SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix G Ecological Assessment

PREPARED FOR 108 & 110 PARR STREET PTY LTD

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SPOT PLANNING

ECOLOGICAL ASSESSMENT

108 AND 110 PARR STREET, LEONGATHA

PREPARED FOR: RURAL SUBDIVISION SPECIALISTS

ÖKOLOGIE CONSULTING

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Document Information

Ecological assessment for the properties at 108 and 110 Parr Street, Leongatha

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Summary

Okologie Consulting Pty Ltd was engaged by Rural Subdivision Specialists to undertake an ecological assessment for the properties at 108 and 110 Parr Street, Leongatha.

The development proposal is for a combined rezoning and development application for a 171-lot residential subdivision. 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 highly modified from agricultural and residential use, comprising exotic pasture interspersed with planted trees and shrubs along windrows and sections of the boundary. A modified cover of Swampy Riparian Woodland occurs along the eastern boundary. Areas of open pasture were previously cultivated and subject to cropping/grazing and were devoid of native vegetation.

No listed threatened flora or fauna species or associated habitats were recorded within the project area, and none are considered likely to occur due to the absence of suitable habitat. Most of the project area has been extensively modified from agricultural use, which reduces or eliminates the habitat potential for many species.

An *Environment Protection Biodiversity Conservation Act 1999* referral to the Commonwealth Environment Minister is not required as no Matters of National Environmental Significance are present or likely to be significantly impacted by future works in the project area.

The development plan shows the subdivision design will result in the loss of 0.493 hectares of Swampy Riparian Woodland, two large trees in a patch, and two scattered trees due to assumed loss under the *Site Area* and *Fences* exemption under Clause 52.17-7, ancillary works and stormwater and waterway design. The development layout has been through numerous iterations and design changes 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 native vegetation requires a permit under Clause 52.17 of the South Gippsland Planning Scheme. An intermediate native vegetation removal application has been prepared in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*.

The native vegetation removal report identified a general offset amount of 0.183 general habitat units and four large trees is required. The offset must have a minimum strategic biodiversity value score of 0.465 and be within the West Gippsland Catchment Management Authority area or South Gippsland 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 Rural Subdivision Specialists to undertake a vegetation assessment for the properties at 108 and 110 Parr Street, Leongatha.

The development proposal is for a rezoning application from Farming Zone to General Residential Zone and development application for a 171-lot residential subdivision. 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 South Gippsland Planning Scheme (DTP 20233) 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 (extent of native vegetation, threatened flora or fauna species) within the project area.
- Ensure ecological values are identified in the early planning phase.
- Address environmental legislation and policy requirements associated with the rezoning and development application.

1.3 Site Description

The project area comprises the properties at 108 Parr Street (Lot F PS448885) and 110 Parr Street (Lot 1 TP615766), Leongatha (Figure 1). It is bound by Parr Street (unmade road reserve) to the north, Coalition Creek to the east, and private property to the south and west.

The topography comprises low to moderate undulating slopes towards the east. The property at 108 Parr Street contains a vineyard and restaurant. The property at 110 Parr Street supports an existing dwelling and associated infrastructure (i.e. sheds), interspersed with open pasture and planted vegetation. The eastern section of the project area is intersected by Coalition Creek and minor ephemeral waterway, with two constructed farm dams in the southern section of the project area. The majority of

the project area is highly modified from agricultural use (cropping and vineyards). The surrounding land use includes residential development and agriculture.

The project area occurs within the Gippsland Plain bioregion, the West Gippsland Catchment Management Authority boundary and the Colac Otway Shire municipality (DEECA 2023a). The Native Vegetation Location mapping shows the project area occurs within Location 1 and 2 (DEECA 2023b).

The project area is zoned Farming Zone and is subject to Environmental Significance Overlay – Schedule 2 (ESO2) and Environmental Significance Overlay – Schedule 5 (ESO5) under the South Gippsland Planning Scheme (DTP 2023).

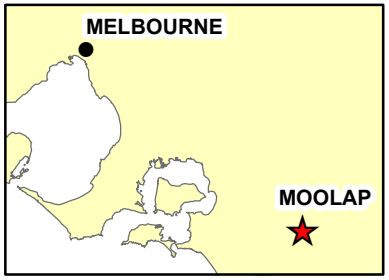
Figure 1

Site Location

108 and 110 Parr Street, Leongatha

Legend

Subject Site



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0 25 50 100

Metres

Coordinate System: GDA 1994 MGA Zone 55

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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 2023c). Native vegetation communities follow the Ecological Vegetation Class (EVC) bioregion benchmarks (DEECA 2023a).

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 Biodiversity Conservation Act 1999* (EPBC Act) (DCCEEW 2023).
- 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) (DELWP 2022.

2.2 Desktop Assessment

A desktop assessment was undertaken of relevant databases and other resources:

- NatureKit for modelled biodiversity data (DEECA 2023a).
- Native Vegetation Information Management system tool for native vegetation information (DEECA 2023b).
- The VBA for threatened flora and fauna species records (DEECA 2023c).
- Planning Schemes Online for planning information (DTP 2023).
- The Protected Matters Search Tool (PMST) for Matters of National Environmental Significance (MNES) under the EPBC Act (DCCEEW 2023).
- Relevant environmental legislation, policies and strategies.

2.3 Field Assessment

The field assessment was undertaken on 30 May 2022. The entire project area 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. A list of all observed flora and fauna species, and associated habitats were documented during the assessment. The extent of native vegetation was mapped using a Trimble Catalyst DA1 differential GPS (sub-metre accuracy post-processing) and recorded to MGA 94, Zone 55 coordinate system. EVCs were determined by reference to the relevant bioregion mapping and benchmarks descriptions, and review of remnant vegetation in the local area.

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 native[1]; or
- Any area with three or more native canopy trees[2] where the drip line[3] 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 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 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 (autumn) on the presence/absence of flora species (particularly 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 Environment, Energy 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 modelling identifies the pre-1750 EVC mapping for the project area predominantly comprised of Swampy Riparian Woodland (EVC 83) and Lowland Forest (EVC 16). Extant (2005) EVC mapping shows a sparse cover of Swampy Riparian Woodland and Lowland Forest (DEECA 2023a). Remnant vegetation within the project area was attributed to Swampy Riparian Woodland based on floristic, life form and ecological characteristics and soil type (Figure 2).

3.2 Vegetation Condition

The project area was highly modified from agricultural and residential use, comprising exotic pasture interspersed with planted trees and shrubs along windrows and sections of the boundary. A modified cover of native vegetation was present along the eastern boundary. Areas of pasture were previously cultivated (fallow lines present) and were subject to cropping/grazing (Figures 2a to 2d). A description of the vegetation within the project area is outlined below.

Swampy Riparian Woodland

Swampy Riparian Woodland is described as *woodland to 15 metres tall generally occupying low energy streams of the foothills and plains. The lower strata are dominated by a range of large and medium shrub species on the stream levees in combination with large tussock grasses and sedges in the ground layer* (DEECA 2023a).

Swampy Riparian Woodland along the eastern boundary extends along Coalition Creek and on adjacent properties. The vegetation comprised a canopy of Swamp Gum *Eucalyptus ovata* to 15 metres tall, with Manna Gum *Eucalyptus viminalis* also present. The shrub layer included Blackwood *Acacia melanoxylon*, Swamp Paperbark *Melaleuca ericifolia,* Prickly Tea-tree *Leptospermum continentale*, Black Wattle *Acacia mearnsii*, Prickly Currant-bush *Coprosma quadrifida*, Hazel Pomaderris *Pomaderris aspera*, Burgan *Kunzea ericoides*, Common Hempbush *Gynatrix pulchella* and Tree Violet *Melicytus dentatus*. The ground layer was highly modified and dominated by exotic Blackberry *Rubus fruticosus* spp. agg., Bridal Creeper *Asparagus asparagoides*, Cocksfoot *Dactylis glomerata*, Paspalum *Paspalum dilatatum*, Perennial Veldt-grass *Ehrharta calycina*, Wild Radish *Raphanus raphanistrum*, Sheep Sorrel *Acetosella vulgaris* Wild Carrot *Daucus carota*, Flax-leaf Fleabane *Erigeron bonariensis* and Ribwort *Plantago lanceolata*. Native species included a sparse cover (<5% overall perennial cover) of Tall Sedge *Carex appressa*, Pale Flax-lily *Dianella longifolia*, Annual Fireweed *Senecio glomeratus*, Pale Rush *Juncus pallidus*, Finger Rush *Juncus subsecundus* and Austral Bracken *Pteridium esculentum* (Plates 1 to 4).

The ephemeral waterway that extends to Coalition Creek contains two highly modified patches of Blackwood shrubs that was attributed to Swampy Riparian Woodland. The waterway was otherwise dominated by exotic Bulrush *Typha orientalis*, Toowoomba Canary Grass *Phalaris aquatica*, Yorkshire Fog-grass *Holcus lanatus*, Paspalum, Cocksfoot, Flaxleaf Fleabane, Ox Tongue *Helminthotheca echioides*, Curled Dock *Rumex crispus* and Sow Thistle *Sonchus oleraceus*.

A modified cover of Swampy Riparian Woodland was also present around the dam in the southern section of the site. The vegetation consisted of Manna Gum and Swamp Gum, with Swamp Paperbark, Prickly Tea-tree, Blackwood, Prickly Currant-bush and Black Wattle present in the shrub layer. The ground layer was dominated by exotic Water Couch *Paspalum distichum*, Toowoomba Canary Grass, Blackberry, Yorkshire Fog-grass, Paspalum, Cocksfoot, Ox Tongue and Curled Dock.

Planted Vegetation

Planted trees and shrubs were present around dwellings, property boundaries, in paddocks and along windrows. Planted windrows included mature native Blue Gum *Eucalyptus globulus*, Messmate Stringybark *Eucalyptus obliqua*, Narrow-leaf Peppermint *Eucalyptus radiata*, River Red-gum *Eucalyptus camaldulensis*, Manna Gum, Swamp Gum, Blackwood and Black Wattle, and non-native Sugar Gum *Eucalyptus cladocalyx*, Southern Mahogany *Eucalyptus botryoides*, Red-flowering Yellow-gum *Eucalyptus leucoxylon* subsp*. rosea*, Spotted Gum *Corymbia maculata*, Tuart *Eucalyptus gomphocephala*, Swamp Sheoak *Casuarina glauca*, Wattle *Acacia baileyana*, Flinders Range Wattle *Acacia iteaphylla*, Giant Honey-myrtle *Melaleuca armillaris* and Cootamundra Wattle *Acacia baileyana*. The ground layer under planted vegetation was dominated by exotic Sweet Vernal-grass *Anthoxanthum odoratum*, Kikuyu *Cenchrus clandestinus*, Paspalum *Paspalum dilatatum*, Perennial Veldt-grass *Ehrharta calycina,* Couch Grass *Cynodon dactylon*, Panic Veldt-grass *Ehrharta erecta*, Lesser Quaking-grass *Briza minor*, Ox Tongue *Helminthotheca echioides* and Burr Medic *Medicago polymorpha* (Plates 5 to 8). Exotic trees included Monterey Cypress *Hesperocyparis macrocarpa*, as well as numerous shrubs in landscaped gardens.

Predominantly Introduced Vegetation

Exotic dominated vegetation (mapped as predominantly introduced vegetation) throughout areas of open pasture consisted of Perennial Ryegrass *Lolium perenne*, Brown-top bent *Agrostis capillaris*, Sweet Vernal-grass *Anthoxanthum odoratum*, Bearded Oat *Avena barbata*, Onion Grass *Romulea rosea*, Panic Veldt-grass *Ehrharta erecta*, Kikuyu *Cenchrus clandestinus*, Couch Grass *Cynodon dactylon*, Yorkshire Fog-grass, Cocksfoot, Toowoomba Canary Grass, Paspalum, Cape Weed *Arctotheca calendula*, Wild Radish *Raphanus raphanistrum*, Wire Weed *Polygonum erectum*, Flat Weed, Ribwort, Oval Heron's Bill *Erodium malacoides*, and Spear Thistle *Cirsium vulgare*. Several areas of open pasture previously cultivated were devoid of native vegetation (Plates 9 to 13). Planted vines were also present in the western section of the project area (Plate 14).

3.3 Threatened Flora Species

The VBA (DEECA 2023c) contains records of four listed threatened flora species in local area (within a five-kilometre radius of the project area). The PMST (DCCEEW 2023) identified eight EPBC Act listed flora species or species habitats as likely to occur within the local area (Appendix 3) (Figure 3).

No listed threatened flora species were recorded during the field assessment. There is a low likelihood of occurrence for any listed flora species due to the absence of suitable habitat. The project area has been extensively modified from agricultural use, which reduces or eliminates the habitat potential for many species.

3.4 Threatened Fauna Species

The VBA (DEECA 2023c) contains records of four listed threatened fauna species in the local area. The PMST (DCCEEW 2023) identified 25 EPBC Act listed fauna species or species habitats as likely to occur within the local area (Appendix 4) (Figure 4).

No listed threatened fauna species were recorded during the field assessment. There is a low likelihood of occurrence for any listed threatened fauna species due to the absence of suitable habitat. The project area has been extensively modified from previous agricultural use, which limits habitat availability to generalist species adapted to modified habitats.

3.5 Fauna Habitat

The project area supports three main habitat types: remnant woodland and planted vegetation, exotic grassland and an artificial wetland (farm dam).

Remnant woodland (Swampy Riparian Woodland) and planted native trees provide habitat for common birds associated with modified habitats, including Australian Raven *Corvus coronoides*, Brown Falcon *Falco berigora*, Magpie-lark *Grallina cyanoleuca*, Sulphur-crested Cockatoo *Cacatua galerita* and Grey Shrike-thrush *Colluricincla harmonica*. Native and planted shrubs provide habitat for smaller passerine birds such as Grey Fantail *Rhipidura albiscapa*, New Holland Honeyeater *Phylidonyris novaehollandiae*, Welcome Swallow *Hirundo neoxena*, Willie Wagtail *Rhipidura leucophrys* and Brown Thornbill *Acanthiza pusilla*.

Areas of exotic grassland (pasture) provides habitat for birds adapted to modified habitats such as European Skylark *Alauda arvensis*, Australian Magpie *Cracticus tibicen*, Galah *Eolophus roseicapilla* and Australasian Pipit *Anthus novaeseelandiae*.

The farm dams provide suitable habitat for waterbirds such as Chestnut Teal *Anas castanea*, Australian Wood Duck *Chenonetta jubata* and Pacific Black Duck *Anas superciliosa*, and common frogs such as Common Froglet *Crinia signifera* and Spotted Marsh Frog *Limnodynastes tasmaniensis*.

3.6 Threatened Ecological Communities

Commonwealth Listed Ecological Communities

Review of the PMST (DCCEEW 2023) identified one EPBC Act listed ecological communities may or are known to occur within the local area:

- *Natural Damp Grassland of the Victorian Coastal Plains* (Critically Endangered).

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

3.7 Summary of Native Vegetation Values

The project area supports the following biodiversity values:

- The project area supports a modified cover of Swampy Riparian Woodland and three scattered trees along the eastern boundary.
- Swampy Riparian Woodland has a bioregional conservation status of Endangered in the Gippsland Plain bioregion.
- Large trees in the project area are of high landscape value.
- Native vegetation condition modelling indicates the majority of the project area supports low value vegetation with condition scores of between 0.00-0.20, with moderate value vegetation along the eastern boundary with condition scores of 0.21-0.40 and 0.41 and 0.60.
- Strategic biodiversity value modelling indicates the majority of project area supports moderate value vegetation/habitat with scores of 0.41 and 0.60, with areas of very value vegetation along the eastern boundary with condition scores of 0.81 to 1.00 (DEECA 2023c)

The criteria for determining native vegetation/biodiversity values indicates Swampy Riparian Woodland in the project area comprises moderate to higher value native vegetation due to the vegetation extent, presence of large trees, EVC conservation status, and landscape value (Appendix 2) (DELWP 2018).

3.8 Native Vegetation Proposed for Removal

The development plan identifies that the subdivision design will result in the loss of 0.493 hectares of Swampy Riparian Woodland, two large trees in a patch, and two scattered trees (Plates 15 to 20). The trees identified for removal are summarised in the tables below and the locations are shown on Figures 2a to 2d. The corresponding tree identification number to the arborist assessment (Clean Cut Tree Services 2022) has also been provided.

Table 2: Scattered Tree Results

Species	Tree ID	Arborist Tree ID	Tree Size	Size Range#	Benchmark*
Eucalyptus ovata	T1	174	Large	219-450 cm	219 cm
Eucalyptus ovata	T2	244	Large	219-450 cm	219 cm

Notes: * Swampy Riparian Woodland EVC benchmark; #Tree circumference in cm measured at 1.3 m above ground level (DELWP 2018).

Table 3: Large Trees within Patch Results

Species	Tree ID	Arborist Tree ID	Tree Size	Size Range#	Benchmark*
Eucalyptus ovata	T3	175	Large	219-450 cm	219 cm
Eucalyptus ovata	T4	243	Large	219-450 cm	219 cm

Notes: *Swampy Riparian Woodland EVC benchmark; #Tree circumference in cm measured at 1.3 m above ground level (DELWP 2018).

Plate 1: Modified Swampy Riparian Woodland - east boundary

Plate 2: Modified Swampy Riparian Woodland - east boundary

Plate 3: Modified Swampy Riparian Woodland east boundary

Plate 4: Modified Swampy Riparian Woodland east boundary

Plate 5: Planted native trees and exotic grassland

Plate 6: Planted native trees and shrubs along driveway

Plate 7: Planted native trees and shrubs in windrows

Plate 8: Planted native trees and shrubs in windrows

Plate 9: Exotic dominated vegetation subject to cultivation

Plate 10: Exotic dominated vegetation subject to cultivation

Plate 11: Exotic dominated vegetation subject to cultivation

12: Exotic dominated vegetation subject to cultivation

Plate 13: Exotic dominated vegetation

Plate 14: Planted vines and exotic grassland

Plate 15: Scattered native tree – assumed loss in residential lot

Plate 16: Scattered native tree – assumed loss in residential lot

Plate 17: Swampy Riparian Woodland for removal on drain

Plate 18: Swampy Riparian Woodland for removal on drain

Plate 19: Swampy Riparian Woodland for removal around dam

Plate 20: Swampy Riparian Woodland for removal around dam

Figure 2
Ecological Features - Overview
108 and 110 Parr Street, Leongatha

Legend

- Subject Site
- Swampy Riparian Woodland
- Planted Vegetation
- Predominantly Introduced Vegetation
- Vineyard
- Dam
- Native Vegetation for Removal
- Large Scattered Tree
- Large Tree in Patch
- Trees for Removal

N

0 30 60 120

Metres

Coordinate System: GDA 1994 MGA Zone 55
Map Scale when printed @ A4 1:2,500

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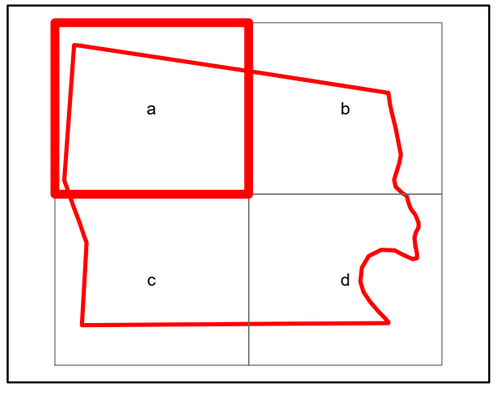
HAMANN COURT
PARR STREET
ROAD TO SUBDIVISION TO THE NORTH - NO ACCESS TO THE SOUTH OPPOSITE AS PER COUNCIL
ONLY 1 ACCESS POINTS FROM PARR STREET AS PER COUNCIL
PARR STREET CONSTRUCTED TO ALLOW ACCESS TO LOTS
NEW SEWER PUMP AS PER SG WATER APPROX IL33.00
UNMADE GOVT ROAD
ELECTRICITY BACK OF LOTS 15m WIDE
UNNAMED WATERWAY AND FLOO
SITE TO BE INCLUDED WITHIN A L
MAINTAINED BY A SINGLE LANDO
COALITION CREEK
33m BUSHFIRE DEFENDA
FROM WOODLAND CLASS
NORTHERN SECTION OF T
APPROX
OPEN SPACE
OPEN SPACE
LENNA COURT
SHIRAZ DRIVE
TARWIN RIDGE BOULEVARD
OPEN SPACE
T1
T2
T3
T4
TOTAL RESERVE
TOTAL RESERVE 12794m²
PROPOSED STORMWATER ASSETS
20m BUSHFIRE DEFENDABLE SPACE LINE FROM SINGLE LINE OF VEGETATION
19m BUSHFIRE DEFENDABLE SPAC FROM GRASSLAND CLASSIFICATIO VEGETATION WITHIN THE WETLAN
RESERVE
EXIST DAM 2000m²
CROWN LAND
APPROX POSITION OF SEWER PUMP IL33.50 (IN SPRINGS ESTATE)
COALITION DRIVE
OUTLOOK RIDGE

Figure 2a
Ecological Features - Detailed
108 and 110 Parr Street, Leongatha

Legend

- Subject Site
- Planted Vegetation
- Predominantly Introduced Vegetation
- Vineyard



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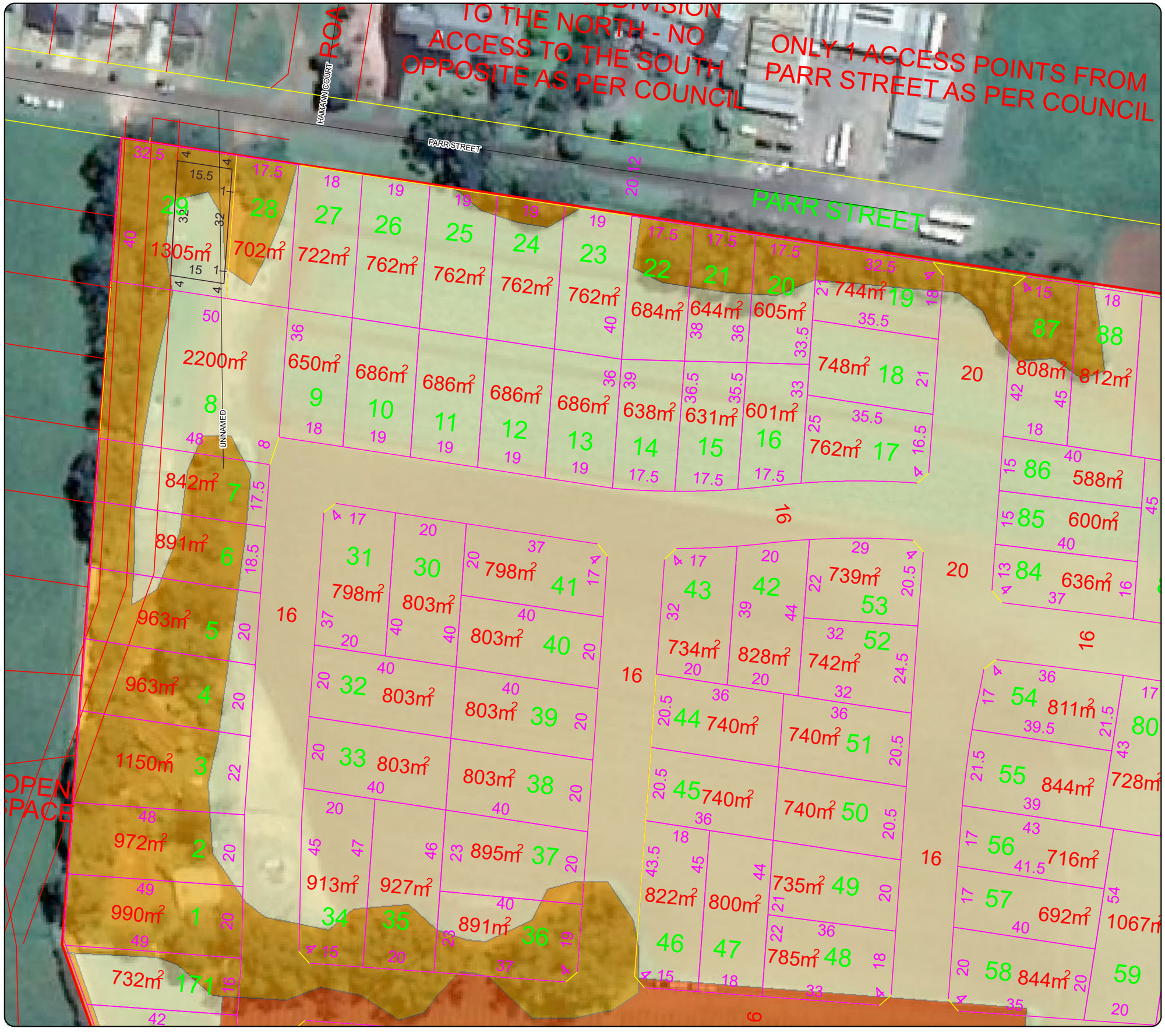


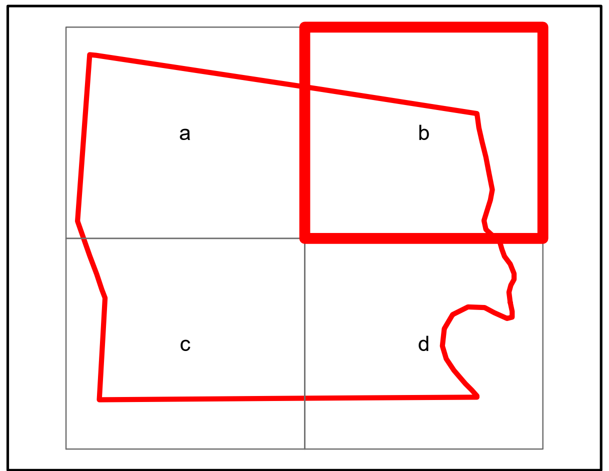
Figure 2b

Ecological Features - Detailed

108 and 110 Parr Street, Leongatha

Legend

- Subject Site
- Swampy Riparian Woodland
- Planted Vegetation
- Predominantly Introduced Vegetation
- Native Vegetation for Removal
- Large Tree in Patch
- Trees for Removal



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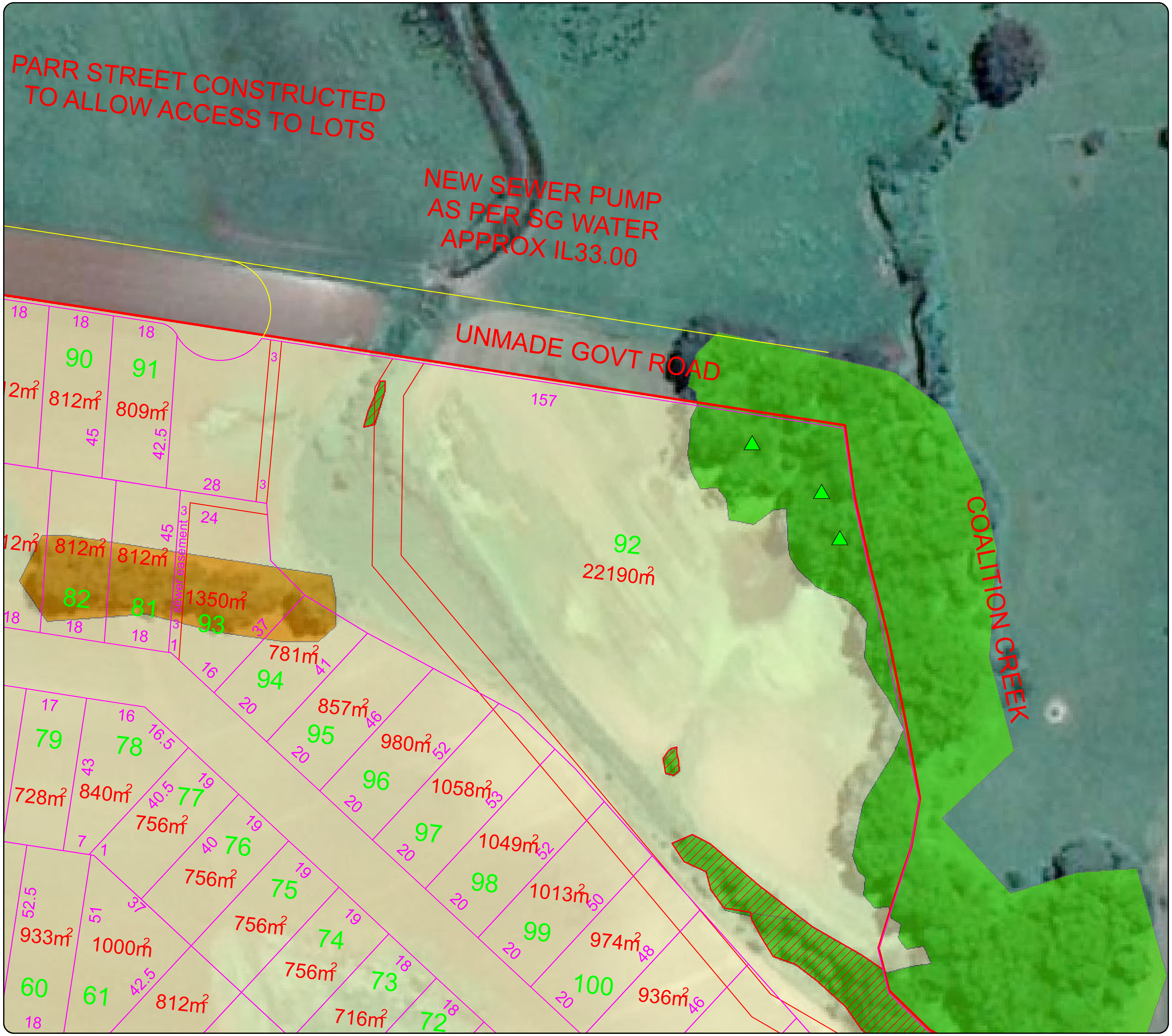
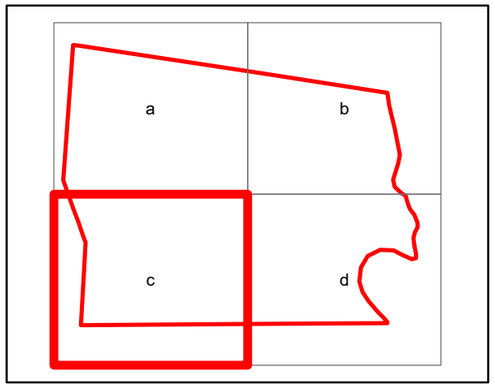


Figure 2c
Ecological Features - Detailed
108 and 110 Parr Street, Leongatha

Legend

- Subject Site
- Planted Vegetation
- Predominantly Introduced Vegetation
- Vineyard



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Metres

Coordinate System: GDA 1994 MGA Zone 55
Map Scale when printed @ A4 1:1,000

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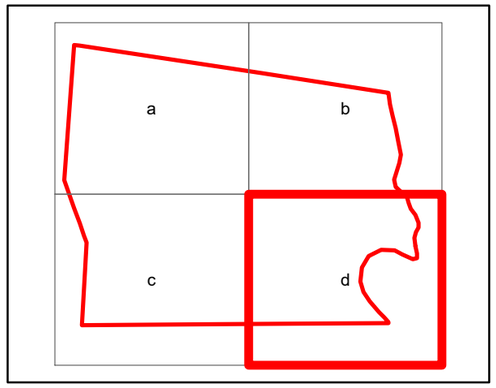
Figure 2d
Ecological Features - Detailed
108 and 110 Parr Street, Leongatha

Legend

- Subject Site
- Swampy Riparian Woodland
- Planted Vegetation
- Predominantly Introduced Vegetation
- Dam
- Native Vegetation for Removal
- Large Scattered Tree
- Large Tree in Patch
- Trees for Removal



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Metres

Coordinate System: GDA 1994 MGA Zone 55
Map Scale when printed @ A4 1:1,000

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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 ecological communities or flora, or fauna species were recorded within the project area, and none are considered likely to occur due to the absence of suitable habitat. An EPBC Act referral to the Commonwealth Environment Minister will not be required as no MNES are present or 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 Victorian legislation for the conservation of threatened species and communities and for the management of potentially threatening processes.

A permit is required from DELWP to 'take' (kill, injure, disturb or collect) listed flora species, flora species that are members of listed threatened communities or protected flora from public land. Protected flora species includes all members of the following plant families Asteraceae (Daisies), Epacridaceae (Heaths) and Orchidaceae (Orchids), all clubmosses, ferns and fern allies (excluding *Pteridium esculentum*). All species of the following genera are also protected: *Acacia* (excluding *Acacia dealbata, Acacia decurrens, Acacia implexa, Acacia melanoxylon* and *Acacia paradoxa*), *Baeckea*, *Calytrix*, *Correa*, *Darwinia*, *Eremophila*, *Eriostemon, Gompholobium, Grevillea, Prostanthera, Sphagnum, Thryptomene, Thysanotus* and *Xanthorrhoea* (DELWP 2022).

No listed threatened flora species were recorded within the project area. One listed protected flora species (Black Wattle) occurs in Swampy Riparian Woodland; however, an FFG Act permit is generally not required for removal of protected flora on 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 2023).

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 2023).

Clause 52.17 – Native Vegetation

The project area was highly modified from agricultural and residential use, comprising exotic pasture interspersed with planted trees and shrubs along windrows and sections of the boundary. A modified cover of Swampy Riparian Woodland occurs along the eastern boundary. Exotic dominated pasture subject to cropping/grazing was previously cultivated and was devoid of native vegetation.

The development plan identifies that the subdivision design will result in the loss of 0.493 hectares of Swampy Riparian Woodland, two large trees in a patch, and two scattered trees due to the *Site Area* and *Fences* exemption under Clause 52.17-7, ancillary works associated with construction around building envelopes and stormwater and waterway design (Plates 15 to 20) (Figure 2).

The *Site Area* exemption under Clause 52.17-7 specifies *Native vegetation that is to be removed, destroyed or lopped on land, together with all contiguous land in one ownership, which has an area of less than 0.4 hectares* (DTP 2023). The development

plan identifies lot 105 as <0.4 hectares, which results in the assumed loss of native vegetation on the eastern boundary (Figure 2). However, Swampy Riparian Woodland that intersects this lot is currently fenced off and is proposed for practical retention. The protection of this native vegetation is proposed to be achieved through a Section 173 Agreement on title.

The building envelopes on lots 104 and 106 were designed to minimise the extent of vegetation loss; however, all native vegetation within 10 metres from building envelope is assumed 100% lost for *ancillary works associated with construction* (DELWP 2018), which results in the loss of native vegetation.

The removal of native vegetation around the dam in the southern section of the project area is required to achieve the stormwater design, which includes provision for a combined stormwater outcome with the development adjacent to the southern boundary. Council's engineering department has also requested the dam adjacent to the southern property boundary (on Crown Land) be filled in, requiring removal of a small patch of Swampy Riparian Woodland within the dam.

The Waterway Management Plan (Blom Design 2023), prepared in consultation with the West Gippsland Catchment Management Authority, identified the drainage line in the north-eastern section of the project area requires 'clean-up' to assist with flood management. The vegetation along the drainage line comprises a highly modified cover of Swampy Riparian Woodland (regrowth >10 years old), interspersed with exotic weed species. The Waterway Management Plan has detailed management actions and a revegetation program to improve the overall quality of the drain.

The *Fences* exemption under Clause 52.17-7 also results in the assumed loss of native vegetation between lots in the eastern section of the project area, which specifies: *Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable:*

- *the operation or maintenance of an existing fence; or*
- *the construction of a boundary fence between properties in different ownership.*
- *The clearing along both sides of the fence when combined must not exceed 4 metres in width, except where land has already been cleared 4 metres or more along one side of the fence, then up to 1 metre can be cleared along the other side of the fence.*

The *Planted Vegetation* exemption under Clause 52.17-7 states: *Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding. This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding* (DTP 2023). Planted native vegetation within the project area was not planted for

conservation purposes using public funding; therefore, the future removal of any planted native vegetation in the project area meets this exemption.

The development layout has been through numerous iterations and design changes 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 native vegetation requires a permit under Clause 52.17 (Native Vegetation) of the South Gippsland Planning Scheme (DTP 2023). The native vegetation removal report (Appendix 5) (DEECA 2023d) identified an intermediate assessment pathway application is required in accordance with the Guidelines (DELWP 2017) (Table 4).

Environmental Significance Overlays

The project area is subject to ESO2 (Special Water Supply Catchment Areas) and ESO5 (Areas Susceptible to Erosion) under the South Gippsland Planning Scheme (DTP 2023). However, both ESO2 and ESO5 will be removed from the site as part of rezoning application and the provision to the overlays will not apply to the subdivision.

Table 4: Intermediate assessment pathway application

Number	Application Requirement	Response
1.	The assessment pathway and reason for the assessment pathway. This includes the location category of the native vegetation to be removed.	The application is under the intermediate assessment pathway for a residential subdivision, which requires the removal of native vegetation in Location 2. The location of native vegetation for removal is shown on Figure 2.
	A description of the native vegetation to be removed that includes: - 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.	- The native vegetation proposed for removal is classified as a patch under the Guidelines. - The extent of the patch of native vegetation (Swampy Riparian Woodland) covers 0.493 hectares. - Two large trees in a patch are identified for removal. - Two scattered trees are identified for removal. - The strategic biodiversity value score of all mapped vegetation ranges from 0.460 to 0.930. - The modelled condition score of all mapped vegetation ranges from 0.200 to 0.440. - Swampy Riparian Woodland is listed as Endangered in the Gippsland Plain bioregion. - The project area does not include any sensitive wetland areas or coastal areas.
	Maps showing the native vegetation and property in context and containing: - Scale, north point and property boundaries.	- The location of the patch of native vegetation for removal is shown on Figure 2. - Two large trees in a patch are identified for removal

Number	Application Requirement	Response
	• 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.	(Figure 2). • Two scattered indigenous trees are identified for removal (Table 2).
	The offset requirement, determined in accordance with section 5 of the Guidelines, that will apply if the native vegetation is approved to be removed	The offset requirement is for a general offset amount of 0.183 general habitat units and four large trees. The general offset must have a minimum strategic biodiversity value score of 0.465 and be within the West Gippsland Catchment Management Authority area or South Gippsland Shire Council.
2.	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.	The topography comprises low to moderate undulating slopes towards the east. The eastern section of the project area is intersected by Coalition Creek and minor ephemeral waterway along a low-lying area, with two constructed farm dams in the southern section of the project area. The site does not contain any ridges or hilltops, steep slopes, saline discharge areas or any areas of existing erosion.
3.	Recent photographs of the native vegetation to be removed.	Photographs of native vegetation for removal are shown on Pages 19 and 20.
4.	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 applicant, in the five-year period before the application for a	No permitted removal of other native vegetation has been undertaken on the same contiguous parcel of land within the past five years.

Number	Application Requirement	Response
	permit is lodged.	
5.	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: • 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.	The site has not been subject to a strategic planning process. The development plan shows the subdivision design will result in the loss of 0.493 hectares of Swampy Riparian Woodland, one large tree in a patch, and three scattered trees due to the Site Area and Fences exemption under Clause 52.17-7, ancillary works associated with construction around building envelopes and stormwater and waterway design. The development layout has been through numerous iterations and design changes to avoid and minimise impacts to native vegetation as much as practicable. Swampy Riparian Woodland that intersects residential lots along the eastern boundary is currently fenced off and is proposed for retention and the protection of this native vegetation is proposed to be achieved through a Section 173 Agreement on title. There are no feasible opportunities to further avoid removal or minimise impacts to native vegetation without compromising the development design.
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 space, a written statement explaining why the removal of native	Not applicable.

Number	Application Requirement	Response
	vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required when the creation of defendable 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 has been sourced as an allocated credit extract (third party offset) through the Native Vegetation Credit Register. Evidence of offset availability is provided in Appendix 6.

5 Potential Impacts and Mitigation Measures

5.1 Potential Impacts and Mitigation Measures

The project area supports areas of Swampy Riparian Woodland 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 on the site.
- Designated No Go Zones[4] 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 highly modified from agricultural and residential use, comprising exotic pasture interspersed with planted trees and shrubs along windrows and sections of the boundary. A modified cover of Swampy Riparian Woodland occurs along the eastern boundary. Areas of open pasture that were previously cultivated and subject to cropping/grazing was devoid of native vegetation.

No listed threatened flora or fauna species or associated habitats were recorded the field assessment, and none are considered likely to occur due to the absence of suitable habitat. An EPBC Act referral will not be required, as no MNES are present, or are likely to be significantly impacted by future works within the project area.

The development plan shows the subdivision design will result in the loss of 0.493 hectares of Swampy Riparian Woodland, two large trees in a patch, and two scattered trees due to the Site Area and Fences exemption under Clause 52.17-7, ancillary works around building envelopes and stormwater and waterway design.

The development layout has been through numerous iterations and design changes to avoid and minimise impacts to native vegetation as much as practicable. Swampy Riparian Woodland that intersects residential lots along the eastern boundary is currently fenced off and is proposed for retention. The protection of this native vegetation is proposed to be achieved through a Section 173 Agreement on title. There are no feasible opportunities to further avoid removal or minimise impacts to native vegetation without compromising the development design.

The proposed removal of native vegetation requires a permit under Clause 52.17 of the South Gippsland Planning Scheme. An intermediate assessment pathway application has been prepared to meet the requirements of the Guidelines.

The native vegetation removal report identified a general offset amount of 0.183 general habitat units and four large trees is required. The offset must have a minimum strategic biodiversity value score of 0.465 and be within the West Gippsland Catchment Management Authority or South Gippsland Shire Council.

The required offset will be sourced as an allocated credit extract through an accredited offset broker (third party offset). Evidence of the available offset has been provided.

7 References

Blom Design 2023. Concept Waterway Management Plan. 108 & 110 Parr Street, Leongatha. Blom Design.

Clean Cut Tree Services 2022. 'Tree assessment report for 108 and 110 Parr street, Leongatha.' Clean Cut Tree Services.

DCCEEW 2023. Protected Matters Search Tool. Department of Climate Change, Energy, the Environment and Water: http://www.environment.gov.au/epbc/pmst/

DELWP 2017. *Guidelines for the removal, destruction or lopping of native vegetation*. Department of Environment, Land, Water and Planning.

DELWP 2018. *Assessor's handbook - Applications to remove, destroy or lop native vegetation*. Department of Environment, Land, Water and Planning.

DELWP 2022. *Flora and Fauna Guarantee Act 1988 – Threatened List*. Department of Environment, Land, Water and Planning.

DEECA 2023a. NatureKit. Department of Energy, Environment and Climate Action.

DEECA 2023b. Native Vegetation Information Management System. Department of Energy, Environment and Climate Action: https://nvim.delwp.vic.gov.au

DEECA 2023c. Victorian Biodiversity Atlas. Version 3.2.8. Publication date: 13 October 2023. Department of Energy, Environment and Climate Action.

DTP 2023. Planning Schemes Online. Department of Transport and Planning: https://mapshare.vic.gov.au/vicplan/

DoE 2013. *Matters of National Environmental Significance – Significant Impact Guidelines*: *Significant impact guidelines 1.1.* Environment Protection and Biodiversity Conservation Act 1999. Department of the Environment, Canberra.

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 project area.

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 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 3 and Appendix 4 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,	Few species' habitats are impacted.	Numerous species' habitats are impacted. With few to many species' offsets.

Value	Lower value	Higher value
vulnerable or rare	• 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).
	• No or few species offsets.	• Species have higher conservation status (endangered or critically endangered).
	• Species have lower conservation status (rare or vulnerable).	• The species' habitats are highly localised or an important area of habitat within a dispersed species or selected VBA records
	• 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.
	• the EVC is well represented in existing protected areas	• 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
Acacia iteaphylla	Flinders Range Wattle#
Acacia dealbata	Silver Wattle#
Acacia longifolia	Sallow Wattle*
Acacia mearnsii	Black Wattle##
Acacia melanoxylon	Blackwood##
Acetosella vulgaris	Sheep Sorrel*
Agapanthus praecox subsp. *orientalis*	Agapanthus*
Agonis flexuosa	Willow Myrtle#
Agrostis capillaris	Brown-top Bent*
Aira caryophyllea subsp. *caryophyllea*	Silvery Hair-grass*
Aira elegantissima	Delicate Hair-grass*
Allocasuarina verticillata	Drooping Sheoak#
Anthoxanthum odoratum	Sweet Vernal-grass*
Arctotheca calendula	Cape Weed*
Asparagus asparagoides	Bridal Creeper**
Aster subtulatus	Aster Weed*
Avena barbata	Bearded Oat*
Brassica fruticulosa	Twiggy Turnip*
Briza maxima	Large Quaking-grass*
Briza minor	Lesser Quaking-grass*
Bromus catharticus	Prairie Grass*
Bromus diandrus	Great Brome*
Bromus hordeaceus	Soft Brome*
Carex appressa	Tall Sedge
Cenchrus clandestinus	Kikuyu*
Centaurium erythraea	Common Centaury*
Chenopodium album	Fat Hen*
Chenopodium murale	Sowbane*
Cirsium arvense	Perennial Thistle**
Cirsium vulgare	Spear Thistle**
Coprosma repens	Mirror Bush*
Coprosma quadrifida	Prickly Currant-bush
Corymbia maculata	Spotted Gum#
Cupressus macrocarpa	Monterey Cypress*
Cytisus proliferus	Tree Lucern*
Cynodon dactylon var. *dactylon*	Couch*
Cynosurus echinatus	Rough Dog's-tail*

Scientific Name	Common Name
Cyperus eragrostis	Drain Flat-sedge*
Dactylis glomerata	Cocksfoot*
Dianella longifolia	Pale Flax-lily
Daucus carota	Wild Carrot*
Ehrharta calycina	Perennial Veldt-grass*
Ehrharta erecta	Panic Veldt-grass*
Ehrharta longiflora	Annual Veldt-grass*
Eleocharis acuta	Common Spike-sedge
Erigeron bonariensis	Flax-leaf Fleabane*
Erodium cicutarium	Common Heron's-bill*
Eucalyptus botryoides	Southern Mahogany#
Eucalyptus camaldulensis	River Red-gum#
Eucalyptus cladocalyx	Sugar Gum#
Eucalyptus globulus	Blue-gum#
Eucalyptus gomphocephala	Tuart#
Eucalyptus leucoxylon var. *rosea*	Red-flowering Yellow-gum#
Eucalyptus ovata	Swamp Gum##
Eucalyptus obliqua	Messmate Stringybark#
Eucalyptus spp.	Eucalyptus#
Eucalyptus viminalis	Manna Gum##
Fumaria bastardii	Bastard's Fumitory*
Galenia pubescens var. *pubescens*	Galenia*
Galium aparine	Cleavers*
Gynatrix pulchella	Common Hempbush
Helminthotheca echioides	Ox-tongue*
Holcus lanatus	Yorkshire Fog*
Hordeum murinum	Barley-grass*
Hypochaeris glabra	Smooth Cat's-ear*
Hypochaeris radicata	Flatweed*
Juncus pallidus	Pale Rush
Juncus subsecundus	Finger Rush
Kunzea ericoides	Burgan
Leptospermum continentale	Prickly Tea-tree
Lolium perenne	Perennial Rye-grass*
Lysimachia arvensis	Pimpernel*
Malva parviflora	Small-flowered Mallow*
Medicago polymorpha	Burr Medic*
Melaleuca armillaris subsp. *armillaris*	Giant Honey-myrtle#
Melaleuca ericifolia	Swamp Paperbark##
Melaleuca hypericifolia	Hillock Bush#

Scientific Name	Common Name
Melaleuca nesophila	Showy Honey-myrtle#
Melicytus dentatus	Tree Violet
Oxalis purpurea	Large-flower Wood-sorrel*
Paspalum dilatatum	Paspalum*
Paspalum distichum	Water Couch*
Phalaris aquatica	Toowoomba Canary-grass*
Piptatherum miliaceum	Rice Millet*
Pittosporum undulatum	Sweet Pittosporum*
Plantago coronopus	Buck's-horn Plantain*
Plantago lanceolata	Ribwort*
Plantago major	Greater Plantain*
Polygonum aviculare	Prostrate Knotweed*
Pomaderris aspera	Hazel Pomaderris
Populus alba	White Poplar*
Pteridium esculentum	Austral Bracken
Quercus robur	English Oak*
Raphanus raphanistrum	Wild Radish*
Rhytidospermum caespitosum	Common Wallaby-grass
Rhytidospermum setaceum	Bristly Wallaby-grass
Romulea rosea	Onion Grass*
Rubus fruticosus spp. agg.	Blackberry**
Rumex conglomeratus	Clustered Dock*
Rumex crispus	Curled Dock*
Salix spp.	Willow*
Schoenus apogon	Common Bog-sedge
Senecio glomeratus	Annual Fireweed
Solanum mauritianum	Wild Tobacco*
Sonchus asper	Rough Sow-thistle*
Sonchus oleraceus	Common Sow-thistle*
Sporobolus africanus	Rat-tail Grass*
Stellaria media	Chickweed*
Syzygium smithii	Lilly Pilly#
Trifolium arvense var. *arvense*	Hare's-foot Clover*
Trifolium campestre var. *campestre*	Hop Clover*
Trifolium fragiferum var. *fragiferum*	Strawberry Clover*
Trifolium repens var. *repens*	White Clover*
Trifolium subterraneum	Subterranean Clover*
Vicia sativa	Common Vetch*
Vulpia myuros	Rat's-tail Fescue*

Notes: *Exotic species; **Listed noxious weed; #Planted species; ## Planted and indigenous

Appendix 3 – Threatened Flora Records

Table 7. Threatened flora records

Scientific Name	Common Name	Status	Count of Sightings	Last Record	Likely Occurrence	Comments
Callitriche brachycarpa	Short Water-starwort	en	1	25/2/2009	U	Absence of suitable habitat
Prasophyllum spicatum	Dense Leek-orchid	VU cr	1	1/10/1932	U	Absence of suitable habitat
Eucalyptus strzeleckii	Strzelecki Gum	VU cr	22	15/12/2017	L	Potential suitable habitat but not recorded in project area
Senecio campylocarpus	Floodplain Fireweed	en	2	25/2/2009	U	Absence of suitable habitat

Notes: Threatened species records were sourced from the VBA (DEECA 2023c), within a 5 km radius of the project area. Likelihood of occurrence: H = High likelihood; M = Moderate likelihood; L = Low likelihood; U = Unlikely to occur (Appendix 1).

EPBC Act listed species (DCCEEW 2023)
Cr Critically Endangered
En Endangered
V Vulnerable

FFG Act listed species (DELWP 2022)
L Listed as Threatened
cr Critically endangered
e Endangered
v Vulnerable

Appendix 4 – Threatened Fauna Records

Table 8. Threatened fauna records

Scientific Name	Common Name	Status	Count of Sightings	Last Record	Likely Occurrence	Comments
Calyptorhynchus banksii graptogyne	Red-tailed Black-Cockatoo (south-eastern)	EN en	1	7/5/2002	U	Absence of suitable habitat
Hirundapus caudacutus	White-throated Needletail	VU vu	1	7/10/2018	L	May flyover occasionally
Sminthopsis leucopus	White-footed Dunnart	vu	1	1/11/1948	U	Absence of suitable habitat
Isoodon obesulus obesulus	Southern Brown Bandicoot	EN en	1	7/9/1971	U	Absence of suitable habitat

Notes: Threatened species records were sourced from the VBA (DEECA 2023c), within a 5 km radius of the project area. Likelihood of occurrence: H = High likelihood; M = Moderate likelihood; L = Low likelihood; U = Unlikely to occur (Appendix 1).

EPBC Act listed species (DCCEEW 2023)
Cr Critically Endangered
En Endangered
V Vulnerable

FFG Act listed species (DELWP 2022)
L Listed as Threatened
cr Critically endangered
e Endangered
v Vulnerable

Figure 3

Significant Flora Species within 5km of the Subject Site

108 and 110 Parr Street, Leongatha

Legend

- Subject Site
- Dense Leek-orchid
- Floodplain Fireweed
- Short Water-starwort
- Sticky Wattle
- Strzelecki Gum

N

0 360 720 1,440

Metres

Coordinate System: GDA 1994 MGA Zone 55

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 informationdoes 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

Significant Fauna Species within 5km of the Subject Site

108 and 110 Parr Street, Leongatha

Legend

- Subject Site
- Australian Grayling
- Red-tailed Black-Cockatoo (south-eastern)
- Southern Brown Bandicoot
- White-footed Dunnart
- White-throated Needletail

N

0 360 720 1,440

Metres

Coordinate System: GDA 1994 MGA Zone 55

Map Scale when printed @ A4 1:30,000

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Native Vegetation Removal Report

NVRR ID: 361_20231027_41O

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: 27/10/2023

Local Government Area: SOUTH GIPPSLAND SHIRE

Registered Aboriginal Party: Bunurong

Coordinates: 145.96844, -38.48920

Address:
PARR STREET LEONGATHA 3953
110 PARR STREET LEONGATHA 3953
SPENCERS ROAD LEONGATHA 3953
RIVER DRIVE LEONGATHA 3953

Regulator Notes

Removal polygons are located:

- On Crown Land

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) *Includes endangered EVCs (ha): 0.477*	**0.493**	*Extent of past removal (ha)*	*0*
		Extent of proposed removal - Patches (ha)	*0.353*
		Extent of proposed removal - Scattered Trees (ha)	*0.141*
No. Large Trees proposed to be removed	**4**	*No. Large Patch Trees*	*2*
		No. Large Scattered Trees	*2*
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]	**0.183 General Habitat Units**
Minimum strategic biodiversity value score [2]	0.465
Large Trees	4
Vicinity	West Gippsland CMA or SOUTH GIPPSLAND 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 east. The eastern section of the project area is intersected by Coalition Creek and minor ephemeral waterway along a low lying area, with two constructed farm dams in the southern section of the project area. The site does not contain any ridges or hilltops, steep slopes, saline discharge areas or any areas of existing erosion

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 development plan shows the subdivision design will result in the loss of native vegetaion due to the Site Area and Fences exemption under Clause 52.17-7, ancillary works associated with construction around building envelopes and stormwater design. The development layout has been through numerous iterations and design changes to avoid and minimise impacts to native vegetation as much as practicable. Swampy Riparian Woodland that intersects residential lots along the eastern boundary is currently fenced off and is proposed for retention and the protection of this native vegetation is proposed to be achieved through a Section 173 Agreement on title. 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, 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 a 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 has been 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	-	GipP0083	Endangered	-	0.337	0.120	0.120	0.460	0.044
2	Patch	-	GipP0016, GipP0083	Endangered, Vulnerable	-	0.269	0.088	0.088	0.460	0.026
3	Patch	-	GipP0083	Endangered	-	0.281	0.003	0.003	0.460	0.001
4	Patch	-	GipP0083	Endangered	1	0.396	0.013	0.013	0.460	0.006
5	Patch	-	GipP0083	Endangered	-	0.200	0.003	0.003	0.460	0.001
6	Patch	-	GipP0083	Endangered	1	0.440	0.057	0.057	0.930	0.036
7	Patch	-	GipP0083	Endangered	-	0.390	0.003	0.003	0.460	0.001
8	Patch	-	GipP0083	Endangered	-	0.440	0.066	0.066	0.460	0.032

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**
A	Scattered Tree	95	GipP0083	Endangered	1	0.200	0.070	0.070	0.930	0.020
B	Scattered Tree	95	GipP0083	Endangered	1	0.200	0.070	0.070	0.460	0.015

Appendix 2: Images of mapped native vegetation

1. Property in context

2. Aerial photograph showing mapped native vegetation

Proposed Removal

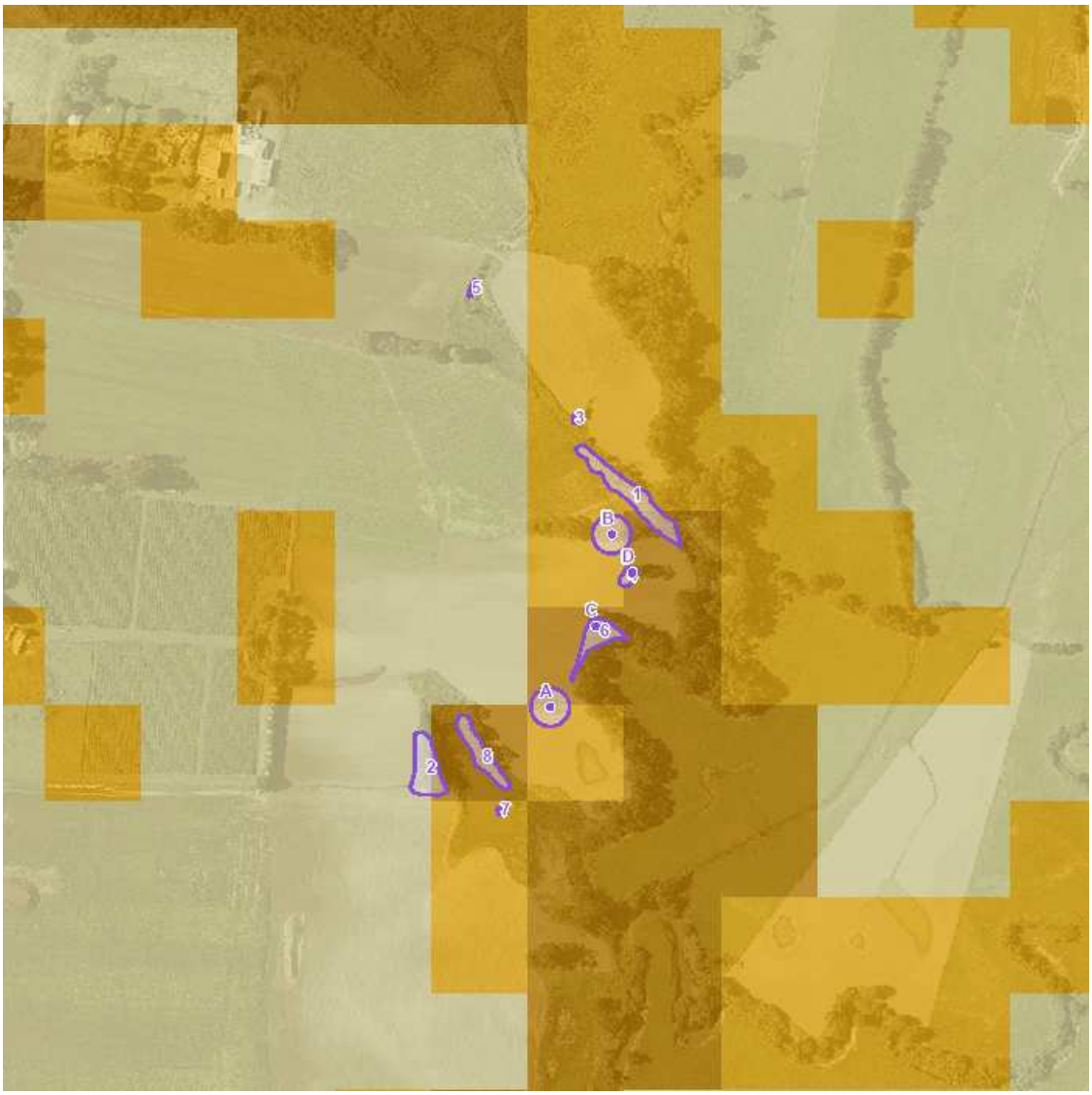
N

95 m

3. Location Risk Map

4. Strategic Biodiversity Value Score Map

5. Condition Score Map



Proposed Removal

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

N

95 m

6. Endangered EVCs

Proposed Removal

Endangered 1750 Ecological Vegetation Classes

N

95 m

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vegetationlink

Our reference: VLQ-8122-B

Your reference: 108 and 110 Parr Street, Leongatha

30 October 2023

Rural Subdivision Specialists
c/- Okologie Consulting
mark@okologie.com.au

To whom it may concern

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 a specialised brokerage service to enable permit holders and developers to identify suitable native vegetation credits to meet their planning permit offset requirements.

Based on the information you have provided; I understand you require the following native vegetation offset:

Offset type	Vicinity	General habitat units (GHU)	Min. strategic biodiversity value (SBV)	Large trees
General	West Gippsland CMA	0.183	0.465	4

To meet your offset requirements, you can purchase native vegetation credits from a third party as per the option quoted below[1]. This quotation is valid for 14 days, subject to credit availability.

3-Party CTA pathway - offset site located in the Wellington Shire area (approx. 3-6 week turnaround from acceptance of quote)

Native Vegetation Credit Fees – Invoiced by the Credit Owner	
Cost of native vegetation credits (ex. GST)	$13,495.00
Broker Fee – Invoiced by Vegetation Link	
Cost of broker fee (ex. GST)	$1,250.00
Total Credit Trade Fees	
Subtotal Cost (ex. GST)	$14,745.00
Total GST applicable	$1,474.50
Total Cost (inc. GST)	**$16,219.50**

[1] *Note that the broker fee includes the NVOR transfer and allocation fees when an allocation is done at the time of purchase.*

If you would like to purchase credits, let us know that you accept the quote and return the attached **purchaser details form** by email. Upon receipt of the form, we will begin the trade process. Further details of the process for credit allocation are in the FAQ below.

Should you have any queries, please do not hesitate to contact us on 1300 VEG LINK (1300 834 546) or email offsets@vegetationlink.com.au.

Sincerely,

Shannen Hunter
Biodiversity Offset Broker

FAQs

What is a third party offset?

A third-party offset is an offset site owned by another landowner who manages and protects native vegetation on their land. Landowners who establish these offset sites are required to:

- Enter into a Landowner Agreement for the specified offset site. A landowner agreement is in perpetuity and is binding upon the current and future landowners of the site. It permanently restricts use of the site for many purposes.
- Implement a detailed 10-year Management Plan endorsed by the DEECA Native Vegetation Offset Register to manage and improve the biodiversity values of the site.

How is the price of native vegetation offset credit (GHUs, GBEUs etc.) determined?

Landowners who own offset sites set their own price for native vegetation credits. They determine the price based on numerous factors. This includes but not limited to site establishment, the cost to manage the site in perpetuity (e.g., maintain fencing, control pest species), foregone use cost, and administrative costs. Depending on how the site is registered, the credit fee may be paid to either DEECA or directly to the landowner.

Further information about the work some of our landowners are doing can be found on the Vegetation Link website.

What is the process after I accept the quote?

After you accept the quote and return the purchaser table, the following steps will be undertaken:

1. We will set up a contract between the parties involved and send the contract out for signing by all parties.
2. Once the contract is signed by all parties, invoices will be issued for the fees listed in the quotation. We will send you two invoices, one for our transaction fee invoiced by Vegetation Link and one for the credit fee, usually to be paid to DEECA or the landowner. We recommend providing remittances for your payments.
3. Once payments are received, Vegetation Link will send you an allocated credit extract from the Native Vegetation Offset Register and your executed contract as evidence that you have purchased the offset.

How long will the process take? When will I get my credits?

Generally, the process from quote acceptance to having evidence of allocated credits takes between 2-6 weeks. This is dependent on a range of factors including the type of landholder agreement, contract types and organisational workflows. We work as quickly as possible to get your credits to you within this time period.

We note that you **cannot** remove vegetation until you have been given permission by the Responsible Authority (usually the council that has issued your permit).

What happens if I don't have a permit yet?

When people are buying credits before a permit is issued, the following three options are most common:

- You can pay for the offsets before the planning permit is available, and then the offsets are allocated to the permit when it is available. This will incur an additional $50 fee from DEECA. When considering this option, it is important to realise that your estimated offset requirements may be different than the actual permit requirements.
- You can wait for the planning permit to be approved first and then request a quote to meet the requirements in your permit. Should credits be available, you can then start the offset purchase process. We then use the planning permit number for allocating the credits. Allocating credits to the permit is evidence that you have purchased your offset.
- You can request a quote to confirm availability and to get an idea of the cost of offsetting before you apply for a permit. Once you receive the planning permit you can request an updated quote. It is at this point that you can then go through the offset purchase process.

We cannot guarantee credit availability until a) contracts are executed, or b) credits have been held via a pending trade lodged with DEECA Native Vegetation Offset Register.

We cannot guarantee price until a) a quote has been accepted within 14 days, and b) a Credit Trading Agreement is signed within 21 days, and c) the invoice for the credits is paid within 28 days of the date the invoice is issued.

If I sign the contract, does that mean I MUST pay for the credits?

Yes, you have entered into a contract agreeing to pay for the offset credits therein and are required to pay for those credits. The credits must be paid for within 28 days of the date of the invoice.

Can you hold the credits for me, as I want to pay later?

We are unable to hold credits for later payment. Please also see 'What happens if I don't have a permit yet?' above.

For further information, see our website, the DEECA website or call us any time on 1300 834 546.