



Title of Proposal - 410 Cooper Street, and 315 O'Herns Road, Epping, Victoria: Commercial Development

Section 1 - Summary of your proposed action

Provide a summary of your proposed action, including any consultations undertaken.

1.1 Project Industry Type

Commercial Development

1.2 Provide a detailed description of the proposed action, including all proposed activities.

The site has been acquired for the subdivision and development of the land for industrial, logistics and commercial purposes in line with the proposed Industrial 1 zoning for the land.

Activities will include:

- Removal of topsoil deposits for the construction of road/infrastructure corridors
- Site leveling works
- Sewer, water main and storm water drainage construction and associated trenching areas already cleared of topsoil deposits
- Pavement works for pathways
- Construction of buildings on the lots together with car parking, fencing and landscaping

The master plan is likely to be subject to modifications during the planning permit process. The nature of the development is not expected to change significantly during this time.

Preparatory works not directly associated with the proposed development, although required as part of the Cultural Heritage investigations which will not significantly impact EPBC Act matters (i.e. Golden Sun Moth)

The following tasks will be completed as part of the investigations required for the Cultural Heritage Management Plan:

Methodology of the Standard Assessment

The standard assessment will include a ground survey of the activity area to detect the presence of Aboriginal cultural heritage in or associated with the activity area. The survey will take the form of a pedestrian survey. The ground survey will involve a combination of systematic and opportunistic methods to best assess the activity area and best detect the presence of cultural remains on the surface. Any Aboriginal cultural heritage identified will be recorded in the following manner: the location will be recorded using a GPS (or similar), typological information relevant to each item identified will be catalogued and photographs will be taken of each item or artefact within their original context.



Methodology of the Complex Assessment

The aims of the Complex Assessment are:

- To detect the possible presence of Aboriginal cultural heritage in the activity area in any areas subject to poor GSV during the Standard Assessment; and
- To detect the possible presence of Aboriginal cultural heritage in areas of Aboriginal archaeological sensitivity within the activity area.

Manual Excavations

The manual excavation will not significantly impact known habitat for the Golden Sun Moth as it will not lead to extensive removal of suitable habitat (i.e. less than ~1% of the total area will be temporarily disturbed) and site excavation is proposed to occur between March and August 2018, when Golden Sun Moth will not be active.

Manual excavations will involve the excavation of a series of test pits (TP), measuring 1 x 1 m and 0.5 x 0.5m across the activity area. TPs will be excavated by hand in 100 mm units ('spits') using hand tools, until the base clays are reached. The base layer will be excavated a further 50 mm to confirm culturally sterile soil. All soil removed from the pit shall be sieved through 5 mm mesh and the spoil stored within 1 m of the pit before replacing once the pit is recorded. Photographs and dumpy levels will be recorded at the ground surface and base of each TP. After the excavation, scaled section drawings will be produced and recorded for one soil profile in each TP (arbitrarily taken to be the north section), with each soil context (stratum) shown. Samples will be taken of each soil context and analysed for texture, colour and pH. A photograph will also be taken of the north section of the TPs.

Where artefacts are found in TPs, and the extent of the Aboriginal place cannot be determined by landform, a series of radial test pits (RTPs), each measuring 0.5 x 0.5 m, will be excavated at each cardinal point at 5 m. The purpose of the RTPs is to test the spatial extent of the site. Where artefacts are found in RTPs, additional RTPs will be excavated until no further artefacts are found in 2 adjacent RTPs (double negative extent testing).

Consent to disturb historical heritage

An initial assessment of the historical heritage issues has been undertaken by Ecology and Heritage Partners in 2014. Three heritage sites were noted, two former Homesteads and an associated stone Sheep Yard, all listed on the Heritage Inventory at Heritage Victoria. All these sites require Consents to be issued to carry out test excavations to disturb them. These initial Consents have been sought and are current at the time of preparing this referral. The works to comply with the Consents will be undertake in the first half of 2018.

1.3 What is the extent and location of your proposed action? Use the polygon tool on the map below to mark the location of your proposed action.



Area	Point	Latitude	Longitude
Study Area For Proposed Works	1	-37.647724175253	144.98948416664
Study Area For Proposed Works	2	-37.647121035602	144.98291811898
Study Area For Proposed Works	3	-37.645447509795	144.98321852639
Study Area For Proposed Works	4	-37.645286101759	144.98442015602
Study Area For Proposed Works	5	-37.645133188559	144.98504242851
Study Area For Proposed Works	6	-37.64402880714	144.98710236504
Study Area For Proposed Works	7	-37.643128058809	144.98751080779
Study Area For Proposed Works	8	-37.640715321533	144.98669541625
Study Area For Proposed Works	9	-37.638863237646	144.98666322974
Study Area For Proposed Works	10	-37.636994115356	144.98692072181
Study Area For Proposed Works	11	-37.635770664395	144.98943126945
Study Area For Proposed Works	12	-37.633909960777	144.98982823638
Study Area For Proposed Works	13	-37.634071393531	144.99142683295
Study Area For Proposed Works	14	-37.634513207694	144.99216712264
Study Area For Proposed Works	15	-37.635702694307	144.99228513984
Study Area For Proposed Works	16	-37.637503880644	144.992274411
Study Area For Proposed Works	17	-37.641208070021	144.99156630782
Study Area For Proposed Works	18	-37.643399911618	144.99104059486
Study Area For Proposed Works	19	-37.647740925332	144.98948491363
Study Area For Proposed Works	20	-37.647706945771	144.98948491363
Study Area For Proposed Works	21	-37.647724175253	144.98948416664



1.5 Provide a brief physical description of the property on which the proposed action will take place and the location of the proposed action (e.g. proximity to major towns, or for off-shore actions, shortest distance to mainland).

The proposed action is the subdivision and development of a 62.8 hectare area comprising the properties at 410 Cooper Street and 315 O'Herns Road Epping, Victoria. The action involves the construction of estate roads, subdivision of land parcels (into an unknown number) and the development of these land parcels to create an industrial estate. The proposed masterplan may vary in configuration; however the intent of the development, is that the entire study area will be developed.

1.6 What is the size of the proposed action area development footprint (or work area) including disturbance footprint and avoidance footprint (if relevant)?

62.8 hectares

1.7 Is the proposed action a street address or lot?

Street Address

410 Cooper Street

315 O'Herns Road
Epping VIC 3076
Australia

1.8 Primary Jurisdiction.

Victoria

1.9 Has the person proposing to take the action received any Australian Government grant funding to undertake this project?

No

1.10 Is the proposed action subject to local government planning approval?

Yes

1.10.1 Is there a local government area and council contact for the proposal?

No



1.11 Provide an estimated start and estimated end date for the proposed action.

Start date 04/2019

End date 03/2020

1.12 Provide details of the context, planning framework and State and/or Local government requirements.

-Flora and Fauna Guarantee Act 1998 (FFG Act)

There is suitable habitat within the study area for several species listed or protected species under the FFG Act. However the study area is privately owned, as such a permit under the FFG Act is not required.

-Environmental Effects Act 1978 (EE Act) Planning and Environment Act 1987 (P&E Act)

In Victoria the control, use and development of land, including native vegetation removal, is managed under the Planning and Environment Act 1987 and municipal planning schemes. Under the Victorian system each planning scheme contains State and local policy provisions as well as provisions that control the use and development of land.

A Planning Permit from the City of Whittlesea is required to clear and/or disturb any native vegetation within the study area.

Under the Planning and Environment Act 1987, Clause 52.17 of the Planning Schemes requires a planning permit from the relevant local Council to remove, destroy or lop native vegetation. The assessment process for the clearing of vegetation follows the Guidelines (DELWP 2017).

-Planning zones and overlays

The project is located within City of Whittlesea and is proposed to be zoned Industrial 1 Zone (IN1Z), and covered by a Design and Development Overlay – Schedule 2 (DDO2) and a



Development Plan Overlay – Schedule 24 (DPO24).

Catchment and Land Protection Act 1994 (CaLP Act)

The Catchment and Land Protection Act 1994 (CaLP Act) contains provisions relating to catchment planning, land management, noxious weeds and pest animals. Landowners are responsible for the control of any infestation of noxious weeds and pest fauna species to minimise their spread and impact on ecological values.

Weeds listed as noxious under the CaLP Act were recorded during the assessment (Chilean Needle-grass, African Box-thorn, Artichoke Thistle and Spear Thistle). Similarly, there is evidence that the study area is currently occupied by several pest fauna species listed under the CaLP Act (European Rabbit; Red Fox). A Weed Management Plan and a pest fauna eradication plan may be required.

Wildlife Act 1975

The Wildlife Act 1975 (Wildlife Act) is the primary piece of legislation in Victoria for protection and management of wildlife. The Wildlife Regulations 2002 prescribe penalties for persons who wilfully damage, disturb or destroy any wildlife habitat without appropriate authorisation. The act requires people engage in wildlife research (e.g. fauna surveys, salvage and translocation activities) to obtain a permit under the Act to ensure that these activities are undertaken in a manner consistent with the appropriate controls.

While a permit will be required for the removal of habitat within the study area, authorization may be obtained under the Wildlife Act 1975; through a license granted under the Planning and Environment Act 1987. Consequently, A separate permit to remove fauna for this project under the Wildlife Act 1975 is unlikely to be required if a permit under the Planning and Environment Act is obtained.

1.13 Describe any public consultation that has been, is being or will be undertaken, including with Indigenous stakeholders.

No public consultation has been undertaken to date

1.14 Describe any environmental impact assessments that have been or will be carried out under Commonwealth, State or Territory legislation including relevant impacts of the



project.

A Biodiversity Assessment was conducted by Biosis Pty Ltd in April 2013, and a Matter of National Environmental Significance report was completed by Ecology and Heritage Partners Pty Ltd in 2017/18 following a Due Diligence and brief site assessment in 2015. These documents are provided as an attachment to this referral. The purpose of these reports was to map the extent and quality of any remnant vegetation, identify the presence of significant species and ecological communities, discuss implications under relevant legislation and policy, and provide practical recommendations where possible.

Targeted surveys for Growling Grass Frog, Matted Flax-lily and Golden Sun Moth were conducted during 2017 and 2018. Golden Sun Moth was detected in large numbers across most of the study area, comprising a total of 57.66 hectares of confirmed habitat, while Growling Grass Frog or Matted Flax Lilly were not detected within the study area.

1.15 Is this action part of a staged development (or a component of a larger project)?

No

1.16 Is the proposed action related to other actions or proposals in the region?

No



Section 2 - Matters of National Environmental Significance

Describe the affected area and the likely impacts of the proposal, emphasising the relevant matters protected by the EPBC Act. Refer to relevant maps as appropriate. The [interactive map tool](#) can help determine whether matters of national environmental significance or other matters protected by the EPBC Act are likely to occur in your area of interest. Consideration of likely impacts should include both direct and indirect impacts.

Your assessment of likely impacts should consider whether a bioregional plan is relevant to your proposal. The following resources can assist you in your assessment of likely impacts:

- [Profiles of relevant species/communities](#) (where available), that will assist in the identification of whether there is likely to be a significant impact on them if the proposal proceeds;
- [Significant Impact Guidelines 1.1 – Matters of National Environmental Significance](#);
- [Significant Impact Guideline 1.2 – Actions on, or impacting upon, Commonwealth land and Actions by Commonwealth Agencies](#).

2.1 Is the proposed action likely to have ANY direct or indirect impact on the values of any World Heritage properties?

No

2.2 Is the proposed action likely to have ANY direct or indirect impact on the values of any National Heritage places?

No

2.3 Is the proposed action likely to have ANY direct or indirect impact on the ecological character of a Ramsar wetland?

No

2.4 Is the proposed action likely to have ANY direct or indirect impact on the members of any listed species or any threatened ecological community, or their habitat?

Yes

2.4.1 Impact table

Species	Impact
Golden Sun Moth, <i>Synemon plana</i>	Removal of 57.66 hectares of confirmed habitat



2.4.2 Do you consider this impact to be significant?

Yes

2.5 Is the proposed action likely to have ANY direct or indirect impact on the members of any listed migratory species, or their habitat?

No

2.6 Is the proposed action to be undertaken in a marine environment (outside Commonwealth marine areas)?

No

2.7 Is the proposed action to be taken on or near Commonwealth land?

No

2.8 Is the proposed action taking place in the Great Barrier Reef Marine Park?

No

2.9 Is the proposed action likely to have ANY direct or indirect impact on a water resource related to coal/gas/mining?

No

2.10 Is the proposed action a nuclear action?

No

2.11 Is the proposed action to be taken by the Commonwealth agency?

No

2.12 Is the proposed action to be undertaken in a Commonwealth Heritage Place Overseas?

No

2.13 Is the proposed action likely to have ANY direct or indirect impact on a water resource related to coal/gas/mining?

No



Section 3 - Description of the project area

Provide a description of the project area and the affected area, including information about the following features (where relevant to the project area and/or affected area, and to the extent not otherwise addressed in Section 2).

3.1 Describe the flora and fauna relevant to the project area.

Flora

The Victorian Biodiversity Atlas (VBA) (DELWP 2017) contains records of 32 national and State significant flora species previously recorded within 10 kilometres of the study area. The Protected Matters Search Tool (PMST) (DoEE 2017) nominated an additional nine nationally significant species which have not been previously recorded but have the potential to occur in the locality.

Of these species, there is suitable habitat within the study area for the nationally significant Matted Flax-lily *Dianella amoena*, and the State significant Arching Flax-lily *Dianella* sp. aff. *longifolia* (Benambra), Tough Scurf-pea *Cullen tenax*, Rye-Beetle-grass *Tripogon loliiformis*, Plump Swamp Wallaby-grass *Amphibromus pithogastrus*, Purple Blown-grass *Lachnagrostis punicea* subsp. *punicea* and Slender Bindweed *Convolvulus angustissimus* subsp. *omnigracilis*.

Based on the previously documented distribution of the nationally significant Spiny Rice-flower *Pimelea spinescens* subsp. *spinescens* within 20 kilometres of the study area, no records of the species occur within 15 kilometres of the study area, with all records being located to the west of Melbourne, rather than to the north of Melbourne (DELWP 2017). Based on the absence of records from the local area and consistent failure to detect the species from almost identical habitats nearby, it is considered that Spiny Rice-flower are no longer present in this part of Melbourne. The likelihood of Spiny Rice-flower occurring in the study area is therefore considered to be very low, and no further surveys are required.

Despite systematic surveys over two site visits across the entire site area, during suitable survey conditions and at a time when Matted Flax-lily detection is high around Melbourne, no specimens were detected within the study area (Ecology and Heritage Partners 2018).



The site is dominated by a dense, almost continuous sward of exotic grasses, predominantly Chilean Needle-grass *Nassella neesiana*, Toowoomba Canary-grass *Phalaris aquatica* and Cocksfoot *Dactylis glomerata*. However the rocky and gilgai nature of much of the soil provides numerous gaps and open areas which include indigenous species such as wallaby-grasses *Rytidosperma* spp., Small St John's Wort *Hypericum gramineum*, Grassland Crane's-bill *Geranium retrorsum*, Weeping Grass *Microlaena stipoides*, Grassland Woodsorrel *Oxalis perennans*, Hairy Willow-herb *Epilobium hirtigerum* and Blue Devil *Eryngium ovinum* (Biosis 2013). Disturbed areas are dominated by Chilean Needle-grass which is a Weed of National Significance (WONS) and listed as a noxious weed. Environmental weeds are also widespread throughout the study area, and include Wild Oat *Avena* sp., Ribwort, *Galenia pubescens* var. *pubescens* and Rye-grass *Lolium perenne*. Other noxious weeds are scattered throughout the study area and include Artichoke Thistle *Cynara cardunculus* and Spear Thistle *Cirsium vulgare*.

The site also supports two scattered remnant River Red-gum trees.

Fauna

The VBA contains records of 36 national and State significant fauna species previously recorded within 10 kilometres of the study area (DELWP 2017). The PMST nominated an additional 14 nationally significant fauna species which have not been previously recorded but have the potential to occur in the locality (DoEE 2017).

Of these species, there is suitable habitat within the study area for the nationally significant Golden Sun Moth *Synemon plana*.

Golden Sun Moth

During the time of the Biodiversity assessment it was considered likely that Golden Sun Moth (GSM) occurred within the study site. VBA data shows that GSM have been previously found in areas directly surrounding the study site (within 10 km).

Areas of suitable habitat were walked by qualified zoologists over four separate days during the known flight season (i.e. November to early January). Surveys focused on areas supporting



suitable host plants including native Wallaby Grass and the noxious weed Chilean Needle Grass. Surveys were undertaken at a time which is considered suitable for detecting the Golden Sun Moth (i.e. when adult males are flying), and when the species was observed flying at nearby locations.

Targeted surveys for GSM were undertaken at the study area on four separate occasions on 11, 13, 18 December 2017 and 4 January 2018. Survey procedures were in accordance with the Significant impact guidelines for the critically endangered golden sun moth (DEWHA 2009).

Presence of GSM was confirmed in high numbers during targeted surveys across all areas of suitable habitat. Preferred plant species are present in large numbers throughout much of the study area, while several hundred records of the species occur within close proximity to the study area.

There are only four records (the most recent in 1991) of the nationally significant Striped Legless Lizard *Delma impar* within 10 kilometres of the study area, with all recent records being located to the west of Melbourne, rather than the north of Melbourne (DELWP 2017). Based on the low number of records from the local area and consistent failure to detect the species from almost identical habitats nearby at the Aurora development, and Melbourne Wholesale Markets (both in Epping), it is considered Striped Legless Lizard either no longer exist in this part of Melbourne, or they occur in extremely low densities. Based on the site conditions and the results the targeted surveys, the study area does not appear to support a resident population of the species.

Although some State-significant and regionally significant fauna species are considered likely to occasionally visit the study area for foraging purposes (predominantly birds) these species are unlikely to utilise the study area on a regular or permanent basis.

3.2 Describe the hydrology relevant to the project area (including water flows).

The study area does not contain any water-bodies such as creeks, wetlands, dams or ponds. The North-Eastern edge of the site contains a low-lying depression which shows evidence of being waterlogged in the past, but was dry at the time of the assessment. There is also an area on the North-Western edge of the study area bounded to the West by a wall in the adjoining quarry, that was waterlogged at the time of assessment. The runoff from this surface water was flowing in a South Easterly direction and may flow into artificial drainage lines throughout the site if the current hydrological regimes persist.



3.3 Describe the soil and vegetation characteristics relevant to the project area.

The study area is comprised of basaltic soils (of volcanic origin) on a relatively flat landscape. Scattered presence of stony knolls exhibited evidence of basalt rock out cropping with well drained brown-black friable soils. Lower-lying areas exhibited no stony knolls, and comprised heavy brown-grey clay rich soils prone to seasonal water-logging. Mechanical disturbance/modification of these landforms was evident in the study area, with these areas likely subjected to past ploughing and rock removal works. The vegetation occurring in the study area is typical of the drier-spectrum vegetation associated with Central Victoria and the Plains Grassland (historically) and Plains Grassy Wetland Ecological Classes (Ecology and Heritage Partners 2013).

3.4 Describe any outstanding natural features and/or any other important or unique values relevant to the project area.

No outstanding natural features were recorded on the site.

3.5 Describe the status of native vegetation relevant to the project area.

DELWP Modelled pre-1750 EVC mapping for the region indicated that the study area and immediate surrounds were dominated by Plains Grassland (EVC132). The EVC is listed as Endangered within the Victorian Volcanic Plains bioregion. Field assessments indicate these vegetation types have been mostly cleared from the study area following its use as pasture and agricultural land. No other EVCs are present in the study area.

3.6 Describe the gradient (or depth range if action is to be taken in a marine area) relevant to the project area.

The gradient of the study area is relatively flat, with no crests, ridges, creek lines or valleys. There is a small rocky outcrop which runs North from the vacant dwelling in the south. This outcrop forms a slight undulation of the land in the Southern area of the site, which levels out approximately 300 meters from the Southern boundary at Cooper Street.

3.7 Describe the current condition of the environment relevant to the project area.

The study area and surrounds are predominantly degraded, highly modified grasslands supporting small pockets of native vegetation. It is bound by the Hume Freeway to the East, a working quarry to the West, O'Herns Road to the North, and a busy arterial road (Cooper Street) to the South.

Areas not supporting native vegetation are dominated by the noxious weed, and weed of



national significance Chilean Needle-grass. Further details of the current condition of environment are provided in Ecology and Heritage Partners (2018).

3.8 Describe any Commonwealth Heritage Places or other places recognised as having heritage values relevant to the project area.

An initial assessment of the historical heritage issues has been undertaken by Ecology and Heritage Partners in 2014. Three heritage sites were noted, two former Homesteads and an associated stone Sheep Yard, all listed on the Heritage Inventory at Heritage Victoria. A series of at least 11 dry stone walls are also present. Permits from the local council are required to disturb them. It is likely that council will want some of the dry stone walls preserved, especially the ones in better condition. Further analysis of the walls is required with a report to council to justify the removal of any walls and justification for the retention of the preferred walls. There are no cultural heritage sites of National Significance that are present within the study area. Therefore, no referral or further works would be required under the EPBC Act 1999 (Ecology and Heritage Partners 2017).

3.9 Describe any Indigenous heritage values relevant to the project area.

A search of the Databases indicated that two Aboriginal Heritage Places nearby have triggered the requirement for a CHMP to be prepared. The trigger, being the 50-meter buffer zone of two Aboriginal Heritage Places, is in the 315 O'Herns Road Property and there is no trigger in the 410 Cooper Street property.

It is considered likely that more Aboriginal heritage is present, such as stone artefact scatters.

3.10 Describe the tenure of the action area (e.g. freehold, leasehold) relevant to the project area.

Freehold.

3.11 Describe any existing or any proposed uses relevant to the project area.

The study area currently comprises a vacant dwelling and associated gardens in the South of the site. High pressure gas pipelines are located within the site. The site has been purposed for the subdivision and development of the land for industrial, logistics and commercial purposes in line with the proposed Industrial 1 zoning for the land.

Activities will include:



Removal of topsoil deposits for the construction of road/infrastructure corridors

Site leveling works

Sewer, water main and storm water drainage construction and associated trenching areas already cleared of topsoil deposits

Pavement works for pathways

Construction of buildings on the lots together with car parking, fencing and landscaping



Section 4 - Measures to avoid or reduce impacts

Provide a description of measures that will be implemented to avoid, reduce, manage or offset any relevant impacts of the action. Include, if appropriate, any relevant reports or technical advice relating to the feasibility and effectiveness of the proposed measures.

Examples of relevant measures to avoid or reduce impacts may include the timing of works, avoidance of important habitat, specific design measures, or adoption of specific work practices.

4.1 Describe the measures you will undertake to avoid or reduce impact from your proposed action.

The current development plan proposes to develop the entire site with no habitat for Golden Sun Moth proposed to be retained. As such, no minimisation of impacts are proposed.

Further, given that the 57.66 hectares of confirmed Golden Sun Moth habitat is non-native vegetation dominated by the noxious, and high threat weed Chilean Needle-grass, the retention of any of this vegetation is also considered unsuitable in the context of the ongoing, surrounding development.

4.2 For matters protected by the EPBC Act that may be affected by the proposed action, describe the proposed environmental outcomes to be achieved.

A suitable offset site has been sourced, and this site satisfies the EPBC Act offset policy to compensate for the proposed removal of 57.66 hectares of GSM habitat.



Section 5 – Conclusion on the likelihood of significant impacts

A checkbox tick identifies each of the matters of National Environmental Significance you identified in section 2 of this application as likely to be a significant impact.

Review the matters you have identified below. If a matter ticked below has been incorrectly identified you will need to return to Section 2 to edit.

5.1.1 World Heritage Properties

No

5.1.2 National Heritage Places

No

5.1.3 Wetlands of International Importance (declared Ramsar Wetlands)

No

5.1.4 Listed threatened species or any threatened ecological community

Listed threatened species and communities - Yes

5.1.5 Listed migratory species

No

5.1.6 Commonwealth marine environment

No

5.1.7 Protection of the environment from actions involving Commonwealth land

No

5.1.8 Great Barrier Reef Marine Park

No

5.1.9 A water resource, in relation to coal/gas/mining

No



5.1.10 Protection of the environment from nuclear actions

No

5.1.11 Protection of the environment from Commonwealth actions

No

5.1.12 Commonwealth Heritage places overseas

No

5.2 If no significant matters are identified, provide the key reasons why you think the proposed action is not likely to have a significant impact on a matter protected under the EPBC Act and therefore not a controlled action.

Not applicable



Section 6 – Environmental record of the person proposing to take the action

Provide details of any proceedings under Commonwealth, State or Territory law against the person proposing to take the action that pertain to the protection of the environment or the conservation and sustainable use of natural resources.

6.1 Does the person taking the action have a satisfactory record of responsible environmental management? Please explain in further detail.

Yes, a number of approvals have been granted in different States for a variety of residential Commercial and industrial projects.

6.2 Provide details of any past or present proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against either (a) the person proposing to take the action or, (b) if a permit has been applied for in relation to the action – the person making the application.

No proceedings have been undertaken

6.3 If it is a corporation undertaking the action will the action be taken in accordance with the corporation's environmental policy and framework?

Yes

6.3.1 If the person taking the action is a corporation, please provide details of the corporation's environmental policy and planning framework.

Frasers Property holds certification against ISO 14001-2004: Environmental Management System and also accredited under the Federal Safety Commissioner requirements. A Copy of the Health Safety Environment Policy can be down loaded at www.frasersproperty.com.au/about-frasers-property/our-community-investments/health-and-safety.

6.4 Has the person taking the action previously referred an action under the EPBC Act, or been responsible for undertaking an action referred under the EPBC Act?

Yes

6.4.1 EPBC Act No and/or Name of Proposal.



-
- | | | |
|---|-----------|---|
| 1 | 2015/7628 | Deebing Heights Residential Development, Queensland |
| 2 | 2015/7531 | Australand Business Park, Queensland |
| 3 | 2013/6871 | West Baldivis Residential Development, WA |
| 4 | 2010/5694 | Greenvale Residential Development Vic |



Section 7 – Information sources

You are required to provide the references used in preparing the referral including the reliability of the source.

7.1 List references used in preparing the referral (please provide the reference source reliability and any uncertainties of source).

Reference Source	Reliability	Uncertainties
Biosis Pty Ltd 2013. 410 Cooper Street Epping: Flora and Fauna Assessment Final Report. Prepared for Commonwealth Bank of Australia. 10 April 2013	High	N/A
DSE 2013. Advisory List of Rare or Threatened Fauna in Victoria. Victorian Department of Sustainability and Environment	High	N/A
DELWP 2017. Victorian Biodiversity Atlas. Sourced from GIS layers: "VBA_FLORA25", "VBA_FLORA100", "VBA_FAUNA25", "VBA_FAUNA100. July 2017. Victorian Department of Environment, Land, Water and Planning, Melbourne, Victoria.	High	N/A
DoEE 2017. Protected Matters Search Tool: Interactive Map [www Document]. URL: < http://www.environment.gov.au/epbc/pmst/ >. Commonwealth Department of the Environment and Energy, Canberra, ACT.	High	N/A
Ecology and Heritage Partners, Cultural Heritage Letter of Advice. 410 Cooper Street, and 315 O'Herns Road, Epping. Prepared for Frasers Property Australia. 30 August 2017	High	N/A
Ecology and Heritage Partners	High	N/A



Reference Source	Reliability	Uncertainties
Pty Ltd 2018. Matters of National Environmental Significance: 410 Cooper Street and 315 O'Herns Road, Epping, Victoria. Report prepared for Frasers Property Pty Ltd. January 2018.		
Ecology and Heritage Partners Pty Ltd 2015, Targeted Surveys for Stripped Legless Lizard <i>Delma impar</i> , 410 Cooper Street and 315 O'Herns Road, Epping, Victoria	High	N/A
Ecology and Heritage Partners Pty Ltd 2013. Flora, Fauna and Net Gain Assessment, Parcel 3 at 410 Cooper Street, Epping, Victoria. Report prepared for SJB Planning. September 2013.	High	N/A
Proposed Industrial Subdivision, 410 Cooper Street and 315 O'Herns Road, Epping, Victoria: Historical Heritage Assessment. Report Prepared for SJB Planning Pty Ltd. 27 August 2014	High	N/A



Section 8 – Proposed alternatives

You are required to complete this section if you have any feasible alternatives to taking the proposed action (including not taking the action) that were considered but not proposed.

8.0 Provide a description of the feasible alternative?

There are no feasible alternatives to the proposed action.

8.1 Select the relevant alternatives related to your proposed action.

8.27 Do you have another alternative?

No



Section 9 – Contacts, signatures and declarations

Where applicable, you must provide the contact details of each of the following entities: Person Proposing the Action; Proposed Designated Proponent and; Person Preparing the Referral. You will also be required to provide signed declarations from each of the identified entities.

9.0 Is the person proposing to take the action an Organisation or an Individual?

Organisation

9.2 Organisation

9.2.1 Job Title

Planning Manager

9.2.2 First Name

John

9.2.3 Last Name

Roan

9.2.4 E-mail

john.roan@frasersproperty.com.au

9.2.5 Postal Address

9/484 St Kilda Road
Melbounre VIC 3004
Australia

9.2.6 ABN/ACN

ACN

107356641 - AUSTRALAND C&I LAND HOLDINGS PTY LTD

9.2.7 Organisation Telephone

13 38 38



9.2.8 Organisation E-mail

commercial.industrial@frasersproperty.com.au

9.2.9 I qualify for exemption from fees under section 520(4C)(e)(v) of the EPBC Act because I am:

Not applicable

Small Business Declaration

I have read the Department of the Environment and Energy's guidance in the online form concerning the definition of a small a business entity and confirm that I qualify for a small business exemption.

Signature:..... Date:

9.2.9.2 I would like to apply for a waiver of full or partial fees under Schedule 1, 5.21A of the EPBC Regulations

No

9.2.9.3 Under sub regulation 5.21A(5), you must include information about the applicant (if not you) the grounds on which the waiver is sought and the reasons why it should be made

Person proposing the action - Declaration

I, JOHN ROAN, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf of or for the benefit of any other person or entity.

Signature: John Roan Date: 26/2/18

I, _____, the person proposing the action, consent to the designation of _____ as the proponent of the purposes of the action describe in this EPBC Act Referral.

Signature:..... Date:

9.3 Is the Proposed Designated Proponent an Organisation or Individual?



Organisation

9.5 Organisation

9.5.1 Job Title

Planning Manager

9.5.2 First Name

John

9.5.3 Last Name

Roan

9.5.4 E-mail

john.roan@frasersproperty.com.au

9.5.5 Postal Address

9/484 St Kilda Road
Melbourne VIC 3004
Australia

9.5.6 ABN/ACN

ACN

107356641 - AUSTRALAND C&I LAND HOLDINGS PTY LTD

9.5.7 Organisation Telephone

13 38 38

9.5.8 Organisation E-mail

commercial.industrial@frasersproperty.com.au

Proposed designated proponent - Declaration

I, John Roan, the proposed designated proponent, consent to the designation of myself as the proponent for the purposes of the action described in this EPBC Act Referral.



Signature:..... Date:

9.6 Is the Referring Party an Organisation or Individual?

Organisation

9.8 Organisation

9.8.1 Job Title

Director

9.8.2 First Name

Aaron

9.8.3 Last Name

Organ

9.8.4 E-mail

aorgan@ehpartners.com.au

9.8.5 Postal Address

292 Mount Alexander Road
Travancore VIC 3032
Australia

9.8.6 ABN/ACN

ABN

65685233760 - The trustee for The EP Unit Trust

9.8.7 Organisation Telephone

03 9377 0100

9.8.8 Organisation E-mail

aorgan@ehpartners.com.au

Referring Party - Declaration



I, Aaron Organ, I declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence.

Signature:..... *Aaron Organ* Date: 27-02-2018



Appendix A - Attachments

The following attachments have been supplied with this EPBC Act Referral:

1. 5071_gsm_surveys_cooperstepping_15jan2014.pdf
2. 6302_ehp_sll_surveys.pdf
3. 10081_ehp_cooperstmattersnes_final_26022018.pdf
4. 10081_fig02_gsm_hab_sll_tg.pdf
5. oherns_315_biosis_report.pdf