

Habitat Hectares Assessment and Offset Requirement

63 Yarragon-Leongatha Road, Yarragon



Prepared for: Miller Merrigan November 2018

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 ${\sf Environmental}, {\sf Planning} \& {\sf Natural} {\sf Resource} {\sf Management} {\sf Consultants}$

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Cover Photo: two Strzelecki Gums, the view to the south of the study site.

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EXECUTIVE SUMMARY

This report documents the vegetation removal associated with the rezoning and subdivision of 63 Yarragon – Leongatha Road, Yarragon. The application pathway for this project was initially identified as Detailed, **however was downgraded to Intermediate**; due to the reduction in impacted native vegetation by the addition of reserves to the subdivision plan. The **intermediate** assessment pathway has been triggered due to three large trees, within an area previously mapped as an endangered Ecological Vegetation Class; (Swamp Scrub 53) in a **Location category 2** with a total of 0.305ha native vegetation removal.

Biodiversity Values

Native vegetation patches, identified by Ethos NRM, are within an area mapped by DELWP as the EVC; Swamp Scrub which has a conservation status of Endangered within the Gippsland Plains bioregion. Native vegetation remaining on the study site is isolated and highly modified, as the site has been historically cleared for agricultural purposes and is now dominated by introduced pastures species.

Ethos NRM recorded a total of seven indigenous flora species and 19 exotic flora species at the site. Three of the nine living native canopy trees will be impacted by the project site are all Strzelecki Gums *Eucalyptus strzeleckii* that are listed under the EBPC and FFG Acts. One dead scattered large canopy tree will also be removed. A patch of native vegetation and a patch of planted native vegetation will also be removed as a result of the rezoning and subdivision of land at 63 Yarragon-Leongatha Road, Yarragon.

Approvals

A planning permit from the Baw Baw Shire Council is required under Clause 52.17 of the planning scheme to remove vegetation for this project. No significant impacts on Matters of National Environmental Significance protected under the *Environmental Biodiversity and Conservation Act 1999* are expected to result from the vegetation removal and hence no referral for this action is required. A *Flora and Fauna Guarantee Act 1988* permit is required for the assumed loss of the Strzelecki Gum in the roadside vegetation as a result of the impacts to the Tree Protection Zone (TPZ) by road construction activities.

Offset Requirement

If a permit to remove native vegetation is granted under the Guidelines, there is a requirement to offset the loss of native vegetation and ensure a 'no net loss' outcome for biodiversity (DELWP, 2017a). The Offset Requirement for removal of 0.305ha is:

- 0.065 General Habitat Units (GHUs)
- 4 large trees,
- A minimum Strategic Biodiversity Value Score of 0.324
- All offsets are required to be achieved within the West Gippsland Catchment Management Authority or Baw Baw Shire Council region.

1 INTRODUCTION

Land at 63 Yarragon–Leongatha Road, Yarragon is the subject of the project to rezone and subdivide. This land is within 1km of the township of Yarragon (refer **Figure 1**) and Ethos NRM has been engaged by Miller-Merrigan to assess the impacts to native vegetation associated with the rezone and subdivision.

Ethos NRM undertook the assessment of vegetation at the study site on the 23rd of August 2018, to identify and map the extent of any native vegetation present and categorise it in accordance with the *Guidelines for the removal, destruction and lopping of native* (DELWP, 2017a). The area assessed is based on information provided by Miller Merrigan Land Development Consultants from site plans.

Information provided to Miller Merrigan in the draft Biodiversity Assessment report was used to refine and finalise the Subdivision Plan for 63 Yarragon – Leongatha Road, so where practical removal of native vegetation could be avoided or to minimised. The finalised Subdivision Plan (**Appendix 3**) has been reviewed to determine the actual impacts on native vegetation that will be associated with the subdivision.

Assessment and quantification of the offset requirements for vegetation removal has been undertaken by a DELWP-accredited native vegetation assessor in accordance with the *Guidelines for the removal, destruction and lopping of native vegetation (DELWP, 2017)* herein referred to as the '*Guidelines*'. This report quantifies the vegetation loss in Habitat Hectares and the Offset Requirement in Habitat Units (GHUs) and details of information required for the assessment within an 'intermediate assessment pathway' application, see **Table 1** below for location of specific components of the application.

Application Requirements	Section of Report
Assessment pathway and reason, location risk category.	Section 1 and 6.1.1
A description of the native vegetation to be removed.	Section 4.1
Maps of native vegetation and property context.	Figure 1
Offset requirement.	Section 6.4 and Appendix 7
Offset Strategy	Section 6.6
Topographic and land information relating to native vegetation to be removed.	Section 4.1.9
Recent dated photographs of native vegetation to be removed.	Appendix 5
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 fire year period before the application for a permit was lodged.	Not Applicable
An avoid and minimise statement	Section 6.1.3
A copy of any Property Vegetation Plan.	Not Applicable

Table 1: Application requirements

ETHOS NRM

Environmental, Planning & Natural Resource Management Consultants

Application Requirements	Section of Report
Whether the vegetation removal if for defendable space under the Bushfire Management Overlay.	Not Applicable
If the proposal relates to a Native Vegetation Precinct Plan.	Not Applicable
An offset statement explaining that an offset that meets the offset requirements for the native vegetation to be removed has been identified and how it will be secured.	Section 6.6
Information about impact on rare or threatened species habitat.	Section 5

1.1 Objectives

The broad objectives of this Biodiversity Assessment are to:

- identify and map vegetation types and scattered trees which may be impacted by the works,
- assess vegetation condition,
- describe the structural and floristic components of the vegetation at the site, including Ecological Vegetation Classes (EVCs),
- identify and describe any Rare or Threatened Species and Threatened Ecological Communities,
- quantify vegetation loss associated with the works and associated infrastructure,
- quantify the offset requirements associated with the rezoning and subdivision layout.

1.2 Description of Works

The project will involve:

- Subdivision and rezoning of the property.
- Removal of 0.305ha of native vegetation including 3 large scattered canopy trees and 1 dead standing tree.
- Construction of roads.
- Installation of utilities, and drainage.

1.3 Site Location and Description

The study site is located within 1km to the east of the township of Yarragon:

Address:63 Yarragon – Leongatha Road, YarragonLot and Plan number:Lot RES1 LP1171Parcels:Lot 3\PS429755Lot 2\PS308336Lot 1\TP365740

The entire property of 63 Yarragon – Leongatha Road, Yarragon comprises of eight parcels, however this study site consists of only the three as listed above; the three parcels are approximately 45 hectares in size and are both accessible from the Yarragon – Leongatha Road. The road divides the study site into a western and an eastern parcel. The west and north boundary is adjacent to the General Residential Zone (GRZ1) of Yarragon Township. The eastern and southern side are bordered by agricultural land (refer to **Figure 1**).

Designated Bushfire Prone Area and

covered by Development Contributions

Plan Overlay

The site has historically been cleared of most native vegetation, except for ten large canopy trees. The property has an existing residence with fenced yard, planted gardens of ornamental and fruit trees. The remainder of the property is paddocks, one on either side of the Yarragon – Leongatha Road. Vegetation in the paddocks is dominated by introduced pasture species, with isolated large native scattered trees and exotic trees. Adjacent roadside vegetation along Yarragon – Leongatha Road is also dominated by introduced pasture species, with very isolated patches of native understorey trees and woody exotic species.

1.4 Planning Context

Lot 1\TP365740

Lot 2\PS308336

Lot 3 PS429755

The study site is located within Baw Baw Shire Council, within Farming Zone (FZ), and is proposed to be rezoned as Residential zoning (GRZ1). The property is also covered by a Development Contributions Overlay - Schedule 1 (DCPO1), which does not impact on biodiversity values of the site. All property plans were sourced from Planning Maps Online (DELWP, 2018), see Appendix 1. The entire area is identified as a Designated Bushfire Prone Area (DBPA).

DCPO1

DBPA

	y or r lann			, y s
Land parcel/lot	Zoning		Overlays	Notes
	Current	Rezoned		
Lot 1\TP365740				These three parcels are within

GRZ1

Table 2: Summary o	f Planning Zones and	Overlays
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2 POLICY AND LEGISLATIVE CONTEXT

2.1 Commonwealth Laws

2.1.1 Environment Protection and Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation (EPBC) Act 1999 is the Australian Government's environmental legislation which provides a legal framework to protect and manage nationally and internationally significant flora, fauna, ecological communities and heritage places, defined in the EPBC Act as Matters of National Environmental Significance.

If an action has the potential to have a significant impact on a Matter of National Environmental Significance, then an EPBC Referral is required to determine whether approval will be required to undertake the activity (i.e. controlled action). Detailed information concerning the impacts on significant flora refer to **section 5.4**.

No significant impacts on Matters of National Environmental Significance are expected to result from the activities required for the rezone and subdivision of 63 Yarragon – Leongatha Road, Yarragon.

2.2 State Laws and Policy

Legislation relevant to native vegetation conservation and management in Victoria includes; the *Flora and Fauna Guarantee (FFG) Act 1988*, the *Planning and Environment Act 1987* and the *Catchment and Land Protection Act 1994*. Relevant policy documents include the '*Guidelines for the removal, destruction and lopping of native vegetation*' (DELWP, 2017) which is discussed in Section 2.3.

2.2.1 Flora and Fauna Guarantee Act 1988

The *FFG Act 1988* is the Victorian Government's legislation for the conservation of threatened species and communities and for the management of potentially threatening processes. The FFG Act provides for the listing of threatened plant and animal species and ecological communities (Threatened List) and potentially threatening processes (Processes List). It also contains provisions for **protected flora**, which are not listed as threatened, but declared to be protected under Section 46 of the FFG Act.

A FFG Act permit is required; the FFG listed Strzelecki Gum *Eucalyptus strzeleckii* will be assumed lost due to impacts on the TPZ by road construction associated with the subdivision of land at 63 Yarragon-Leongatha Road, Yarragon

2.2.2 Catchment and Land Protection Act 1994

The *Catchment and Land Protection (CALP) Act 1994* contains provisions relating to catchment planning, land management, noxious weeds and pest animals. The Act provides a legislative framework for the management of private and public land. It sets out the responsibilities of landowners declaring that they must take all reasonable steps to:

- avoid causing or contributing to land degradation which causes or could cause damage to land of another landowner
- protect water resources and conserve soil

- eradicate regionally prohibited weeds and prevent the growth and spread of regionally controlled weeds
- prevent the spread of and eradicate established pest animals.
- four noxious weeds that are present on the site are listed as Regionally Controlled within the West Gippsland Catchment Management Authority region (Blackberry, Horehound, Hemlock & Thistle).

Land managers are required to prevent the spread of Regionally Controlled weeds under the *CaLP Act 1994*.

2.2.3 Planning and Environment Act 1987 (Local Government Regulations)

2.2.3.1 Planning Zones and Overlays

Planning schemes contain provisions relating to the management of native vegetation, where a permit to remove, destroy or lop native vegetation may be required. The project site is in a Farming Zone (FZ) located within the Baw Baw Shire. See **Appendix 1** for Planning Property Report.

No overlays that relate to vegetation removal apply to the property.

A Planning Permit is required to remove native vegetation for activities associated with the rezone and subdivision of land at 63 Yarragon-Leongatha Road, Yarragon

2.2.3.2 Clause 52.17 Native Vegetation

Removal of native vegetation under Clause 52.17 requires a planning permit from the Baw Baw Council in accordance with the *Guidelines for the removal, destruction and lopping of native vegetation* (DELWP, 2017) unless an exemption or 'as of right use' applies. As requested by the representative of LLC; the vegetation was assessed as vegetation that was planted using public funds for biodiversity values, therefore, no relevant exemptions in Clause 52.17-7 table of exemptions which apply to this project.

A permit is required to remove native vegetation for activities associated with the subdivision of land at 63 Yarragon-Leongatha Road, Yarragon

2.3 Victoria's Native Vegetation Permitted Clearing Regulations

The *Guidelines for the removal, destruction and lopping of native vegetation (DELWP, 2017a)* are incorporated into the Victorian Planning Provisions and guide how impacts on biodiversity are considered when assessing an application for a permit to remove, lop or destroy native vegetation.

The Guidelines (DELWP, 2017) adopt a risk-based assessment pathway which aims to:

- ensure a stronger focus on the value of native vegetation for state-wide biodiversity (no net loss to biodiversity),
- reduce the regulatory burden for landholders while at the same time providing upfront information about the value of native vegetation on their land, and
- improve decision making.

The *Guidelines* (DELWP, 2017a) define the requirements for applications to remove vegetation through determination of **assessment pathways**. The assessment pathway is classified through several factors; the map-based *Location Category* identified by DELWP

modelling, *Extent Risk* determined by the area of native vegetation removal. The assessment pathway will then dictate the level of detail and assessment required to accompany the application for removal of vegetation.

Vegetation removal for the project has been determined to be within an **Intermediate** assessment pathway.

3 ASSESSMENT METHODOLOGY

The following steps have been undertaken to collect floristic information and quantify vegetation loss and offset requirements associated with the project:

- Desktop Investigation
- Determination of the Assessment Pathway
- Field Survey Habitat Hectares Assessment
- Biodiversity Assessment Report (Offset Requirements)
- Report and documentation

The results of the field survey and desktop investigations are detailed in following sections of this report.

3.1 Desktop Investigation

Desktop investigations of flora and fauna data were used to gather information on the site prior to undertaking vegetation assessments and preparation of this report. Ethos NRM has obtained data for the occurrence and description of bioregions, EVCs (Ecological Vegetation Class), rare or threatened flora, fauna and threatened ecological communities, from a number of sources including:

- Baw Baw Shire Council (LCC) Planning Scheme
- EPBC on-line Protected Matters Search Tool (DEE, 2018)
- DELWP Interactive Maps NatureKit (DELWP, 2018a)
- DELWP Ecological Vegetation Class and Bioregion Descriptions (DELWP, 2018b)
- Planning Maps Online (DELWP, 2018c)
- Victorian Biodiversity Atlas Database (VBA, 2018)

3.2 Field Survey

Habitat Hectares Assessment survey in accordance with DELWP methodologies (DSE, 2004) has been used to assess vegetation quality at the site. Vegetation on-site was assessed as pasture or 'native vegetation' in accordance with the Guidelines (DELWPI, 2017a).

The site was surveyed by a DELWP Accredited Native Vegetation Assessor (Kerry Spencer) on the 23rd of August 2018. A flora species list was collected and areas of native vegetation were recorded on a GPS (accuracy +/- 4m).

3.2.1 Habitat Hectare Methodology

Habitat Hectares Assessment culminates in determination of a Habitat Score for each habitat zone assessed. The habitat score of a habitat zone is calculated using ten components: large trees, tree canopy cover, understorey diversity and cover, weediness, recruitment, organic litter, logs, patch size, neighbourhood context and distance to core area. Each component is listed on a Vegetation Quality Field Assessment Sheet. The site is then scored according to the conditions and landscape context. Scores typically vary between 10 and 90, with extensive intact ('pristine') vegetation theoretically having a score of 100.

Habitat zones are delineated in the field and are based on similar vegetation quality and type (EVC), hence more than one survey sample point may occur within the same habitat zone where the quality and type of vegetation has been consistent. Habitat Hectare assessments are only undertaken in areas of vegetation which are considered 'remnant patches', that is, where the canopy layer is greater than 20% or where at least 25% of the total perennial understorey plant cover is native plants, as a proportion of total understorey cover (DSE, 2004).

A Habitat Hectare is a unit of measurement that combines quality (relative to a published Benchmark) and quantity (area) of a habitat zone (DSE, 2004). The Habitat Hectare value (HHa) of a habitat zone is calculated by multiplying the habitat score by the area of the habitat zone (in hectares) which is to be removed.

3.3 Taxonomy

Common and scientific names for terrestrial vascular plants within this report follow the Victorian Biodiversity Atlas (VBA) of the Department of Environment, Land, Water and Planning (DELWP).

3.4 Survey Limitations

The survey effort combined with information gathered from other sources is considered adequate to assess and quantify vegetation condition and flora values within the project site. However, the following limitations/qualifications apply to this study:

- This vegetation assessment includes only vascular flora.
- Certain flora and fauna species are only readily identifiable onsite during periods of particular environmental and climatic conditions. Survey of the site was undertaken in winter and there is potential that plants which flower outside of the survey period may not have been detected. Hence additional species that Ethos NRM did not detect may occur within the project site.
- Mapping of flora species and communities was undertaken with hand-held (uncorrected) GPS units and aerial photo interpretation. Accuracy of this mapping is therefore limited to the GPS unit which is generally (+/-4m). This degree of accuracy is considered adequate for the size and scale of the project (survey) area.

4 FIELD SURVEY RESULTS

4.1 Native Vegetation Recorded

On-site assessment of vegetation was conducted to identify the presence and significance of any native vegetation present at the site, as well as any other potential biodiversity values identified through the desktop assessment.

From the site assessment, the entire study site appears to have historically been cleared of most native vegetation except for scattered trees, isolated patches of native understory plants and planted exotic trees; with the understorey dominated by introduced pasture species. There was also a small area of planted native shrubs along the roadside fence beside the Yarragon-Leongatha Road. An existing residence is located on the eastern side of the Yarragon-Leongatha Road with planted exotic trees located within the fenced yard. The remainder of the property comprises of fenced grazed paddocks. A species list is provided in **Appendix 2**.

4.1.1 Bioregion

Land at 63 Yarragon - Leongatha Road, Yarragon is located within the Gippsland Plain bioregion, which consists of fertile floodplains, and swampy flats which support Swamp Scrub, Swampy Woodlands, Plains Grassy Woodland, Plains Grassy Forest, Plains Grassland and Gippsland Plains Grassy Woodland/Gilgai Wetland Mosaic vegetation types (DELWP, 2018b).

4.1.2 Ecological Vegetation Classes

DELWP EVC mapping 2005 (see **Appendix 4**) of the site indicates Swamp Scrub, as occurring at the project site. During the field survey Ethos NRM recorded the presence of Strzelecki Gum *Eucalyptus Strzeleckii* near swampy waterlogged low gradient drainage lines, however very little other native vegetation was present at the site. Considering the location of the study site and large canopy trees present, the EVC is likely to be Swampy Woodland (EVC 937).

Bioregional Conservation Status describes how threatened or rare an EVC is within a Victorian bioregion, by comparing the current extent of an EVC compared to the predicted extent pre-European settlement (pre-1750). Swamp Scrub (53) and Swampy Woodland (937) are listed as Endangered, in the Gippsland Plains bioregion.

4.1.3 Native Vegetation Description; Type and Condition

During the field assessment, the following types of vegetation were recorded at the study site:

- Scattered Trees,
- Patches of native vegetation,
- Planted native vegetation,
- Planted pasture and exotic trees,
- Weeds.

Vegetation across the entire site has been highly modified, the site comprised mostly of introduced pasture species with isolated native vegetation which consisted of nine

scattered large old trees; two isolated small patches of native vegetation or regrowth made up of opportunistic, colonising species of shrubs and understorey trees; a small area of planted vegetation, which meets the definition of a **patch** of native vegetation according to the *Guidelines*. However, the species planted were not all characteristic of mapped EVCs of the area (refer to definition box below).

Vegetation recorded at the study site is described in more detail in **Sections 4.1.4 to 4.1.8** below, and locations of vegetation are indicated in **Figure 1**. Photographs of examples of vegetation across the study site are included in **Appendix 5**.

Native vegetation is defined in the Victoria Planning Provisions as:

'plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses.'

A **patch** of native vegetation is either:

- an area of vegetation where at least 25% of the total perennial understorey plant cover is native
- any area with three or more native canopy trees* where the dripline of each tree touches the dripline of at least one others 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 remnant patch

*A **canopy tree** is a mature tree that is greater than 3 meters in height and is normally found in the upper layer of the relevant vegetation type.

Definitions from Section 3, page 6 of the Guidelines.

4.1.4 Scattered Trees

There are eleven canopy trees present on the site (see **Table 3**): eight Strzelecki Gums *Eucalyptus strzeleckii*, which met the bench mark size of large tree, one Eucalypt hybrid and two dead standing trees, which meet the definition of '**Scattered Tree'** in the *Guidelines*.

Strzelecki Gum *Eucalyptus strzeleckii* is an EPBC listed flora species which was also identified by the desktop Protected Matters search and found to be present on site, refer **Appendix 6**.

Tree ID	Species	Tree DBH (cm)	Tree circumference (cm)	Scattered/ Patch	Tree size	Comments
1	Strzelecki Gum	129	405.3	ST	Large	Lost
2	Strzelecki Gum	81.5	256.0	ST	Large	Lost
3	Strzelecki Gum	90	282.7	ST	Large	Avoided
4	Strzelecki Gum	110.5	347.1	ST	Large	Avoided
5	Strzelecki Gum	112	351.9	ST	Large	Avoided
6	Hybrid Strzelecki Gum	80	251.3	ST	Large	Avoided
7	Strzelecki Gum	133.5	419.4	ST	Large	Avoided
8	Strzelecki Gum	77.5	243.5	Р	Large	Assumed lost
9	Strzelecki Gum	141.5	444.5	ST	Large	Avoided
10	Dead standing	64.5	202.6	ST	Small	Avoided
11	Dead standing	95	298.5	ST	Large	Lost

Table 3: Summary of Scattered trees on the site refer to Figure 1.

4.1.5 Patches of native vegetation

Two small isolated patches of roadside vegetation on the western side of the Yarragon – Leongatha Road consisted of one large Strzelecki Gum and Blackwood *Acacia melanoxylon* with understorey dominated by introduced pasture species.

4.1.6 Planted native vegetation

An area of planted native vegetation 40metres x 6metres, along the roadside fence near the main dwelling, consisted of Varnish Wattle *Acacia verniciflua*, Swamp Paperbark *Melaleuca ericifolia* and a juvenile *Eucalyptus species*. The ground layer cover consisted of pasture grasses, refer to photographs **Appendix 5**.

4.1.7 Planted pastures and exotic trees

The paddock areas contain a mixture of introduced pasture species and exotic trees such as willow and poplar species. These areas are considered pasture and do not meet the definition to be a patch of native vegetation. Pasture areas are not indicated in **Figure 1**, but constitute all other areas within the study site.

Vegetation in the existing residence on the study site included a mixture of exotic species such as; Cootamundra Wattle, conifers, fruit trees, and garden ornamentals.

4.1.8 Weeds

Weed species that were recorded in low densities across the study site and include;

- [#]Blackberry *Rubus fruticosus L.* agg
- Willows Salix sp.
- [#]Horehound *Marrubium vulgare L*.
- [#]Hemlock *Conium maculatum*
- Brown-top Bent-grass Agrostis capillaris
- Cats ear Hypochaeris radicata
- Capeweed Arctotheca calendula
- Dock Rumex L
- Couch *Elymus repens*
- [#]Thistle Carduus sp.

Regionally Controlled weed. Blackberry, Hemlock, Horehound and thistles are declared n

Blackberry, Hemlock, Horehound and thistles are declared noxious weed under the CALP Act, and are regionally controlled in West Gippsland CMA. The CALP Act states that

land owners have the responsibility to take all reasonable steps to prevent the growth and spread of regionally controlled weeds on their land (DEDJTR, 2018).

4.1.9 Topographic and Land Information

The site subject to the rezoning & subdivision is located on a swampy flat site. Drainage works, including the modification of the alignment of watercourses around and through both allotments has occurred. All parcels were observed to have poor soil drainage and were waterlogged especially towards the southern extents; as there were large areas of shallow surface water present.

There are signs of drainage works and creation of irrigation channels across both lots, refer to photographs in **Appendix 5**.

The site is within 1 kilometre to the north-west of an unnamed creek. **Table 4** describes the role of the topographic and land values required to be addressed under the *Guidelines.*

Value	Project Site Considerations
Role of native vegetation in protecting: water quality, waterways, riparian ecosystems	A watercourse runs through Lot 2, the drainage line has been highly modified, only scattered trees and introduced pasture grasses are present on the site. The site was observed at the time of survey to be heavily waterlogged. Removal of scattered trees will not impact on the protection of riparian values due to the highly modified nature of the site.
Is it within 30m of a wetland, waterway or special catchment?	No. The closest waterway is 800m to the south east - Unnamed Creek.
Preventing land degradation including; soil erosion and instability, particularly where slopes are greater than 20%, land subject to slippage or soil erosion, harsh environments – alpine, coastal	The land slope is less than 5%. The property is on swampy flats.
Preventing adverse effects on groundwater quality, saline discharge, recharge area.	Not applicable.
Need to preserve identified landscape values.	Only a small area of vegetation removal is to occur, which will not impact on any landscape values within the area.
Is native vegetation protected under Aboriginal Heritage Act 2006?	No

Table 4: Topographic and Land Values

5 SIGNIFICANT FLORA, FAUNA AND ECOLOGICAL COMMUNITIES

Records of the known and likely presence of Rare and/or Threatened flora and fauna within 5km of the site have been sourced from both the Victorian Biodiversity Atlas (VBA, 2018) and the online EPBC Protected Matters Search Tool (DEE, 2018). The following sections include species listed as rare or threatened on DELWP's Advisory Lists, Victoria's *FFG Act 1988* and the Commonwealth *EPBC Act 1999*. An assessment of the likely implications for removal or impacts to EPBC or FFG listed species is also discussed, with regard to the approval or permit requirements under these policies.

5.1 Environment Protection and Biodiversity Conservation Act 1999

An online EPBC Protected Matters Search was undertaken and the results identified the following Matters of National Environmental Significance within 5km of the study site (see **Appendix 6**). Results of the EPBC Protected Matters Search included:

- 1 Wetland of International Importance (RAMSAR Gippsland Lakes)
- 0 Listed Threatened Ecological Communities
- 7 Threatened Flora Species
- 19 Threatened fauna species
- 12 Listed Migratory Species

The study site is located within the catchment of the Gippsland Lakes Ramsar site. It is unlikely that the scale of development of the site would have a significant impact on the Ramsar site.

Three large Strzelecki Gums *Eucalyptus strzeleckii* recorded within the study site during field survey by Ethos NRM will be impacted by the works associated with the subdivision. Strzelecki Gum *Eucalyptus strzeleckii* is listed as vulnerable under the EPBC Act. The trees recorded on site were all Large Trees and had a diameter at breast height greater than 70cm. They are all very large and hollow bearing and may provide habitat and 'stepping stones' for seed dispersal.

No other flora or fauna species listed under the EPBC Act were recorded onsite and the landscape within and surrounding the study site is largely cleared of vegetation and utilised for either agriculture or housing; the remaining vegetation is scattered and isolated with highly modified structure. It is not likely that the study site provides important habitat for EPBC listed flora or fauna species, or migratory species.

5.2 DELWP Rare and Threatened Flora Species

A total of three threatened flora species have been recorded on the Victorian Biodiversity Atlas (VBA, 2018) within 5km of the project site, in the last 30 years. Two of those flora species are listed and one nominated for listing on the FFG Act. The DELWP's Advisory List of Rare or Threatened Plants in Victoria (DEPI, 2014); lists; Adiantum diaphanum Filmy Maidenhair as endangered, Eucalyptus strzeleckii Strzelecki Gum as vulnerable, Pittosporum undulatum subsp. X emmettii Pittosporum as rare. The Eucalyptus strzeleckii Strzelecki Gum is listed as vulnerable under the EPBC Act and is also listed as protected under the FFG Act (refer to **Table 5**).

Scientific Name	Common Namo	Conservation Status			No.	Last
	Common Name	EPBC	DELWP	FFG	records	record
Eucalyptus strzeleckii	Strzelecki Gum	VU	vu	L	65	2008
Pittosporum undulatum subsp. X emmettii	Hybrid Pittosporum		r	#		2006
Adiantum diaphanum	Filmy Maidenhair		en	L		2004

Table 5: DELWP Rare and Threatened Flora records (VBA database)

Conservation Status: DELWP Advisory List: cr – critically endangered, en – endangered, vu – vulnerable, nt – near threatened, r- rare, k-poorly known. EPBC Threat Status: CR – critically endangered, EN – endangered, VU – vulnerable, P - Poorly known. FFG Act: L – listed as threatened, X – rejected for listing, # - nominated.

5.3 DELWP Threatened Fauna Species

Four threatened fauna species have been recorded on the Victorian Biodiversity Atlas (VBA, 2018) within 5km of the project site, in the last 30 years (refer to **Table 6**). There are two listed as threatened under the FFG Act. The Growling Grass Frog is listed as vulnerable on the EPBC. The DELWP advisory lists three species as endangered.

Table 6: DELWP Threatened Fauna records (VBA database)

Scientific Name	Common Name	Conser	vation Sta	No.	Last	
	Common Name	EPBC	DELWP	FFG	records	record
Litoria raniformis	Growling Grass Frog	VU	en	L	2	93
Euastacus kershawi	Gippsland Spiny Crayfish			Х	10	97
Stictonetta naevosa	Freckled Duck		en	L		2007
Engaeus hemicirratulus	Gippsland Burrowing Crayfish		en			2011

5.4 Potential Impact on Significant Species

5.4.1 Commonwealth Legislation

The study site is located within the catchment of the Gippsland Lakes Ramsar site. It is unlikely that the scale of development of the site would have a significant impact on the Ramsar site.

Three large Strzelecki Gums *Eucalyptus strzeleckii* recorded within the study site during field survey by Ethos NRM will be impacted by the works associated with the subdivision. Strzelecki Gum *Eucalyptus strzeleckii* is listed as vulnerable under the EPBC Act. The trees recorded on site were all Large Trees and had a diameter at breast height greater than 70cm.

No other flora or fauna species listed under the EPBC Act were recorded onsite and the landscape within and surrounding the study site is largely cleared of vegetation and utilised for either agriculture or housing; the remaining vegetation is scattered and isolated with highly modified structure. It is not likely that the study site provides important habitat for EPBC listed flora or fauna species, or migratory species. Ethos NRM have assessed the impacts to the EPBC listed Strzelecki Gum associated with the rezoning and subdivision at the site in accordance with the EPBC Significant Impact Guidelines. An action is likely to have a significant impact on a vulnerable species is there is a real chance or possibility it will cause one of the following detrimental impacts as listed below.

EPBC Act – Vulnerable Species Significant Impact Criteria	Ethos NRM Assessment		
Lead to a long-term decrease in the size of an important population of a species	The population is not considered important in accordance with the definition in the EPBC Significant Impact Guidelines as it is not a key source for breeding, or near its limit of range. The scattered trees are already highly fragmented and the area they		
Reduce the area of occupancy of an important population			
Fragment an existing important population into two or more populations	occupy is highly modified.		
Adversely affect habitat critical to the survival of the species	The habitat is not critical and is highly modified.		
Disrupt the breeding cycle of an important population	The population is not considered important.		
Modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline	The habitat on site is already highly modified and the scattered trees are isolated from other known populations of this species.		
Result in invasive species that are harmful to a vulnerable species becoming established in the vulnerable species habitat	Unlikely as the trees are scattered and currently surrounded by exotic species. Trees which are to be retained in reserves will be protected from invasive species.		
Introduce disease that may cause the species to decline	Unlikely given the nature of the project. Many of the scattered trees are already in poor condition and senescing.		
Interfere substantially with the recovery of the species	Unlikely given the nature of the project and the presence of only a few scattered trees.		

No significant impacts on Matters of National Environmental Significance are expected to result from the activities required for the rezone and subdivision of 63 Yarragon – Leongatha Road, Yarragon.

5.4.2 State Legislation

No threatened fauna species were recorded by Ethos NRM during field assessment at the site. However several mud chimneys were recorded that may indicate a burrowing crayfish (refer to photos **Appendix 5**). Further investigations are recommended to identify the species, particularly if it is a crayfish as several are listed under the FFG Act.

The FFG listed Strzelecki Gum was recorded on the property and adjoining roadside vegetation. A permit is required to remove this species from roadside crown land.

A FFG Act permit is required.

The FFG listed Strzelecki Gum Eucalyptus strzeleckii, from the roadside, will be assumed lost due to impacts on the TPZ by road construction associated with the subdivision of land at 63 Yarragon-Leongatha Road, Yarragon

6 VEGETATION REMOVAL AND OFFSETS

6.1 Victoria's Native Vegetation Permitted Clearing Regulations

State Policy for vegetation removal requires that the impacts on biodiversity from proposals to remove native vegetation are assessed according to the *Guidelines* (DELWP, 2017a), within the relevant assessment pathway. The risk-based approach comprises of three main factors; extent risk, location risk and Conservation Status. These factors determine the pathway an application is assessed through. Extent risk relates to the amount of vegetation to be removed. Location category is based on DELWP modelling which maps the strategic landscape value of a site.

Three assessment pathways for applications for a planning permit to remove native vegetation exist; **basic, intermediate and detailed.** These pathways dictate the detail of information, including whether detailed on-site vegetation condition assessment (Habitat Hectares) is required to be provided with an application, and the decision guidelines for assessment of that application (DELWP, 2017a).

6.1.1 Identification of the Applicant Pathway and Application Requirements

Preliminary examination of the online DELWP *Native Vegetation Information Management (NVIM)* Tool *Location Map* indicated that the site contained areas of **Location Category 2**, and impacts were likely to occur within **Location Category 2**. The assessment pathway was identified in the DELWP BIOReport '*Biodiversity impact and offset requirements report*' to be within an **Intermediate** assessment pathway which is provided in **Appendix 7**.

Field assessment and review of DELWP EVC mapping indicate the site is located within an endangered EVC (Swamp Scrub and Swampy Woodland), which results in the assessment pathway being **INTERMEDIATE**.

The project will impact on 0.231ha of vegetation, within Location Category 2.

The assessment pathway for this project is **INTERMEDIATE**, due to the removal of 0.305ha of native vegetation (including 4 large trees) within an area mapped as an endangered EVC **Location 2**.

6.1.2 Avoid and Minimisation Statement

Miller Merrigan commissioned Ethos NRM to undertake a biodiversity assessment of the land at 63 Yarragon-Leongatha Road Yarragon using a preliminary plan for the rezone and subdivision of the land. The Biodiversity Assessment highlighted the location and significance of native vegetation present on the site; which was found to include nine scattered trees; Strzelecki Gums *Eucalyptus strzeleckii* that are EPBC & FFG listed, two patches of native vegetation on the roadside and small planting of native vegetation along the fence line. These findings were utilised by Miller Merrigan to finalise the subdivision plan and six of the nine Strzelecki Gums and two the three patches have been placed into reserves. Two Strzelecki Gums and one patch will be directly removed and one Strzelecki Gums on the roadside will be an assumed loss due impacts on the TPZ from road construction activities (see Table 7).

	Scenario 1 Preliminary assessment	Scenario 2 Final Subdivision plan	
	Assessment	Pathway	
Assessment Pathway	Detailed	Intermediate	
Native Vegetation Removal ha	0.648	0.305	
Large Trees	11	4	
Location category	2	2	
	Offset requirements		
Offset amount	0.111 general habitat units	0.065 g.h.u.	
Min. S.B.V.	0.323	0.324	
Large trees	11	4	

The degree of minimisation undertaken is considered by Ethos NRM to be reasonable given the relatively low contribution of the vegetation (to be removed) at the site contributes to Victoria's biodiversity. This statement is supported by:

- Reduction in 50% of the area of potential area vegetation removal for the project.
- Avoidance of removal and retention of 7 large canopy trees and one patch included within reserved land as part of the subdivision design.
- The vegetation condition score of the small patch of vegetation to be removed.
- General Habitat Units Offset requirement only, and no Specific Offsets.
- Previous disturbance and clearing at the project site.
- Lack of threatened species records and suitable habitat for threatened flora, fauna and ecological communities at the project site.

6.2 Type and Extent of Native Vegetation Removal

6.2.1 Patches of Native Vegetation

Areas of native vegetation to be removed which have met the definition of a 'patch' or a 'scattered tree' under the *Guidelines*. DELWP EVC mapping indicates Swamp Scrub at the site, however, this site is highly modified due to past clearing, grazing, drainage, and compaction and introduced pastures. Ethos NRM recorded nine large canopy trees at the site and three small patches of native vegetation; one planted and the other two comprising of opportunistic colonising native species. Scattered native species also occur within these areas and Ethos NRM have mapped where 25% cover occurs.

6.2.2 Planted Vegetation

Removal of planted native vegetation which is government funded is not exempt from a permit and must meet the requirements of the Guidelines.

Areas of planted vegetation did meet the definition of native vegetation patch under the Guidelines; due to 25% coverage of native perennial understorey (see Table 8, ID 2).

6.2.3 Assumed Loss of Trees

There is one native canopy tree on the site that required assessment for impacts to Tree Protection Zones¹ (TPZ) in accordance with the Australian Standards *AS* 4970-2009 – *Protection of trees on development sites* for all canopy trees². This tree has been assumed to be lost and is included in offset calculations.

ID	Patch (P) Scattered Tree (ST)	Species	Circumference at 130cm (cm)
1	Р	Understorey	Na
2	Р	Planted native	Na
А	ST	Strzelecki Gum	405.3
В	ST	Strzelecki Gum	256
С	ST	Strzelecki Gum roadside	243.5
D	ST	Dead Standing	298.5

Table 8: Summary of native vegetation removal refer to Appendix 7

¹ A Tree Protection Zone (TPZ) is an area around the trunk of a tree which has a radius of 12x the diameter at breast height to a maximum of 15 metres but no less than 2 metres. This is based on the Australian Standard *AS* 4970-2009 – *Protection of trees on development sites*.

² A native canopy tree is a mature tree that is greater than 3 metres in height and is normally found in the upper layer of a vegetation type (Ecological Vegetation Class).

6.3 Offsetting Native Vegetation Losses

Where vegetation removal cannot be avoided, provision of offsets is required to compensate for the impacts on biodiversity; the purpose of an offset is to achieve a 'no net loss' in the contribution made by native vegetation to Victoria's biodiversity.

Offsets are achieved through the long-term protection, enhancement and management of the quality and quantity of native vegetation. Offsets can be achieved on private land owned by the proponent ('first-party' offset) or a third party, or by purchasing a Native Vegetation Credit from the DELWP Native Vegetation Credit Register.

A formal agreement is required in all instances to secure the ongoing protection and management of the nominated offset site.

6.4 Determination of Offset Requirements

The determination of offsets relies on a purpose-built *Native Vegetation Information Management* Tool developed by DELWP. Following calculation of the Habitat Hectares (quality x quantity) of vegetation to be removed the mapped vegetation is assessed against DELWP models to determine the type, quantity and attributes of the offset required.

Offsets under the *Guidelines* comprise of:

- general habitat units and/or
- specific habitat units

A BIOR report for the vegetation removal was supplied by DELWP NVIM tool and is provided in **Appendix 7**. The vegetation impacts and offset requirements are summarised in **Table 9** below.

Whilst desktop searches for records of rare or threatened flora and fauna species have been undertaken by Ethos NRM, the *Guidelines* methodology relies on model based data to assess the proportional impact of the vegetation removal on habitat for rare or threatened species. The specific-general offset test measures on a case-by-case basis the proportion of habitat, against a threshold, each significant species will lose if the removal of native vegetation is permitted. This offset test has been applied to the vegetation removal for the rezone and subdivision of land at 63 Yarragon-Leongatha Road, Yarragon, and no specific offset for rare or threatened species was identified.

Table 9: Vegetation	Offset Summary
---------------------	----------------

Impact			Offset		
Removal component	Total	Large Trees	General habitat units	Large Trees	Minimum Strategic Biodiversity Value Score
Native Vegetation	0.305 ha	4	0.065	4	0.324

The offset requirement calculated by DELWP for the rezone and subdivision of land at 63 Yarragon-Leongatha Road, Yarragon, under the *Guidelines,* consists entirely of *General Habitat Units (GHUs)*.

The offset requirements: 0.065 General Habitat Units (GHUs) with a minimum Strategic Biodiversity Value Score of 0.324 for removal of 0.305ha.

All offsets are required to be achieved within the West Gippsland Catchment Management Authority or Baw Baw Shire.

6.5 Offset Attributes

When a general offset is required the offset secured must meet the *minimum strategic biodiversity value score and vicinity* attributes.

The offsets for the vegetation removal for the subdivision of land at 63 Yarragon-Leongatha Road, Yarragon:

- have a minimum strategic biodiversity score of 0.324 and
- be within the West Gippsland Catchment Management Authority or Baw Baw Shire Council region.

6.6 Offset Strategy

Miller Merrigan has advised they will purchase the necessary offset credits from an accredited broker.

The applicant has an offset requirement for 0.065 General habitat units with a Strategic Biodiversity Value score of 0.324 within the West Gippsland Catchment Management Authority or Baw Baw Shire Council region.

Ethos NRM can confirm that the required offset is available for purchase from the Native Vegetation Credit Register.

6.6.1 Timing

A compliant offset **must be secured**, to the satisfaction of the responsible or referral authority, **before the native vegetation is removed** (DELWP, 2017a), by either:

- A security agreement for the site including an onsite (Offset) management plan, or
- Evidence of a secured third party offset, e.g. Native Vegetation Credit Register extract.

7 REFERENCES

Australian Standard AS4970-2009 Protection of Trees on Development Sites

- DEDJTR, 2018. *Noxious Weed and Pest Animal Management: Your Legal Roles and Responsibilities*, Victorian Government Department of Economic Development, Jobs, Transport and Resources, January 2018 (Viewed on 5/09/2018)
- DEE, 2018. EPBC on-line Protected Matters Search Tool, EPBC Protected Matters Report. Commonwealth Department of the Environment and Energy. (Report created 21/08/2018)
- DELWP, 2017a. *Guidelines for the removal, destruction and lopping of native vegetation.* Victorian Government Department of Environment, Land, Water and Planning, December 2017.
- DELWP, 2017b. *Exemptions from requiring a planning permit to remove, destroy, or lop native vegetation*. Victorian Government Department of Environment, Land, Water and Planning, December 2017.
- DELWP, 2018a. *NatureKit* http://maps.biodiversity.vic.gov.au/viewer/?viewer=NatureKit (Viewed on 21/08/2018) Victorian Government Department of Environment, Land, Water and Planning
- DELWP, 2018b. *Ecological Vegetation Class Benchmark Descriptions.* https://www.environment.vic.gov.au/biodiversity/bioregions-and-evc-benchmarks (viewed on 21/08/2018) Victorian Government Department of Environment, Land, Water and Planning.
- DELWP, 2018c. *Planning Maps Online*. http://services.land.vic.gov.au/maps/pmo.jsp (Accessed on 21/08/2018) Victorian Government Department of Environment, Land, Water and Planning.
- DEWHA, 2009 *Matters of National Environmental Significance Significant Impact Guidelines 1.1. Environment Protection and Biodiversity Conservation Act 1999.* Department of Environment, Water, Heritage and the Arts.
- DEPI, 2013. *Advisory List of Threatened Vertebrate Fauna in Victoria 2013.* Victorian Government Department of Environment and Primary Industries, East Melbourne.
- DEPI, 2014. Advisory List of Rare or Threatened Plants in Victoria 2014. Victorian Government Department of Environment and Primary Industries.
- DSE, 2004. Vegetation Quality Assessment Manual Guidelines for applying the habitat hectares scoring method. Version 1.3. Victorian Department of Sustainability and Environment, Melbourne.

VBA, 2018 Data Source (DELWP) *Data Source: 'Victorian Biodiversity Atlas'*, Victorian Government, Department of Environment, Land, Water and Planning (Data Publication date: 21/8/2018).

Miller Merrigan

8 APPENDICES

Appendix 1: Planning Property Map



Designated Bushfire Prone Area

This property is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.



Designated Bushfire Prone Area

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011, as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014, 29 August 2015, 21 April 2016, 18 October 2016, 2 June 2017, 6 November 2017, 16 May 2018 and 16 October 2018.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at http://mapshare.maps.vic.gov.au/vicplan or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au

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PLANNING PROPERTY REPORT



Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land BUSHFIRE MANAGEMENT OVERLAY (BMO) EROSION MANAGEMENT OVERLAY (EMO) FLOODWAY OVERLAY (FO) HERITAGE OVERLAY (HO) LAND SUBJECT TO INUNDATION OVERLAY (LSIO) SIGNIFICANT LANDSCAPE OVERLAY (SLO)



Further Planning Information

Planning scheme data last updated on 30 October 2018.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <u>https://www.planning.vic.gov.au</u>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit http://mapshare.maps.vic.gov.au/vicplan

For other information about planning in Victoria visit https://www.planning.vic.gov.au

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PLANNING PROPERTY REPORT



Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO) DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 5 (DDO5)



DDO - Design and Development

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)



DCPO - Development Contributions Plan

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

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PLANNING PROPERTY REPORT



From www.planning.vic.gov.au on 07 November 2018 11:40 AM

PROPERTY DETAILS

Address:	63 YARRAGON-LEONGATHA ROAD YARRA	GON 3823	
Lot and Plan Number:	Lot RES1 LP1171		
Standard Parcel Identifier (SPI):	RES1\LP1171		
Local Government Area (Council):	BAW BAW	www.bawbawshire.vic.gov.au	
Council Property Number:	1728		
Planning Scheme:	Baw Baw	planning-schemes.delwp.vic.gov.au/schemes/bawbaw	
Directory Reference:	VicRoads 703 O11		
This property has 8 parcels. For full parcel details get the free Basic Property report at Property Reports			

UTILITIES

Rural Water Corporation:	Southern Rural Water
Urban Water Corporation:	Gippsland Water
Melbourne Water:	outside drainage boundary
Power Distributor:	AUSNET

STATE ELECTORATES

EASTERN VICTORIA Legislative Council: Legislative Assembly: NARRACAN

Planning Zones

COMMERCIAL 2 ZONE (C2Z) FARMING ZONE (FZ) SCHEDULE TO THE FARMING ZONE (FZ) GENERAL RESIDENTIAL ZONE (GRZ) GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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Appendix 2: Flora Species List

The following species were recorded by Ethos NRM at 63 Yarragon-Leongatha Road Yarragon.

Scientific name	Common name	status
Acacia melanoxylon	Blackwood	
Acacia verticillata	Varnish Wattle	
Eucalyptus sp.	Hybrid	
Eucalyptus strzeleckii	Strzelecki Gum	
Juncus sp.	Rush	
Leptospermum continentale	Prickly Teatree	
Melaleuca ericifolia	Swamp Paperbark	
Agrostis capillaris	Brown-top Bent Grass	*
Arctotheca calendula	Capeweed	*
Conium maculatum	Hemlock	* #
Hypochaeris radicata	Cats Ears	*
Lolium perenne	Ryegrass	*
Malva sp.	Mallow	*
Marrubium vulgare	Horehound	* #
Oxalis sp.	Wood Sorrel	*
Paspalum sp.	Paspalum	*
Pennisetum clandestinum	Kikuyu	*
Plantago lanceolata	Ribwort	*
Romulea rosea	Onion Grass	*
Rubus fruticose agg.	Blackberry	* #
Rumex L.	Dock	*
Salix sp.	Willow	*
Silybum sp.	Thistles	* #
Sporobolus africanus	Rat-tail Grass	*
Taraxacum sp.	Dandelion	*
Trifolium sp.	Clover	*

* - introduced

noxious weed

Appendix 3: 63 Yarragon-Leongatha Road, Yarragon Subdivision Plan

LOT 2 ON PS308336A AREA: 20.80ha LOT 3 ON PS429755C AREA: 22.92ha CROWN ALLOTMENT 12(PT) ON TP365740G AREA: 1.5024ha TOTAL SITE AREA: 45.22ha

STAGE 1 : 26 LOTS = 100 TO 125 STAGE 2 : 27 LOTS = 200 TO 226 STAGE 3 : 28 LOTS = 300 TO 327 STAGE 4 : 16 LOTS = 400 TO 415, LOT D (MDH) STAGE 5:29 LOTS = 500 TO 528, LOT B (MDH), RESERVE (PART) STAGE 6:25 LOTS = 600 TO 624, RESERVE (PART) STAGE 7 : 40 LOTS = 700 TO 739 STAGE 8: 17 LOTS = 800 TO 816, RESERVE (PART) STAGE 9:39 LOTS = 900 TO 938, RESERVE (PART) STAGE 10 : 31 LOTS = 1000 TO 1030, LOT C (MDH), RESERVE, RESERVE (PART) STAGE 11 : 26 LOTS = 1100 TO 1125, LOT E (MDH), RESERVE (PART) STAGE 12 : 19 LOTS = 1200 TO 1218, RESERVE (PART) STAGE 13 : 31 LOTS = 1300 TO 1330, RESERVE, RESERVE (PART) STAGE 14 : 17 LOTS = 1400 TO 1416, RESERVE STAGE 15 : LOT A = AGED CARE/ LIFE STYLE VILLAGE



TOTAL NUMBER OF LOTS = 377 AND LOTS A, B, C

LAND BUDGET					
	SITE AREA	45.22ha			
	LAND USES	AREA	% SITE		
	LOCAL ROADS	9.17ha	20.3%		
	OPEN SPACE	5.62ha	12.4%		
	DRAINAGE RESERVE	1.75ha	3.9%		
	371 RESIDENTIAL BLOCKS	24.06ha	53.2%		
	AGED CARE OR LIFESTYLE VILLAGE	3.23ha	7.1%		
	MEDIUM DENSITY HOUSING	1.40ha	3.1%		
	TOTAL AREA	45.22ha	100%		





OVERALL AREA 45.22ha 371 Lots @ 648m² average

DIMENSIONS HEREON ARE SUBJECT TO SURVEY.

THIS PLAN IS SUBJECT TO THE APPROVAL OF VARIOUS STATUTORY AUTHORITIES.

FEATURES & CONTOURS SHOWN HEREON HAVE BEEN TAKEN FROM SURVEY CARRIED OUT BY MILLAR & MERRIGAN ON 18/02/2018. REF: 21892F1

CONTOUR VERTICAL INTERVAL 0.20 METRES.

1	Prepared for town planning purposes	AHW		09.10.2018
No.	Revision Description	Drawn	App'd	Date

FOR APPROVAL

Millar & Merrigan authorize the use of this drawing only for the purpose described by the status stamp shown below. This drawing should be read

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STREE-

≈**12:4** ∿748m²

Land Development Consultants

Civil Engineering Land Surveying Landscape Architecture Project Management Town Planning Urban Design SAI GLOBAL Quality ISO 9001

Millar & Merrigan Pty Ltd ACN 005 541 668 Metro 2/126 Merrindale Drive, Croydon 3136 Regional 156 Commercial Road, Morwell 3840 Mail PO Box 247 Croydon, Victoria 3136 M(03) 8720 9500 R(03) 5134 8611 www.millarmerrigan.com.au survey@millarmerrigan.com.au

PROPOSED SUBDIVISION PLAN MGA94 North 63 YARRAGON-LEONGATHA ROAD, YARRAGON BAW BAW CIT COUNCIL 40 20 21892P3 1:2000 **VERSION 1** Original sheet size A1

SHEET 1 OF 1

Appendix 4: EVC Map (DELWP)



Appendix 5: Photographs of vegetation to be removed at the study site.



Plate 1: Patch 1: roadside native vegetation



Plate 2: Patch 2: planted native vegetation looking south



Plate 3: Patch 2: planted vegetation looking south

Miller Merrigan



Plate 5: Scattered Tree A Strzelecki Gum



Plate 7: Scattered Tree C Strzelecki Gum and Patch 1:



Plate 6: Scattered Tree B Strzelecki Gum



Plate 8: Tree D: dead standing

Appendix 6: EPBC Protected Matters Search

Austra

Australian Government

Department of the Environment and Energy

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about <u>Environment Assessments</u> and the EPBC Act including significance guidelines, forms and application process details.

Report created: 14/08/18 13:02:43

Summary Details Matters of NES Other Matters Protected by the EPBC Act Extra Information Caveat

<u>Acknowledgements</u>



This map may contain data which are ©Commonwealth of Australia (Geoscience Australia), ©PSMA 2010

Coordinates Buffer: 5.0Km



Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the <u>Administrative Guidelines on Significance</u>.

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	None
Listed Threatened Species:	26
Listed Migratory Species:	13

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at http://www.environment.gov.au/heritage

A <u>permit</u> may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	19
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

State and Territory Reserves:	None
Regional Forest Agreements:	2
Invasive Species:	35
Nationally Important Wetlands:	None
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar)	[Resource Information]
Name	Proximity
Gippsland lakes	50 - 100km upstream

Listed Threatened Species		[Resource Information]
Name	Status	Type of Presence
Birds		
Anthochaera phrygia		
Regent Honeyeater [82338]	Critically Endangered	Species or species habitat likely to occur within area
Botaurus poiciloptilus		
Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area
Calidris ferruginea		
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Grantiella picta		
Painted Honeyeater [470]	Vulnerable	Species or species habitat may occur within area
Lathamus discolor		
Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area
Numenius madagascariensis		
Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Rostratula australis		
Australian Painted-snipe, Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area
Fish		
Galaxiella pusilla		
Eastern Dwarf Galaxias, Dwarf Galaxias [56790]	Vulnerable	Species or species habitat

Maccullochella peelii Murray Cod [66633]	Vulnerable	Species or species habitat may occur within area
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area
Frogs		
Litoria raniformis Growling Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog [1828]	Vulnerable	Species or species habitat known to occur within area

Mammals

Name	Status	Type of Presence
Dasyurus maculatus maculatus (SE mainland population	<u>on)</u>	
Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat may occur within area
Isoodon obesulus obesulus Southern Brown Bandicoot (eastern), Southern Brown Bandicoot (south-eastern) [68050]	Endangered	Species or species habitat may occur within area
Mastacomys fuscus mordicus Broad-toothed Rat (mainland), Tooarrana [87617]	Vulnerable	Species or species habitat likely to occur within area
Petauroides volans Greater Glider [254]	Vulnerable	Species or species habitat likely to occur within area
Potorous tridactylus tridactylus Long-nosed Potoroo (SE mainland) [66645]	Vulnerable	Species or species habitat likely to occur within area
<u>Pseudomys fumeus</u> Smoky Mouse, Konoom [88]	Endangered	Species or species habitat likely to occur within area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour may occur within area
Other		
Megascolides australis Giant Gippsland Earthworm [64420]	Vulnerable	Species or species habitat likely to occur within area
Plants		
Amphibromus fluitans		
River Swamp Wallaby-grass, Floating Swamp Wallaby-grass [19215]	Vulnerable	Species or species habitat likely to occur within area
Dianella amoena Matted Flax-lily [64886]	Endangered	Species or species habitat likely to occur within area
<u>Eucalyptus strzeleckii</u> Strzelecki Gum [55400]	Vulnerable	Species or species habitat likely to occur within area
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat likely to occur within area
Prasophyllum frenchii Maroon Leek-orchid, Slaty Leek-orchid, Stout Leek- orchid, French's Leek-orchid, Swamp Leek-orchid [9704]	Endangered	Species or species habitat likely to occur within area
Pterostylis chlorogramma Green-striped Greenhood [56510]	Vulnerable	Species or species habitat may occur within area
Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat likely to occur within area
Listed Migratory Species		[Resource Information]
* Species is listed under a different scientific name on th	e FPBC Act - Threatened	Species list
Name	Threatened	Type of Presence
Migratory Marine Rirds		
Anus pacificus		
Fork-tailed Swift [678]		Species or energies habitat
		likely to occur within area

Name	Threatened	Type of Presence
Hirundapus caudacutus		
White-throated Needletail [682]		Species or species habitat likely to occur within area
Monarcha melanopsis		
Black-faced Monarch [609]		Species or species habitat known to occur within area
Motacilla flava		
Yellow Wagtail [644]		Species or species habitat may occur within area
<u>Myiagra cyanoleuca</u>		
Satin Flycatcher [612]		Breeding known to occur within area
Rhipidura rutifrons		Creation or or original hebitat
Rulous Fantaii [592]		known to occur within area
Migratory Wetlands Species		
Actitis hypoleucos		
Common Sandpiper [59309]		Species or species habitat may occur within area
Calidris acuminata		
Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea		
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos		
Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii		
Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Numenius madagascariensis		
Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area

Pandion haliaetus

Species or species habitat may occur within area

Osprey [952]

Other Matters Protected by the EPBC Act

Listed Marine Species		[Resource Information]
* Species is listed under a different scientific name	on the EPBC Act - Threa	atened Species list.
Name	Threatened	Type of Presence
Birds		
Actitis hypoleucos		
Common Sandpiper [59309]		Species or species habitat may occur within area
Apus pacificus		
Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea alba		
Great Egret, White Egret [59541]		Species or species habitat likely to occur within area

Name	Threatened	Type of Presence
Ardea ibis		
Cattle Egret [59542]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
<u>Calidris ferruginea</u> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
<u>Calidris melanotos</u> Pectoral Sandpiper [858]		Species or species habitat may occur within area
<u>Gallinago hardwickii</u> Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat likely to occur within area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area
<u>Motacilla flava</u> Yellow Wagtail [644]		Species or species habitat may occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Breeding known to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pandion haliaetus Osprey [952]		Species or species habitat may occur within area
<u>Rhipidura rufifrons</u> Rufous Fantail [592]		Species or species habitat known to occur within area
Rostratula benghalensis (sensu lato) Painted Snipe [889]	Endangered*	Species or species habitat may occur within area

Extra Information

Regional Forest Agreements	[Resource Information]
Note that all areas with completed RFAs have been included.	

iname	Siale
Central Highlands RFA	Victoria
Gippsland RFA	Victoria

Invasive Species

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resouces Audit, 2001.

Name	Status	Type of Presence
Birds		
Acridotheres tristis		
Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Alauda arvensis		
Skylark [656]		Species or species habitat likely to occur within area
Anas platyrhynchos		
Mallard [974]		Species or species habitat likely to occur within area
Carduelis carduelis		
European Goldfinch [403]		Species or species habitat likely to occur within area
Carduelis chloris		
European Greenfinch [404]		Species or species habitat likely to occur within area
Columba livia		
Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Passer domesticus		
House Sparrow [405]		Species or species habitat likely to occur within area

Passer montanus Eurasian Tree Sparrow [406]

Pycnonotus jocosus Red-whiskered Bulbul [631]

Streptopelia chinensis Spotted Turtle-Dove [780]

Sturnus vulgaris Common Starling [389]

Turdus merula Common Blackbird, Eurasian Blackbird [596]

Turdus philomelos Song Thrush [597] Species or species habitat likely to occur within area

[Resource Information]

Species or species habitat likely to occur within area

Species or species habitat likely to occur within area

Species or species habitat likely to occur within area

Species or species habitat likely to occur within area

Species or species habitat likely to occur within area

Mammals

Nomo	Statua	
	Status	Type of Presence
Bos taurus		
Domestic Cattle [16]		Species or species habitat
		likely to occur within area
Canis lupus, familiaris		
Domestic Dog [82654]		Species or species habitat
		likely to occur within area
Felis catus		
Cat, House Cat, Domestic Cat [19]		Species or species habitat
		likely to occur within area
Lepus capensis		
Brown Hare [127]		Species or species habitat
		likely to occur within area
Mus musculus		
		Spacios or spacios habitat
House Mouse [120]		likely to occur within area
		intery to beeur within area
Oryctolagus cuniculus		
Rabbit, European Rabbit [128]		Species or species habitat
		likely to occur within area
Rattus rattus		
Black Rat, Ship Rat [84]		Species or species habitat
		likely to occur within area
Successfe		
		Chaption or chaption habitat
		Species of species habitat
		interv to occur within area
Vulpes vulpes		
Red Fox. Fox [18]		Species or species habitat
		likely to occur within area
		•
Plants		
Asparagus asparagoides		
Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's		Species or species habitat

Smilax, Smilax Asparagus [22473]

Carrichtera annua Ward's Weed [9511]

Chrysanthemoides monilifera

Bitou Bush, Boneseed [18983]

Chrysanthemoides monilifera subsp. monilifera Boneseed [16905]

Cytisus scoparius Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934]

Genista linifolia Flax-leaved Broom, Mediterranean Broom, Flax Broom [2800]

Genista monspessulana Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126]

Genista sp. X Genista monspessulana Broom [67538]

Lycium ferocissimum African Boxthorn, Boxthorn [19235] Species or species habitat may occur within area

likely to occur within area

Species or species habitat

may occur within area

Species or species habitat likely to occur within area

Species or species habitat likely to occur within area

Species or species habitat likely to occur within area

Species or species habitat likely to occur within area

Species or species habitat may occur within area

Species or species habitat likely to occur within area

Name	Status	Type of Presence
Olea europaea		
Olive, Common Olive [9160]		Species or species habitat may occur within area
Rubus fruticosus aggregate		
Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x r	eichardtii	
Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Ulex europaeus		
Gorse, Furze [7693]		Species or species habitat likely to occur within area

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Coordinates

-38.21149 146.07089

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

-Office of Environment and Heritage, New South Wales -Department of Environment and Primary Industries, Victoria -Department of Primary Industries, Parks, Water and Environment, Tasmania -Department of Environment, Water and Natural Resources, South Australia -Department of Land and Resource Management, Northern Territory -Department of Environmental and Heritage Protection, Queensland -Department of Parks and Wildlife, Western Australia -Environment and Planning Directorate, ACT -Birdlife Australia -Australian Bird and Bat Banding Scheme -Australian National Wildlife Collection -Natural history museums of Australia -Museum Victoria -Australian Museum -South Australian Museum -Queensland Museum -Online Zoological Collections of Australian Museums -Queensland Herbarium -National Herbarium of NSW -Royal Botanic Gardens and National Herbarium of Victoria -Tasmanian Herbarium -State Herbarium of South Australia -Northern Territory Herbarium -Western Australian Herbarium -Australian National Herbarium, Canberra -University of New England -Ocean Biogeographic Information System -Australian Government, Department of Defence Forestry Corporation, NSW -Geoscience Australia -CSIRO -Australian Tropical Herbarium, Cairns -eBird Australia -Australian Government – Australian Antarctic Data Centre -Museum and Art Gallery of the Northern Territory -Australian Government National Environmental Science Program

-Australian Institute of Marine Science

-Reef Life Survey Australia

-American Museum of Natural History

-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania

-Tasmanian Museum and Art Gallery, Hobart, Tasmania

-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact Us page.

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A report to support an application to remove, destroy or lop native vegetation in the **Intermediate** Assessment Pathway using the modelled condition score

This report provides information to support an application to remove native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. The report <u>is not</u> an assessment by DELWP or local council of the proposed native vegetation removal. Biodiversity information and offset requirements have been calculated using modelled condition scores contained in the *Native vegetation condition map*.

Date and time:	12 November 2018 11:14 AM
Bate and third	

Lat./Long.:	-38.2122197887682.146.069491284	136
	00.2122101001002,110.000101201	

Address: 63 YARRAGON-LEONGATHA ROAD YARRAGON 3823 Address unknown Native vegetation report ID: 305-20181112-003

Assessment pathway

The assessment pathway and reason for the assessment pathway

Assessment pathway	Intermediate Assessment Pathway
Extent of past plus proposed native vegetation removal	0.305 hectares
No. large trees	4 large tree(s)
Location category	Location 2 The native vegetation is in an area mapped as an Endangered Ecological Vegetation Class. Removal of less than 0.5 hectares of native vegetation will not have a significant impact on any habitat for a rare or threatened species.

Offset requirement

The offset requirement that will apply if the native vegetation is approved to be removed

Offset type	General offset	
Offset amount	0.065 general habitat units	
Offset attributes	· · ·	
Vicinity	West Gippsland Catchment Management Authority (CMA) or Baw Baw Shire Council	
Minimum strategic biodiversity value score	0.324	
Large trees	4 large tree(s)	



Biodiversity information about the native vegetation

Description of any past native vegetation removal

Any native vegetation that was approved to be removed, or was removed without the required approvals, on the same property or on contiguous land in the same ownership, in the five year period before the application to remove native vegetation is lodged is detailed below.

Permit/PIN number	Extent of native vegetation (hectares)
None entered	0 hectares

Description of the native vegetation proposed to be removed

Extent of all mapped native vegetation	0.305 hectares
Condition score of all mapped native vegetation	0.200
Strategic biodiversity value score of all mapped native vegetation	0.405
Extent of patches native vegetation	0.038 hectares
1	0.011 hectares
2	0.026 hectares
Extent of scattered trees	0.267 hectares
No. large trees within patches	0 large tree(s)
No. large scattered trees	4 large tree(s)
No. small scattered trees	0 small tree(s)

Additional information about trees to be removed, shown in Figure 1

Tree ID	Tree circumference (cm)	Benchmark circumference (cm)	Scattered / Patch	Tree size
A	405.3	126	Scattered	Large
В	256	126	Scattered	Large
С	243.5	126	Scattered	Large
D	298.5	126	Scattered	Large



Other information

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

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 or scattered trees, 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.

Topographical and land information

Description of the topographic and land information relating to the native vegetation to be removed, including any 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. This is an application requirement and your application will be incomplete without it.

refer to the report: 18039_MM_Yarragon_ Veg Removal section 4.1.9

Avoid and minimise statement

This statement describes what has been done to avoid the removal of, and minimise impacts on the biodiversity and other values of native vegetation. This is an application requirement and your application will be incomplete without it.

refer to the report: 18039_MM_Yarragon_ Veg Removal section 6.1.3

Defendable space statement

Where the removal of native vegetation is to create defendable 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 if your application also includes an application under the Bushfire Management Overlay.

not applicable

Offset statement

An offset statement that demonstrates that an offset is available and describes how the required offset will be secured. This is an application requirement and your application will be incomplete without it.

refer to the report: 18039_MM_Yarragon_ Veg Removal section 6.6





Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in *Guidelines for the removal, destruction or lopping of native vegetation*. If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. This *Native vegetation removal report*must be submitted with your application and meets most of the application requirements. The following needs to be added as applicable.

Property Vegetation Plan

Landowners can manage native vegetation on their property in the longer term by developing a Property Vegetation Plan (PVP) and entering in to an agreement with DELWP.

If an approved PVP applies to the land, ensure the PVP is attached to the application.

Applications under Clause 52.16

An application to remove, destroy or lop native vegetation is under Clause 52.16 if a Native Vegetation Precinct Plan (NVPP) applies to the land, and the proposed native vegetation removal <u>is not</u> in accordance with the relevant NVPP. If this is the case, a statement that explains how the proposal responds to the NVPP considerations must be provided.

If the application is under Clause 52.16, ensure a statement that explains how the proposal responds to the NVPP considerations is attached to the application.

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Authorised by the Victorian Government, 8 Nicholson Street, East Melbourne.

For more information contact the DELWP Customer Service Centre 136 186

www.delwp.vic.gov.au

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This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of planning schemes in Victoria or that a permit to remove native vegetation will be granted.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of planning schemes in Victoria.



Figure 1 – Map of native vegetation to be removed, destroyed or lopped





Figure 2 – Map of property in context





Figure 3 – Biodiversity information maps









Appendix 1 - Details of offset requirements

Native vegetation to be removed

Extent of all mapped native vegetation (for calculating habitat hectares)	0.305	The area of land covered by a patch of native vegetation and/or a scattered tree, measured in hectares. Where the mapped native vegetation includes scattered trees, each tree is assigned a standard extent and converted to hectares. A small scattered tree is assigned a standard extent defined by a circle with a 10 metre radius and a large scattered tree a circle with a 15 metre radius. The extent of all mapped native vegetation is an input to calculating the habitat hectares.
Condition score*	0.200	The condition score of native vegetation is a site-based measure that describes how close native vegetation is to its mature natural state. The condition score is the weighted average condition score of the mapped native vegetation calculated using the <i>Native vegetation condition map</i> .
Habitat hectares	0.061	Habitat hectares is a site-based measure that combines extent and condition of native vegetation. It is calculated by multiplying the extent of native vegetation by the condition score: <i>Habitat hectares = extent x condition score</i>
Strategic biodiversity value score	0.405	The strategic biodiversity value score represents the complementary contribution to Victoria's biodiversity of a location, relative to other locations across the state. This score is the weighted average strategic biodiversity value score of the mapped native vegetation calculated using the <i>Strategic biodiversity value map</i> .
General landscape factor	0.703	The general landscape factor is an adjusted strategic biodiversity value score. It has been adjusted to reduce the influence of landscape scale information on the general habitat score.
General habitat score	0.043	The general habitat score combines site-based and landscape scale information to obtain an overall measure of the biodiversity value of the native vegetation. The general habitat score is calculated as follows:
		General habitat score = habitat hectares x general landscape factor

* Offset requirements for partial removal: If your proposal is to remove parts of the native vegetation in a patch (for example only understorey plants) the condition score must be adjusted. This will require manual editing of the condition score and an update to the calculations that the native vegetation removal tool has provided: habitat hectares, general habitat score and offset amount.

Offset requirements

Offset type	General offset	A general offset is required when the removal of native vegetation does not have a significant impact on any habitat for rare or threatened species. All proposals in the Basic and Intermediate assessment pathways will only require a general offset.
Offset multiplier	1.5	This multiplier is used to address the risk that the predicted outcomes for gain will not be achieved, and therefore will not adequately compensate the biodiversity loss from the removal of native vegetation.
Offset amount (general habitat units)	0.065	The general habitat units are the amount of offset that must be secured if the application is approved. This offset requirement will be a condition to any permit or approval for the removal of native vegetation. <i>General habitat units required = general habitat score x 1.5</i>
Minimum strategic biodiversity value score	0.324	The offset site must have a strategic biodiversity value score of at least 80 per cent of the strategic biodiversity value score of the native vegetation to be removed. This is to ensure offsets are located in areas with a strategic biodiversity value that is comparable to the native vegetation to be removed.
Vicinity	West Gippsland CMA or Baw Baw Shire Council	The offset site must be located within the same Catchment Management Authority boundary or municipal district as the native vegetation to be removed.
Large trees	4 large tree (s)	The offset site must protect at least one large tree for every large tree removed. A large tree is a native canopy tree with a Diameter at Breast Height greater than or equal to the large tree benchmark for the local Ecological Vegetation Class. A large tree can be either a large scattered tree or a large patch tree.