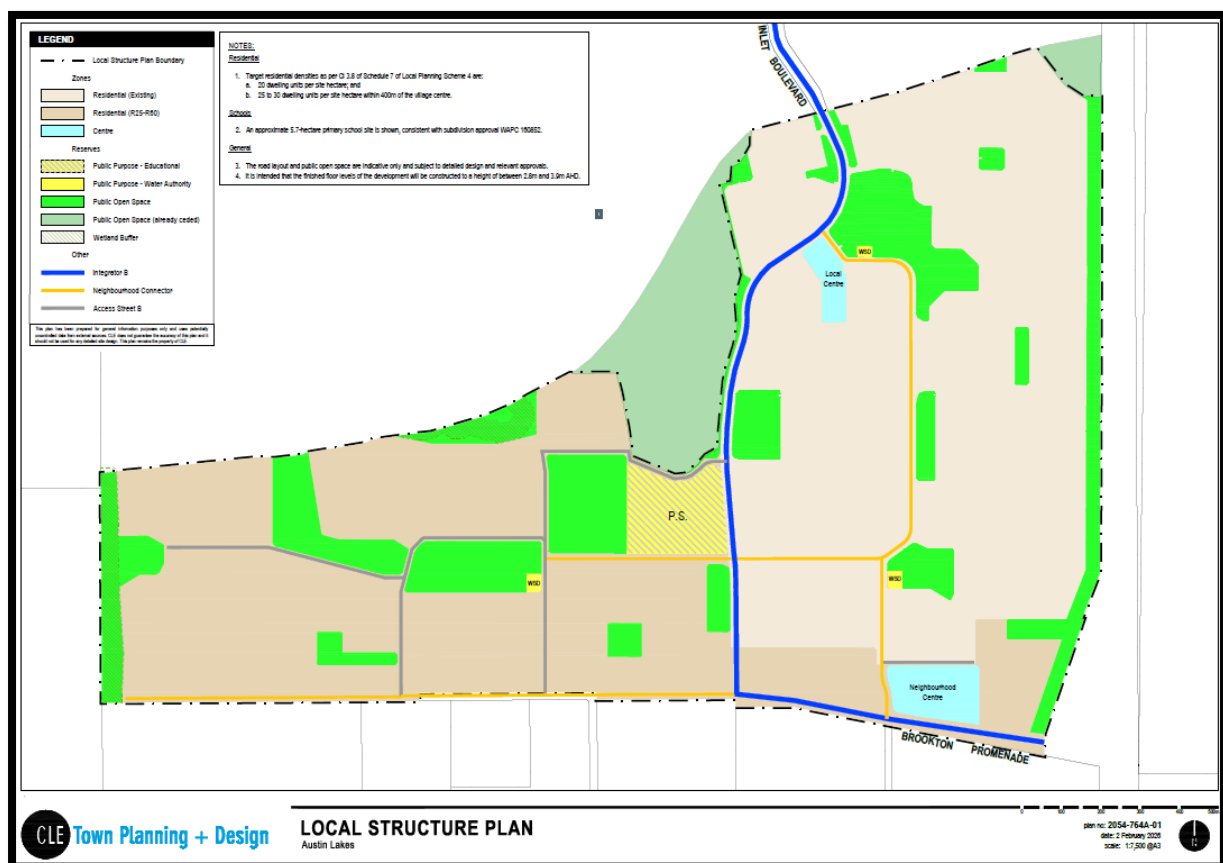
The proposed Local Structure Plan (LSP) Concept Plan is shown in Plate 3.

The Parks and Recreation Reserve and Private Recreation Reserve have been set aside for Conservation and are outside the area subject of this advice. The north-central wetland has been handed over to the Shire of Murray and is outside the area subject of this advice.

The environmental features within the future development areas are:

- The small section of CCW encroaching into the northern boundary. This area has been retained as POS in the LSP;
- The wetland buffer along the western boundary. This area has been retained as POS in the LSP and slightly enlarged; and
- A Public Open Space network that links throughout the development area. The POS network is similar to that shown in the ODP with less of a continuous linkage.

Plate 3: Local Structure Plan Concept Plan



3 Site Description

3.1 Wetlands

The future development area is mapped as Multiple Use Palusplain (UFI 15802) with a very small part of a Conservation Category Wetland (UFI 15715) encroaching into the northern boundary (dark green on Plate 4). The CCW is part of a large Floodplain to the north of the LSP Area.

The wetland mapping boundaries and wetland management categories have not changed since the ODP was approved.

Plate 4: DBCA Geomorphic Wetland Mapping (February 2026)



3.2 Vegetation

The vegetation in the future development area was mapped by RPS mostly Pasture (Parkland Cleared) with scattered to Open Woodland of predominantly *Eucalyptus rudis* subsp. *rudis* (Flooded Gum) over pasture weeds. The northern boundary of the future development area contained some Dampland and Wetland Mosaic on Claypans.

Assessment of historic aerial photography indicate that there has been little change since the ODP was approved in 2008 (Plate 5) and the current condition in 2025 (Plate 6). The western Lot 9028 is shown for reference.

There have been several changes to the listing of Threatened Ecological Communities and Threatened plant species since the ODP was approved in 2008. None of these changes affects the scattered Flooded Gums in the future development area.

Plate 5: 2008 Aerial Photograph (Landgate Mapviewer Plus)



Plate 6: 2025 Aerial Photograph (Landgate Mapviewer Plus)



3.3 Fauna

The Austin Cove Assessment of Fauna and Fauna Habitats was prepared for the ODP by Bamford Consulting Ecologists in 2008. The vegetation in the area subject of this advice was described as:

“paddock trees, generally Paperbarks and Flooded Gums (*Eucalyptus rudis*) many of which were multi-stemmed, suggesting they may have regrown after clearing, and there appeared to be no trees large enough to contain hollows suitable for use by the Black-cockatoos or the Marks and Barking Owls”.

Bamford noted that there were a few Marri (*Corymbia calophylla*) trees in the Multiple-use Corridor which could provide a foraging resource for Carnaby’s Black Cockatoo. The location of the Marri trees was not mapped in the fauna report or in any vegetation mapping PGV Environmental has reviewed.

The following recommendations made by Bamford Consulting Ecologists are relevant to the future development areas:

- fauna habitat should be retained where possible, including individual large trees within the development area;

- POS and road verges should be planted to create wildlife habitat, using native species to form shrublands and woodlands that provide linkage for wildlife; and
- Residents should be encouraged to create habitat for wildlife in gardens.

The other recommendations are more relevant to the areas of Conservation already set aside outside the future development area.

4 Conclusion

PGV Environmental considers that the proposed Local Structure Plan that covers the future development areas at Austin Lakes is not substantially different from the approved ODP. In terms of environmental outcomes, the LSP Concept Plan is essentially the same as the ODP. As a result, no further environmental studies should be required to assess the new plan.

Nevertheless, future subdivision plans should consider the potential retention of large Flooded Gum and Marri trees in POS and road reserves and landscaping of POS areas should also be considered to provide wildlife linkages.

Please contact me if you would like to discuss any aspects of this advice.

Yours sincerely



Paul van der Moezel
Managing Director