

# Project Diamond Industrial Development

Application Number: **02848**

Commencement Date:  
**27/03/2025**

Status: **Locked**

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## 1. About the project

### 1.1 Project details

#### 1.1.1 Project title \*

Project Diamond Industrial Development

#### 1.1.2 Project industry type \*

Commercial Development

#### 1.1.3 Project industry sub-type

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#### 1.1.4 Estimated start date \*

01/07/2026

#### 1.1.4 Estimated end date \*

01/09/2030

## 1.2 Proposed Action details

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

The Project proposes to develop the site as a modern industrial/logistics precinct. Development will consist of industrial warehouses and associated offices, public and private roads, parking areas, hardstands and a freight terminal.

For the purposes of the referral the following definitions apply:

- **The Site** is the area defined by the property boundaries for the parcels that contain the Project.
- **Project area** identifies the total area that includes the direct and indirect disturbance, as well as areas of avoidance or retention (for example grassed areas between areas of disturbance and drainage features or wetlands). The Project Area includes areas of permanent works as well as temporary works. The total area of the Project Area is 102.15 ha.
- **Project staging** includes 6 Stages to allow release of various stages due to various constraints and these stages will be commenced in the following order (subject to approval). Stage 1 (July 26), Stage 2 (June 27), Stage 3 (Oct 26), Stage 4 (Sep 27), Stage 5 (Dec 27), Stage 6 (April 28). Also refer to the Staging Plan attached (Att 2-Staging Plan-2025).
- **Disturbance footprint** is the area of land that will be directly impacted by the Project, and all areas that will be cleared or otherwise physically altered or occupied as a result of the proposed Project. The Disturbance Footprint is located within the Project Area. The total area of the Disturbance.
- **Pre-construction / early works:** Undertaking bulk earthworks, leveling and regrading site for future development following site clearance and remediation, stockpiling material, decommissioning existing services/assets, native vegetation clearance of up to 2.88 hectares staged to coincide with remediation progress refer to staging plan (Att 2-Staging Plan-2025).
- **Construction:** construction of roads, intersections, drains, and associated civil infrastructure, installation of temporary and permanent stormwater management assets, construction of warehouses, rail terminal structures, subdivision of the land, temporary traffic management. Post construction management and protection of 1.654 hectares of native vegetation.

The Project Footprint is approximately 102.15 ha.

- **Disturbance Footprint** is 99.73
- **Avoidance area** is 2.41 Ha.

## Ecological Impacts

Within Project Area, one matter of National Environmental Significance was recorded, the nationally significant ecological community, Natural Temperate Grassland of the Victorian Volcanic Plan (NTGVVP) (Att 1-Biodiversity Assessment-2025). A total of 4.71 hectares of NTGVVP was recorded. Of this, 2.52 hectares occurs within the proposed Disturbance Footprint. The 2.52 hectares of NTGVVP is proposed to be removed to undertake bulk earthworks throughout the site and to facilitate the construction of warehouses and a freight terminal within the site.

The remaining 1.65 hectares of NTGVVP will be retained within two discrete locations within the Project Area and maintained in their current condition.

No nationally significant flora species, fauna species or additional matters of National Environmental Significance were recorded within the study area or considered likely to be impacted as a result of the project.

**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? \***

***Environment Protection and Biodiversity Conservation Act 1999***

One matter of National Environmental Significance (NES) was recorded within the study area, the ecological community *Natural Temperate Grassland of the Victorian Volcanic Plain*.

A total of 4.17 hectares of NTGVVP was recorded within the study area, of which 2.43 hectares is proposed to be impacted.

***Flora and Fauna Guarantee Act 1988***

One flora species, Fragrant Saltbush, listed as vulnerable under the FFG Act was recorded within the study area. In addition, all areas of *Heavier soils* Plains Grassland met the listing criteria for the FFG Act listed ecological community Western (Basalt) Plains Grassland community, with a total of 4.74 hectares recorded across 13 separate patches.

The study area is privately owned, and as such a permit under the FFG Act is not required.

***Planning and Environment Act 1987***

The study area is located within the Hobsons Bay City Council. The State Planning Policy Framework and the decision guidelines at Clause 12.01 Biodiversity and Clause 52.17 Native Vegetation require Planning and Responsible Authorities to have regard for the Guidelines (DELWP 2017). A planning permit from under clause 52.17 of the Hobsons Bay City Council will be required for the project.

**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. \***

General public consultation has not yet occurred due to the following:

The site was acquired by the proponent in December 2025 following being managed by administrators of the former owner Qenos.

There has been considerable high-level support given the existing use of the site and potential to create employment land in the expanding Melbourne west location, gentrifying the area and cleaning up of the contaminated site fit the proposed commercial use of the site. The site is going through a current rezoning application with Hobsons Bay City Council to allow the use for commercial / industrial use, opposed to the current zoning which allows for only petrochemical uses. Council is also currently considering a bulk earthworks planning application for the site where by the EPBC protected ecology is proposed to be protected during the works and until such time the outcome of this submission is determined.

No formal Indigenous consultation has yet occurred. Engagement will be considered if required in relation to this submission and Victorian state legislation - Aboriginal Heritage Act 2006. Opportunities will also be considered to engage with the Responsible Aboriginal Party (RAP), Bunurong Land Council Aboriginal Corporation, at various milestones of the project.

## 1.3.1 Identity: Referring party

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Personal information means information or an opinion about an identified individual, or an individual who is reasonably identifiable.

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

Yes

Referring party organisation details

**ABN/ACN** 65685233760  
**Organisation name** The trustee for The EP Unit Trust  
**Organisation address** 292 Mount Alexander Road, Ascot Vale VIC 3032

Referring party details

**Name** Claire Ranyard  
**Job title** Associate Botanist  
**Phone** 0455 497 955  
**Email** cranyard@ehpartners.com.au  
**Address**

### 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** 676456910  
**Organisation name** LAOP SPV 3 PTY LTD  
**Organisation address** Level 46, Gateway, 1 Macquarie Place, Sydney NSW 2000

Person proposing to take the action details

**Name** Anthony Osborne  
**Job title** Senior Development Manager  
**Phone** 0400 052 078  
**Email** Anthony.Osborne@esr.com  
**Address** Level 19, HWT Tower, 40 City Road, Southbank, Melbourne VIC 3006

**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. \***

The proponent has a satisfactory record of responsible environment management.

**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**

The Environmental and Planning framework will be in accordance with the relevant regulations and legislation. Site specific policy frameworks will be developed in conjunction with works contractors and statutory authorities prior to works commencing, and these can be provided for review at this stage.

## **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** 676456910  
**Organisation name** LAOP SPV 3 PTY LTD  
**Organisation address** Level 46, Gateway, 1 Macquarie Place, Sydney NSW 2000

Proposed designated proponent details

**Name** Anthony Osborne  
**Job title** Senior Development Manager  
**Phone** 0400 052 078  
**Email** Anthony.Osborne@esr.com  
**Address** Level 19, HWT Tower, 40 City Road, Southbank, Melbourne VIC 3006

## 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	65685233760
Organisation name	The trustee for The EP Unit Trust
Organisation address	292 Mount Alexander Road, Ascot Vale VIC 3032
Representative's name	Claire Ranyard
Representative's job title	Associate Botanist
Phone	0455 497 955
Email	cranyard@ehpartners.com.au
Address	

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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	676456910
Organisation name	LAOP SPV 3 PTY LTD
Organisation address	Level 46, Gateway, 1 Macquarie Place, Sydney NSW 2000
Representative's name	Anthony Osborne
Representative's job title	Senior Development Manager
Phone	0400 052 078
Email	Anthony.Osborne@esr.com
Address	Level 19, HWT Tower, 40 City Road, Southbank, Melbourne VIC 3006

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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: 102.15 Ha Disturbance Footprint: 99.73 Ha Avoidance Area: 2.41 Ha**

## 2.2 Footprint details

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

471 Kororoit Creek Road, Altona

### 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? \*

Freehold

## 3. Existing environment

## 3.1 Physical description

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

The study area is located at 471 Kororoit Creek Road, Altona and is approximately 15 kilometres west of Melbourne's CBD. The study area covers approximately 102.15 hectares. Access to the study area is by existing surrounding roads, including Kororoit Creek Road and Maidstone Street. A rail freight line borders the south of the study area. The study area is currently zoned as Special Use Zone - Schedule 3 (Petrochemical Complex Area) under the Hobsons Bay Planning Scheme.

The existing environment within the study area is highly modified through historic use as a petrochemical and plastic manufacturing facility, which commenced operations in the 1960s on the site. As a result, the study area supports large areas of infrastructure and internal road networks, with most of the site being developed.

Fragmented areas of vegetation exist between the infrastructure, present as isolated patches of grassland and amenity plantings of trees and shrubs. One wetland is present in the south western corner, which was likely constructed around the commencement of operations.

The patches of grassland are consistent with the Ecological Vegetation Class modelled to occur across the study area, being Plains Grassland (EVC 132), as shown on the Department of Energy, the Environment and Climate Action's (DEECA) NatureKit tool (DEECA 2025). The site assessment completed for the study area confirmed the presence of 4.53 hectares of native vegetation patches, which included 13 patches of Plains Grassland, and one patch of Plains Grassy Wetland (Att 1-Biodiversity Assessment-2025). The Plains Grassland patches ranged in size from 0.010 hectares up to 1.41 hectares.

The study area has not been exposed to any significant flood, fire or other events that would drastically change the condition of the site, with the exception of the industrial development.

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

The study area is currently used as a Polyethylene manufacturer and includes large areas of infrastructure associated with the product development. The extensive use of the study area for industrial use has resulted in most areas being modified. Amongst the development, areas of vegetation occur primarily around the outer extents. No rivers or creeks were present within the study area, however one artificial wetland occurred in the south western corner.

The proposed use for the study area is for industrial development consisting of numerous warehouses and associated offices, roads, parking areas, hardstands and freight terminals.

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

The study area does not contain any outstanding natural features or unique values.

**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 Project Area has a relatively flat topography. No waterways are present within the site.

## 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.**

## Flora

Native vegetation in the Project Area is representative of two Ecological Vegetation Classes (EVCs): *Heavier soils* Plains Grassland (EVC 132\_61) (4.74 hectares mapped) and Plains Sedgy Wetland (EVC 647) (0.033 hectares mapped). The total extent of native vegetation mapped within the study area across all EVCs was 4.77 hectares. Both EVCs recorded have a Bioregional Conservation Status of Endangered within the Victorian Volcanic Plain bioregion.

*Heavier soils* Plains Grassland was the dominant EVC within the study area, which is consistent with the modelled extent (2005) native vegetation mapping (DEECA 2025a). One small patch of Plains Sedgy Wetland was mapped within the study area, which was determined based on the vegetation present and location within a natural appearing depression.

Targeted flora surveys were completed within the Plains Grassland patches that focused on three nationally significant flora species, Spiny Rice-flower *Pimelea spinescens* subsp. *spinescens*, Large-headed Fireweed *Senecio marocarpus* and Small Golden Moths *Diuris basaltica* (Att 1-Biodiversity Assessment-2025). The targeted surveys completed did not record any nationally significant flora species. The areas dominated by native vegetation showed a general low diversity, being largely dominated by a thick cover of Kangaroo Grass, present in both regularly mown and unmown states. No habitat zones contained a high cover or diversity of native herbs, with the majority of habitat zones scoring a five (5) out of a total of 25 for the understorey condition in the Vegetation Quality Assessment completed (Att 1-Biodiversity Assessment-2025). This highlights that these habitat zones of *Heavier soils* Plains Grassland are lower quality examples of the Ecological Vegetation Community, with 11 out of 14 habitat zones scoring an overall score of less than 30/100 (Att 1-Biodiversity Assessment-2025).

## Fauna

Targeted fauna surveys were undertaken for three nationally significant fauna species, Striped Legless Lizard *Delma impar*, Golden Sun Moth *Synemon plana* and Growling Grass Frog *Litoria raniformis* (Att 1-Biodiversity Assessment-2025). A habitat assessment and active searching was also undertaken for the Victorian Grassland Earless Dragon *Tympanocryptis pinguicolla*, with the assessments completed concurrently with the Striped Legless Lizard surveys (Att 1-Biodiversity Assessment-2025).

No significant fauna species were recorded within the study area during the targeted surveys or habitat assessments.

### Striped Legless Lizard

The habitat quality for Striped Legless Lizard varied throughout the study area, but overall was considered to be of low quality. This was due to the areas of grassland either being in a frequently mown state maintaining the height of vegetation at less than 10 centimetres (therefore removing the 'tussock' structure) or very dense biomass vegetation that had no inter-tussock spacing, therefore reducing the availability of basking sites.

During the Striped Legless Lizard surveys, six vertebrate species were observed: Tussock Skink, Eastern Blue-tongue Lizard *Tiliqua scincoides scincoides*, Little Whip Snake *Suta flagellum*, Spotted Marsh Frog *Limnodynastes tasmaniensis*, Garden Skink *Lampropholis* sp. and Marbled Gecko *Christinus marmoratus*. In addition, several individual skinks within the *Lygosominae* subfamily escaped capture before the exact genus or species could be confirmed. Of the above, Tussock Skink is listed as endangered under the FFG Act.

A large variety of invertebrate species were also observed during the tile checks, primarily Cockroaches *Blattidae* family, Black Field Crickets *Teleogryllus commodus*, Julid Millipede *Julidae* sp., Ants *Formicidae* family and Funnelweb Spider *Hadronyche* sp. Any individual tiles that had large ant nests forming were shifted slightly.

### Golden Sun Moth

Previous surveys for Golden Sun Moth were undertaken over four dates in December 2022, which recorded approximately 53 adult moths flying on the 30th December 2022. Based on these past results, two seasons of Golden Sun Moth surveys were undertaken, one in December 2024, and another in December 2025, to confirm if the species was still present within the Project Area. Golden Sun Moth was not recorded in either the 2024 or 2025 season surveys.

#### Growling Grass Frog

One wetland within the Project Area contained potentially habitat suitable to support Growling Grass Frog, and targeted surveys were completed at this location. The habitat within the wetland was of low to moderate quality for Growling Grass Frog, being a moderate sized pond with deep, still water, containing a thick boarder of fringing Cumbungi and limited floating vegetation. In addition, planted trees and shrubs were present around the wetland close to the waters edge, providing some shade. No Growling Grass Frog were recorded during the targeted surveys. The species is unlikely to occur, based on the results of the targeted surveys, limited presence of suitable habitat and the confirmed presence of Mosquito Fish *Gambusia holbrooki* observed during the targeted surveys, which are a known predator to Growling Grass Frog.

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

Scattered remnants of native vegetation were present throughout the Project Area, present as isolated occurrences, predominately around the outer verges of the site where past use had not cause high disturbance.

The native vegetation present is characteristic for the region, being Plains Grassland growing on the volcanic plains. Some of the areas of Plains Grassland within the Project Area was consistent with the condition thresholds for one nationally significant ecological community, Natural Temperate Grassland of the Victorian Volcanic Plain (NTGVVP). The Commonwealth condition thresholds for the NTGVVP community (DSEWPac 2011) were applied to determine the community's presence. A total of 4.17 hectares of NTGVVP was recorded within the study area, split between nine habitat zones of *Heavier soils* Plains Grassland (Att 1-Biodiversity Assessment-2025). Although areas of Plains Grassland recorded on site qualified as the nationally listed community, the relative diversity and structure of the patches only met the minimum conditions of cover and were relatively low in species diversity typically being defined by a high cover of Kangaroo Grass, lower cover of Wallaby-grass and Spear-grass and lacking a herb component.

All areas of Plains Grassland EVC mapped within the study area meet the description of the State significant FFG Act-listed vegetation community Western (Basalt) Plains Grassland, totaling 4.74 hectares.

The remainder of the Project Area contained either existing infrastructure void of any vegetation, planted ornamental gardens around buildings and amenity screenings around car parks, road fronts and along the rail line. Areas of vacant land where native vegetation was not mapped was dominated by environmental weeds, such as Serrated Tussock *Nassella trichotoma*, Chilean Needle-grass *Nassella neesiana* and Artichoke Thistle *Cynara cardunculus* subsp. *flavescens*.

## 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.**

No Commonwealth heritage places overseas or other places recognised as having heritage values occur within the Project Area.

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

No indigenous heritage values have been identified within the Project Area. The Project Area is not within any areas of cultural heritage sensitivity.

## 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. \***

No major waterways are present in the Project Area. An existing wetland is present in the south western corner of the Project Area. The Project Area is otherwise absent of any key hydrological features.

# 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.

\*

There are no world heritage areas within or near the Project Area.

## 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.

<b>Direct impact</b>	<b>Indirect impact</b>	<b>National heritage</b>
No	No	Flemington Racecourse
No	No	Point Cook Air Base

**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.**

\*

Two places of National Heritage occur within a 10 kilometre radius of the Project Area, the Point Cook Air Base and Flemington Racecourse. Neither location will be directly or indirectly impacted by the proposed action to develop an industrial estate in Altona, based on the localised nature of the development and all construction activities being undertaken on site with mitigation measures implemented.

**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.

Direct impact	Indirect impact	Ramsar wetland
Yes		Port Phillip Bay (Western Shoreline) and Bellarine Peninsula

**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 Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar Site is located approximately 5.5 kilometres south of the Project Area. The Proposed Action will not result in a direct or indirect impact to the Ramsar wetland.

**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>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris canutus</i>	Red Knot, Knot
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo
No	No	<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
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 basaltica</i>	Small Golden Moths Orchid, Early Golden Moths
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

<b>Direct impact</b>	<b>Indirect impact</b>	<b>Species</b>	<b>Common name</b>
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
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>Limosa lapponica baueri</i>	Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit
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>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>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>Pteropus poliocephalus</i>	Grey-headed Flying-fox
No	No	<i>Pterostylis chlorogramma</i>	Green-striped Greenhood
No	No	<i>Pterostylis cucullata</i>	Leafy Greenhood
No	No	<i>Rostratula australis</i>	Australian Painted Snipe
No	No	<i>Rutidosis leptorhynchoides</i>	Button Wrinklewort

Direct impact	Indirect impact	Species	Common name
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
No	No	Sternula nereis nereis	Australian Fairy Tern
No	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

Direct impact	Indirect impact	Ecological community
No	No	Grassy Eucalypt Woodland of the Victorian Volcanic Plain
Yes	No	Natural Temperate Grassland of the Victorian Volcanic Plain

**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. \***

The proposed action will impact upon 2.52 hectares of Natural Temperate Grassland of the Victorian Volcanic Plain ecological community. All impacted patches are proposed to be entirely removed (Att 1- Biodiversity Assessment-2025).

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

\*

Yes

**4.1.4.5 Describe why you consider this to be a Significant Impact. \***

An assessment against the significant impact criteria for Natural Temperate Grassland of the Victorian Volcanic Plain identified that several of the criteria were met, primarily through a reduction in the extent of the community (Att 1-Biodiversity Assessment-2025).

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

Yes

**4.1.4.8 Please elaborate why you think your proposed action is a controlled action. \***

The impact to 2.52 hectares of Natural Temperate Grassland of the Victorian Volcanic Plain is likely to be a controlled action, due to the depleted status of the ecological community within its natural range and critically endangered conservation status.

**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. \***

The proposed action has sought to avoid impacts to Natural Temperate Grassland of the Victorian Volcanic Plain where possible, with the retention of two patches proposed. This includes one patch located within a wetland in the south west of the study area, and another patch located along a linear section that contains an existing informal track. Both patches were selected for retention based on the feasibility of these areas persisting into the future, as the proposed works in proximity to each retained patch will remain relatively unchanged from current use.

Further, each retained patch has a 5 metre avoidance buffer around the perimeter, where no works will occur within each buffer area. This is to ensure that any future activities do not result in an impact to the retained patches. The 5 metre buffer does not include any existing buildings or infrastructure, with the patch in the wetland area abutting a fence to the south and the patch in the linear area abutting a fence and existing development to the south.

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

A third party offset site will be sourced and secured to offset the impacts to Natural Temperate Grassland of the Victorian Volcanic Plain.

**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 canutus</i>	Red Knot, Knot
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Calidris melanotos</i>	Pectoral Sandpiper
No	No	<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
No	No	<i>Limosa lapponica</i>	Bar-tailed Godwit
No	No	<i>Motacilla flava</i>	Yellow Wagtail
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
No	No	<i>Pandion haliaetus</i>	Osprey
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 proposed Project will not impact upon any preferred breeding or roosting habitat for migratory species. Records in the local area are associated with the nearby wetlands in Altona, which will not be directly or indirectly impacted by the Project.

**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 will not have a direct or indirect impact on nuclear actions as this Project does not include any nuclear activities.

**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 is not located within or near a Commonwealth Marine Area.

**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 is not located within or near the Great Barrier Reef.

**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.**

\*

The Project is not a large coal mining or coal seam gas development.

**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 is not on Commonwealth Land and will not have a direct or indirect impact on any Commonwealth Land.

**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 is not located on any Commonwealth Heritage Places overseas.

**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:

- Threatened Species and Ecological Communities (S18)

### 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)
- 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. \*

The selected site was chosen based on the decommissioning of the former Qenos manufacturing facility, with the land being suitable for rehabilitation and re-development for industrial use. Given that the site was already largely disturbed, it provides a suitable opportunity for redevelopment.

Further, the location is suitable for the proposed action, being within an existing industrial area, and in proximity to required services (i.e. rail, major highways and ports).

## 5. Lodgement

## 5.1 Attachments

### 1.2.1 Overview of the proposed action

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	Att 1-Biodiversity Asssment-2025.pdf Biodiversity Assessment for the Project Area	19/12/2025	No	High
#2.	Document	Att 2-Staging Plan-2025.pdf Proposed staging plan for future development of the Project Area	11/11/2025	No	High

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

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	Att 1-Biodiversity Asssment-2025.pdf Biodiversity Assessment for the Project Area	18/12/2025		High

### 3.2.1 Flora and fauna within the affected area

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	Att 1-Biodiversity Asssment-2025.pdf Biodiversity Assessment for the Project Area	18/12/2025		High

### 4.1.4.8 (Threatened Species and Ecological Communities) Why you think your proposed action is a controlled action

	<b>Type</b>	<b>Name</b>	<b>Date</b>	<b>Sensitivity</b>	<b>Confidence</b>
#1.	Document	Att 1-Biodiversity Asssment-2025.pdf Biodiversity Assessment for the Project Area	18/12/2025		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	65685233760
Organisation name	The trustee for The EP Unit Trust
Organisation address	292 Mount Alexander Road, Ascot Vale VIC 3032
Representative's name	Claire Ranyard
Representative's job title	Associate Botanist
Phone	0455 497 955
Email	cranyard@ehpartners.com.au
Address	

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

Check this box to confirm these are the correct identification details. \*

By checking this box, I, **Claire Ranyard of The trustee for The EP Unit Trust**, 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. \*

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.

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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	676456910
Organisation name	LAOP SPV 3 PTY LTD
Organisation address	Level 46, Gateway, 1 Macquarie Place, Sydney NSW 2000
Representative's name	Anthony Osborne

Representative's job title	Senior Development Manager
Phone	0400 052 078
Email	Anthony.Osborne@esr.com
Address	Level 19, HWT Tower, 40 City Road, Southbank, Melbourne VIC 3006

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

Check this box to confirm these are the correct identification details. \*

I, **Anthony Osborne of LAOP SPV 3 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. \*

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.

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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. \*

Check this box to confirm these are the correct identification details. \*

I, **Anthony Osborne of LAOP SPV 3 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. \*

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.