

Compliance Report

Australand C&I Land Holdings Pty Ltd

LOCATION

Commercial Development at
410 Cooper Street & 315 OHerns Road
Epping, Victoria

EPBC 2018/8617



Developer

Frasers Property Industrial
Level 9, 484 St Kilda Road
Melbourne VIC 3004
T (03) 9258 1200



Date

14/04/2026

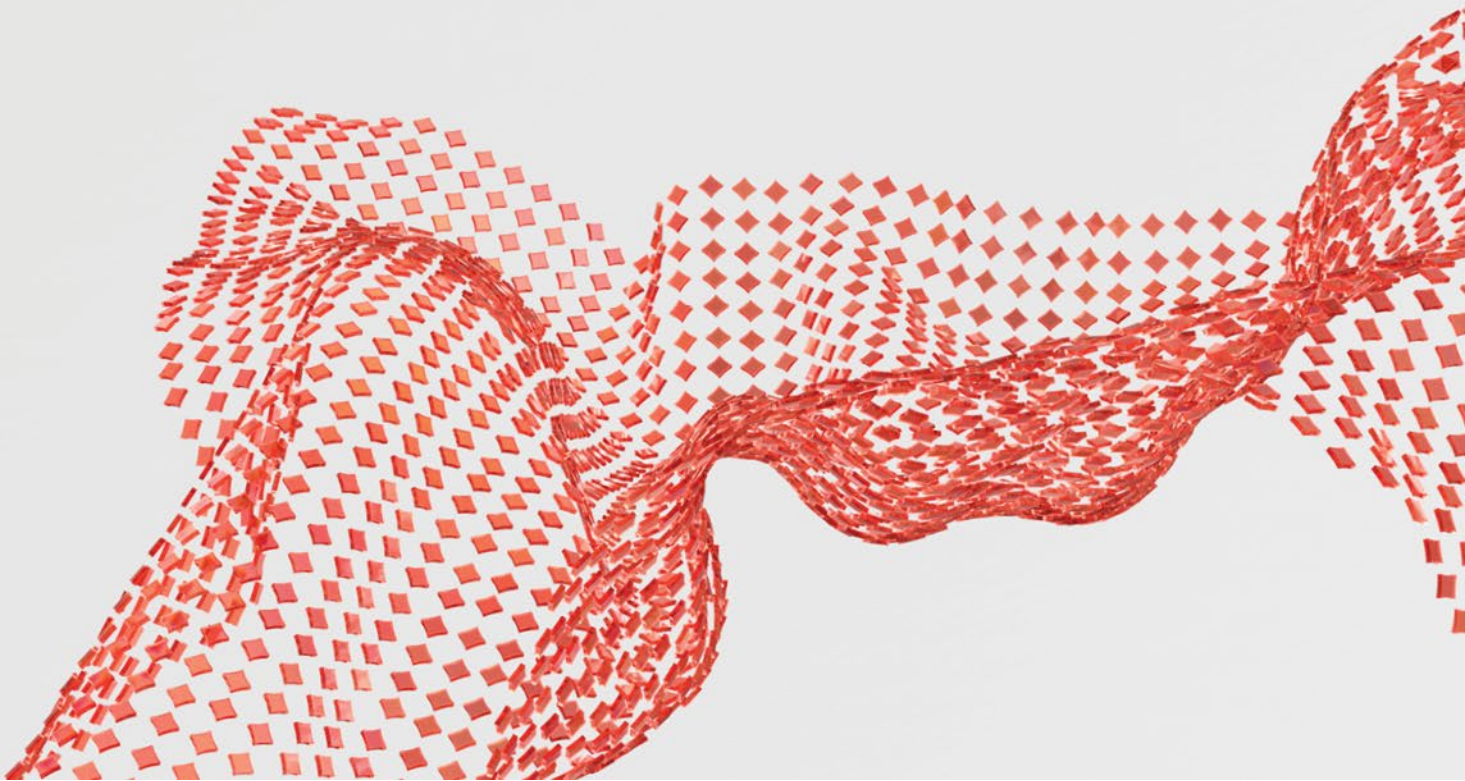


Version

1.0

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Version Control

Approval Number **EPBC 2018/8617**

Approval Holder Australand C&I Land Holdings Pty Ltd as trustee for
Frasers Property C&I Land Holdings (Epping No. 1) Trust

Author J Roan

Approved Action To subdivide properties at 410 Cooper Street and 315
OHerns Road Epping Victoria and to develop the site into
an industrial estate

ABN 74 650 067 849

Version 1.0

Declaration of Accuracy

In making this declaration, I am aware that sections 490 and 491 of the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) make it an offence in certain circumstances to knowingly provide false or misleading information or documents. The offence is punishable on conviction by imprisonment or a fine, or both. I declare that all the information and documentation supporting this compliance report is true and correct in every particular. I am authorised to bind the approval holder to this declaration and that I have no knowledge of that authorisation being revoked at the time of making this declaration.

Signed:



Full Name:

John Roan

Position:

Planning Manager

Organisation:

74 650 067 849

Date:

14/04/25

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Purpose of report

1.0

1.0 Purpose of Report

The purpose of this document is to report on compliance with the conditions of the EPBC approval for the Project (EPBC 2018/8167) and to satisfy Condition 12 of that approval, which states:

The approval holder must prepare a compliance report for each 12 month period following the date of commencement of the action, or as otherwise agreed to in writing by the Minister. The approval holder must:

- a) publish each compliance report on the website within 60 business days following the relevant 12 month period;
- b) notify the Department by email that a compliance report has been published on the website within five business days of the date of publication, and provide a link to the location of the published report;
- c) keep all compliance reports publicly available on the website until this approval expires;
- d) exclude or redact sensitive ecological data from compliance reports published on the website; and
- e) where any sensitive ecological data has been excluded from the version published, submit the full compliance report to the Department within 5 business days of publication.

The reporting period is for the sixth year of the action starting from 28 January 2025.

Description of activities

2.0

2.0 Description of Activities

The site covers approximately 62.8 hectares and is bound by OHerns Road to the north, Cooper Street to the south, Hume Freeway to the east and a quarry to the west. The landscape is generally flat, with no ridges, crests or waterways within or immediately adjacent to the site. There were no patches of remnant native grassland and the vegetation entirely comprised introduced noxious weed Chilean needle - grass *Nassella neesina*.

The impact site has approval to create an industrial estate involving:

- the removal of topsoil deposits for the construction of road/infrastructure corridors;
- site leveling works;
- sewer, water main and storm water drainage construction and associated trenching areas already cleared of topsoil deposits;
- pavement works for pathways; and
- construction of buildings on the lots together with car parking fencing and landscaping.

The approved action involves the removal of 54.36 hectares of Golden Sun Moth habitat with offset obligations met with two offset sites supporting known habitat for the species.

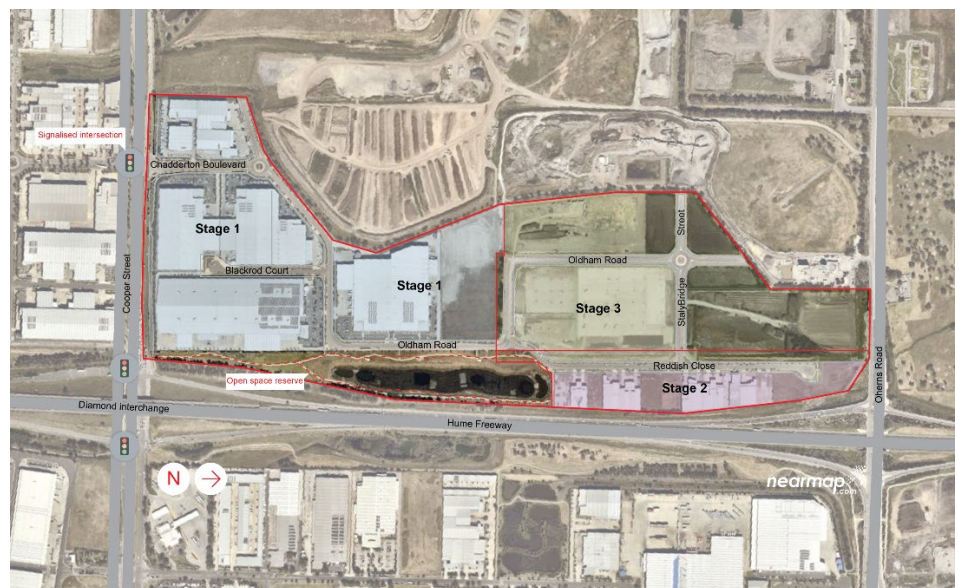
Works undertaken during the current reporting period

The action commenced on 28 January 2020 affecting no more than 33.66 hectares of Golden Sun Moth habitat.

In the reporting period from 28 January 2025 construction continued on some of the smaller lots within the stage 2 area and the civil works to install roads drainage and services were completed in the stage 3 area. Site leveling and construction of boundary retaining walls also occurred in preparation for future commercial buildings.

Since commencement of the activity all civil infrastructure and landscaping has been completed including the open space reserve and the reconstruction of a heritage dry stone wall

Staging and locality plan



Approvals conditions compliance table

3.0

3.0 Approvals Conditions Compliance Table

Condition No. / Ref	Condition	Is the project compliant with this condition?	Evidence/Comments
Part A – Conditions specific to the action			
1	The approval holder must not impact more than 54.36 ha of habitat for Golden Sun Moth.	Compliant	No more than 54.36ha of habitat for golden sun moth has been impacted.
2	The approval holder must not commence the action prior to written evidence being provided to the Department that either the Warrambeen offset site or the Buangor offset site has been legally secured.	Non-Complaint	<p>On 9 June 2021 the approval holder submitted the year 1 monitoring report for the Warrambeen offset site and the Buangor offset site to Department.</p> <p>On 13 July 2021, the approval holder received a letter from the Department noting that it had not received written evidence that the either the Warrambeen offset site or the Buangor offset site had been legally secured.</p> <p>The approval holder replied to the Department by letter dated 29 July 2021 (29 July Letter) and email dated 30 July 2021 that:</p> <ul style="list-style-type: none"> on 29 November 2019, the approval holder’s consultant notified the Department that implementation of the Golden Sun Moth <i>Synemon plana</i> Offset Management Plan: 222 Challicum Road, Buangor, Victoria (EPBC 2018/8167) - Prepared for Frasers Property Australia Pty Ltd - dated September 2019 (Buangor offset site) had commenced; on 19 January 2020, the Landowner Agreement (registered instrument AS956210D) between the Secretary for the Department of the Environment Land and Water and Tierra Land Holdings Pty Ltd (Buangor Landowner Agreement) in respect of Golden Sun Moth Habitat at Challicum Road, Buangor VIC 3375 (Buangor offset site) was signed by all parties; on 23 January 2020, an application for recording the Buangor Landowner Agreement under section 72 of the <i>Conservation Forests and Lands Act 1987</i> was made

Condition No. / Ref	Condition	Is the project compliant with this condition?	Evidence/Comments
			<p>and the Buangor Landowner Agreement recorded on title for the Buangor offset site on 4 February 2020; and</p> <ul style="list-style-type: none"> on 28 January 2020, work commenced in an area less than 33.60 ha of habitat at the impact site. This <i>work</i> initially comprised the placement of site sheds and some earth works. <p>The approval holder was non-compliant with the condition because it had commenced the action but failed to notify the Department that the Buangor offset site had been legally secured until 29 July 2021.</p> <p>The 29 July Letter also notified the Department that:</p> <ul style="list-style-type: none"> on 29 November 2019, the approval holder's consultant notified the Department that implementation of the Golden Sun Moth <i>Synemon plana</i> Offset Management Plan: Paddock and East Creek 815 Gumley Road, Mount Mercer, Victoria (EPBC 2018/8167) - Prepared for Frasers Property Australia Pty Ltd - dated September 2019 (Warrambeen offset site) had commenced; and on 4 September 2020, the Deed of Covenant for the Conservation of Land (registered instrument AT627763M (as a representative example of the instruments recorded on the other titles for the Warrambeen offset site)) between the Trust for Nature (Victoria) and Warrambeen Trading Company Pty Ltd was signed by all parties (Warrambeen Deed) and an application for notification of the Warrambeen Deed under section 3A of the <i>Victorian Conservation Trust Act 1972</i> was made and recorded on titles for the Warrambeen offset site on 23 September 2020. <p>Written evidence has since been provided to the Department that both the Warrambeen offset site and the Buangor offset site have been legally secured.</p>

3 The approval holder must not impact more than 33.60 ha of habitat for Golden Sun Moth prior to written evidence being provided to the Department that the Buangor offset site has been legally secured.

Non-Compliant

On 9 June 2021 the approval holder submitted the year 1 monitoring report for the Buangor offset site to Department and for the Warrambeen offset site to the Trust. On 13 July 2021, the approval holder received a letter from the Department noting that it had not received written evidence that either the Warrambeen offset site or the Buangor offset site had been legally secured.

The approval holder replied to the Department by letter dated 29 July 2021 (**29 July Letter**) and email dated 30 July 2021 that:

- on 29 November 2019, the approval holder's consultant notified the Department that implementation of the Golden Sun Moth *Synemon plana* Offset Management Plan: 222 Challicum Road, Buangor, Victoria (EPBC 2018/8167) - Prepared for Frasers Property Australia Pty Ltd - dated September 2019 (**Buangor offset site**) had commenced;
- on 19 January 2020, the Landowner Agreement (registered instrument AS956210D) between the Secretary for the Department of the Environment Land and Water and Tierra Land Holdings Pty Ltd (**Buangor Landowner Agreement**) in respect of Golden Sun Moth Habitat at Challicum Road, Buangor VIC 3375 (**Buangor offset site**) was signed by all parties;
- on 23 January 2020, an application for recording the Buangor Landowner Agreement under section 72 of the *Conservation Forests and Lands Act 1987* was made and the Buangor Landowner Agreement recorded on title for the Buangor offset site on 4 February 2020; and
- on 28 January 2020, work commenced in an area less than 33.60 ha of habitat at the impact site.

The approval holder was non-compliant with the condition because it had commenced the action in no more than 33.60 ha of habitat for Golden Sun Moth but failed to notify the Department that the Buangor offset site had been legally secured until 29 July 2021. Written evidence has since been provided to the Department that the Buangor offset site has been legally secured.

Condition No. / Ref	Condition	Is the project compliant with this condition?	Evidence/Comments
4	<p>The approval holder must not impact more than 20.76 ha of habitat for Golden Sun Moth prior to written evidence being provided to the Department that the Warrambeen offset site has been legally secured.</p> <p>Note: the impact allowances under condition 3 and 4 allows for an impact to occur once the commensurate offset has been legally secured.</p>	Compliant	<p>On 29 July 2021 the approval holder notified the Department that:</p> <ul style="list-style-type: none"> on 29 November 2019, the approval holder's consultant notified the Department that implementation of the Golden Sun Moth <i>Synemon plana</i> Offset Management Plan: Paddock and East Creek 815 Gumley Road, Mount Mercer, Victoria (EPBC 2018/8167) - Prepared for Frasers Property Australia Pty Ltd - dated September 2019 (Warrambeen offset site) had commenced; and on 4 September 2020, Deeds of Covenant for the Conservation of Land (registered instruments AT627763M, AT629287H, AT627799P, AT629141N, AT629065C, AT627961H, AT627888Q and AT627227N recorded on the titles for the Warrambeen offset site) between the Trust for Nature (Victoria) and Warrambeen Trading Company Pty Ltd were signed by all parties (Warrambeen Deeds) and an application for notification of the Warrambeen Deeds under section 3A of the <i>Victorian Conservation Trust Act 1972</i> was made and recorded on titles for the Warrambeen offset site on 23 September 2020. <p>The approval holder did not impact more than 20.76 ha of Golden Sun Moth habitat (corresponding with the Warrambeen offset site) until after 23 September 2020.</p>
5	<p>The approval holder must ensure that the offset management plan for each offset site is implemented for the life of the approval commencing from the date that the respective offset site has been legally secured.</p>	Compliant	<p>On 29 November 2019, the approval holder's consultant notified the Department that implementation of:</p> <ul style="list-style-type: none"> the Golden Sun Moth <i>Synemon plana</i> Offset Management Plan: 222 Challicum Road, Buangor, Victoria (EPBC 2018/8167) - Prepared for Frasers Property Australia Pty Ltd - dated September 2019 (Buangor OMP); and the Golden Sun Moth <i>Synemon plana</i> Offset Management Plan: Paddock and East Creek 815 Gumley Road, Mount Mercer, Victoria (EPBC

Condition No. / Ref	Condition	Is the project compliant with this condition?	Evidence/Comments
6	The approval holder must ensure that the environmental conditions specified at Attachment B are achieved at each offset site within 5 years of the date that the offset site is legally secured.	Non-compliant	<p data-bbox="1417 284 2022 341">2018/8167) - Prepared for Frasers Property Australia Pty Ltd - dated September 2019 (Warrambeen OMP),</p> <p data-bbox="1323 363 1503 384">had commenced.</p> <p data-bbox="1323 406 1995 496">The Buangor OMP is secured and managed in perpetuity under the Buangor Landowner Agreement (registered instrument AS956210D) with the Department.</p> <p data-bbox="1323 518 1995 633">The Buangor OMP operates for a term of 10 years. Tierra Land Holdings Pty Ltd (Buangor Landowner) is required to submit a management implementation report annually to the Department for each year of the 10 years of the Buangor OMP.</p> <p data-bbox="1323 655 2022 802">The Warrambeen OMP is secured and managed in perpetuity under Deeds of Covenant (registered instruments AT627763M AT629287H, AT627799P, AT629141N, AT629065C, AT627961H, AT627888Q and AT627227N recorded on the titles for the Warrambeen offset site) with Trust for Nature (Victoria) (Trust).</p> <p data-bbox="1323 825 1951 971">The Warrambeen OMP operates for a term of 10 years. Warrambeen Trading Company Pty Ltd (Warrambeen Landowner) is required to prepare an annual written report demonstrating completion of management actions for the preceding year.</p> <p data-bbox="1323 994 2022 1083">Management implementation reports in respect of year 6 of the Buangor OMP and the Warrambeen OMP will be submitted to the Department.</p> <p data-bbox="1323 1115 1995 1262">The offset management actions contained in both Offset Management Plans have been fully implemented for the 5 year period. This was confirmed in the findings of Compliance Audit report dated 24 October 2024 completed by the Environmental Audit Section of DCCEEW.</p> <p data-bbox="1323 1284 1995 1399">The reports prepared by Ecology and Heritage Partners Pty Ltd dated April 2025 (referred to item 7 below) for both offset sites detail the extent to which the environmental conditions at Attachment B have been achieved.</p>

Condition No. / Ref	Condition	Is the project compliant with this condition?	Evidence/Comments
7	<p>Within 3 months after the 5 year anniversary of each offset site being legally secured the approval holder must submit to the Minister for approval, and then publish on a website, a report prepared by a suitably qualified ecologist in respect of that offset site that:</p> <ul style="list-style-type: none"> a) describes the ecological condition of the offset site, including Golden Sun Moth habitat, and providing evidence demonstrating which of the environmental conditions required under condition 6 at that offset site have been achieved; and b) for each environmental condition required under condition 6 for that offset site for which it cannot be demonstrated that it has been achieved, the report must: <ul style="list-style-type: none"> i. include a review of the effectiveness of relevant management practices; ii. specify commitments as to the additional actions that will be implemented to ensure the environmental conditions are subsequently achieved; iii. set out the timeframe within which those environmental conditions will be achieved; and iv. if any environmental conditions cannot be achieved before the completion of the action, include commitments to provide commensurate compensatory offsets. 	Compliant	<p>Reports outlining the results of the year 5 monitoring period were lodged for approval with the EPBC monitoring unit on 3 April 2025, being within the required period. The reports were prepared by Ecology and Heritage Partners Pty Ltd and are dated April 2025.</p>
Part B – Standard administrative conditions			
8	<p>Notification of date of commencement of the action</p> <p>The approval holder must notify the Department in writing of the date of commencement of the action within 10 business days after the date of commencement of the action.</p>	Non-compliant	<p>Action commenced on 30.6ha of habitat for golden Sun Moth corresponding with the Buangor offset site on 28 January 2020 but the Department was not notified until 30 July 2021.</p>

Condition No. / Ref	Condition	Is the project compliant with this condition?	Evidence/Comments
9	<p>Compliance records</p> <p>The approval holder must maintain accurate and complete compliance records.</p>	Compliant	<p>Year 6 management implementation reports will be submitted to the Department in respect of the Buangor OMP and the Warrambeen OMP.</p> <p>This compliance report will be updated following action of any approval condition, published on the approval holder's website and provided to the Department.</p>
10	<p>If the Department makes a request in writing, the approval holder must provide electronic copies of compliance records to the Department within the timeframe specified in the request.</p> <p>Note: Compliance records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act, and or used to verify compliance with the conditions. Summaries of the result of an audit may be published on the Department's website or through the general media.</p>	Compliant	<p>The Department requested a year 1 compliance report to be uploaded to the approval holder's website and a copy emailed to the Department by 24 August 2021. Both actions were carried out by the nominated date.</p>
11	<p>Monitoring data</p> <p>The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under conditions of this approval, is prepared in accordance with the Department's Guidelines for biological survey and mapped data (2018) and submitted electronically to the Department in accordance with the requirements of the offset management plan(s).</p>	Note	<p>Population and habitat monitoring reports have been prepared and submitted to the Department to demonstrate that the year 6 actions under the Buangor OMP and the Warrambeen OMP have been implemented.</p> <p>The reports contain survey data of the Golden Sun Moth populations on the Buangor Offset Site and the Warrambeen Offset Site and are in accordance with the Department's guidelines.</p>
12	<p>Annual compliance reporting</p> <p>The approval holder must prepare a compliance report for each 12 month period following the date of commencement of the action, or as otherwise agreed to in writing by the Minister. The approval holder must:</p> <p>publish each compliance report on the website within 60 business days following the relevant 12 month period;</p> <p>notify the Department by email that a compliance report has been published on the website within five business days of the</p>	Compliant	<p>The Department, in correspondence dated 10 August 2021, directed that the year 1 compliance report be provided to the Department and published on the approval holder's website by 24 August 2021. This was complied with by the approval holder.</p> <p>The year 6 compliance report has been provided to the Department and published on the approval holder's website by 24 April 2026.</p>

Condition No. / Ref	Condition	Is the project compliant with this condition?	Evidence/Comments
	<p>date of publication, and provide a link to the location of the published report;</p> <p>keep all compliance reports publicly available on the website until this approval expires;</p> <p>exclude or redact sensitive ecological data from compliance reports published on the website; and</p> <p>where any sensitive ecological data has been excluded from the version published, submit the full compliance report to the Department within 5 business days of publication.</p> <p>Note: Compliance reports may be published on the Department's website.</p>		
13	<p>Reporting non-compliance</p> <p>The approval holder must notify the Department in writing of any: incident; non-compliance with the conditions; or non-compliance with the commitments made in plans. The notification must be given as soon as practicable, and no later than two business days after becoming aware of the incident or non-compliance. The notification must specify:</p> <ul style="list-style-type: none"> a) the condition which is or may be in breach; b) a short description of the incident and/or non-compliance; and c) the location (including shapefiles), date and time, to the extent that these can be determined, of the incident and/or non-compliance. 	Not applicable	There has been no incident; non-compliance with the conditions; or non-compliance with the commitments made in the plans, during the year 6 monitoring period.
14	<p>The approval holder must provide to the Department the details of any incident or non-compliance with the conditions or commitments made in plans as soon as practicable and no later than 10 business days after becoming aware of the incident or non-compliance, specifying:</p>	Not applicable	There has no incident or non-compliance with the conditions or commitments made in the plans, during the year 6 monitoring period.

Condition No. / Ref	Condition	Is the project compliant with this condition?	Evidence/Comments
	<ul style="list-style-type: none"> a) any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future; b) the potential impacts of the incident or non-compliance; and c) the method and timing of any remedial action that will be undertaken by the approval holder. 		
15	<p>Independent audit</p> <p>The approval holder must ensure that independent audits of compliance with the conditions are conducted as requested in writing by the Minister.</p>	Not applicable	There has been no request for an Audit by the Minister.
16	<p>For each independent audit, the approval holder must:</p> <ul style="list-style-type: none"> a) provide the name and qualifications of the independent auditor and the draft audit criteria to the Department; b) only commence the independent audit once the audit criteria have been approved in writing by the Department; and c) submit an audit report to the Department within the timeframe specified in the approved audit criteria. 	Not applicable	There has been no request for an Audit by the Minister.
17	<p>The approval holder must publish the audit report on the website within 10 business days of receiving the Department's approval of the audit report and keep the audit report published on the website until the end date of this approval.</p>	Not applicable	There has been no request for an Audit by the Minister.
18	<p>Completion of the action</p> <p>Within 30 days after the completion of the action, the approval holder must notify the Department in writing and provide completion data.</p>	Not applicable	The action has not been completed.