

# Warehouse Construction Development

Application Number: **02818**

Commencement Date:  
**14/03/2025**

Status: **Locked**

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## 1. About the project

### 1.1 Project details

#### 1.1.1 Project title \*

Warehouse Construction Development

#### 1.1.2 Project industry type \*

Private

#### 1.1.3 Project industry sub-type

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#### 1.1.4 Estimated start date \*

16/05/2025

#### 1.1.4 Estimated end date \*

29/05/2026

## 1.2 Proposed Action details

### 1.2.1 Provide an overview of the proposed action, including all proposed activities. \*

7 lots (Lot 5,6,7,9,13,15,16) of 5 Austrak drive are subject for industrial development. Each of these lots are subject to separate planning applications for industrial development. The proposed development consists of the construction of warehouses and associated carparks, loading bays, accessways and other hardstand areas. Lot 9 is the focus of this referral and is a freehold estate under subdivision.

The built form and construction requirements will require the removal of 100% of flora and fauna of the project area, directly impacting the whole project area during the construction of the project. The project area is approximately 1.41 ha, including a disturbance footprint of 1.41 ha. The whole project area is to be developed, therefore there is no avoidance footprint (Attachment #1, Map of Project Area, pg 1).

Vegetation and Fauna surveys have been conducted to provide advice on the development of the area. After reviewing this project, all vegetation and fauna present in the project area will be impacted from the proposed action.

### 1.2.2 Is the project action part of a staged development or related to other actions or proposals in the region?

No

### 1.2.6 What Commonwealth or state legislation, planning frameworks or policy documents are relevant to the proposed action, and how are they relevant? \*

Seeking a permit for the approval of the construction of Lot 9 under the EPBC act. The Golden Sun Moth is listed as vulnerable under the EPBC act (Attachment #6, EPBC act, pg 1). Therefore an environmental authority under the EPBC act is required to determine whether an action needs approval and if so what type of assessment is best for undertaking construction.

The Golden Sun Moth Study concluded by Ranges Environmental Consulting, Pty. Ltd to the best of their judgment that it does not meet the criteria of a significant impact however, we support the precautionary principle to refer the application to the DECCEEW.

Hume City Council's Environmental planners require a referral under the Environmental Protection and Biodiversity Conservation Act (1999) as the Golden Sun Moth is listed as Vulnerable and per the precautionary principle, Environmental Planning believe there may be a significant impact to a Matter of National Environmental Significance (Attachment #10 RFI, pg 2-3).

Protection of GSM habitat is a priority to Hume city council as referenced in various clauses of the Hume planning scheme such as biodiversity policies under Hume C119 and C162. It is listed as a priority to protect under Hume Rural Conservation Zones (clause 35.06)(Hume Planning Scheme). Although the species is not specifically referenced under the industrial zone, the species and its protection is considered broadly in all planning decisions under Hume City council.

**1.2.7 Describe any public consultation that has been, is being or will be undertaken regarding the project area, including with Indigenous stakeholders. Attach any completed consultation documentations, if relevant. \***

Consultation on the project has commenced and discussions are ongoing with Hume City Council.

The Registered Aboriginal Party, Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation has been contacted on the matter, however discussions and consultations have not occurred yet.

## 1.3.1 Identity: Referring party

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### 1.3.1.1 Is Referring party an organisation or business? \*

Yes

Referring party organisation details

**ABN/ACN** 38253773962  
**Organisation name** JAMES, GREG DAVID  
**Organisation address** Unit 4 1579 Burwood Hwy, Tecoma, 3160 VIC

Referring party details

**Name** Greg James  
**Job title** Business Owner  
**Phone** 0459020061  
**Email** emma@rangesconsulting.com  
**Address** Unit 4 1579 Burwood Highway, Tecoma, Vic 3160

## 1.3.2 Identity: Person proposing to take the action

**1.3.2.1 Are the Person proposing to take the action details the same as the Referring party details? \***

No

**1.3.2.2 Is Person proposing to take the action an organisation or business? \***

Yes

Person proposing to take the action organisation details

**ABN/ACN** 18143696735  
**Organisation name** BARINGS AUSTRALIA ASSET MANAGEMENT PTY LTD  
**Organisation address** Level 19/60 Castlereagh Street Sydney NSW 2000

Person proposing to take the action details

**Name** Stephen O'Connor  
**Job title** Project Director  
**Phone** 0420 546 491  
**Email** stephen.oconnor@barings.com  
**Address** Level 19/60 Castlereagh Street Sydney NSW 2000

**1.3.2.14 Are you proposing the action as part of a Joint Venture? \***

No

**1.3.2.15 Are you proposing the action as part of a Trust? \***

No

**1.3.2.17 Describe the Person proposing the action's history of responsible environmental management including details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against the Person proposing to take the action. \***

There is no history of previous action and applications against the person proposing to take the action under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources.

**1.3.2.18 If the person proposing to take the action is a corporation, provide details of the corporation's environmental policy and planning framework**

There are no obvious environmental policies implemented in the cooperation's planning framework.

## 1.3.3 Identity: Proposed designated proponent

**1.3.3.1 Are the Proposed designated proponent details the same as the Person proposing to take the action? \***

Yes

Proposed designated proponent organisation details

**ABN/ACN** 18143696735  
**Organisation name** BARINGS AUSTRALIA ASSET MANAGEMENT PTY LTD  
**Organisation address** Level 19/60 Castlereagh Street Sydney NSW 2000

Proposed designated proponent details

**Name** Stephen O'Connor  
**Job title** Project Director  
**Phone** 0420 546 491  
**Email** stephen.oconnor@barings.com  
**Address** Level 19/60 Castlereagh Street Sydney NSW 2000

## 1.3.4 Identity: Summary of allocation

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## ✔ Confirmed Referring party's identity

The Referring party is the person preparing the information in this referral.

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ABN/ACN	38253773962
Organisation name	JAMES, GREG DAVID
Organisation address	Unit 4 1579 Burwood Hwy, Tecoma, 3160 VIC
Representative's name	Greg James
Representative's job title	Business Owner
Phone	0459020061
Email	emma@rangesconsulting.com
Address	Unit 4 1579 Burwood Highway, Tecoma, Vic 3160

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## ✔ Confirmed Person proposing to take the action's identity

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

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ABN/ACN	18143696735
Organisation name	BARINGS AUSTRALIA ASSET MANAGEMENT PTY LTD
Organisation address	Level 19/60 Castlereagh Street Sydney NSW 2000
Representative's name	Stephen O'Connor
Representative's job title	Project Director
Phone	0420 546 491
Email	stephen.oconnor@barings.com
Address	Level 19/60 Castlereagh Street Sydney NSW 2000

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## ✔ Confirmed Proposed designated proponent's identity

The Person proposing to take the action is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

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Same as Person proposing to take the action information.

## 1.4 Payment details: Payment exemption and fee waiver

**1.4.1 Do you qualify for an exemption from fees under EPBC Regulation 5.23 (1) (a)? \***

No

**1.4.3 Have you applied for or been granted a waiver for full or partial fees under Regulation 5.21A? \***

No

**1.4.5 Are you going to apply for a waiver of full or partial fees under EPBC Regulation 5.21A?**

No

**1.4.7 Has the department issued you with a credit note? \***

No

**1.4.9 Would you like to add a purchase order number to your invoice? \***

No

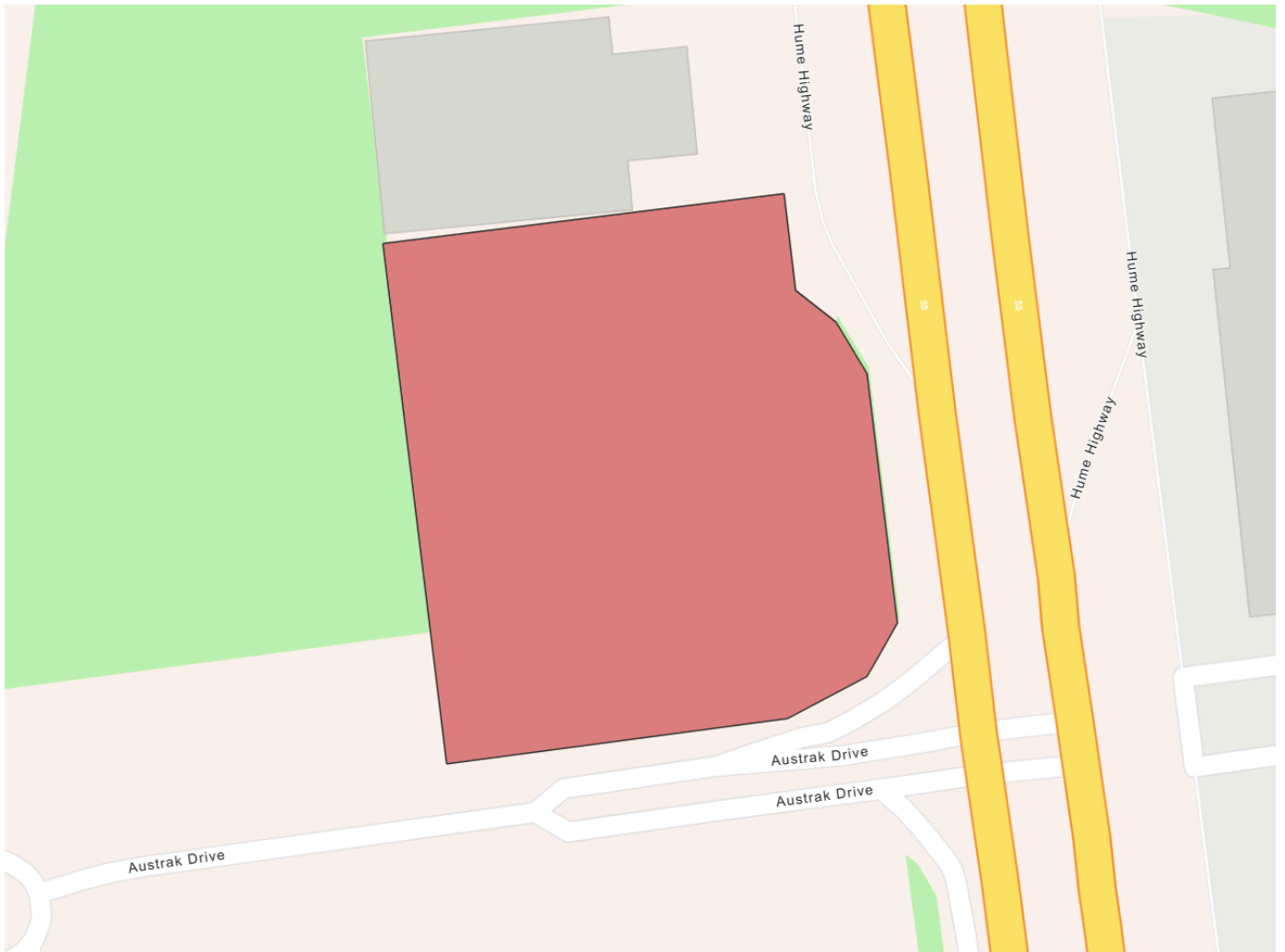
## 1.4 Payment details: Payment allocation

**1.4.11 Who would you like to allocate as the entity responsible for payment? \***

Person proposing to take the action

## 2. Location

## 2.1 Project footprint



**Project Area: 1.41 Ha Disturbance Footprint: 1.41 Ha**

## 2.2 Footprint details

### 2.2.1 What is the address of the proposed action? \*

5 Austrak Drive, Somerton

### 2.2.2 Where is the primary jurisdiction of the proposed action? \*

Victoria

### 2.2.3 Is there a secondary jurisdiction for this proposed action? \*

No

### 2.2.5 What is the tenure of the action area relevant to the project area? \*

The project area is freehold land and is owned by Austrak Afm Pty Ltd. Barings Australia Asset Management Pty Ltd is the Lessee. Austrak Afm Pty Ltd will maintain ownership of land and it is not intended to change hands after planning or at completion of construction. However, The development is intended to be a long-term asset for the developer (Barings Australia Asset Management Pty Ltd).

## 3. Existing environment

## 3.1 Physical description

### 3.1.1 Describe the current condition of the project area's environment.

Lot 9 is approximately 1.41 Hectares and is exposed to full sun except for the west and northern edge of the lot. Soil cracking is readily observed and some, although minimal, surface basalt is present. The area is highly disturbed, low plant diversity and low quality habitat. Mainly consisting of some native graminoids and high weed cover. One habitat zone was identified in the area where native grass species are naturally occurring and recruiting. The habitat zone is located in the southwest corner which is consistent with Plains Grassland (Ecological Vegetation Class 132). The grass species present in Lot 9 that are beneficial for the Golden Sun Moth(GSM) are Wallaby Grass *Rytidosperma* sp. and and Spear Grass *Austrostipa* sp. which are larval food plant sources for the GSM. Chilean Needle Grass *Nassella trichotoma* although invasive, is a contributing larval food source for GSM in the project area. Ultimately, the mosaic of native grass cover and invasive cover of Chilean needle grass provides a functional habitat for a GSM population to exist.

The site is located within Somerton, a suburb 21 km north of Melbourne Central Business District, known for its industrial and business areas. Intact grasslands have now been disturbed due to the industrialisation of the area in the past 20 years. Native vegetation in these areas are now mainly dominated by invasive weeds and are mainly unsuitable habitat for fauna species.

The land use of the area has been consistent with and occurs within Industrial 1 Zone of the project area, there is general residential zoning, on all other edges the project area is connected to other Industrial 1 Zones (Attachment #11, Vicplan Planning Property Report, pg 1). Craigieburn Grassland Nature Conservation Reserve and the Merri Creek occurs within 1 kilometre of the study area to the northeast, which are public conservation and resource zones (Attachment #2, Map of Known GSM populations, pg 1).

Lot 9 is accessible from Sydney Rd/ Hume Hwy and from Somerton Rd. Austrak drive is sealed however, due to the industrial area trucks and cars frequent this area. There is free street parking on the southern edge of Lot 9, where the site can be accessed from this edge (Attachment #1, Map of Project Area, pg 1).

### 3.1.2 Describe any existing or proposed uses for the project area.

Currently there is no existing use of the project area, however grass is mown in the project area to maintain grass levels.

Industrial land use has been incrementally established in the past 20 years, with approximately 90% of a 5 km radius of the project are industrial areas. Lots 6,7,9,13,15 and 16 are proposed to be developed on 5 Austrak Drive Somerton. The Project area has been a vacant lot since 2001.

The entirety of Lot 9 will be developed. The proposed development consists of the construction of warehouses and associated carparks, loading bays and accessways and other hardstand areas (Attachment #1, Map of Project Area, pg 1).

### 3.1.3 Describe any outstanding natural features and/or any other important or unique values that applies to the project area.

Data from the Victorian Biodiversity Atlas (VBA) was accessed within a 5km radius of the project area and revealed over 6,000 records of Golden Sun Moths (Attachment #13, Victoria Biodiversity Atlas). The majority of these records occur due to targeted surveys conducted 3-4 kilometers east and southwest of the study area. However, some of these identified populations are presumed extinct due to recent high density development (Attachment #2, Map of Known GSM Populations, pg 1).

Lot 9/Project area is consistent with Plains Grassland (EVC 132) listed as an endangered EVC on the EPBC act and is in the Central Victoria Uplands regions (Attachment #8, Bioregional Conservation Status, pg 1). This EVC is endangered due to the industrialisation of the area. However, due to the small size of the remnant patch of plains grassland, a EPBC referral is not triggered (Attachment #14, Significant Guidelines, pg 11).

A small remnant patch (0.025 ha.) of graminoids consistent with Plains Grassland (Ecological Vegetation Class 132) occur within the project area where a GSM population was found (Attachment #1, Map of Project area, pg 1).

The project area contains native grasses that provide suitable habitat for GSM populations to exist, the area also is located approximately 1km from the Merri Creek and Craigieburn Grassland Nature Reserve.

A GSM population also occurs in the project area, this species is listed as vulnerable on the threatened species list under the EPBC Act (1999). One GSM Population was recorded in the project area where 31 males and 1 female were observed (Attachment #9, GSM Survey Report, pg 8). This population will be completely impacted by the proposed project.

#### **3.1.4 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 area is 0 degree in all directions and 160 AHD.

There are minimal areas of elevation across the project area.

## 3.2 Flora and fauna

### 3.2.1 Describe the flora and fauna within the affected area and attach any investigations of surveys if applicable.

Based on recent surveys and desktop analysis of existing populations from the VBA the project area has suitable habitat for GSM populations (Attachment #13 Victorian Biodiversity Atlas). These suitable habitat features are beneficial food sources, habitat type and habitat features such as inter-tussock space and minimal shade (Attachment #5, Conservation Advice, pg 5).

Small, scattered patches of Golden Sun Moth habitat are present across the project area. Chilean Needle Grass *Nassella neesiana* dominates the area of Lot 9. Even though this species is exotic, it is known to support GSM populations (Attachment #5, Conservation Advice, Pg 29).

One GSM Population was recorded at Lot 9, 5 Austrak drive where 31 males and 1 female were observed. 31 males and 1 female was on Lot 9 (Attachment #9, GSM Survey report, pg 8). The presence of females suggest females are laying eggs which gives evidence that there is reproduction in the population. It is hard to say if the rate of reproduction is high enough to sustain the population (Attachment #5, Conservation Advice, Pg 6).

Native vegetation was assessed to determine native vegetation patches. Using modelled 1750 EVC mapping Plains Grassland (EVC 132) and Plains Grassy Woodland (EVC55) and Creekline Tussock Grassland (EVC 654) are likely to be in the project area (Attachment # 12, Ecological Impact Assessment, pg 8). After visiting the site, Plains Grassland (EVC 132) was identified in a small habitat zone within the project area and it can be assumed before disturbance of this area the whole project area would also have been Plains Grassland. Given the historic disturbance from agricultural practices and the current activities of regular mowing to these areas, it is unlikely that the project area is currently supporting a viable population of Golden Sun Moth.

Based on the results of VBA and Project Matters Search Tool searches revealed 42 threatened flora species that occur or may occur within 5km of the project area. However, the vast majority of these species are deemed to have a low likelihood of occurrence in the project area due to a combination of no or very few records, lack of suitable habitat, outside the species known range or the species is conspicuous and would have been identified during site assessments (Attachment # 12, Ecological Impact Assessment, pg 8).

Native flora species that were observed are Wallaby Grass *Rytidosperma sp.*, Kangaroo Grass *Themeda triandra*, Windmill Grass *Chloris truncata* and Spear Grass *Austrostipa sp.* Scattered individuals of native herbaceous species also occur including Sheep's Burr *Acaena echinata* and Blushing Bindweed *Convolvulus angustissimus*. Weed cover is high and consists predominantly of Chilean Needle Grass *Nassella neesiana*. Some weedy herbs are also present including but not limited to Ribwort Plantago lanceolata, Ox-tongue Helminthotheca echioides and Bucks-horn Plantain Plantago coronopus. Percentage cover of native recruitment is approximately 10% and organic litter cover is low to moderate and dominated by non-native detritus (Attachment #12, Ecological Impact Assessment, pg 12).

### 3.2.2 Describe the vegetation (including the status of native vegetation and soil) within the project area.

The project area is an empty Lot in an industrial area at approximately 160m above sea level, with almost no slope. The project area has a small remnant patch of Plains Grassland (EVC 132), with remaining areas of exotic pasture. Native plant species can be found throughout the project area however introduced weed species mainly cover the site. Linear landscape planting of exotic tree species occur along the southern adjoining roadway and Austrak Wetlands is boarding the western edge of the project area which has planted native species and some remnant ephemeral species. Some scattered surface basalt and soil cracking occurs.

The proposed action area supports some native vegetation and with the maintenance and removal of introduced species, the remnant habitat zone has the potential to increase in size and the quality of native cover could be increased throughout the project area. However, mowing regimes will need to be modified and weeding introduced species will need to be implemented.

## 3.3 Heritage

### **3.3.1 Describe any Commonwealth Heritage Places Overseas or other places recognised as having heritage values that apply to the project area.**

There are no Commonwealth Heritage places overseas in the project area, and no known places of Indigenous, historical and natural heritage places.

### **3.3.2 Describe any Indigenous heritage values that apply to the project area.**

At the moment this information is unknown, there is no accessible knowledge of Indigenous values that apply to the project area.

However, discussions with local registered Aboriginal parts have been contacted to start the discussion.

## 3.4 Hydrology

### **3.4.1 Describe the hydrology characteristics that apply to the project area and attach any hydrological investigations or surveys if applicable. \***

The Austrak Wetlands is adjacent to the western edge of the project area. This is a designated Melbourne water retarding basin that holds storm water and provides some aquatic habitat including in stream and ephemeral sedges reeds and rushes.

## 4. Impacts and mitigation

## 4.1 Impact details

**Potential Matters of National Environmental Significance (MNES) relevant to your proposed action area.**

<b>EPBC Act section</b>	<b>Controlling provision</b>	<b>Impacted</b>	<b>Reviewed</b>
S12	World Heritage	No	Yes
S15B	National Heritage	No	Yes
S16	Ramsar Wetland	No	Yes
S18	Threatened Species and Ecological Communities	Yes	Yes
S20	Migratory Species	No	Yes
S21	Nuclear	No	Yes
S23	Commonwealth Marine Area	No	Yes
S24B	Great Barrier Reef	No	Yes
S24D	Water resource in relation to large coal mining development or coal seam gas	No	Yes
S26	Commonwealth Land	No	Yes
S27B	Commonwealth Heritage Places Overseas	No	Yes
S28	Commonwealth or Commonwealth Agency	No	Yes

### **4.1.1 World Heritage**

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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#### **4.1.1.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \***

No

#### **4.1.1.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

The project area is not in a world heritage area there for it is highly unlikely that this action will have an direct or indirect impact.

### **4.1.2 National Heritage**

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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#### **4.1.2.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \***

No

#### **4.1.2.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

It is highly unlikely that the action will have a direct or indirect impact of National Heritage places, as non were identified in the project area.

### **4.1.3 Ramsar Wetland**

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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**4.1.3.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \***

No

**4.1.3.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

The project area is not located near a Ramsar wetland, therefore it is unlikely that there will be a direct or indirect impact on Ramsar Wetlands.

**4.1.4 Threatened Species and Ecological Communities**

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

### Threatened species

Direct impact	Indirect impact	Species	Common name
No	No	<i>Amphibromus fluitans</i>	River Swamp Wallaby-grass, Floating Swamp Wallaby-grass
No	No	<i>Anthochaera phrygia</i>	Regent Honeyeater
No	No	<i>Aphelocephala leucopsis</i>	Southern Whiteface
No	No	<i>Aprasia parapulchella</i>	Pink-tailed Worm-lizard, Pink-tailed Legless Lizard
No	No	<i>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo
No	No	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)
No	No	<i>Dasyurus maculatus maculatus</i> (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)
No	No	<i>Delma impar</i>	Striped Legless Lizard, Striped Snake-lizard
No	No	<i>Dianella amoena</i>	Matted Flax-lily
No	No	<i>Diuris fragrantissima</i>	Sunshine Diuris, Fragrant Doubletail, White Diuris
No	No	<i>Dodonaea procumbens</i>	Trailing Hop-bush
No	No	<i>Falco hypoleucos</i>	Grey Falcon
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
No	No	<i>Glycine latrobeana</i>	Clover Glycine, Purple Clover
No	No	<i>Grantiella picta</i>	Painted Honeyeater
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail

<b>Direct impact</b>	<b>Indirect impact</b>	<b>Species</b>	<b>Common name</b>
No	No	<i>Lachnagrostis adamsonii</i>	Adamson's Blown-grass, Adamson's Blowngrass
No	No	<i>Lathamus discolor</i>	Swift Parrot
No	No	<i>Lepidium aschersonii</i>	Spiny Peppercross
No	No	<i>Lepidium hyssopifolium</i>	Basalt Pepper-cress, Peppercross, Rubble Pepper-cress, Pepperweed
No	No	<i>Leucochrysum albicans</i> subsp. <i>tricolor</i>	Hoary Sunray, Grassland Paper-daisy
No	No	<i>Lissolepis coventryi</i>	Swamp Skink, Eastern Mourning Skink
No	No	<i>Litoria raniformis</i>	Southern Bell Frog,, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog
No	No	<i>Maccullochella peelii</i>	Murray Cod
No	No	<i>Melanodryas cucullata cucullata</i>	South-eastern Hooded Robin, Hooded Robin (south-eastern)
No	No	<i>Nannoperca obscura</i>	Yarra Pygmy Perch
No	No	<i>Neophema chrysostoma</i>	Blue-winged Parrot
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
No	No	<i>Pedionomus torquatus</i>	Plains-wanderer
No	No	<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)
No	No	<i>Pimelea spinescens</i> subsp. <i>spinescens</i>	Plains Rice-flower, Spiny Rice-flower, Prickly Pimelea
No	No	<i>Prasophyllum suaveolens</i>	Fragrant Leek-orchid
No	No	<i>Prototroctes maraena</i>	Australian Grayling
No	No	<i>Pseudomys novaehollandiae</i>	New Holland Mouse, Pookila
No	No	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox
No	No	<i>Pterostylis chlorogramma</i>	Green-striped Greenhood
No	No	<i>Rostratula australis</i>	Australian Painted Snipe
No	No	<i>Rutidosia leptorhynchoides</i>	Button Wrinklewort

<b>Direct impact</b>	<b>Indirect impact</b>	<b>Species</b>	<b>Common name</b>
No	No	Senecio macrocarpus	Large-fruit Fireweed, Large-fruit Groundsel
No	No	Senecio psilocarpus	Swamp Fireweed, Smooth-fruited Groundsel
No	No	Stagonopleura guttata	Diamond Firetail
Yes	No	Synemon plana	Golden Sun Moth
No	No	Thelymitra orientalis	Hoary Sun-orchid
No	No	Tringa nebularia	Common Greenshank, Greenshank
No	No	Tympanocryptis pinguicolla	Victorian Grassland Earless Dragon
No	No	Xerochrysum palustre	Swamp Everlasting, Swamp Paper Daisy

### **Ecological communities**

<b>Direct impact</b>	<b>Indirect impact</b>	<b>Ecological community</b>
No	No	Grassy Eucalypt Woodland of the Victorian Volcanic Plain
No	No	Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia
No	No	Natural Temperate Grassland of the Victorian Volcanic Plain
No	No	White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland

**4.1.4.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \***

Yes

**4.1.4.2 Briefly describe why your action has a direct and/or indirect impact on these protected matters. \***

Based on data and field analysis's the Golden Sun Moth *Synemon Plana* is the only species that is to be directly impacted by this project. No species listed above will be indirectly impacted.

Golden Sun Moth *Synemon Plana* population will directly be impacted by the development. Permanent clearing of approximately 1.41 ha of habitat for Golden Sun Moths will impact the GSM population and is it certain that the population will not survive the development of the area.

The scale of the project is a major contributing factor of the direct impact of the GSM population due to the entirety of the project area to be disturbed and developed (100% disturbance footprint) (Attachment #1, Map of Project Area, pg 1). The timing of the project is irrelevant to the impact of the GSM population, regardless of the time of year and duration the population will be impacted.

There are no obvious indirect impacts to the Golden Sun moth population and species in nearby areas. The localised nature of the project and the lack of water sources nearby, limits the indirect impacts of other areas and species.

**4.1.4.4 Do you consider this likely direct and/or indirect impact to be a Significant Impact?**

\*

No

**4.1.4.6 Describe why you do not consider this to be a Significant Impact. \***

Detailed surveys were undertaken by Ranges Environmental in December 2024 ( Attachment #9, GSM Survey Report). The project area was surveyed by transects on 4 occasions with optimal time (10:00-14:00) and weather conditions (above 20°C by 10:00); consistent with the survey guidelines for *Synemon plana* (Attachment #3, EPBC background paper, pg 12).

Habitat within the project area is highly modified, fragmented and not occurring on the limit of the species range and therefore not deemed critical to the survival of the species. The action will result in direct impact to the population in the project area. However, the overall species is not likely to decline as a result. This is due to the isolated nature of the population, small patch size (<0.25ha) and its subsequent inability to further contribute to the long term survival of the species as it is unable to breed with nearby populations (Attachment #14, Significant Impact guidelines, pg 10).

The population detected on the site is a small isolated population with nearby records in suitable habitat occurring over 1 kilometre away. Given that female moths rarely fly and males generally do not fly approximately more than 100 meters away from suitable habitat, it is unlikely that the population has the ability to provide a source for breeding or dispersal of the species (Attachment #14, Significant Impact guidelines, pg 10).

The Victorian populations of Golden Sun Moth cluster into a single genetic group. Considering the isolation of population in the study area, it is unlikely that this population could contribute to genetic exchange and will likely result in inbreeding, potentially leading to population collapse. However, listed in the Conservation Advice for *Synemon Plana* (Attachment #5, Conservation Advice, pg 13) ensuring remnant subpopulations remain connected is a primary conservation outcome for sub populations. Whilst the current population is not linked to other populations is could be re-established and become a link between the Meri Creek and Craigieburn Grassland Reserve, Cooper St Grassland areas (Attachment #2, Map of Known local GSM populations, pg 1). Further investigation of the potential to re-establish links will be required.

Although, the GSM population is highly impacted by proposed construction of the project, the population does not clearly meet the significant impact criteria and therefore this project may not have a significant impact on a Matter of National Significance. As precautionary approach we seek guidance from DCCEEW in relation to their view on the significance of the findings of the impact to broader populations and the regions.

#### **4.1.4.7 Do you think your proposed action is a controlled action? \***

No

#### **4.1.4.9 Please elaborate why you do not think your proposed action is a controlled action.**

\*

The duration of the project is not applicable in this situation, as the whole area is to be cleared regardless of the time period. The time period does not change the condition's of disturbance and loss. Whilst the scale of the project area is 100 % impacted, it is not likely to be considered a significant impact due to the GSM population not meeting the significant impact guidelines distinctly.

At this stage, the application is not a controlled action unless advised otherwise by DECCEW. All impacts and future actions from the project area have the same outcome, the entire project area is to be developed. Therefore, approval is not required if the action is taken in accordance with the referral.

**4.1.4.10 Please describe any avoidance or mitigation measures proposed for this action and attach any supporting documentation for these avoidance and mitigation measures. \***

Due to the small project area, there is no reasonable measure to mitigate and avoid the disturbance of the GSM population. If the impacts to the GSM Population were to be avoided the development would need to be built elsewhere.

**4.1.4.11 Please describe any proposed offsets and attach any supporting documentation relevant to these measures. \***

0.025 hectares of native grassland is to be offset through a third party arrangement through Victoria's native vegetation credit register, however native vegetation only accounts for a small area of the active GSM population (Attachment #1, Map of Project Area, pg 1). If the significant impact guideline's are not triggered there is no requirement to offset confirmed GSM habitat, unless the vegetation cover is at least 25% native cover (Attachment #4, Biodiversity Information Explanatory Document, section 2.2, pg 3).

**4.1.5 Migratory Species**

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	Species	Common name
No	No	<i>Actitis hypoleucos</i>	Common Sandpiper
No	No	<i>Apus pacificus</i>	Fork-tailed Swift
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Calidris melanotos</i>	Pectoral Sandpiper
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
No	No	<i>Motacilla flava</i>	Yellow Wagtail
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
No	No	<i>Tringa nebularia</i>	Common Greenshank, Greenshank

**4.1.5.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \***

No

**4.1.5.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

The species listed above are highly unlikely to be directly and indirectly impacted due to the small size (1.4 ha) and low quality of the site. No migratory bird species were recorded using the the site and the site has minimal function and resources for these migratory species. Therefore, it is unlikely that there will be an impact to these species if the project is approved to be developed.

**4.1.6 Nuclear**

**4.1.6.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? \***

No

**4.1.6.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

The project area is not located near a nuclear area therefore it is unlikely that there will be a direct or indirect impact.

**4.1.7 Commonwealth Marine Area**

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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**4.1.7.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \***

No

**4.1.7.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

The project area is not located near a Commonwealth Marine area, therefore it is unlikely that there will be a direct or indirect impact.

**4.1.8 Great Barrier Reef**

**4.1.8.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? \***

No

**4.1.8.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

The project area is not located near the Great Barrier Reef, therefore it is unlikely that there will be a direct or indirect impact.

**4.1.9 Water resource in relation to large coal mining development or coal seam gas**

**4.1.9.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? \***

No

**4.1.9.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

Water resource in relation to large coal mining development or coal seam gas does not occur in the area thus it is unlikely to have any impact.

**4.1.10 Commonwealth Land**

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

**4.1.10.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \***

No

**4.1.10.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

The project area is not located near commonwealth land, therefore it is unlikely to have any impact.

**4.1.11 Commonwealth Heritage Places Overseas**

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

**4.1.11.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? \***

No

**4.1.11.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.**

\*

The project area is not located near Commonwealth Heritage Places Overseas, therefore it is unlikely to have any impact.

**4.1.12 Commonwealth or Commonwealth Agency**

#### 4.1.12.1 Is the proposed action to be taken by the Commonwealth or a Commonwealth Agency? \*

No

## 4.2 Impact summary

### Conclusion on the likelihood of significant impacts

You have indicated that the proposed action will likely have a significant impact on the following Matters of National Environmental Significance:

*None*

### Conclusion on the likelihood of unlikely significant impacts

You have indicated that the proposed action will unlikely have a significant impact on the following Matters of National Environmental Significance:

- World Heritage (S12)
- National Heritage (S15B)
- Ramsar Wetland (S16)
- Threatened Species and Ecological Communities (S18)
- Migratory Species (S20)
- Nuclear (S21)
- Commonwealth Marine Area (S23)
- Great Barrier Reef (S24B)
- Water resource in relation to large coal mining development or coal seam gas (S24D)
- Commonwealth Land (S26)
- Commonwealth Heritage Places Overseas (S27B)
- Commonwealth or Commonwealth Agency (S28)

## 4.3 Alternatives

**4.3.1 Do you have any possible alternatives for your proposed action to be considered as part of your referral? \***

No

**4.3.8 Describe why alternatives for your proposed action were not possible. \***

As the land is zoned for Industrial purposes, there are no alternatives to the proposed actions, without abandoning the project. The proposal intends to make full use of industry buildings and carparks, similar to other fully developed lots within Austrak Business park.

## 5. Lodgement

## 5.1 Attachments

### 1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment #1 Map of Project Area.jpeg Map of the project area	18/03/2025	No	High

### 1.2.6 Commonwealth or state legislation, planning frameworks or policy documents that are relevant to the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment #10 Redacted RFI.pdf Redacted RFI	18/03/2025	No	High
#2.	Document	Attachment #10 RFI.pdf Hume City Council Requests for information	07/03/2025	Yes	High
#3.	Document	Attachment #6 EPBC act.pdf List of Threatened Species Amendment (Synemon plana (276)) Instrument 2021	15/11/2021	No	High
#4.	Link	<a href="https://planning-schemes.app.planning.vic.gov.au..">Hume Planning Scheme https://planning-schemes.app.planning.vic.gov.au..</a>			High

### 3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment #1 Map of Project Area.jpeg Map of the project area	17/03/2025	No	High
#2.	Document	Attachment #11 VicPlan Planning Property Report.pdf Planning Property Report	27/02/2025	No	High
#3.	Document	Attachment #2 Map of Known Local GSM Populations.jpeg Map 2 - Known Local GSM populations	17/03/2025	No	High

### 3.1.2 Existing or proposed uses for the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment #1 Map of Project Area.jpeg Map of the project area	17/03/2025	No	High

### 3.1.3 Natural features, important or unique values that applies to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment #1 Map of Project Area.jpeg Map of the project area	17/03/2025	No	High

#2.	Document	Attachment #14 Significant Impact Guidelines.pdf Significant Impact Guidelines	30/09/2009	No	High
#3.	Document	Attachment #2 Map of Known Local GSM Populations.jpeg Map 2 - Known Local GSM populations	18/03/2025	No	High
#4.	Document	Attachment #8 Bioregional Conservation Status.pdf s is a measure of the current extent and quality for each EVC, when compared to it's original (pre-1750) extent and condition	20/03/2025	No	High
#5.	Document	Attachment #9 GSM Survey Report.pdf Golden Sun Moth Survey Report Conducted by Ranges Environmental	18/03/2025	No	High
#6.	Document	Attachment #9 Redacted GSM Survey Report.pdf GSM survey report redacted	18/03/2025	No	High
#7.	Link	<a href="https://planning-schemes.app.planning.vic.gov.au..">Attachment #13 Victorian Biodiversity Atlas https://planning-schemes.app.planning.vic.gov.au..</a>			High

### 3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment #12 Ecological Impact Assessment.pdf Ecological impact assessment of Lot 9 ( Project Area)	19/02/2025	Yes	High
#2.	Document	Attachment #12 Redacted Ecological Impact Assessment.pdf Ecological impact assessment of Lot 9 ( Project Area)	01/04/2025	No	High
#3.	Document	Attachment #5 Conservation Advice.pdf This document combines the approved conservation advice and listing assessment for the species. It provides a foundation for conservation action and further planning	06/12/2021		High
#4.	Document	Attachment #9 GSM Survey Report.pdf Golden Sun Moth Survey Report Conducted by Ranges Environmental	19/03/2025	Yes	High
#5.	Link				

Attachment #13 Victorian Biodiversity Atlas <a href="https://vba.biodiversity.vic.gov.au/">https://vba.biodiversity.vic.gov.au/</a>			High
#6.	Link	Bioregions and EVC benchmarks <a href="https://www.environment.vic.gov.au/biodiversity/">https://www.environment.vic.gov.au/biodiversity/..</a>	High
#7.	Link	Protected Matters Search Tool <a href="https://www.dcceew.gov.au/environment/epbc/prote..">https://www.dcceew.gov.au/environment/epbc/prote..</a>	High

4.1.4.2 (Threatened Species and Ecological Communities) Why your action has a direct and/or indirect impact on the identified protected matters

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment #1 Map of Project Area.jpeg Map of the project area	17/03/2025	No	High

4.1.4.6 (Threatened Species and Ecological Communities) Why you do not consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment #10 Significant Impact Guidelines.pdf Significant Impact Guidelines	01/10/2009	No	High
#2.	Document	Attachment #2 Map of Known Local GSM Populations.jpeg Map 2 - Known Local GSM populations	17/03/2025	No	High
#3.	Document	Attachment #3 EPBC Background paper.pdf Background Paper to EPBC Act Policy Statement 3.12 – Nationally Threatened Species and Ecological Communities	01/01/2009	No	High
#4.	Document	Attachment #5 Conservation Advice.pdf This document combines the approved conservation advice and listing assessment for the species. It provides a foundation for conservation action and further planning	07/12/2021	No	High
#5.	Document	Attachment #9 GSM Survey Report.pdf Golden Sun Moth Survey Report Conducted by Ranges Environmental	18/03/2025	No	High

4.1.4.11 (Threatened Species and Ecological Communities) Proposed offsets relevant to avoidance or mitigation measures

	Type	Name	Date	Sensitivity	Confidence
#1.	Document				

Attachment #1 Map of Project Area.jpeg Map of the project area	17/03/2025	No	High
#2.	Document	Attachment #4 Biodiversity information explanatory document.pdf Measuring value when removing or offsetting native vegetation	01/12/2017 No High

## 5.2 Declarations

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## Completed Referring party's declaration

The Referring party is the person preparing the information in this referral.

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ABN/ACN	38253773962
Organisation name	JAMES, GREG DAVID
Organisation address	Unit 4 1579 Burwood Hwy, Tecoma, 3160 VIC
Representative's name	Greg James
Representative's job title	Business Owner
Phone	0459020061
Email	emma@rangesconsulting.com
Address	Unit 4 1579 Burwood Highway, Tecoma, Vic 3160

Check this box to indicate you have read the referral form. \*

I would like to receive notifications and track the referral progress through the EPBC portal. \*

By checking this box, I, **Greg James of JAMES, GREG DAVID**, 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. \*

I would like to receive notifications and track the referral progress through the EPBC portal. \*

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## Completed Person proposing to take the action's declaration

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

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ABN/ACN	18143696735
Organisation name	BARINGS AUSTRALIA ASSET MANAGEMENT PTY LTD
Organisation address	Level 19/60 Castlereagh Street Sydney NSW 2000
Representative's name	Stephen O'Connor

Representative's job title	Project Director
Phone	0420 546 491
Email	stephen.oconnor@barings.com
Address	Level 19/60 Castlereagh Street Sydney NSW 2000

Check this box to indicate you have read the referral form. \*

I would like to receive notifications and track the referral progress through the EPBC portal. \*

I, **Stephen O'Connor of BARINGS AUSTRALIA ASSET MANAGEMENT PTY LTD**, 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 or for the benefit of any other person or entity. \*

I would like to receive notifications and track the referral progress through the EPBC portal. \*

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### **Completed Proposed designated proponent's declaration**

The Proposed designated proponent is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

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Same as Person proposing to take the action information.

Check this box to indicate you have read the referral form. \*

I would like to receive notifications and track the referral progress through the EPBC portal. \*

I, **Stephen O'Connor of BARINGS AUSTRALIA ASSET MANAGEMENT PTY LTD**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. \*

I would like to receive notifications and track the referral progress through the EPBC portal. \*