

VEGETATION ASSESSMENT

2681 PRINCES HIGHWAY, PORT FAIRY

PREPARED FOR: MYERS PLANNING AND ASSOCIATES



ÖKOLOGIE CONSULTING



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Document Information

Vegetation assessment for the property at 2681 Princes Highway, Port Fairy

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Acknowledgements

Okologie Consulting acknowledges the following people in their contribution to this project:

- Amanda Powers (Myers Planning and Associates) for project information.

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Summary

Okologie Consulting Pty Ltd was engaged by Myers Planning and Associates on behalf of [REDACTED] to prepare a vegetation assessment for the proposed development at 2681 Princes Highway, Port Fairy.

The development proposal is for construction of a new dwelling, a machinery shed and access road. The vegetation assessment was undertaken to determine the extent of native vegetation and ascertain the presence of any threatened flora or fauna species or associated habitats within the project area.

The project area was characterised by exotic dominated grassland (improved pasture), with a highly modified cover of Coastal Dune Scrub in the southern section of the property. A modelled Current Wetland is mapped in the project area. The project area has been extensively modified from agricultural use. No listed threatened ecological communities or flora species were recorded, and none are considered likely to occur due to the highly modified condition of habitat.

One listed threatened fauna species Hooded Plover *Thinornis rubricollis* has been previously recorded in the project area; however, there is a low likelihood of occurrence for this species in the project area on a regular basis due to the highly modified condition of habitat. An *Environment Protection Biodiversity Conservation Act 1999* referral is not required as proposed development will not adversely impact Hooded Plover habitat and no other Matters of National Environmental Significance are likely to be significantly impacted by future works in the project area.

The project design indicates the works will result in the loss of 0.444 hectares of Coastal Dune Scrub and modelled Current Wetland due to construction of the dwelling, ancillary works around a building envelope, and construction of the access road and effluent disposal area. The native vegetation identified for removal has been extensively modified from agricultural use. There are no feasible opportunities to further avoid removal or minimise impacts to native vegetation without compromising the development design.

The proposed removal of 0.444 hectares of native vegetation requires a permit under Clause 52.17 (Native Vegetation) of the Moyne Planning Scheme. An intermediate assessment pathway application has been prepared in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. A permit will also be required under Environmental Significance Overlay – Schedule 1 and Significant Landscape Overlay – Schedule 4.

The native vegetation removal report identified a general offset amount of 0.246 general habitat units is required. The offset must have a minimum strategic biodiversity value score of 0.588 and be within the Glenelg Hopkins Catchment Management Authority or Moyne Shire Council. The offset has been sourced as an allocated credit extract through an accredited offset broker (third party offset).



1 Introduction

1.1 Project Background

Okologie Consulting Pty Ltd was engaged by Myers Planning and Associates on behalf of [REDACTED] to prepare a vegetation assessment for the proposed development at 2681 Princes Highway, Port Fairy.

The development proposal is for construction of a new dwelling, a machinery shed and an access road to the dwelling. Moyne Shire Council (2024) has provided a Request for Further Information for Planning Application No: PL24/137, regarding impacts to native vegetation associated with the proposed development.

The vegetation assessment was undertaken to determine the extent of native vegetation and ascertain the presence of any threatened flora or fauna species or associated habitats within the project area. The proposed removal of native vegetation requires a permit under Clause 52.17 (Native Vegetation) of the Moyne Planning Scheme (DTP 2024) and an application under the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) (DELWP 2017).

This report details the findings of the assessment and discusses environmental legislation and policy implications associated with the proposed development.

1.2 Objectives

The objectives of the assessment were to:

- Assess terrestrial ecological values (vegetation communities, flora and fauna species and associated habitats) within the project area.
- Address the application requirements to remove native vegetation under Clause 52.17 and the Guidelines.
- Ensure ecological values are identified in the early planning phase.
- Identify environmental legislation and policy requirements.

1.3 Site Description

The project area comprises the property at 2681 Princes Highway, in the locality of Port Fairy (Plan PC375165) (Figure 1). The property covers approximately 45 hectares and consists of three land parcels that are intersected by a designated road reserve. It is bound by Princes Highway to the north, private property to the east and west, the Port Fairy Cemetery Reserve and Port Fairy Coastal Reserve to the south. The assessment area was limited to the development footprint (Figure 1).



The topography comprises low to moderate undulating slopes towards the south. The project area was highly modified from agricultural use and dominated by exotic

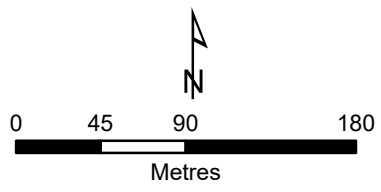


grassland (improved pasture) that is currently used for livestock grazing, with a modified cover of native vegetation along the tertiary dune formation in the southern section of the property. The surrounding land use includes agriculture and conservation (Port Fairy Coastal Reserve).

The project area is located within the Warrnambool Plain bioregion, the Glenelg Hopkins Catchment Management Authority boundary and the Moyne Shire municipality (DEECA 2024a). The Native Vegetation Location mapping shows the project area occurs within Location 1 and 2 (DEECA 2024a). The project area is zoned Farming Zone (FZ) and is subject to Environmental Significance Overlay – Schedule 1 (ESO1) and Significant Landscape Overlay – Schedule 4 (SLO4) under the Moyne Planning Scheme (DTP 2024).

Figure 1
Site Location
2681 Princes Highway, Port Fairy

- Legend**
-  Assessment
 -  Property Boundary



Coordinate System: GDA2020 MGA Zone 55
Map Scale when printed @ A4 1:4,000



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2 Methodology

2.1 Species Information

Scientific and common names of flora species and terrestrial vertebrate fauna follow the Victorian Biodiversity Atlas (VBA) (DEECA 2024c). Vegetation communities follow the Ecological Vegetation Class (EVC) bioregion benchmarks (DEECA 2024b). An EVC is described by a combination of floristic, lifeform and ecological characteristics.

Native (terrestrial) flora and fauna species and vegetation communities referred to as 'threatened' include:

- Listed as critically endangered, endangered or vulnerable under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (DCCEEW 2024).
- Listed as Threatened with a threat category of critically endangered; endangered or vulnerable under the *Flora and Fauna Guarantee Act 1988 – Threatened List* (FFG Act) (DEECA 2024d).

2.2 Desktop Assessment

The desktop assessment included review of databases and other resources, including:

- NatureKit 2.0 for modelled biodiversity data (DEECA 2024a).
- Native Vegetation Removal Tool for vegetation information (DEECA 2024b).
- VBA for threatened flora and fauna species records (DEECA 2024c).
- Planning Schemes Online for planning information (DTP 2024).
- Protected Matters Search Tool (PMST) for information relating to Matters of National Environmental Significance (MNES) (listed threatened species and communities) under the EPBC Act (DCCEEW 2024).
- Relevant environmental legislation, policies and strategies.

2.3 Field Assessment

The vegetation assessment was undertaken on 4 November 2024. The development footprint was traversed on foot to determine the extent of native vegetation and ascertain the presence of any listed threatened flora or fauna species or associated habitats. The extent of native vegetation was mapped using a Trimble Catalyst DA1 differential GPS (sub-metre accuracy post-processing), recorded to GDA 2020, Zone 55 coordinate system. A list of all observed flora and fauna species and associated habitats was recorded. EVCs were determined by reference to the relevant bioregion pre-1750 and extant EVC mapping and benchmarks description.



2.4 Assessment Guidelines

The Guidelines (DELWP 2017) has been incorporated into the Victoria Planning Provisions and all planning schemes in Victoria. The purpose of the Guidelines is to set out and describe the application of Victoria's state-wide policy in relation to assessing and compensating for the removal of native vegetation in response to permit applications under Clause 52.17.

Native vegetation is defined in Clause 72 of the Victoria Planning Provisions as *plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses*. Plants from other states or overseas are not native and the permitted clearing regulations do not apply if they are being removed (DELWP 2017).

The Guidelines considers the biodiversity value of native vegetation by measuring the following two components:

- Site-based information that can be measured or observed at a site.
- Landscape scale information that cannot be measured or observed at the site and is included in maps and models (DELWP 2017).

Under the Guidelines native vegetation is classified as a *patch* or *scattered tree*.

A patch of native vegetation is:

- An area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native¹; or
- Any area with three or more native canopy trees² where the drip line³ of each tree touches the drip line of at least one other tree, forming a continuous canopy; or
- Any mapped wetland included in the Current wetlands map.

A scattered tree is:

- A native canopy tree that does not form part of a patch:
- Scattered trees have two sizes, small and large:
 - a small-scattered tree is less than the large tree species EVC benchmark.
 - a large-scattered tree is equal to or greater than the large tree species EVC benchmark.

¹ Plant cover is the proportion of the ground that is shaded by vegetation foliage when lit from directly above. Areas that include non-vascular vegetation (such as mosses and lichens) but otherwise support no native vascular vegetation are not considered to be a patch for the purposes of the Guidelines. However, when non-vascular vegetation is present with vascular vegetation, it does contribute to cover when determining the percentage of perennial understorey plant cover. The 25% perennial understorey cover is the relative cover of native species vs exotic species.

² A native canopy tree is a mature tree (i.e. it is able to flower) that is greater than 3 metres in height and is normally found in the upper layer of the relevant vegetation type.

³ The drip line is the outermost boundary of a tree canopy (leaves and/or branches) where the water drips on to the ground (DELWP 2017).



The assessment pathway for an application to remove native vegetation reflects its potential impact on biodiversity and is determined from the location and extent of the native vegetation to be removed. The three assessment pathways are:

- Basic – limited impacts on biodiversity.
- Intermediate – could impact on large trees, endangered EVCs, and sensitive wetlands and coastal areas.
- Detailed – could impact on large trees, endangered EVCs, sensitive wetlands and coastal areas, and could significantly impact on habitat for rare or threatened species.

The assessment pathway of an application is determined in accordance with the requirements in Table 1.

Table 1: Assessment pathways

Extent of native vegetation	Location Category		
	Location 1	Location 2	Location 3
Less than 0.5 hectares and not including any large trees	Basic	Intermediate	Detailed
Less than 0.5 hectares and including one or more large trees	Intermediate	Intermediate	Detailed
0.5 hectares or more	Detailed	Detailed	Detailed

Source: DELWP (2017).

2.5 Limitations

The field survey was limited to the development footprint. The remainder of the property was not assessed as this area is not relevant to this application. The preferred survey period for undertaking vegetation assessments in Victoria is spring, which maximises the likelihood of detecting all flora species within a site. Flora surveys provide a valuable ‘snapshot’ of vegetation at a point in time; however, the limitations of seasonal influence on the presence/absence of flora species (i.e. annuals or cryptic species) must be considered. The short duration of the assessment limited the opportunity to observe migratory, transitory or uncommon fauna species.

The information outlined in this report relies on the accuracy of ecological database information, GIS layers and spatial imagery. To minimise potential errors, the most current available data was obtained from relevant sources.

The Department of Energy, Environment and Climate Action (DEECA) bioregion and EVC mapping are subject to inherently broad environmental and ecological parameters used in the mapping process. Where the observed EVC was not reflective of what would be expected from EVC mapping and classification, it was attributed to the most appropriate EVC based on combination of its floristic, life form and ecological characteristics, and particular environmental conditions.



3 Results

3.1 Ecological Vegetation Classes

NatureKit (DEECA 2024a) modelling identifies the pre-1750 EVC mapping for the project area predominantly comprised of Coastal Dune Scrub (EVC 160), Swamp Scrub/Aquatic Herbland Mosaic (EVC 720) and Damp Sands Herb-rich Woodland (EVC 003). Extant (2005) EVC mapping shows a modified cover of Coastal Dune Scrub and a sparse cover of Swamp Scrub/Aquatic Herbland Mosaic and Damp Sands Herb-rich Woodland. A modelled Current Wetland is mapped in the project area (DEECA 2024b).

Remnant native vegetation within the project area was attributed to Coastal Dune Scrub based on floristic, life form and ecological characteristics (Figures 2a to 2c).

3.2 Vegetation Condition

The project area was characterised by exotic dominated grassland used for agriculture (grazing), interspersed with a highly modified cover of Coastal Dune Scrub, which is contiguous with the adjacent coastal reserve (Figures 2a to 2c).

Coastal Dune Scrub

Coastal Dune Scrub is described as *closed scrub to 3 metres tall with occasional emergent trees on siliceous and calcareous sands that are subject to high levels of saltspray and continuous disturbance from onshore winds, occupies the secondary dunes along ocean and bay beaches and lake shores* (DEECA 2024a).

Coastal Dune Scrub occurs along the dune formation and was highly modified from agricultural use (grazing). The vegetation consisted of Knobby Club-sedge *Ficinia nodosa*, Coast Sword-sedge *Lepidosperma gladiatum*, Australian Salt-grass *Distichlis distichophylla*, Coast Spear-grass *Austrostipa flavescens* and Pink Bindweed *Convolvulus erubescens*, interspersed with exotic Marram Grass *Ammophila arenaria*, Kikuyu *Cenchrus clandestinus*, Great Brome *Bromus diandrus*, Barley Grass *Hordeum leporinum*, Yorkshire Fog-grass *Holcus lanatus*, Hare's-tail Grass *Lagurus ovatus*, Prairie Grass *Bromus catharticus*, Panic Veldt-grass *Ehrharta erecta*, Common Sow-thistle *Sonchus oleraceus* and Burr Medic *Medicago polymorpha* (Plates 1 to 8).

Predominantly Introduced Vegetation

Exotic dominated vegetation in the southern section between patches of Coastal Dune Scrub consisted of Brown-top bent *Agrostis capillaris*, Onion Grass *Romulea rosea*, Buffalo Grass *Stenotaphrum secundatum*, Couch Grass *Cynodon dactylon*, Cocksfoot *Dactylis glomerata*, Soft Brome *Bromus hordeaceus*, Bearded Oat *Avena barbata*, Silver Hairgrass *Aira caryophyllea*, Great Brome, Barley Grass, Hare's-tail Grass, Marram Grass, Yorkshire Fog-grass, Cape Weed *Arctotheca calendula*, Spear Thistle



Cirsium vulgare, Bucks-horn Plantain *Plantago coronopus*, Flat Weed *Hypochoeris radicata*, Petty Spurge *Euphorbia peplus* and Burr Medic, interspersed with a scattered cover (<5% overall perennial cover) of native Knobby Club-sedge, Coast Sword-sedge and Australian Salt-grass (Plates 9 to 16).

Areas of improved pasture along the proposed access road, including the modelled Current Wetland area, was dominated by exotic Perennial Rye-grass *Lolium perenne*, Winter Grass *Poa annua*, Perennial Veldt-grass *Ehrharta calycina*, Yorkshire Fog-grass, Cocksfoot, Onion Grass, Great Brome, Brown-top Bent, Sheep Sorrell *Acetosella vulgaris*, Small-flower Mallow *Malva parviflora*, Ribwort *Plantago lanceolata*, Curled Dock *Rumex crispus*, White Clover *Trifolium repens* var. *repens*, Ox Tongue *Helminthotheca echioides*, Oval Heron's Bill *Erodium malacoides*, Winged-slender Thistle *Carduus tenuiflorus*, Cape Weed and Flat Weed. No native vegetation was observed in areas of exotic pasture or within the modelled Current Wetland area (Plates 17 to 24).

3.3 Threatened Flora Species

The VBA (DEECA 2024c) contains records of five listed threatened flora species in local area (within a five-kilometre radius of the project area). The PMST (DCCEEW 2024) identified 13 EPBC Act listed flora species or species habitats as likely to occur within the local area (Appendix 3).

No listed threatened fauna species were observed during the field assessment, and none have been previously recorded in the project area. One listed threatened flora species, Dune Poa *Poa poiformis* var. *ramifer*, has been recorded immediately adjacent to the project area (Figure 3). Dune Poa has a threat category of endangered in Victoria (DEECA 2024d). The VBA (DEECA 2024c) contains five records of Dune Poa in the local area. Dune Poa was not recorded during the assessment and there is a low likelihood of occurrence for this species in the project area due to the highly modified condition of habitat from grazing.

There is a low likelihood of occurrence for any additional listed threatened flora species in the development footprint due to the highly modified condition of habitat from agricultural use, which reduces or eliminates the habitat potential for many species.

3.4 Threatened Fauna Species

The VBA (DEECA 2024c) contains records of 19 listed threatened fauna species in the local area. The PMST (DCCEEW 2024) identified 20 EPBC Act listed fauna species or species habitats (terrestrial) as likely to occur within the local area (Appendix 4).

No listed threatened fauna species were recorded during the field assessment. NatureKit (DEECA 2024a) identifies one listed threatened species, Hooded Plover *Thinornis rubricollis*, has previously been recorded in the project area (from one



incidental observation) (Figure 4). The VBA (2024c) contains 875 records for this species in the local area, including numerous records along the adjacent beaches of the Port Fairy Coastal Reserve. Hooded Plover is listed as Vulnerable under the EPBC Act and has a threat category of vulnerable in Victoria (DEECA 2024d). Preferred habitat for this species is ocean beaches backed by dunes, as well as lakes and lagoons, tidal bays and estuaries (TSSC 2014). The project area does not provide preferred habitat for this species and there is a low likelihood of occurrence for this species due to the highly modified condition of habitat.

There is a low likelihood of occurrence for any additional listed threatened fauna species in the development footprint due to the absence of suitable habitat. The project area has been extensively modified from agricultural use, which limits habitat availability to generalist species adapted to modified habitats.

3.5 Threatened Ecological Communities

Commonwealth Listed Ecological Communities

Review of the PMST (DCCEEW 2024) identified six EPBC Act listed ecological communities may or are known to occur within the local area:

- *Grassy Eucalypt Woodland of the Victorian Volcanic Plain* (Critically Endangered).
- *Natural Temperate Grassland of the Victorian Volcanic Plain* (Critically Endangered).
- *Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains* (Critically Endangered).
- *Subtropical and Temperate Coastal Saltmarsh* (Vulnerable).
- *Assemblages of species associated with open-coast salt-wedge estuaries of western and central Victoria ecological community* (Endangered).
- Giant Kelp Marine Forests of South East Australia (Endangered).

Native vegetation within the study area does not meet the criteria or condition thresholds for any EPBC Act listed ecological communities.

3.6 Summary of Biodiversity Values

A summary of the biodiversity values within the project area is as follows:

- Coastal Dune Scrub has a bioregional conservation status of Depleted in the Warrnambool Plain bioregion.
- Native vegetation condition modelling indicates the project area supports areas of moderate to high value vegetation with condition scores of between 0.21-0.40 and 0.61-0.80.



- Strategic biodiversity value modelling indicates the project area supports moderate to very high value vegetation/habitat with scores of between 0.41-0.60 and 0.81-1.00 (DEECA 2024a).

The criteria for determining native vegetation value indicates Coastal Dune Scrub within the project area comprises moderate to higher native vegetation values due to the vegetation extent, EVC conservation status, strategic biodiversity value and threatened species habitat (Appendix 2) (DELWP 2018). However, these modelled values do not represent the actual condition of the project area.



Plate 1: Coastal Dune Scrub in the project area



Plate 2: Coastal Dune Scrub in the project area



Plate 3: Coastal Dune Scrub in the project area



Plate 4: Coastal Dune Scrub in the project area



Plate 5: Coastal Dune Scrub for removal in development area



Plate 6: Coastal Dune Scrub for removal in development area



Plate 7: Coastal Dune Scrub for removal in development area



Plate 8: Coastal Dune Scrub for removal in development area



Plate 9: Exotic dominated grassland in development area



Plate 10: Exotic dominated grassland in development area



Plate 11: Exotic dominated grassland in development area



Plate 12: Exotic dominated grassland in development area



Plate 13: Exotic dominated grassland in development area



Plate 14: Exotic dominated grassland in development area



Plate 15: Exotic dominated grassland in development area



Plate 16: Exotic dominated grassland in the project area



Plate 17: Exotic grassland in modelled Current Wetland area



Plate 18: Exotic grassland in modelled Current Wetland area



Plate 19: Exotic grassland in modelled Current Wetland area



Plate 20: Exotic grassland in modelled Current Wetland area



Plate 21: Exotic dominated grassland along the access road



Plate 22: Exotic dominated grassland along the access road






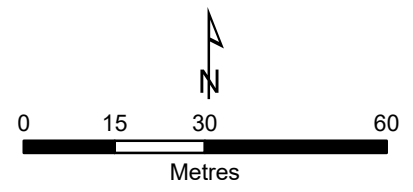
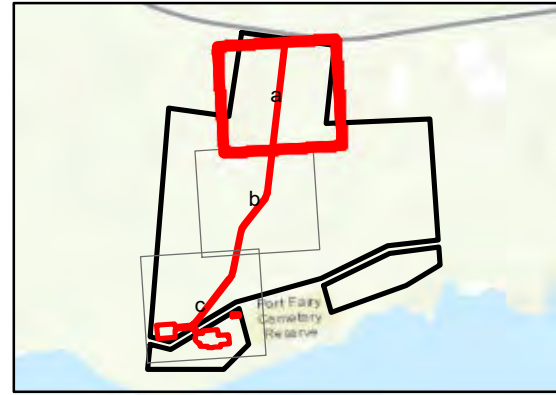
Plate 23: Exotic dominated grassland within the project area



Plate 24: Exotic dominated grassland within the project area

Figure 2a
Ecological Values
 2681 Princes Highway, Port Fairy

- Legend**
-  Assessment
 -  Property Boundary
 -  Planted Vegetation
 -  Predominantly Introduced Vegetation
 -  Mapped Current Wetland
 -  Native Vegetation for Removal



Coordinate System: GDA2020 MGA Zone 55
 Map Scale when printed @ A4 1:1,250

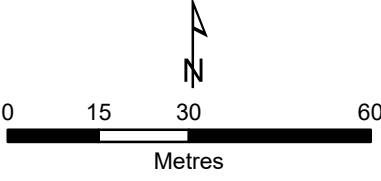


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Figure 2b
Ecological Values
 2681 Princes Highway, Port Fairy

- Legend**
-  Assessment
 -  Property Boundary
 -  Predominantly Introduced Vegetation
 -  Mapped Current Wetland
 -  Native Vegetation for Removal



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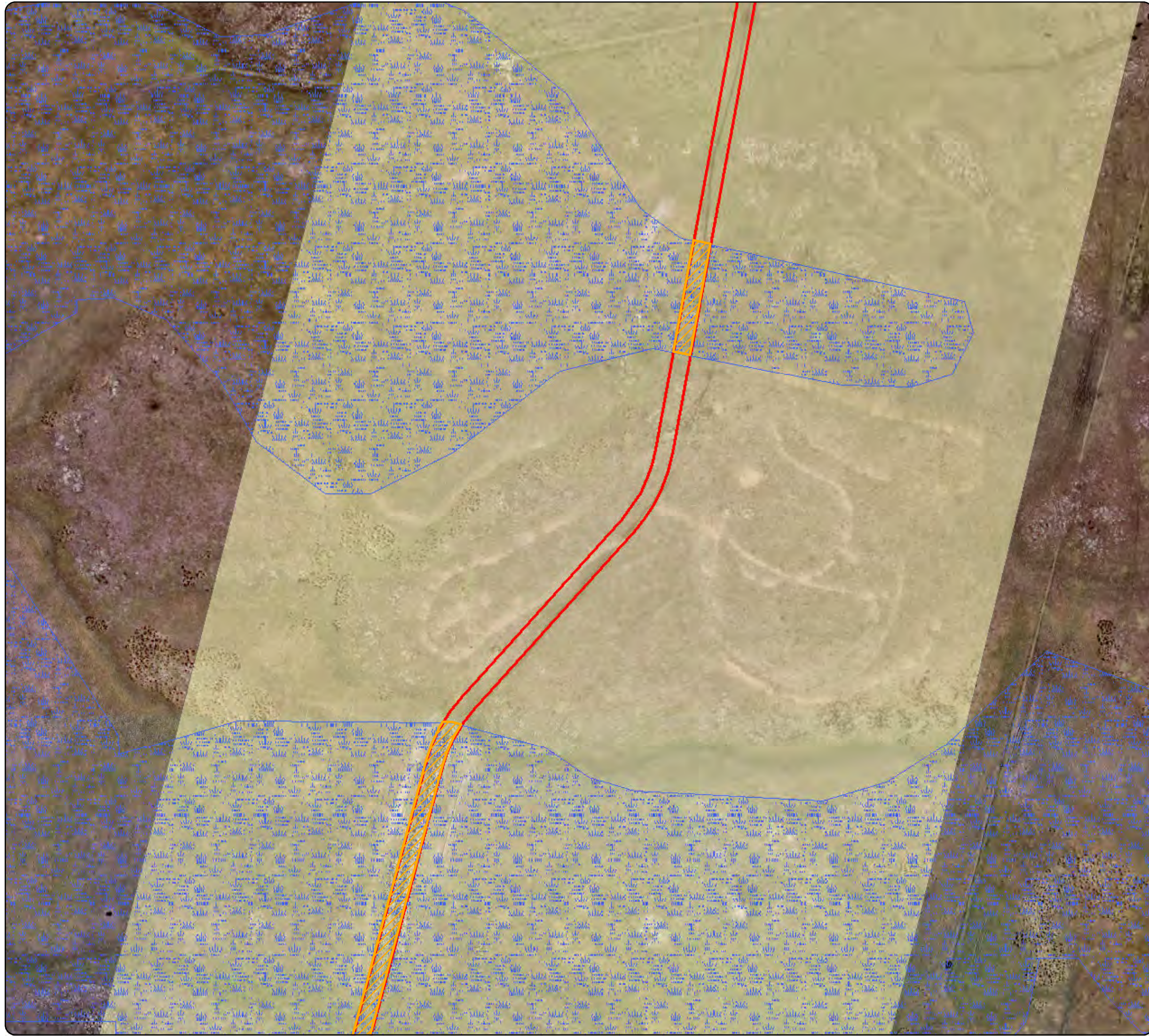
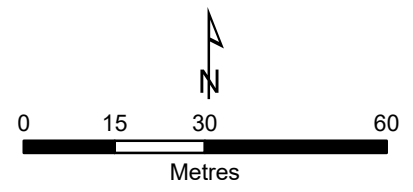
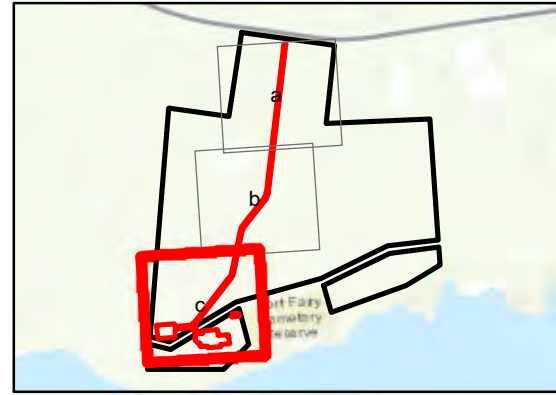


Figure 2c
Ecological Values
 2681 Princes Highway, Port Fairy

- Legend**
-  Assessment
 -  Property Boundary
 -  Coastal Dune Scrub
 -  Predominantly Introduced Vegetation
 -  Mapped Current Wetland
 -  Native Vegetation for Removal

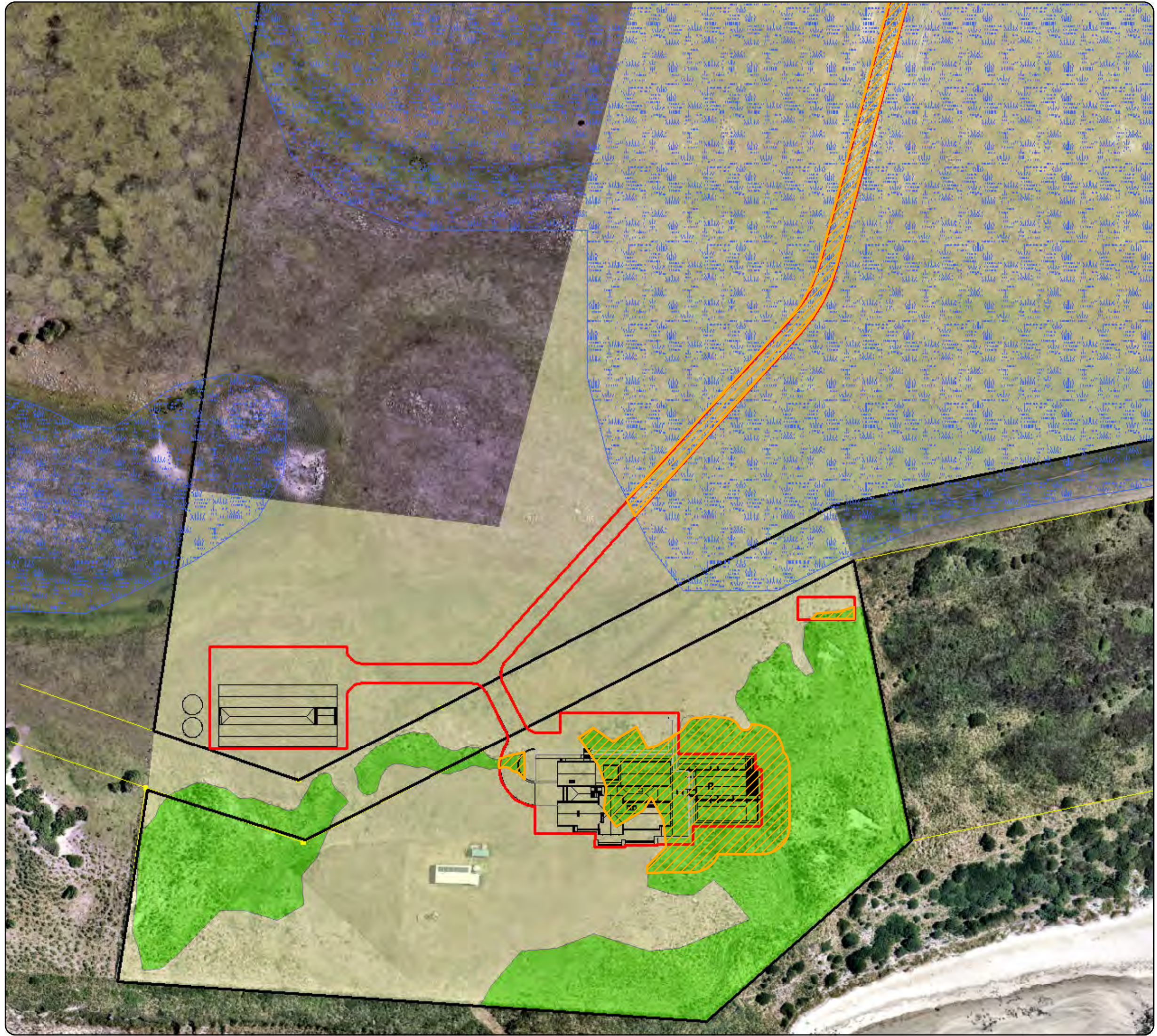


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4 Environmental Legislation and Policy Implications

4.1 Environment Protection and Biodiversity Conservation Act 1999

The EPBC Act provides a process for assessment of proposed actions that may have a significant impact on a MNES, which includes EPBC Act listed flora, fauna and ecological communities (DoE 2013).

The EPBC Act affects any group or individual (including companies) whose actions (i.e. proposal or project) are assessed for environmental impacts under the EPBC Act. An action requires approval from the Commonwealth Environment Minister if it is considered likely to have a significant impact on a MNES (DoE 2013).

No EPBC Act listed threatened flora species were recorded within the project area, and none are considered likely to occur due to the absence of suitable habitat. Native vegetation within the project area does not meet the criteria or threshold requirements for any EPBC Act listed ecological communities.

Hooded Plover has previously been recorded in the project area, including numerous records along the adjacent Port Fairy Coastal Reserve. There is a low likelihood of occurrence for this species in the project area on a regular basis due to the highly modified condition of habitat. An EPBC Act referral is not required as proposed development will not adversely impact Hooded Plover habitat and no other MNES are likely to be significantly impacted by future works in the project area.

4.2 Flora and Fauna Guarantee Act 1988

The FFG Act is the key piece of Victorian legislation for the conservation of threatened species and communities and for the management of potentially threatening processes.

A permit is required from DEECA to 'take' (kill, injure, disturb or collect) flora species on the Threatened listed, flora species that are members of listed threatened communities or declared protected flora from public land. Declared protected flora species are classified as either generally protected flora or restricted use protected flora. A permit is required to take generally protected flora on public land, whereas no permit is required to take restricted use protected flora species (DEECA 2024e).

No FFG Act listed threatened or protected flora species, or floristic communities were recorded in the project area. An FFG Act permit is generally not required for private land.

4.3 Planning and Environment Act 1987



The purpose of the *Planning and Environment Act 1987* is to establish a framework for planning the use, development and protection of land in Victoria. Native vegetation clearance is managed under the Act and through municipal planning schemes (DTP 2024).

A permit is required under Clause 52.17 (Native Vegetation) to remove, destroy or lop native vegetation, including dead vegetation, unless the action is exempt. To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation, the following three step approach is applied in accordance with the Guidelines:

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

If native vegetation removal is required, a permit application must be categorised as a basic, intermediate or detailed assessment pathway as specified in the Guidelines (DELWP 2017). Each assessment pathway has specific application requirements and decision guidelines that must be considered by the responsible authority.

Clause 66 (Referral and Notice Provisions) requires that the following applications to remove native vegetation be referred to the Secretary to DEECA:

- To remove, destroy or lop native vegetation in the Detailed Assessment Pathway
- To remove, destroy or lop native vegetation if a Property Vegetation Plan applies to the site.
- To remove, destroy or lop native vegetation on Crown land, which is occupied or managed by the responsible authority (DTP 2024).

Clause 52.17 – Native Vegetation

The project area was characterised by exotic dominated grassland used for agriculture (grazing), interspersed with a highly modified cover of Coastal Dune Scrub, which is contiguous with the adjacent coastal reserve. A modelled Current Wetland is mapped in the project area.

The project design indicates the works will result in the loss of 0.444 hectares of Coastal Dune Scrub and modelled Current Wetland due to construction of the dwelling, ancillary works around a building envelope, and construction of the access road and effluent disposal area. The location of the dwelling was informed by coastal hazard constraints (inundation extent), which is detailed in the Coastal Hazard Vulnerability Assessment (Water Technology 2024). The designated road reserve also limits the dwelling and machinery shed locations, which is in the Town Planning Report (Myers Planning and Associates 2024).



Coastal Dune Scrub identified for removal for the dwelling and effluent disposal area has been extensively modified from agricultural use. All native vegetation within 10-metres from building envelope is also assumed 100% lost for ancillary works associated with construction (DELWP 2018).

The access road to the dwelling extends south from the main access point off Princes Highway, with an overall construction width of six-metres wide to meet all-weather road specifications to accommodate emergency vehicles and avoid flooding hazards.

The access road will utilise an existing track that extends through the modelled Current Wetland area. However, the vegetation within the modelled Current Wetland area comprises exotic dominated grassland (improved pasture) and was devoid of any native species that would typically occur in semi-permanent wetlands or be associated the Aquatic Herbland EVC. There is no practical way to align the access road to the dwelling that avoids the modelled Current Wetland area (Figures 2a to 2c).

The machinery shed is located in an area of exotic dominated vegetation that avoids impacts to Coastal Dune Scrub and the modelled Current Wetland area.

The project design has been subject to several iterations to avoid and minimise impacts to native vegetation as much as practicable. There are no feasible opportunities to further avoid removal or minimise impacts to native vegetation without compromising the development design.

The proposed removal of 0.444 hectares of native vegetation requires a permit under Clause 52.17 (Native Vegetation) of the Moyne Planning Scheme (DTP 2024). The native vegetation removal report (Appendix 6) (DEECA 2023d) identified an intermediate assessment pathway application is required in accordance with the Guidelines (DELWP 2017) (Table 2).

The offset will be sourced as an allocated credit extract (third party offset) through the Native Vegetation Credit Register. Evidence of offset availability is provided in Appendix 7.



Table 2: Intermediate assessment pathway application

Number	Application Requirement	Response
1.	<p>The assessment pathway and reason for the assessment pathway. This includes the location category of the native vegetation to be removed.</p> <p>A description of the native vegetation to be removed that includes:</p> <ul style="list-style-type: none"> • Whether it is a patch or a scattered tree (or both). • The extent (in hectares). • The number and circumference (in centimetres measured at 1.3 metres above ground level) of any large trees within a patch. • The number and circumference (in centimetres measured at 1.3 metres above ground level) of any scattered trees, and whether each tree is small or large. • The strategic biodiversity value score • The condition score. • If it includes endangered Ecological Vegetation Classes. • If it includes sensitive wetland or coastal areas. 	<p>The application is under the intermediate assessment pathway for removal of native vegetation in Location 2. The assessment pathway is for the removal of native vegetation associated with construction of a new dwelling, shed and access road. The location of native vegetation for removal is shown on Figures 2a to 2c.</p> <ul style="list-style-type: none"> • The native vegetation proposed for removal is classified as a patch under the Guidelines. • The extent of the patch of native vegetation to be removed (Coastal Dune Scrub) covers 0.444 hectares. • No large trees in a patch require removal. • No scattered trees require removal. • The strategic biodiversity value score of all mapped vegetation varies from 0.460 to 0.840. • The modelled condition score of all mapped vegetation ranges from 0.324 to 0.580. • Coastal Dune Scrub is listed as Depleted in the Warrnambool Plain bioregion. • The project area does not include any sensitive wetland areas. The project area occurs immediately adjacent to the Port Fairy Coastal Reserve.
	Maps showing the native vegetation and property in context and	<ul style="list-style-type: none"> • The location of the patch of native vegetation for



Number	Application Requirement	Response
	<p>containing:</p> <ul style="list-style-type: none"> • Scale, north point and property boundaries. • Location of any patches of native vegetation and the number of large trees within the patch proposed to be removed. • Location of scattered trees proposed to be removed, including their size. <p>The offset requirement, determined in accordance with section 5 of the Guidelines, that will apply if the native vegetation is approved to be removed</p>	<p>removal is shown on Figures 2a to 2c.</p> <ul style="list-style-type: none"> • No large trees in a patch require removal. • No scattered indigenous tree require removal. <p>The offset requirement is for a general offset amount of 0.246 general habitat units. The general offset must have a minimum strategic biodiversity value score of 0.588 and be within the Glenelg Hopkins Catchment Management Authority or Moyne Shire Council.</p>
2.	<p>Topographic and land information relating to the native vegetation to be removed, showing ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate. This may be represented in a map or plan.</p>	<p>The topography comprises low to moderate undulating slopes towards the south. It does not contain any waterways, ridges or hilltops, steep slopes, saline discharge areas or any areas of existing erosion. A low-lying area occurs in the central section of the site (modelled Current Wetland area).</p>
3.	<p>Recent photographs of the native vegetation to be removed.</p>	<p>Photographs of native vegetation identified for removal are shown on Page 16.</p>
4.	<p>Details of any other native vegetation approved to be removed, or that was removed without the required approvals, on the same property or on contiguous land in the same ownership as the</p>	<p>No permitted removal of other native vegetation has been undertaken on the same contiguous parcel of land within the past five years.</p>



Number	Application Requirement	Response
	applicant, in the five-year period before the application for a permit is lodged.	
5.	<p>An avoid and minimise statement. The statement describes any efforts to avoid the removal of and minimise the impacts on the biodiversity and other values of native vegetation, and how these efforts focussed on areas of native vegetation that have the most value. The statement should include a description of the following:</p> <ul style="list-style-type: none"> • Strategic level planning – any regional or landscape scale strategic planning process that the site has been subject to that avoided and minimised impacts on native vegetation across a region or landscape. • Site level planning – how the proposed use or development has been sited or designed to avoid and minimise impacts on native vegetation. • That no feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal. 	<p>The site has not been subject to a strategic planning process. The project design indicates the development will result in the loss of native vegetation due to construction of the dwelling and shed, ancillary works around a building envelope, effluent disposal area and construction of an access road through a modelled Current Wetland. The proposed dwelling was informed by coastal hazard constraints and is located in a highly modified area. The project design has been subject to several changes to avoid and minimise impacts to native vegetation as much as practicable. The access road alignment cannot avoid the modelled Current Wetland area. There are no feasible opportunities to further avoid removal or minimise impacts to native vegetation without compromising the development design.</p>
6.	A copy of any Property Vegetation Plan contained within an agreement made pursuant to section 69 of the Conservation, Forests and Lands Act 1987 that applies to the native vegetation to be removed.	A property vegetation plan does not apply to the site.
7.	Where the removal of native vegetation is to create defendable	No applicable.



Number	Application Requirement	Response
	space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required when the creation of defensible space is in conjunction with an application under the Bushfire Management Overlay.	
8.	If the application is under Clause 52.16, a statement that explains how the proposal responds to the Native Vegetation Precinct Plan considerations at decision guideline 8.	The application to remove native vegetation is not associated with Clause 52.16
9.	An offset statement providing evidence that an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines. A suitable statement includes evidence that the required offset: Is available to purchase from a third party or will be established as a new offset and has the agreement of the proposed offset provider or can be met by a first party offset.	The offset will be sourced as an allocated credit extract (third party offset) through the Native Vegetation Credit Register. Evidence of offset availability is provided in Appendix 7.



Environmental Significance Overlay – Schedule 1

The site is subject to ESO1 (Coastal Areas and Estuaries) under the Moyne Planning Scheme (DTP 2024). The provision to ESO1 does not specify the requirement for a permit to remove native vegetation. However, a permit is required to construct a new dwelling, which requires a permit under Clause 42.01 (ESO1) (DTP 2024). The application requirement for a permit under ESO1 is outlined in the Town Planning Report (Myers Planning and Associates 2024). The response to the decision guidelines for relevant ecological issues under ESO1 are outlined in Table 3.

Table 3: Decision guidelines under ESO1

Decision Guideline	Response
Potential threats to the quality, life cycle processes or functioning of aquatic and terrestrial ecosystems or native plant and animal species.	The Coastal Dune Scrub identified for removal for the dwelling, effluent disposal area and access road has been extensively modified from agricultural use. The access road is located along exotic dominated pasture. The development is unlikely to adversely impact aquatic and terrestrial ecosystem function and life cycle processes due to the level of existing disturbance.
Whether development avoids impacts on an estuary and wetlands from any drainage, excavation, filling and reclamation works or supports the ecology of the wetland.	The access road to the dwelling extends through the modelled Current Wetland area that would be subject to periods of inundation with water. However, the vegetation within the modelled Current Wetland area comprises exotic dominated grassland (improved pasture) and was devoid of any native species that would typically be associated the Aquatic Herbland EVC and occur in semi-permanent wetlands. There is no practical way to align the access road to the dwelling that avoids the modelled Current Wetland area.
Whether the proposal protects and avoids the loss of indigenous native vegetation particularly sensitive coastal and foreshore vegetation, in particular heathlands, dune vegetation, saltmarshes and sedges from clearing, pollution, grazing, and trampling.	The Coastal Dune Scrub identified for removal for the dwelling and effluent disposal area has been extensively modified from agricultural use (grazing).



Decision Guideline	Response
Whether the proposal emphasises the use of indigenous species in revegetation programs particularly for riparian buffers along waterways, gullies, ridgelines, property boundaries and recharge areas, as well as site management measures to minimise the occurrence of salinity, erosion, groundwater and surface water problems.	Any future landscape should consider the use of native species associated with the Coastal Dune Scrub EVC.
The need for an agreement or a covenant on title to protect significant habitat and whether this should be a condition of any permit.	No significance habitat occurs within the development footprint. An agreement or a covenant is not considered necessary in this instance.
The necessity of retaining a buffer zone from either the high-water mark of the coast adequate to avoid coastal erosion hazard and coastal shoreline retreat or up to 100 metres from high water mark from an estuary or wetland for landward migration of wetland vegetation due to sea level rise including the benefit of implementing the buffer through an appropriate permit condition and requiring any such buffer to be fenced to exclude stock or vermin.	The proposed development is located >100 meters away from the high tide mark of the adjacent Port Fairy Coastal Reserve. An existing fence prevents stock from grazing native vegetation in the adjacent reserve area.
Control of noxious and environmental weeds and pest animals, including the need to minimise the spread of weeds and soil pathogens	The landowner currently undertakes management of noxious and environmental weeds, and pest animals on the property.

Significant Landscape Overlay – Schedule 4

The property is covered by SLO4 (Lake Yambuk to Port Fairy Coast) under the Moyne Planning Scheme (DTP 2024). The relevant provision to SLO4 specifies that *a permit is required to remove, destroy or lop native vegetation except where:*

- *The vegetation is recognised by the Department Environment, Land, Water and Planning as an environmental weed.*
- *The vegetation is dead.*
- *The vegetation has been planted for gardens or for horticultural purposes.*



A permit will be required under Clause 42.03 (SLO1) for removal of native vegetation to construction of the new dwelling, effluent disposal area and access road. A response to the decision guidelines for under SLO1 is outlined in the Town Planning Report (Myers Planning and Associates 2024).



5 Potential Impacts and Mitigation Measures

5.1 Potential Impacts and Mitigation Measures

The project area supports Coastal Dune scrub proposed for retention. If left unmanaged, construction works have the potential to impact ecological values within the project area. The preparation of a Construction Environment Management Plan (CEMP) is recommended and should include actions to ameliorate potential impacts to ecological values. The CEMP should include as a minimum:

- An induction for contractors regarding ecological values throughout the property.
- Designated No Go Zones⁴ to avoid any disturbance or damage to native vegetation adjacent to construction areas. No go zones should be fenced with para-webbing or similar material prior to construction.
- Pruning of any indigenous trees should be undertaken by a qualified arborist.
- Access restrictions to prevent unauthorised access of the construction site.
- Standard best practice measures to minimise the spread of soil pathogens, and weeds from machinery or through movement of soil on and offsite.
- Best practice sedimentation and erosion control measures to minimise impacts to drainage lines.
- The location of construction stockpiles, machinery, and other infrastructure should be away from areas of native vegetation.

⁴ A No Go Zone is defined as an area of native vegetation or habitat that requires protection from construction works.



6 Conclusion

The project area was characterised by exotic dominated grassland (improved pasture), with a highly modified cover of Coastal Dune Scrub in the southern section of the property. A modelled Current Wetland is mapped in the project area. The project area has been extensively modified from agricultural use. No listed threatened ecological communities or flora species were recorded, and none are considered likely to occur due to the highly modified condition of habitat.

One listed threatened fauna species Hooded Plover has been previously recorded in the project area; however, there is a low likelihood of occurrence for this species in the project area on a regular basis due to the highly modified condition of habitat. An EPBC Act referral is not required as the proposed development will not adversely impact Hooded Plover habitat and no other MNES are likely to be significantly impacted by future works in the project area.

The project design indicates the works will result in the loss of 0.444 hectares of Coastal Dune Scrub and modelled Current Wetland due to construction of the dwelling, ancillary works around a building envelope, and construction of the access road and effluent disposal area. The native vegetation identified for removal has been extensively modified from agricultural use. There are no feasible opportunities to further avoid removal or minimise impacts to native vegetation without compromising the development design.

The proposed removal of 0.444 hectares of native vegetation requires a permit under Clause 52.17 (Native Vegetation) of the Moyne Planning Scheme. An intermediate assessment pathway application has been prepared in accordance with the Guidelines. A permit to remove native vegetation is also required under ESO1 and SLO4.

The native vegetation removal report identified a general offset amount of 0.246 general habitat units is required. The offset must have a minimum strategic biodiversity value score of 0.588 and be within the Glenelg Hopkins Catchment Management Authority or Moyne Shire Council. The offset has been sourced as an allocated credit extract through an accredited offset broker (third party offset).



7 References

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DEECA 2024a. NatureKit 2.0. Department of Energy, Environment and Climate Action: <https://maps2.biodiversity.vic.gov.au>

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TSSC 2014. *Conservation Advice: Thinornis rubricollis rubricollis Hooded Plover (eastern)*. Threatened Species Scientific Committee: <https://www.environment.gov.au/biodiversity/threatened/species/pubs/66726-conservation-advice.pdf>



Appendices

Appendix 1 – Likelihood of Occurrence

One or more of the following criteria was used to establish the likelihood of occurrence for threatened flora and fauna species within the study area. The likelihood of occurrence indicates the potential for a species to occur within the study area. This assessment includes review of habitat presence or suitability, species records within the local area, and the level of site disturbance or presence of threatening processes that may preclude the occurrence of a species.

Present: Recorded during the field survey.

High likelihood:

- Previously recorded within the site.
- Likely to visit the site during seasonal movements.
- Frequently recorded within the local area.
- Known or likely to maintain resident populations in the local area.
- Presence of preferred habitat within the site.

Moderate likelihood:

- May regularly move through or visit the site as a seasonal visitor.
- Previous records within the local area.
- Some characteristics of a species preferred habitat is present although in a modified condition.
- Unlikely to maintain a population within the site.

Low Likelihood:

- Species likely to occur as a rare or opportunistic visitor.
- Few previous records within the local area.
- Habitat within the site is highly modified and does not represent the species preferred habitat.

Unlikely:

- No suitable habitat present on the site or in the surrounding area.
- No species records in the local area.
- Beyond the species natural distribution or considered locally extinct.

The outcome of the assessment of likelihood of occurrence for threatened flora is Appendix 4 and Appendix 5 for threatened fauna.



Appendix 2 – Native Vegetation Value Criteria

Table 5. Values of Native Vegetation

Value	Lower value	Higher value
Extent		
The amount of native vegetation to be removed and the context it is being removed from	• Small extent (less than 0.5 hectares) with no long- term viability (it may be isolated or degraded by surrounding land uses).	• Larger extent (more than 1 hectare).
	• Removal does not impact on viability of remaining vegetation (it does not result in fragmentation).	• Smaller extent (less than 1 hectare) but with good viability in an otherwise cleared landscape.
	• Removal does not include large trees.	• Smaller extent but from within a larger patch and the removal leads to fragmentation of the patch.
		• Removal includes large trees.
Condition		
The condition score of the vegetation to be removed. Scores range from 0.2 to 1.	Condition scores are in the low range when they are less than 0.3.	Condition scores are in the high range, when they are above 0.6, noting 1 means pristine, pre-settlement condition.
	Lower scores indicate the vegetation has experienced a fair amount of disturbance and as a result is in poor condition. Poorer conditions generally support a lower diversity of plants and animals.	Higher scores indicate that the vegetation has not experienced significant disturbance and is in fairly good condition. Good condition vegetation usually supports a higher diversity of plants and animals.
Strategic biodiversity value (SBV)		
The SBV score of the vegetation to be removed. Scores range from 0.1 to 1	SBV scores are in the low range when they are less than 0.3.	SBV scores are in the high range, when that are above 0.8.
	Lower scores indicate locations where either only a few values are found together, or areas where there are many other locations with the same values (and the other locations have better condition and connectivity).	A higher score indicates a location where many values, that are not widespread or common, are found together.
Habitat for rare or threatened species		
This includes those listed as critically endangered, endangered, vulnerable or rare	Few species' habitats are impacted.	Numerous species' habitats are impacted. With few to many species' offsets.
	• Low proportional impact (less than 0.005%).	• Proportional impact is relatively higher than the species threshold (proportional impact represents the percentage of the habitat affected).



Value	Lower value	Higher value
	<ul style="list-style-type: none"> No or few species offsets. 	<ul style="list-style-type: none"> Species have higher conservation status (endangered or critically endangered).
	<ul style="list-style-type: none"> Species have lower conservation status (rare or vulnerable). 	<ul style="list-style-type: none"> The species' habitats are highly localised or an important area of habitat within a dispersed species or selected VBA records
	<ul style="list-style-type: none"> The species' habitats are dispersed and not an important area of habitat within a dispersed species. 	
Ecological Vegetation Class (EVC)		
The Bioregional Conservation Status	it is not an endangered EVC.	it is an endangered EVC (location category 2) in the Location map.
	<ul style="list-style-type: none"> the EVC is well represented in existing protected areas 	<ul style="list-style-type: none"> the EVC is not well represented in existing protected areas.
Landscape values		
	The native vegetation or land where the native vegetation is to be removed does not have to be managed to preserve identified landscape values.	The native vegetation or land where the native vegetation is to be removed has to be managed to preserve identified landscape values.

Source: DELWP 2018



Appendix 3 – Flora Species Recorded

Table 6: Flora species recorded during the field assessment

Scientific Name	Common Name
<i>Acetosella vulgaris</i>	Sheep Sorrel*
<i>Agrostis capillaris</i>	Brown-top Bent*
<i>Ammophila arenaria</i>	Marram Grass*
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass*
<i>Arctotheca calendula</i>	Cape Weed*
<i>Australostipa flavescens</i>	Coast Spear-grass
<i>Avena barbata</i>	Bearded Oat*
<i>Avena fatua</i>	Wild Oat*
<i>Briza minor</i>	Lesser Quaking-grass*
<i>Bromus catharticus</i>	Prairie Grass*
<i>Bromus diandrus</i>	Great Brome*
<i>Bromus hordeaceus</i> subsp. <i>hordeaceus</i>	Soft Brome*
<i>Carduus tenuiflorus</i>	Winged-slender Thistle**
<i>Carpobrotus rossii</i>	Karkalla
<i>Cenchrus clandestinus</i>	Kikuyu*
<i>Chenopodium album</i>	Fat Hen*
<i>Chenopodium murale</i>	Sowbane*
<i>Cirsium vulgare</i>	Spear Thistle**
<i>Convolvulus erubescens</i>	Pink Bindweed
<i>Cynodon dactylon</i> var. <i>dactylon</i>	Couch*
<i>Dactylis glomerata</i>	Cocksfoot*
<i>Distichlis distichophylla</i>	Australian Salt-grass
<i>Ehrharta calycina</i>	Perennial Veldt-grass*
<i>Ehrharta erecta</i>	Panic Veldt-grass*
<i>Erodium malacoides</i>	Oval Heron's Bill*
<i>Ficinia nodosa</i>	Knobby Club-sedge
<i>Helminthotheca echioides</i>	Ox Tongue*
<i>Holcus lanatus</i>	Yorkshire Fog*
<i>Hordeum leporinum</i>	Barley Grass*
<i>Hypochaeris radicata</i>	Flatweed*
<i>Lagurus ovatus</i>	Hare's-tail Grass*
<i>Lepidosperma gladiatum</i>	Coast Sword-sedge
<i>Leucopogon parviflorus</i>	Coast Beard-heath
<i>Lolium perenne</i>	Perennial Rye-grass*
<i>Malva parviflora</i>	Small-flower Mallow*
<i>Medicago polymorpha</i>	Burr Medic*
<i>Phalaris aquatica</i>	Toowoomba Canary-grass*
<i>Plantago lanceolata</i>	Ribwort*
<i>Poa annua</i>	Winter Grass*



Scientific Name	Common Name
<i>Rhagodia candolleana</i> subsp. <i>candolleana</i>	Seaberry Saltbush
<i>Rumex crispus</i>	Curled Dock*
<i>Rytidosperma caespitosum</i>	Common Wallaby-grass
<i>Rytidosperma racemosum</i> var. <i>racemosum</i>	Slender Wallaby-grass
<i>Sonchus oleraceus</i>	Common Sow-thistle*
<i>Spinifex sericeus</i>	Coast Spinifex
<i>Stenotaphrum secundatum</i>	Buffalo Grass*
<i>Trifolium fragiferum</i>	Strawberry Clover
<i>Trifolium repens</i> var. <i>repens</i>	White Clover

Notes: *Exotic species; **Listed noxious weed

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Appendix 4 – Threatened Flora Records

Table 7. Threatened flora records

Scientific Name	Common Name	Status	Count of Sightings	Last Record	Likelihood of Occurrence	Potential Impact
<i>Atriplex paludosa</i> subsp. <i>paludosa</i>	Marsh Saltbush	en	5	3/4/2008	U	Unlikely to occur due to absence of suitable habitat
<i>Callitriche umbonata</i>	Winged Water-starwort	en	1	01/01/1894	U	Unlikely to occur due to absence of suitable habitat
<i>Colobanthus apetalus</i> var. <i>apetalus</i>	Coast Colobanth	en	4	1/10/1904	U	Unlikely to occur due to absence of suitable habitat
<i>Exocarpos syrticola</i>	Coast Ballart	en	3	1/12/1901	U	Unlikely to occur due to absence of suitable habitat
<i>Poa billardiarei</i>	Coast Fescue	en	2	12/10/1996	L	There is a low likelihood of occurrence for this species in the project area due to the highly modified condition of habitat from grazing
<i>Glycine latrobeana</i>	Clover Glycine	VU vu	2	1/11/1927	U	Unlikely to occur due to absence of suitable habitat
<i>Juncus revolutus</i>	Creeping Rush	en	2	1/1/1979	U	Unlikely to occur due to absence of suitable habitat
<i>Lawrenzia spicata</i>	Salt Lawrenzia	en	1	1/3/1903	U	Unlikely to occur due to absence of suitable habitat
<i>Lepidium foliosum</i>	Leafy Peppergrass	en	4	1/2/1907	U	Unlikely to occur due to absence of suitable habitat
<i>Logania ovata</i>	Oval-leaf Logania	en	2	01/01/1894	U	Unlikely to occur due to absence of suitable habitat
<i>Microlepidium pilosulum</i>	Hairy Shepherd's Purse	cr	7	1/10/1903	U	Unlikely to occur due to absence of suitable habitat
<i>Poa fax</i>	Scaly Poa	en	8	1/10/1904	U	Unlikely to occur due to absence of suitable habitat
<i>Lobelia beaugleholei</i>	Showy Lobelia	vu	1	01/01/1891	U	Unlikely to occur due to absence of suitable habitat
<i>Pultenaea canaliculata</i>	Coast Bush-pea	en	2	01/01/1893	U	Unlikely to occur due to absence of suitable habitat
<i>Scaevola calendulacea</i>	Dune Fan-flower	en	6	1/11/1901	L	There is a low likelihood of occurrence for this species in the project area due to the highly modified condition of habitat from grazing
<i>Atriplex billardiarei</i>	Glistening Saltbush	ex	5	1/2/1906	U	Unlikely to occur due to absence of suitable habitat



Scientific Name	Common Name	Status	Count of Sightings	Last Record	Likelihood of Occurrence	Potential Impact
<i>Lachnagrostis robusta</i>	Salt Blown-grass	en	1	12/1/2001	U	Unlikely to occur due to absence of suitable habitat
<i>Billardiera scandens s.s.</i>	Velvet Apple-berry	en	1	01/01/1889	U	Unlikely to occur due to absence of suitable habitat
<i>Leucochrysum albicans</i> subsp. <i>tricolor</i>	White Sunray	EN en	1	01/01/1894	U	Unlikely to occur due to absence of suitable habitat
<i>Malva preissiana s.s.</i>	Coast Hollyhock	en	1	20/10/2010	U	Unlikely to occur due to absence of suitable habitat
<i>Adriana quadripartita</i>	Coast Bitter-bush	en	4	1/12/1902	U	Unlikely to occur due to absence of suitable habitat
<i>Poa poiformis</i> var. <i>ramifer</i>	Dune Poa	en	5	7/1/2011	L	Recorded immediately adjacent to the project area. The site supports potential suitable habitat; however, there is a low likelihood of occurrence for this species in the project area due to the highly modified condition of habitat from grazing

Notes: Threatened species records were sourced from the VBA (DEECA 2024c), within a 5 km radius of the project area. Likelihood of occurrence: P = Present; H = High likelihood; M = Moderate likelihood; L = Low likelihood; U = Unlikely to occur (Appendix 1).

EPBC Act listed species (DCCEEW 2024)	FFG Act listed species (DEECA 2024d)
Cr Critically Endangered	L Listed as Threatened
En Endangered	cr Critically endangered
V Vulnerable	e Endangered
	v Vulnerable



Appendix 5 – Threatened Fauna Records

Table 8. Threatened fauna records

Scientific Name	Common Name	Status	Count of Sightings	Last Record	Likelihood of Occurrence	Potential Impact
<i>Synoicus chinensis</i>	King Quail	en	2	13/2/2001	U	Unlikely to be impacted due to absence of habitat.
<i>Lewinia pectoralis</i>	Lewin's Rail	vu	6	16/2/2019	U	Unlikely to be impacted due to absence of habitat.
<i>Pelagodroma marina</i>	White-faced Storm-Petrel	en	4	6/4/2008	U	Unlikely to be impacted due to absence of habitat.
<i>Pterodroma mollis</i>	Soft-plumaged Petrel	VU	3	14/5/2008	U	Unlikely to be impacted due to absence of habitat.
<i>Pterodroma leucoptera</i>	Gould's Petrel	EN	2	5/4/2008	U	Unlikely to be impacted due to absence of habitat.
<i>Diomedea exulans</i>	Wandering Albatross	VU cr	8	6/6/2009	U	Unlikely to be impacted due to absence of habitat.
<i>Thalassarche melanophris</i>	Black-browed Albatross	VU	34	18/6/2019	U	Unlikely to be impacted due to absence of habitat.
<i>Thalassarche carteri</i>	Indian Yellow-nosed Albatross	VU en	8	30/5/2019	U	Unlikely to be impacted due to absence of habitat.
<i>Thalassarche cauta</i>	Shy Albatross	EN en	28	3/6/2008	U	Unlikely to be impacted due to absence of habitat.
<i>Phoebastria fusca</i>	Sooty Albatross	VU cr	4	14/5/2008	U	Unlikely to be impacted due to absence of habitat.
<i>Phoebastria palpebrata</i>	Light-mantled Sooty Albatross	cr	1	30/12/2007	U	Unlikely to be impacted due to absence of habitat.
<i>Hydroprogne caspia</i>	Caspian Tern	vu	60	18/5/2019	U	Unlikely to be impacted due to absence of habitat.
<i>Sternula nereis</i>	Fairy Tern	VU cr	6	17/11/2018	U	Unlikely to be impacted due to absence of habitat.
<i>Arenaria interpres</i>	Ruddy Turnstone	VU en	114	24/12/2019	U	Unlikely to be impacted due to absence of habitat.
<i>Pluvialis fulva</i>	Pacific Golden Plover	vu	13	17/1/2019	U	Unlikely to be impacted due to absence of habitat.
<i>Thinornis cucullatus</i>	Hooded Plover	VU vu	875	13/6/2022	L	This species has previously been recorded in the project area, and there are numerous records along the adjacent Port Fairy Coastal Reserve. There is a low likelihood of occurrence for this species in the project area due to the highly modified condition of habitat from grazing. The



Scientific Name	Common Name	Status	Count of Sightings	Last Record	Likelihood of Occurrence	Potential Impact
						proposed development will not adversely impact Hooded Plover habitat.
<i>Numenius phaeopus</i>	Whimbrel	en	2	19/10/1986	U	Unlikely to be impacted due to absence of habitat.
<i>Limosa lapponica</i>	Bar-tailed Godwit	EN vu	4	27/10/2017	U	Unlikely to be impacted due to absence of habitat.
<i>Tringa brevipes</i>	Grey-tailed Tattler	cr	3	22/3/1992	U	Unlikely to be impacted due to absence of habitat.
<i>Actitis hypoleucos</i>	Common Sandpiper	vu	63	13/3/2021	U	Unlikely to be impacted due to absence of habitat.
<i>Tringa nebularia</i>	Common Greenshank	EN en	78	25/2/2019	U	Unlikely to be impacted due to absence of habitat.
<i>Tringa stagnatilis</i>	Marsh Sandpiper	en	4	9/2/2019	U	Unlikely to be impacted due to absence of habitat.
<i>Calidris ferruginea</i>	Curlew Sandpiper	CR cr	7	12/10/2019	U	Unlikely to be impacted due to absence of habitat.
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	VU	48	26/12/2019	U	Unlikely to be impacted due to absence of habitat.
<i>Gallinago hardwickii</i>	Latham's Snipe	VU	373	15/11/2020	U	Unlikely to be impacted due to absence of habitat.
<i>Egretta garzetta</i>	Little Egret	en	39	13/3/2021	U	Unlikely to be impacted due to absence of habitat.
<i>Ardea intermedia plumifera</i>	Plumed Egret	cr	1	6/12/2011	U	Unlikely to be impacted due to absence of habitat.
<i>Ardea alba modesta</i>	Eastern Great Egret	vu	117	30/7/2019	U	Unlikely to be impacted due to absence of habitat.
<i>Botaurus poiciloptilus</i>	Australasian Bittern	EN cr	1	31/7/2010	U	Unlikely to be impacted due to absence of habitat.
<i>Spatula rhynchotis</i>	Australasian Shoveler	vu	15	6/1/2019	U	Unlikely to be impacted due to absence of habitat.
<i>Oxyura australis</i>	Blue-billed Duck	vu	2	1/8/1958	U	Unlikely to be impacted due to absence of habitat.
<i>Biziura lobata</i>	Musk Duck	vu	63	13/3/2021	U	Unlikely to be impacted due to absence of habitat.
<i>Hieraaetus morphnoides</i>	Little Eagle	vu	5	22/3/2009	U	Unlikely to be impacted due to absence of habitat.
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	en	3	20/5/2019	U	Unlikely to be impacted due to absence of habitat.
<i>Falco subniger</i>	Black Falcon	cr	2	29/12/2017	U	Unlikely to be impacted due to absence of habitat.
<i>Neophema chrysogaster</i>	Orange-bellied Parrot	CR cr	2	22/10/1884	U	Unlikely to be impacted due to absence of habitat.



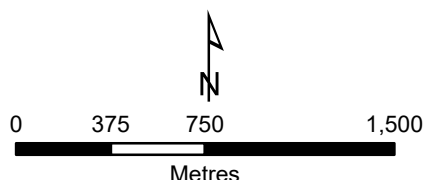
Scientific Name	Common Name	Status	Count of Sightings	Last Record	Likelihood of Occurrence	Potential Impact
<i>Neophema chrysostoma</i>	Blue-winged Parrot	VU	3	9/11/2011	U	Unlikely to be impacted due to absence of habitat.
<i>Hirundapus caudacutus</i>	White-throated Needletail	VU vu	8	23/3/2019	U	Unlikely to be impacted due to absence of habitat.
<i>Macronectes giganteus</i>	Southern Giant-Petrel	EN en	8	3/9/2009	U	Unlikely to be impacted due to absence of habitat.
<i>Thalassarche bulleri</i>	Buller's Albatross	VU en	6	3/6/2008	U	Unlikely to be impacted due to absence of habitat.
<i>Macronectes halli</i>	Northern Giant-Petrel	VU en	4	3/6/2008	U	Unlikely to be impacted due to absence of habitat.
<i>Diomedea epomophora</i>	Southern Royal Albatross	VU cr	6	6/8/2006	U	Unlikely to be impacted due to absence of habitat.
<i>Sminthopsis crassicaudata</i>	Fat-tailed Dunnart	vu	2	7/3/1974	U	Unlikely to be impacted due to absence of habitat.
<i>Perameles gunnii</i>	Eastern Barred Bandicoot	EN en	3	28/5/1963	U	Unlikely to be impacted due to absence of habitat.
<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheath-tail Bat	vu	1	21/5/1961	U	Unlikely to be impacted due to absence of habitat.
<i>Litoria raniformis</i>	Growling Grass Frog	VU vu	4	6/1/1962	L	Recorded in the local area and may utilise permanent wetlands on an occasional basis. Low likelihood of occurrence in the project area due to the absence of suitable habitat.

Notes: Threatened species records were sourced from the VBA (DEECA 2024c), within a 5 km radius of the project area. Likelihood of occurrence: P = Present; H = High likelihood; M = Moderate likelihood; L = Low likelihood; U = Unlikely to occur (Appendix 1).

EPBC Act listed species (DCCEEW 2024)	FFG Act listed species (DEECA 2024d)
Cr Critically Endangered	L Listed as Threatened
En Endangered	cr Critically endangered
V Vulnerable	e Endangered
	v Vulnerable

Figure 3
Threatened Flora Species within
5km of the Subject Site
2681 Princes Highway, Port Fairy

- Legend**
- Assessment Area
 - Property Boundary
 - Clover Glycine
 - Coast Ballart
 - Coast Bitter-bush
 - Coast Bush-pea
 - Coast Colobanth
 - Coast Fescue
 - Coast Hollyhock
 - Creeping Rush
 - Dune Fan-flower
 - Dune Poa
 - Glistening Saltbush
 - Hairy Shepherd's Purse
 - Leafy Peppergrass
 - Marsh Saltbush
 - Oval-leaf Logania
 - Salt Blown-grass
 - Salt Lawrenceia
 - Scaly Poa
 - Showy Lobelia
 - Velvet Apple-berry
 - ▲ White Sunray
 - ▲ Winged Water-starwort



Coordinate System: GDA2020 MGA Zone 54
 Map Scale when printed @ A4 1:30,000



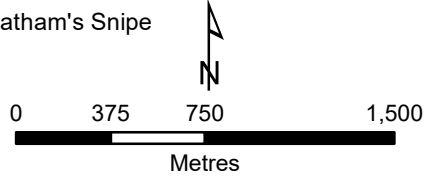
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VicMap Data: The state of Victoria does not warrant the accuracy or correctness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

Figure 4
Threatened Fauna Species within
5km of the Subject Site
2681 Princes Highway, Port Fairy

- Legend**
- Assessment Area
 - Property Boundary
 - Australasian Bittern
 - Australasian Shoveler
 - Bar-tailed Godwit
 - Black Falcon
 - Black-browed Albatross
 - Black-tailed Godwit
 - Blue-billed Duck
 - Blue-winged Parrot
 - Buller's Albatross
 - Caspian Tern
 - Common Greenshank
 - Common Sandpiper
 - Curlew Sandpiper
 - Eastern Barred Bandicoot
 - Eastern Great Egret
 - Fairy Tern
 - Fat-tailed Dunnart
 - Gould's Petrel
 - Grey-tailed Tattler
 - Growling Grass Frog
 - ▲ Hooded Plover
 - ▲ Indian Yellow-nosed Albatross
 - ▲ King Quail
 - ▲ Latham's Snipe
 - ▲ Lewin's Rail
 - ▲ Light-mantled Sooty Albatross
 - ▲ Little Eagle
 - ▲ Little Egret
 - ▲ Marsh Sandpiper
 - ▲ Musk Duck
 - ★ Northern Giant-Petrel
 - ★ Orange-bellied Parrot
 - ★ Pacific Golden Plover
 - ★ Plumed Egret
 - ★ Ruddy Turnstone
 - ★ Sharp-tailed Sandpiper
 - ★ Shy Albatross
 - ★ Soft-plumaged Petrel
 - ★ Sooty Albatross
 - ★ Southern Giant-Petrel
 - ◆ Southern Royal Albatross
 - ◆ Wandering Albatross
 - ◆ Whimbrel
 - ◆ White-bellied Sea-Eagle
 - ◆ White-faced Storm-Petrel
 - ◆ White-throated Needletail
 - ◆ Yellow-bellied Sheathtail Bat



Coordinate System: GDA2020 MGA Zone 54
 Map Scale when printed @ A4 1:30,000



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Native Vegetation Removal Report

NVRR ID: 354_20241107_I61

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the [Guidelines for the removal, destruction or lopping of native vegetation](#) (the Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Offset requirements have been calculated using modelled condition scores.

Report details

Date created: 07/11/2024

Local Government Area: MOYNE SHIRE

Registered Aboriginal Party: Eastern Maar

Coordinates: 142.19903, -38.39381

Address: 2681 PRINCES HIGHWAY PORT FAIRY 3284

Regulator Notes

Removal polygons are located:

- Within a DEECA Mapped Wetland area

Summary of native vegetation to be removed

Assessment pathway	Intermediate Assessment Pathway		
Location category	Location 2 The native vegetation extent map indicates that this area is typically characterised as supporting native vegetation. Additionally, it is modelled as encompassing an endangered Ecological Vegetation Class, sensitive wetland or sensitive coastal area. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0.164</i>	0.444	<i>Extent of past removal (ha)</i>	0
		<i>Extent of proposed removal - Patches (ha)</i>	0.444
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	0.000
No. Large Trees proposed to be removed	0	<i>No. Large Patch Trees</i>	0
		<i>No. Large Scattered Trees</i>	0
No. Small Scattered Trees	0		

Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount ¹	0.246 General Habitat Units
Minimum strategic biodiversity value score ²	0.588
Large Trees	0
Vicinity	Glenelg Hopkins CMA or MOYNE SHIRE LGA

NB: values within tables in this document may not add to the totals shown above due to rounding

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - <https://nvcr.delwp.vic.gov.au>

1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.

2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.



Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

The topography comprises low to moderate undulating slopes towards the south. It does not contain any waterways, ridges or hilltops, steep slopes, saline discharge areas or any areas of existing erosion. A low lying area occurs in the central section of the site.

Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.

Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

The site has not been subject to a strategic planning process. The project design indicates the development will result in the loss of native vegetation due to construction of the dwelling and shed, ancillary works around a building envelope, and construction of an access road through a modelled Current Wetland. The proposed dwelling has been located in a highly modified area, and has been subject to several design changes to avoid and minimise impacts to native vegetation as much as practicable. The access road alignment cannot avoid the modelled Current Wetland area. There are no feasible opportunities to further avoid removal or minimise impacts to native vegetation without compromising the development design.

Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property
Does a PVP apply to the proposal?

No



Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:

- Describes the bushfire threat; and
- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, If the proposed defendable space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defendable space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

Not applicable.

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.

Does an NVPP apply to the proposal?

No

Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.

The offset will be sourced as an allocated credit extract (third party offset) through the Native Vegetation Credit Register.



Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

Application Requirement 3 - Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.

Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The General Offset amount required is the sum of all General Habitat Units per zone.



Native vegetation to be removed

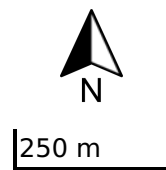
Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1	Patch	-	WaP_0160	Depleted	-	0.400	0.005	0.005	0.460	0.002
2	Patch	-	WaP_0003	Endangered	-	0.380	0.024	0.024	0.680	0.011
3	Patch	-	WaP_0160	Depleted	-	0.580	0.004	0.004	0.840	0.003
4	Patch	-	WaP_0160	Depleted	-	0.479	0.272	0.272	0.840	0.180
5	Patch	-	WaP_0003, WaP_0720	Endangered	-	0.324	0.140	0.140	0.549	0.053

Appendix 2: Images of mapped native vegetation

1. Property in context



-  Proposed Removal
-  Property Boundaries



2. Aerial photograph showing mapped native vegetation

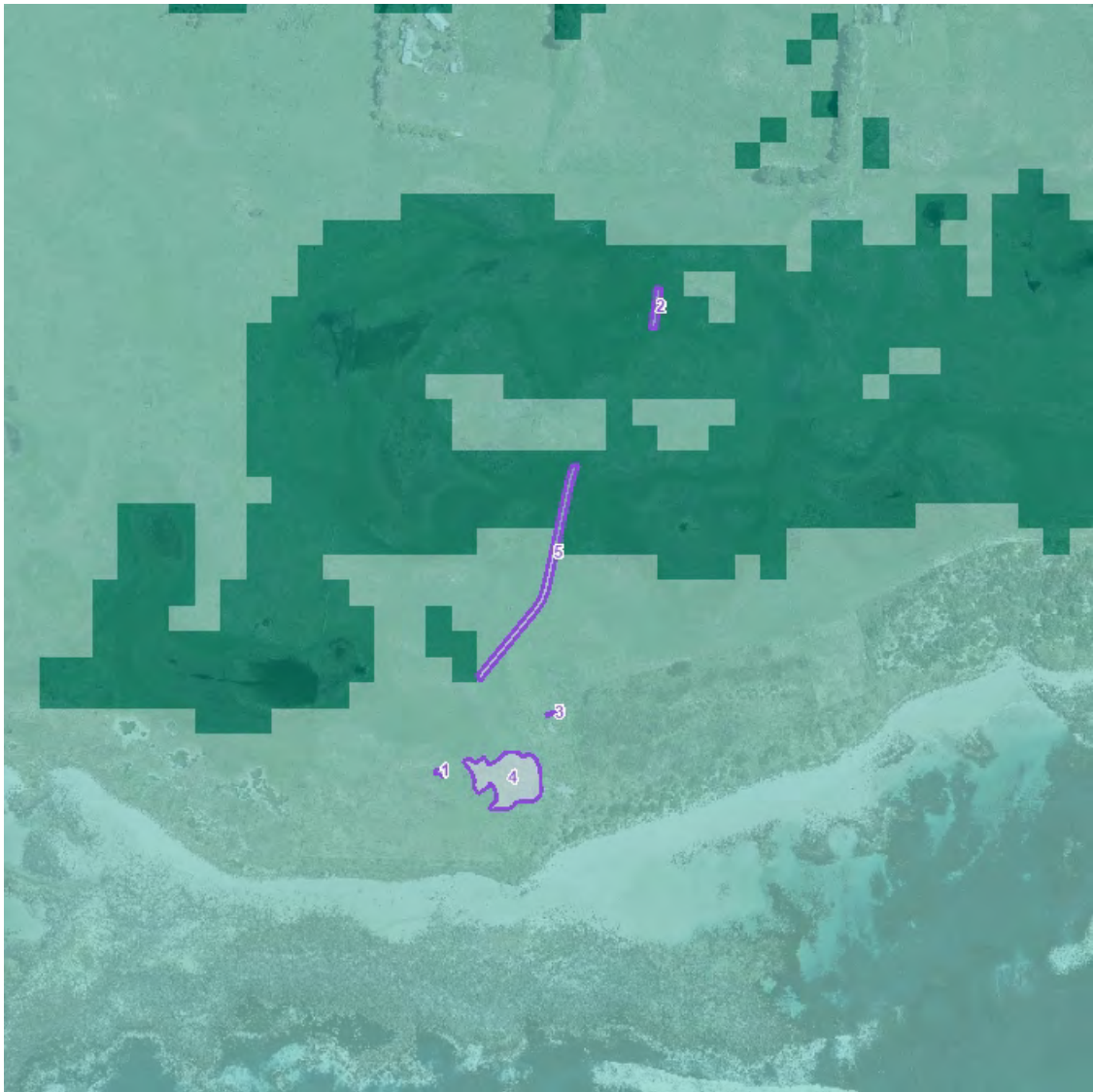


□ Proposed Removal



100 m

3. Location Risk Map



Proposed Removal

Location 1

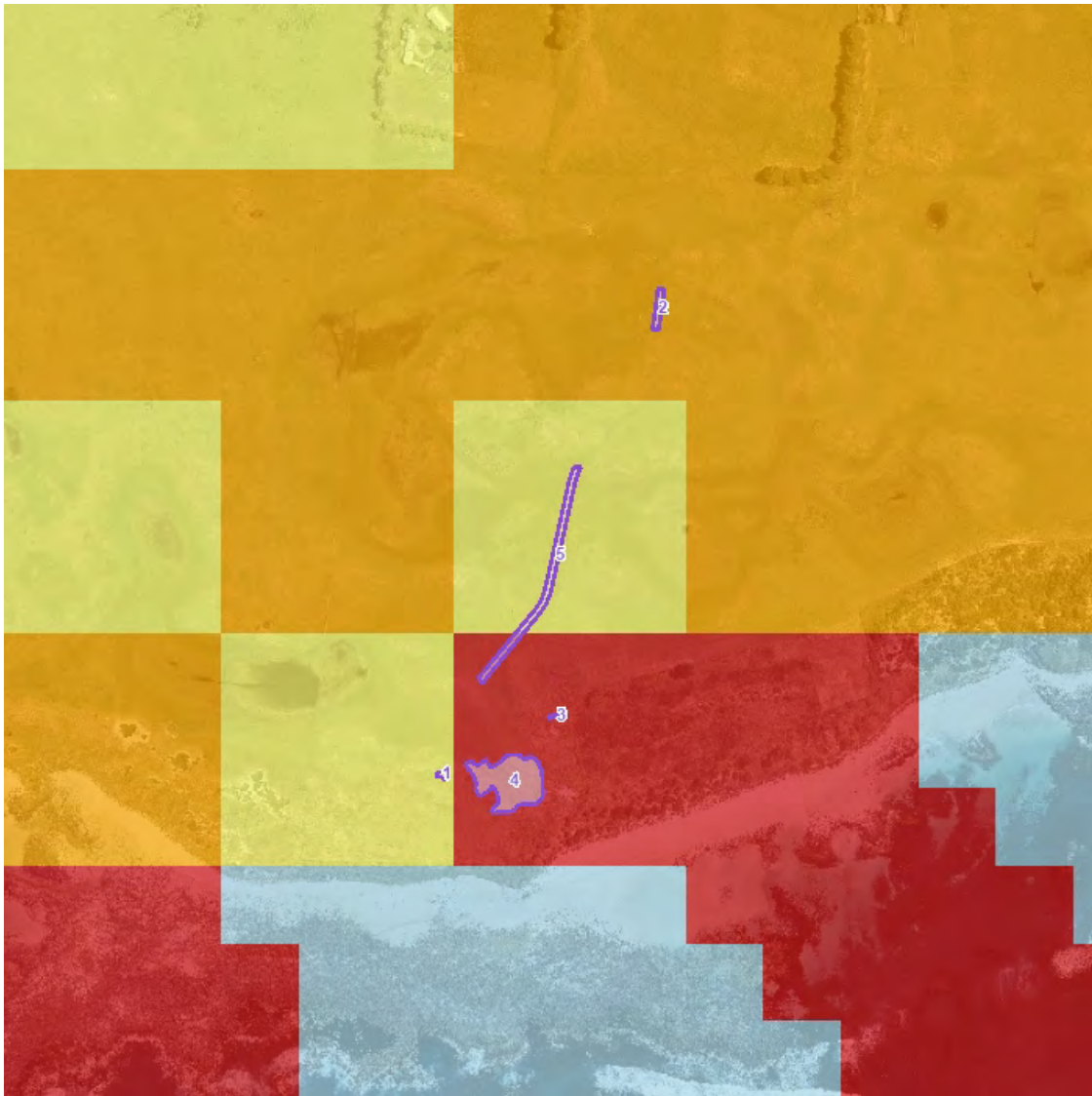
Location 2

Location 3



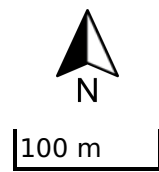
100 m

4. Strategic Biodiversity Value Score Map

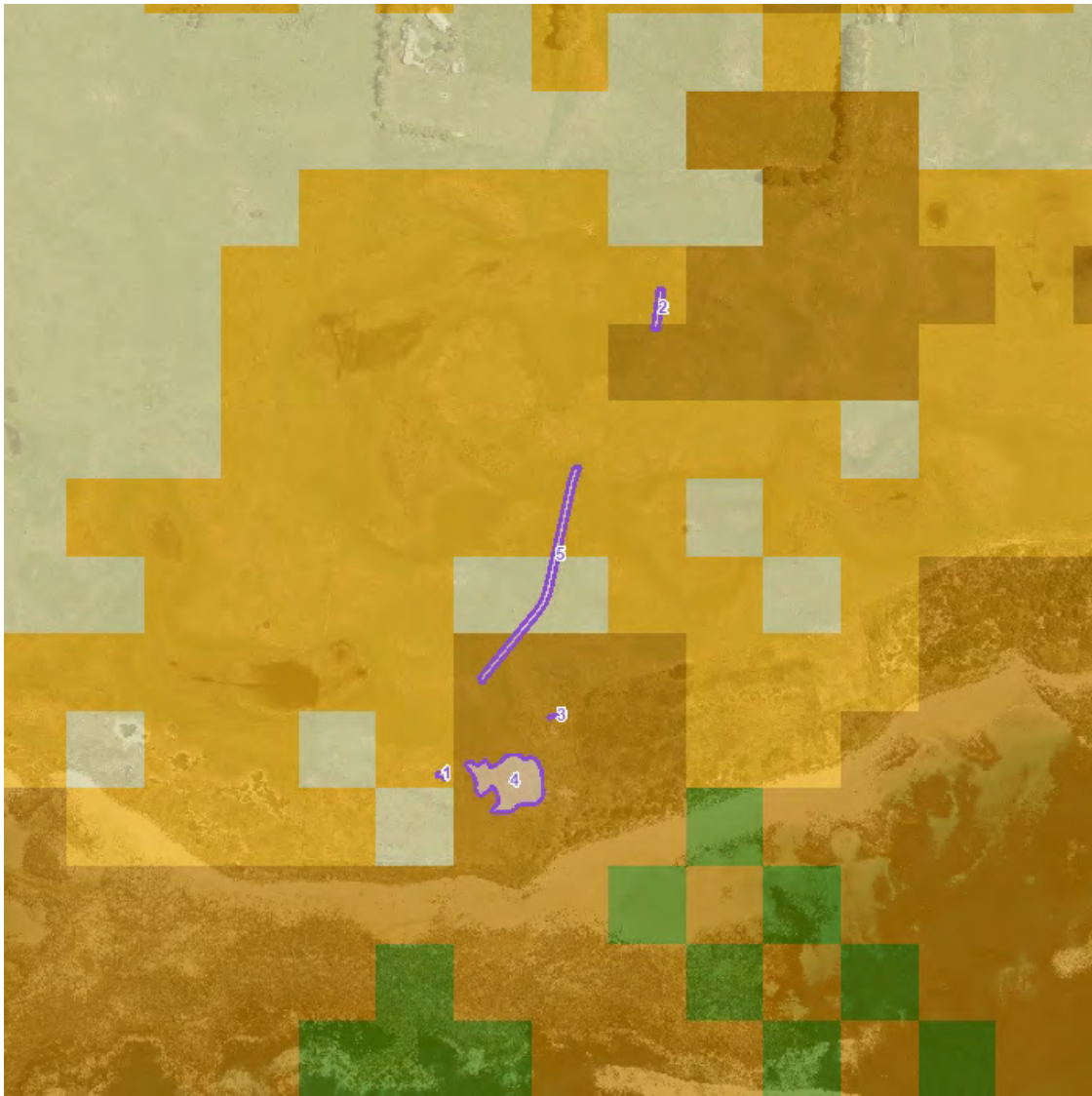


Proposed Removal

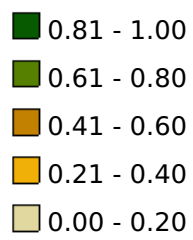
- 0.81 - 1.00
- 0.61 - 0.80
- 0.41 - 0.60
- 0.21 - 0.40
- 0.00 - 0.20



5. Condition Score Map

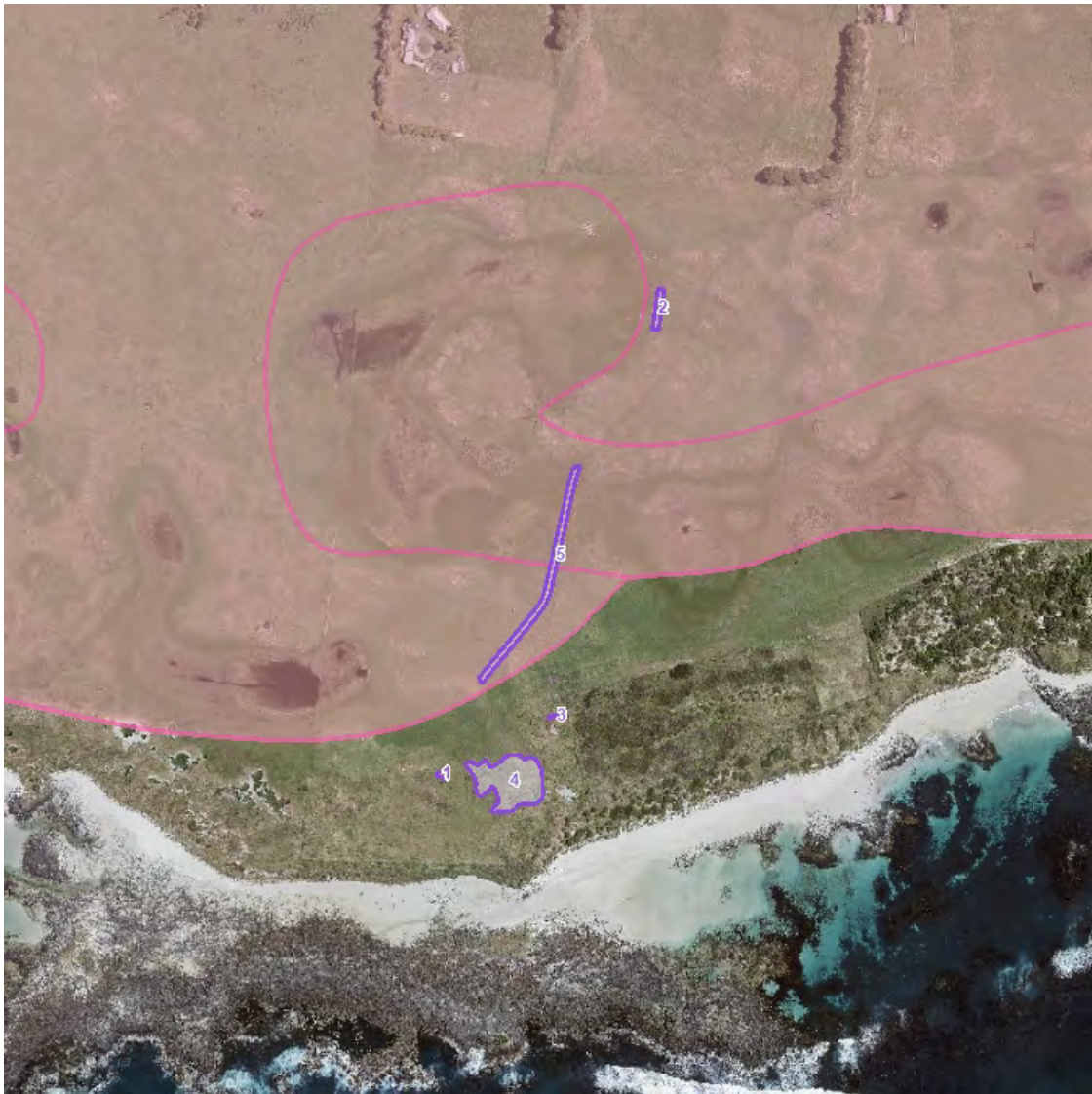


Proposed Removal



100 m

6. Endangered EVCs



-  Proposed Removal
-  Endangered 1750 Ecological Vegetation Classes



100 m

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12 November 2024

Our reference: VLQ-10957

Mark Stockdale
Okologie Consulting
mark@okologie.com.au

Your reference: 2681 Princes Highway,
Port Fairy

Dear Mark

RE: Quotation for the supply of native vegetation credits

Vegetation Link is an accredited offset provider with the Department of Energy, Environment and Climate Action (DEECA). We offer specialised brokerage services, enabling our clients to identify and secure suitable native vegetation credits to meet their offset requirements.

Based on the information provided; I understand you require the following:

Offset type	Vicinity	General habitat units (GHU)	Min. strategic biodiversity value score (SBV)	Large Trees (LT)
General	Glenelg Hopkins CMA or Moyne LGA	0.246	0.588	0

To meet your offset requirements, you can purchase native vegetation credits from a third party as per the options quoted below¹ (listed in order of proximity to the offset site when more than one option is given²). Turnaround time for issuing a credit extract/ purchased credit statement is approximately 2-5 weeks from acceptance of a valid quote. This quotation is valid for 14 days, subject to credit availability.

Credit Trade Option 1: 3-Party CTA pathway - offset site located on Djabwurung Country in the Ararat Rural City LGA (approx. 100 kilometres from the project site)

Native Vegetation Credit Fees – Invoiced by DEECA	
Cost of native vegetation credits (ex. GST)	\$30,750.00
Broker Fee – Invoiced by Vegetation Link	
Cost of broker fee (ex. GST)	\$1,320.00
Total Credit Trade Fees	
Subtotal Cost (ex. GST)	\$32,070.00
Total GST applicable	\$3,207.00
Total Cost (inc. GST)	\$35,277.00

¹ Broker fee includes the NVOR transfer and allocation fees when an allocation is done at the time of purchase.

² Approximate distances only, where project location is provided.

Vegetation Link Pty Ltd

ABN: 92 169 702 032

www.vegetationlink.com.au

Credit Trade Option 2: 3-Party CTA pathway - offset site located on Wathaurong Country in the Pyrenees LGA (approx. 140 kilometres from the project site)

Native Vegetation Credit Fees – Invoiced by DEECA	
Cost of native vegetation credits (ex. GST)	\$20,910.00
Broker Fee – Invoiced by Vegetation Link	
Cost of broker fee (ex. GST)	\$1,320.00
Total Credit Trade Fees	
Subtotal Cost (ex. GST)	\$22,230.00
Total GST applicable	\$2,223.00
Total Cost (inc. GST)	\$24,453.00

To proceed with purchasing credits, please complete and return the **purchaser details form** provided via email. If more than one quotation option is provided above, please **specify which option** you choose. Upon receipt of the form, we will begin the trade process. Further details of the process are in the **FAQ below**.

Sincerely,



Lucas Rotteveel
Biodiversity Offset Broker