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28 May 2026

Belinda Casic
Planner, Energy Assessment
Department of Transport and Planning

Dear Belinda,

Native vegetation removal assessment – Mortlake Energy Hub and Solar Farm

Urbis, on behalf of Ausnet and Gamuda, engaged Ecology Systems to prepare a consolidated Native Vegetation Removal (NVR) assessment report for road upgrade works required for the Mortlake Energy Hub and Solar Farm at the following three locations (Figure 1):

- Boonerah Estate Road (Site A)
- Connewarren Lane (Site B)
- Unused road reserve adjoining (east) the Mortlake Terminal Station (Site C)

This report has been informed by separate assessments undertaken by:

- Ecology Systems in November 2025 at the unused road reserve
- Habitat Management Systems in February and March 2026 at Boonerah Estate Road and Connewarren Lane (as per the memo report dated 10 April 2026 in Attachment A).

The objective of these assessments is to determine the presence and extent of native vegetation within the impact sites, in accordance with Clause 52.17 of the Shire of Moyne planning scheme.

This letter report presents a summary of the findings of these assessments, and provides a consolidated impact assessment addressing the application requirements for all three sites.

If you have any questions about any aspect of this report, please contact me on 0430 106 674.

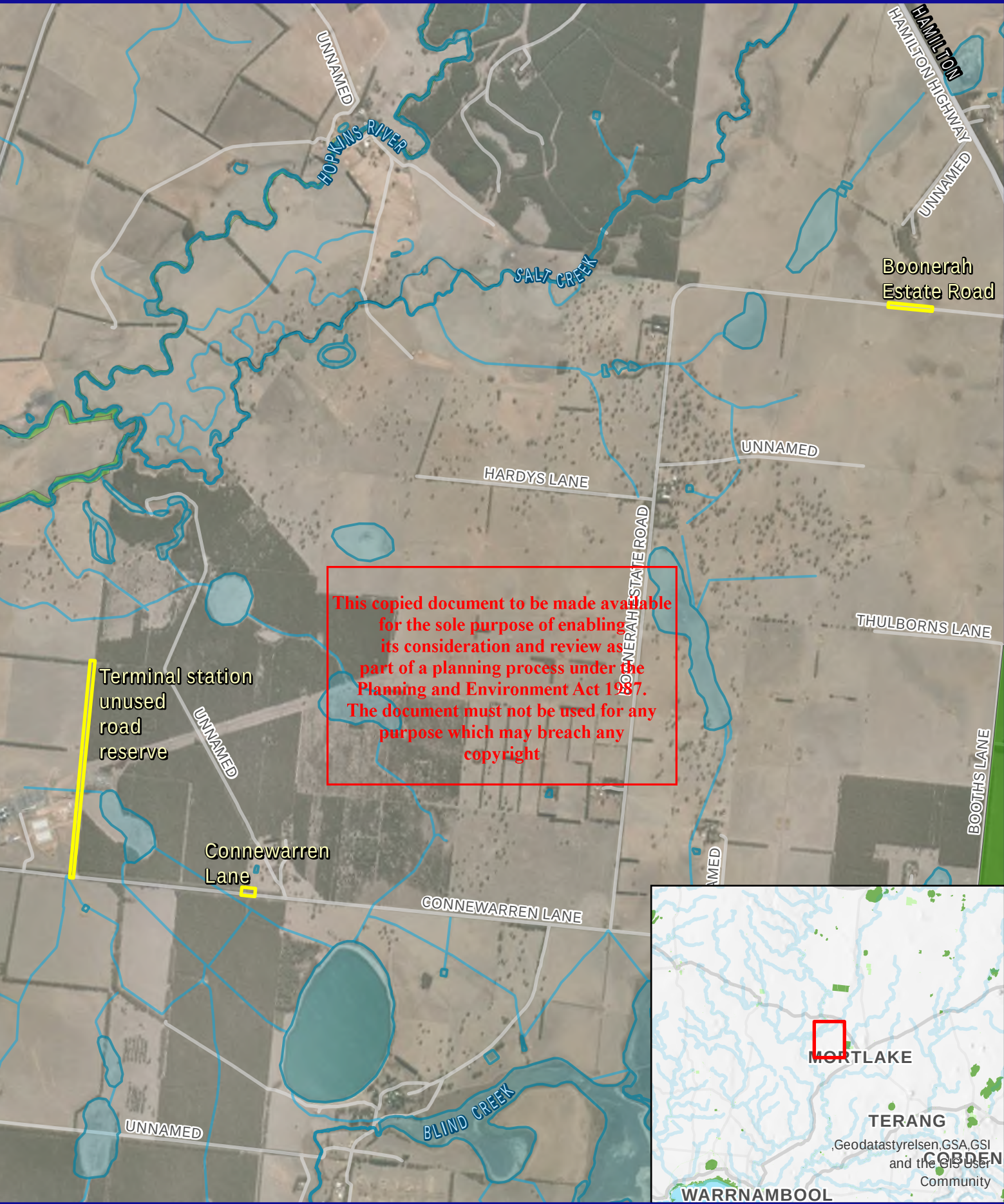
Kind regards,

A handwritten signature in black ink, appearing to read "Callum Goldby".

Callum Goldby
Senior Consultant
+61 3 8663 4964
cgoldby@urbis.com.au

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Figure 1. Road upgrade work sites



- Works sites
- Railways
- Parks and Reserves
- Public Land
- Waterbodies
- Watercourses
- Major roads
- Local roads

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0 0.23 0.45 0.9 Km

Scale 1:36,349

Client name: Urbis
Project number: ES067
Date: 22/04/2026
Version: 1



Ecology Systems

Background

The Mortlake Energy Hub and Solar Farm require the upgrade of external roads to accommodate access requirements for vehicle, plant and equipment. Primarily this includes:

- The widening of the existing road surface within Boonerah Estate Road and Connewarren Lane, including sealing of the road surface and upgrades to associated table drains (see Attachment A for further detail).
- The construction of a sealed, two-way road within the Terminal station unused road reserve. This would be to an appropriate load rating to accommodate CFA tankers, hazmat units, and aerial appliances, ensuring safe two-way vehicle movements and reliable access without risk of bogging or damage to unsealed surfaces.

The requirements for these works have been identified through post-approval detailed design. This has resulted in additional removal of native vegetation being required, above that which has already been approved for the project under permit PA2402939-1.

Biodiversity values

Boonerah Estate Road and Connewarren Lane work sites

The native vegetation within work sites consisted exclusively of Blackwood (*Acacia melanoxylon*) trees and shrubs (Zones 1-5, Figures 2 and 3). No other native canopy, shrub or ground layer species were recorded during the inspection.

Based on the on-ground assessment and the absence of additional native vegetation in the immediate surrounding landscape, these patches were classified as Plains Grassy Woodland, consistent with DECCA's ecological vegetation class (EVC) mapping. However, the remnant vegetation within these habitat zones do not represent intact Plains Grassy Woodland. The patches are highly simplified and consist solely of Blackwood trees/shrubs.

For further information see Ecological Memo Report in Attachment A.

Terminal station unused road reserve work site

The property was inspected on 24 November 2025 by VQA accredited ecologist James Garden. The following was observed:

- Majority of the unused road reserve consisted of introduced pastures (Plate 1), with common species including Brown-top Bent *Agrostis capillaris*, Yorkshire Fog *Holcus lanatus*, Clovers *Trifolium* spp. Little quaking-grass *Briza minor*, Cat's Ear *Hypochaeris radicata*, Soft Brome *Bromus hordeaceus*, Bearded Oat *Avena barbata* and Squirrel Tail Fescue *Vulpia bromoides*. Whilst present, native Wallaby Grasses *Rytidosperma* spp. occupied less than 1% cover within this area.
- A small patch of Plains Grassy Wetland (EVC125) underneath the existing transmission line (Plate 2; Figure 4, Zone 6). Whilst the patch contains roughly 25% cover of common native

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wetland species, such as Common Spike-sedge *Eleocharis acuta*, Rushes *Juncus* spp. and Common Swamp Wallaby-grass *Amphibromus nervosus*, the majority of the vegetation cover (>75%) is introduced pasture species. This community is likely temporary or seasonal in nature, as it appears to have colonised an area subjected to regular inundation due to constructed drainage lines directing water to the edge of the paddock. This patch is in a relatively poor condition and does not qualify as the EPBC Act listed community due to it supporting less than 50% cover of native species (noting the assessment was undertaken during ideal conditions and season to accurately determine if it meets condition thresholds or not).

- A single small scattered tree (Black Wattle *Acacia mearnsii*) within the southern end of the reserve (Plate 3).
- Planted, non-indigenous native and introduced trees and shrubs (Sugar Gums *Eucalyptus cadocalyx* and Radiata Pine *Pinus radiata*) at the southern and northern ends of the study area (Figure 4; Plates 4 and 5).

In addition, a narrow patch (Zone 7) of recruiting, small shrubs (Blackwoods *Acacia melanoxylon* and Black Wattles) was observed immediately adjacent to the road reserve in the adjoining parcel (i.e. on the eastern side of the fence) (Figure 4).

None of the vegetation within the study area is considered to provide habitat for threatened species or ecological communities.



Plate 1. Introduced pastures common throughout Terminal station unused road reserve



Plate 2. Plains grassy wetland patch within Terminal station unused road reserve (Zone 6)



Plate 3. Single scattered Black Wattle tree within Terminal station unused road reserve

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Plate 4. Planted native vegetation at the southern end of study area.



Plate 5. Planted native vegetation and introduced vegetation at the northern end of study area.

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- Site A
- Works footprint (area of disturbance)
- Patches
- Native - remnant
- Native (exempt) - planted
- Introduced - planted

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Scale 1:2,500

0 0.01 0.03 0.06 Km

Client name: Urbis

Project number: ES067

Date: 26/05/2026

Version: 1

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- Site B
- Works footprint (area of disturbance)
- Patches

Native - remnant

Native (exempt) - planted

Introduced - planted

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Scale 1:655

0 0 0.01 0.02 Km

Client name: Urbis

Project number: ES067

Date: 26/05/2026

Version: 1

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Figure 4. Biodiversity values

Terminal station unused road reserve



Site C

Farm dam

Works footprint (area of disturbance)

Native - remnant

Native (exempt) - planted

Introduced - planted

Native tree (scattered)

Scale 1:4,526

00.030.060.11 Km

Client name: Urbis

Project number: ES067

Date: 26/05/2026

Version: 1

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Native vegetation removal

To accommodate the proposed road upgrade works, the following removal is deemed necessary:

- 0.024 hectares of Plains Grassy Woodland (primarily regenerating Blackwood) from four patches (Zones 1 – 4) from within Boonerah Estate Road reserve.
- 0.006 hectares of Plains Grassy Woodland (primarily regenerating Blackwood) from a single patch (Zone 5) within the Connewarren Lane road reserve
- 0.205 hectares of Plains Grassy Wetland (modified) from a single patch (Zone 6) and a single scattered small tree (Black Wattle; Tree 1) from within the Mortlake Terminal station unused road reserve.

This removal will be in addition to that previously approved for removal under permit PA2402939-1, as shown in the Biodiversity impact assessment for a proposed solar farm at Mortlake report (Ecological Australia 2024).

Both the proposed and past removal is shown in the consolidated NVR report in Attachment B.

Application requirements (52.17)

The Native Vegetation Removal assessment falls under the detailed assessment pathway and will require the sourcing and securing of an offset of 0.055 Green Habitat Units, with a minimum strategic biodiversity value of 0.1626 and located within the Shire of Hopkins CMA or Moyne Shire LGA. The consolidated native vegetation removal report is attached in Attachment B.

Based on a search of the Native Vegetation Credit Register on 22/04/2026, seventeen sites were identified that would meet the offset requirements (Attachment C).

A response addressing the application requirements for a planning permit for the removal of native vegetation under Clause 52.17 of the Moyne planning scheme is provided in Table 1.

Planted native vegetation is exempt from a planning permit and has not been included in the consideration of impacts.

Table 1. Response to application requirements for the detailed assessment pathway

Requirement	Response
1. Native vegetation to be removed or lost	
Assessment pathway	Intermediate
Description	• 0.03 hectares of Plains Grassy Woodland (primarily regenerating Blackwood). • 0.205 hectares of Plains Grassy Wetland (modified) • A single scattered small tree (Black Wattle)
Location	Mortlake Energy Hub and Solar Farm
Extent	0.266 ha

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Condition score	0.2 – 0.25
Location category	Location 2
Modeled habitat	No
Offset	0.055 general habitat units (no large trees) Glenelg Hopkins Catchment Management Authority (CMA) or Moyne Shire Council Minimum strategic biodiversity score: 0.1626
2. Topography and land information	
Topography	The area of clearance is flat, grazing land or road reserve with limited features.
Waterbodies and features	None observed.
Saline discharge areas	None observed.
Erosion risk	Low
3. Photographs of vegetation	
See images in Plates 2 and 6 above, and in the Ecological Memo Report (Attachment A).	
4. Additional vegetation clearance or approvals	A total of 1.436 hectares of native vegetation has previously been approved for removal under Permit PA2402939 (Mortlake Energy Hub). The additional removal is required to address minor vegetation losses associated with road upgrade works that have occurred as a result of post-approval detailed design. Both proposed and past native vegetation removal have been captured in the NVR report (Attachment B), noting that a minor variation has occurred in the area calculation of the past clearance (previously this was 1.436 ha but is now 1.432 ha). The reason for this is unclear as the same data files previously used to calculate offsets were used, however it may be a result of the previous NVR report being prepared using the now retired ENSYM software. Irrespective the variation is negligible and would not affect the assessment of cumulative impacts. For further information on past vegetation removal, see the <i>Biodiversity impact assessment for a proposed solar farm at Mortlake</i> report (Ecological Australia 2025).
5. Avoid and minimise statement	Boonerah Estate Road During consultation with Council, a decision was made to relocate the primary compound, laydown and storage area, and consequently the primary site access crossover, further west along Boonerah Estate Road. The original location of the crossovers were determined at the traffic impact stage and have been further refined through the transport management plan process. This design change was implemented to reduce potential amenity impacts on nearby residents, including light spill, noise, vibration and visual impacts associated with construction activities. The relocation also assists in minimising traffic disruption at the

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	Hamilton Highway intersection by reducing the likelihood of construction vehicles and worker traffic banking up at the junction during peak construction periods. As a result of this change, a longer section of Boonerah Estate Road is required to be upgraded and widened to safely accommodate the swept path and operational requirements of large heavy vehicles transporting solar farm infrastructure to the site. The additional widening works have therefore resulted in an increase in the extent of native vegetation removal required within the road reserve. To support and justify the extent of works proposed, the application includes transport management plans and swept path diagrams prepared in consultation with Council. These documents demonstrate the exact locations where road widening is required to safely accommodate construction and operational vehicles associated with the project. The design team has sought to avoid and minimise impacts to native vegetation wherever practicable throughout the design process. This has included reviewing alternative widening arrangements and refining the road alignment to reduce impacts where feasible. At one location along Boonerah Estate Road, the road widening alignment was modified specifically to avoid native vegetation removal. However, complete avoidance of native vegetation impacts was not possible while still maintaining the road geometry and safety outcomes required to accommodate large heavy vehicle movements. As described in the attached TMP, the location and design of the works were requested by Council. Connewarren Lane Given the location and context of the vegetation within Connewarren Lane and the need to establish safe turning conditions into the existing access point, avoidance of the small patch of immature Blackwoods in the road reserve is not deemed practical or feasible whilst meeting required safety standards. Mortlake Terminal Station unused road reserve With respect to vegetation located within the government road corridor, construction activities are expected to occur across the broader corridor to facilitate the construction of a compliant two-lane road upgrade. While not all vegetation may be directly removed as part of the permanent road footprint, a conservative approach has been adopted whereby the entire construction corridor is assumed to be subject to indirect impacts associated with construction activities. Accordingly, the application seeks to appropriately account for and offset these anticipated impacts in accordance with the native vegetation removal framework. Alternative access and layout options were considered during the design process; however, use of the government road access is considered the safest and most appropriate means of accessing the BESS site and is consistent with the intended function and use of the government road reserve. Native vegetation outside the proposed works sites (i.e. land to the east and west of the unused road reserve) will be protected and retained during construction.
6. Property management plans	Not applicable – There is no property vegetation plan for this parcel of land.
7. Defendable space statement	Not applicable – the removal of native vegetation is not required to create defendable space for bushfire mitigation.

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8. Native Vegetation Precinct Plan considerations	Not applicable – There is no native vegetation precinct plan covering this parcel of land.
9. Offset statement	A search of the native vegetation credit register on 22 April 2026 confirmed seventeen sites were registered with suitable offsets (Attachment C).
10. Site assessment report	See the Biodiversity values section of this report.
11. Threatened species	The NVR report did not generate any proportional impacts to rare or threatened species' habitats as a result of the proposed road upgrade works (Attachment B). Furthermore, based on the site assessments the vegetation proposed for removal is not considered likely to support rare or threatened species listed under state or national legislation.

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Attachment A. Ecological Memo report (HMS 2026)

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Ecological Memo Report

Habitat Management Services
ABN-42 057 792 293 ACN-057 792 293
tanyaw@hbtmgt.com
PO Box 882, PANTON HILL VIC 3759
4/31 Peel Street, Eltham VIC 3095



To: Allan Campbell: Environment & Sustainability Manager

From: Report: Tanya White – Principal Ecologist/Zoologist

Client Company: Gamuda

Field Works Conducted by: Simon Meban

Cc:

Date of Report: 10th April 2026 (updated)

Document No: 1180-ECO-MEM-003-3.0

Project No and Name: 1180 – Mortlake Solar Farm

Subject: **Vegetation Quality Assessment (VQA)- Boonerah Estate Road & Connewarren roadsides, Mortlake**

1. Purpose

This memorandum summarises the findings of a Vegetation Quality Assessment (VQA) undertaken on the 19th of February and the 10th of March 2026 along Boonerah Estate Road and Connewarren Lane (Area 9) in association with the Mortlake Solar Farm project.

As part of the project, vehicle, plant and equipment access requires the establishment and/or upgrading of internal access tracks and external roads. Road widening along both roads may result in impacts to native vegetation.

The assessment was undertaken by Lauren Eddy (Qualified DEECA Assessor, HMS), with Allan Campbell (GAMUDA) and Simon Meban in attendance. The inspection focused on the areas identified in the Biodiversity Impact Assessment prepared by Ecological Australia (5 August 2024) as Habitat Zones (HZ) 16, 17 and 18.

2. Background

The original Biodiversity Impact Assessment mapped HZ16, HZ17 and HZ18 as patches of Plains Grassy Woodland (EVC). This was also the case for Connewarren Lane.

DEECA NatureKit modelling indicates:

- HZ16 and HZ17 – Plains Grassy Woodland
- HZ18 – Plains Grassland
- Area 9- Plains Grassy Woodland

Final Ecological Vegetation Class (EVC) determination is made based on on-ground assessment by the qualified assessor at the time of inspection.

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3. Key Findings

3.1 Vegetation Composition and EVC Classification

The vegetation within HZ16, HZ17, HZ18 and Area 9 comprises exclusively Blackwood (*Acacia melanoxylon*) trees and shrubs. No other native canopy, shrub or ground layer species were recorded during the inspection.

While Blackwoods commonly occur within the shrub layer of Plains Grassy Woodland, it may also occur as scattered individuals within Plains Grassland.

Based on the on-ground assessment and the absence of additional native vegetation in the immediate surrounding landscape, HMS considers the original classification of Plains Grassy Woodland (as identified by Ecological Australia) to be correct.

However, the remnant vegetation within these habitat zones does not represent intact Plains Grassy Woodland. The patches are highly simplified and consist solely of Blackwood trees/shrubs.

3.2 Patch Extent and Mapping

It was difficult to confirm whether the reported extent of all of the habitat zones are accurate (based on previous consultants data and DEECA data) without reviewing the original patch measurements (square metres).

During the site visit, VQA field notes and photographs of patch measurements. This enables:

- Recalculation of patch extent if required
- Mapping within NVIM
- Integration with existing shapefiles accounting for past project-related vegetation removal

Some of the larger Blackwood shrubs may qualify as patch vegetation, whereas more scattered individuals may be classified as 'Other Native Vegetation'. While offsets do not apply to 'Other Native Vegetation', removal still requires approval unless an exemption under the Planning Scheme applies.

3.3 Tree Condition and Fauna Observations

- HZ16 (northern side of road):
Comprises several Blackwood trees and scattered individuals near the proposed entrance gate.
- HZ17 (southern side of road):
Contains scattered Blackwood trees, shrubs and saplings. Some vegetation is dead.
- HZ18 (northern side of road):
Contains one larger Blackwood (<40 cm DBH) and several smaller saplings.
A nest was observed in the larger tree, likely belonging to an Australian Magpie.
- Area 9: Comprises of approximately 20 stems all under 5cm DBH.

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The presence of a nest may require consideration under wildlife protection legislation if removal is proposed during the breeding season.

Overall, the patches were considered degraded with no species diversity. Blackwoods are considered a coloniser species which has a short life span. They live for approximately 15 years before they become prone to various diseases and insect attack. This is evident with a number of specimens on site that have already died or are showing signs of decline.

4. Likely Impacts

It is understood that:

- All Blackwoods on the northern side of the road (HZ16 and HZ18) are likely to be impacted by the proposed road widening.
- On the southern side (HZ17), it may be feasible to retain some Blackwoods located behind the existing table drain.
- Trees growing within or in front of the table drain are likely to be impacted.
- All trees at the corner of Connewarren Lane will be impacted upon.

5. Assessment Pathway

The assessment pathway for an application to remove native vegetation is determined based on a combination of location and extent of native vegetation removal.

The location categories indicate the potential risk to biodiversity of removing a small amount of native vegetation and these are assigned by DEECA in their respective location maps and are summarised in tables below.

Table 1 Description of location categories used for assessment pathway

Location Category	Description
Location 3	Includes locations where the removal of less than 0.5ha of native vegetation could have a significant impact on habitat for a rare or threatened species
Location 2	Includes locations that are mapped as endangered EVCs and/or sensitive wetlands and coastal areas and are not included in Location 3
Location 1	Includes all remaining locations in Victoria

Table 2 Matrix for determination of assessment pathway

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

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6. Approval Requirements

Blackwood (*Acacia melanoxylon*) is a native species and requires approval for removal unless a relevant exemption under the Planning Scheme applies.

If removal of these habitat zones was not included in the original project approvals, then:

- The existing approval may need to be amended; or
- A new approval may be required for removal of vegetation within HZ16, HZ17, HZ18 and Area 9.

The project proposes to manage these removals through a Section 72 Amendment to the Mortlake Energy Hub Planning Permit PA2402939.

7. Avoid, Minimise, Offset

Native Vegetation Removal Three Step Approach

As stipulated in the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) the three-step approach (avoid, minimise, offset) is the key policy in relation to the removal of native vegetation to achieve no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

It is a precautionary approach that aims to ensure that the removal of native vegetation is restricted to only what is reasonably necessary, and that biodiversity is appropriately compensated for any removal of native vegetation that is approved.

Avoid

Avoid the removal, destruction or lopping of native vegetation.

The first step in this approach is to avoid the removal of native vegetation; this can be achieved through relocating or redesigning the project works to ensure native vegetation does not require to be removed.

An application to remove native vegetation must show evidence that there are no options to avoid native vegetation removal, and that doing so would undermine the objectives of the project.

The project plans to avoid the vegetation losses by:

- Boonerah Estate Road widening has been designed to avoid the small patch of Aus native *Acacia melanoxylon* (Blackwood) in the road verge to the east of the proposal additional clearing.

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Minimise

Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.

Minimising can be achieved by:

- Siting and/or designing the use or development to reduce the amount of native vegetation that has to be removed.
- Siting and/or designing the use or development so that impacts are restricted to areas of native vegetation that have the least biodiversity or other values.

An application to remove native vegetation must show evidence that there are no options to minimise the impacts of native vegetation removal, and that doing so would undermine the objects of the project.

The project has or will minimise the vegetation losses by:

- Further minimisation and avoidance underway with designers to further avoid large trees within the site where possible, previously approved for removal, one large Red Gum in particular. This will be confirmed at the next design stage.

Offset

An application to remove native vegetation must include an offset strategy that includes evidence that an offset that meets the offset requirements for the proposed native vegetation removal is available and explains how the offset will be secured if DEECA endorsement is granted. The timing for the provision of offsets will be discussed further with DEECA and executed to the Satisfaction of the Secretary.

Where required, the project intends to secure general offsets through a third party offset site and trade credits through the Native Vegetation Credit Register (NVCR).

8. Native Vegetation Removal Report (NVR)

Based on the VQA assessment conducted on site a Native Vegetation Removal Report produced.

This report provides information to support this application to remove, destroy or lop native vegetation in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (the Guidelines).

Offset requirements have been calculated using modelled condition scores.

Details of the NVR are below;

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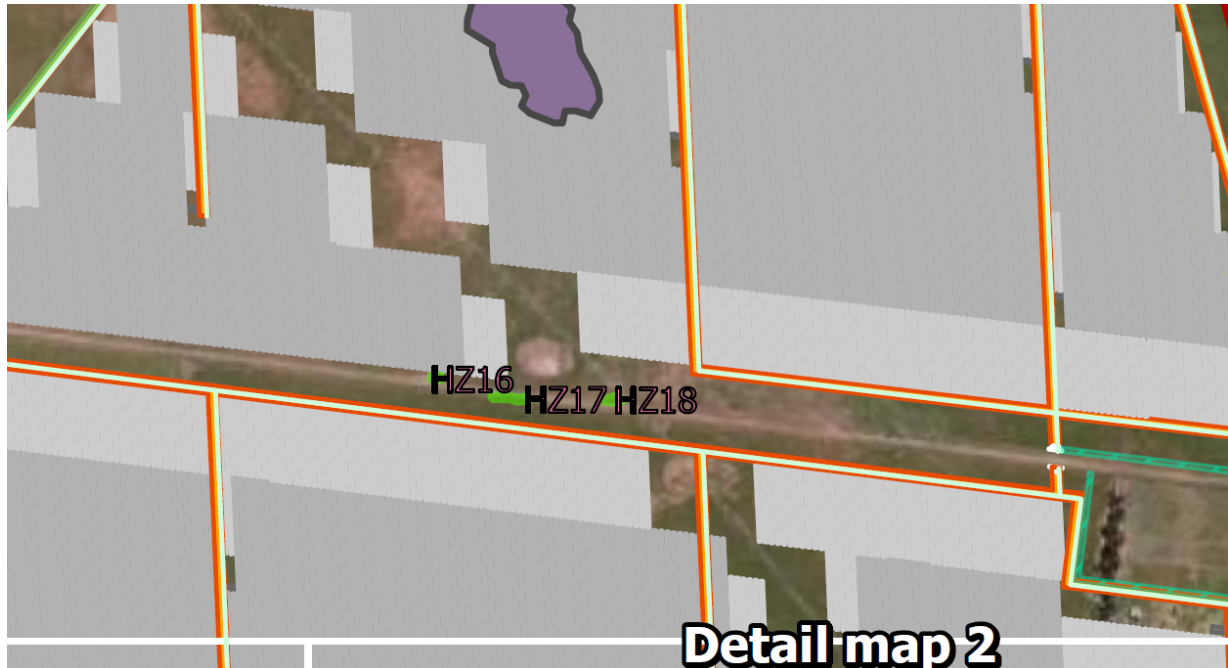
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ABN-42 057 792 293 ACN-057 792 29;
tanyaw@hbtmgmt.com
PO Box 882, PANTON HILL VIC 3759
4/31 Peel Street, Eltham VIC 3095



MAPS / PHOTOS:



Original mapping (biodiversity assessment report by Ecologic Australia).

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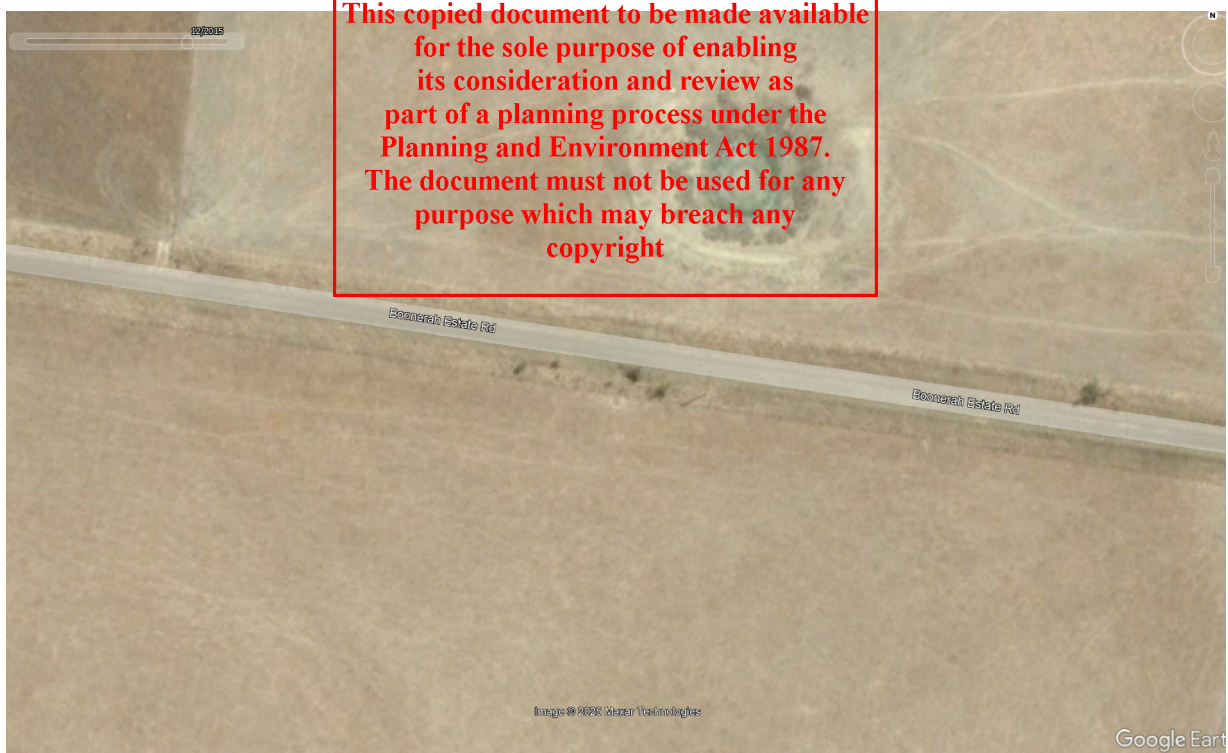
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DEECA NatureKit EVC modelling - Plains Grassland and Plains Grassy Woodland.



Google Earth imagery from 2015.

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Gamuda
Ecological Memo Report –Mortlake Solar Farm

Doc No: 1180-ECO-MEM-003-3.0
Rev:3.0
Date: 10.04.2026

Template Doc No: HMS-ECO-MEM-003-3.0

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ABN-42 057 792 293 ACN-057 792 293
tanyaw@hbtmgmt.com
PO Box 882, PANTON HILL VIC 3759
4/31 Peel Street, Eltham VIC 3095



Site photographs:

HZ16 (northern side of road):



Blackwood tree near proposed entrance gate.

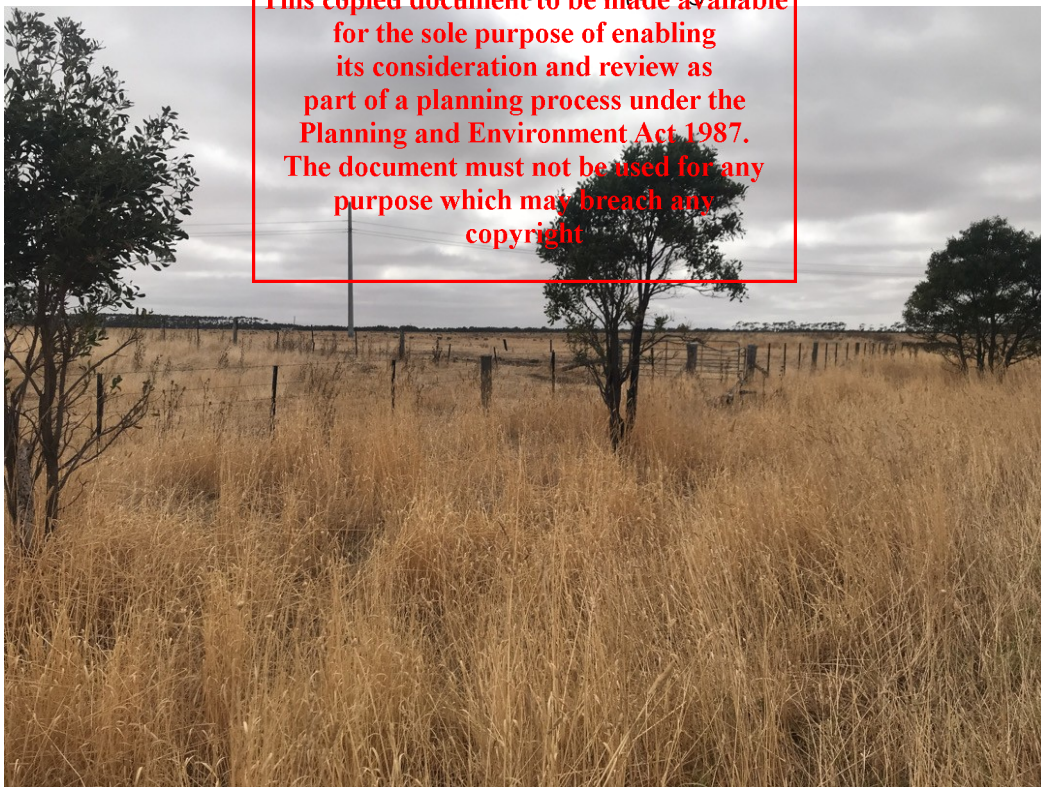
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Second Blackwood tree (on right)
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Two scattered Blackwoods on the western side of the entrance gate.

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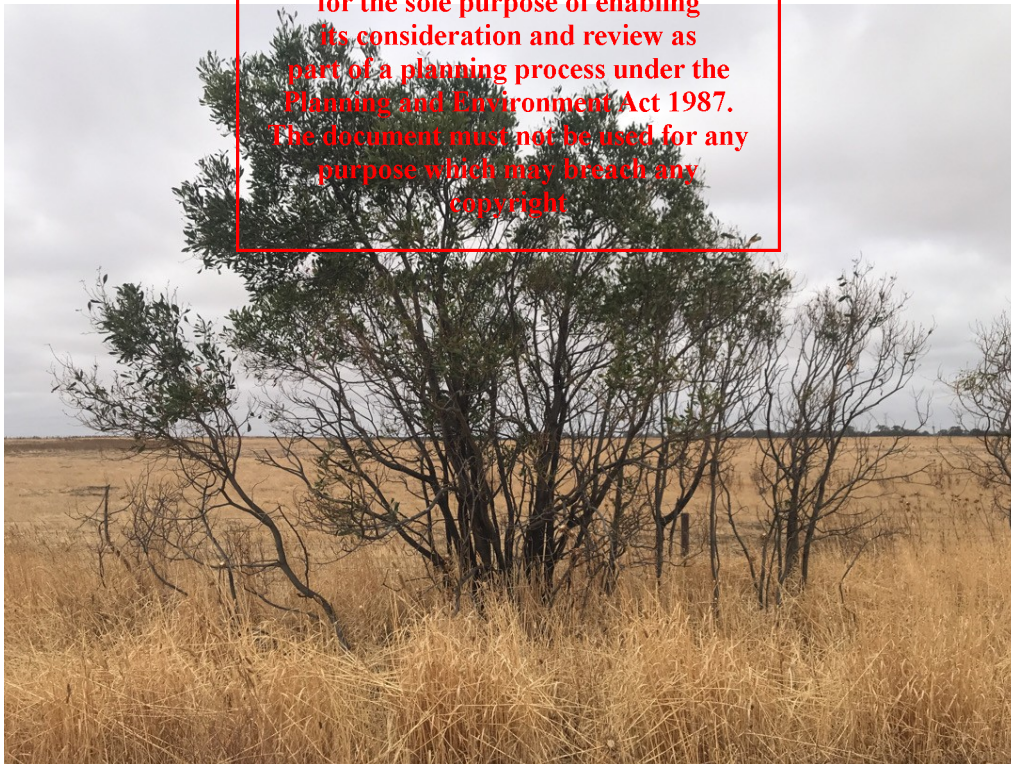
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HZ17 (southern side of road):



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Gamuda
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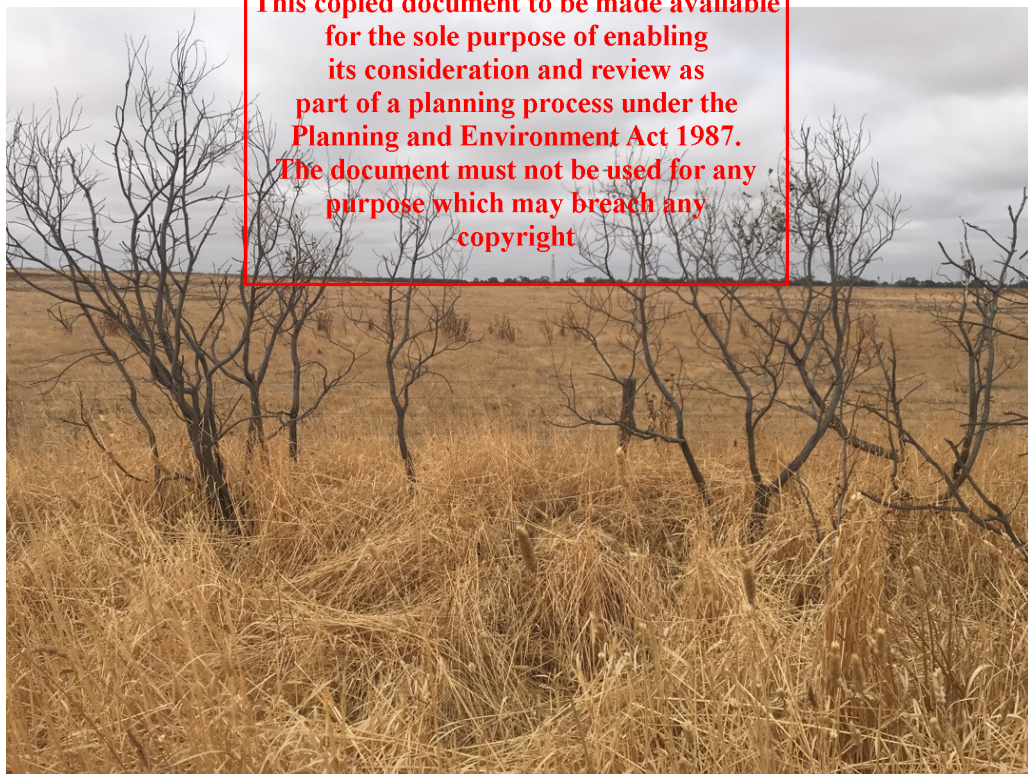
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Scattered Blackwood trees, shrubs and saplings – note that some vegetation is dead.

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Gamuda
Ecological Memo Report –Mortlake Solar Farm

Doc No: 1180-ECO-MEM-003-3.0
Rev:3.0
Date: 10.04.2026

Template Doc No: HMS-ECO-MEM-003-3.0

Ecological Memo Report

Habitat Management Services
ABN-42 057 792 293 ACN-057 792 293
tanyaw@hbtmgmt.com
PO Box 882, PANTON HILL VIC 3759
4/31 Peel Street, Eltham VIC 3095



HZ18 (northern side of road):



One larger (but <40cm DBH) Blackwood and some smaller saplings. There is a nest in this larger tree.

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Blackwood at Connewarren Lane

If you have any further questions, please do not hesitate to contact me on 0408 700 096 or via email tanyaw@hbtmgt.com

Yours sincerely,

Tanya White
Managing Director-Principal Zoologist/Ecologist
Mobile: 0408 700 096
Email: tanyaw@hbtmgt.com

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Attachment B. Consolidated NVR report

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Native Vegetation Removal Report

NVRR ID: 354_20260422_ZWD

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

Report details

Date created: 22/04/2026

Local Government Area: MOYNE SHIRE

Registered Aboriginal Party: Eastern Maar

Coordinates: 142.67482, -38.06071

Address:

1154 CONNEWARREN LANE MORTLAKE 3272
BOONERAH ESTATE ROAD MORTLAKE 3272
CONNEWARREN LANE MORTLAKE 3272

Regulator Notes

Removal polygons are located:

Summary of native vegetation to be removed

Assessment pathway	Intermediate Assessment Pathway		
Location category	Location 2	The native vegetation extent map indicates that this area is typically characterised as supporting native vegetation. Additionally, it is modelled as encompassing an endangered Ecological Vegetation Class, sensitive wetland or sensitive coastal area. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.	
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0.267</i>	0.267	Extent of past removal (ha)	0
		Extent of proposed removal - Patches (ha)	0.235
		Extent of proposed removal - Scattered Trees (ha)	0.031
No. Large Trees proposed to be removed	0	No. Large Patch Trees	0
		No. Large Scattered Trees	0
No. Small Scattered Trees	1		

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Offset requirements if approval is granted

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

General Offset amount ¹	0.079 General Habitat Units
Minimum strategic biodiversity value score ²	0.161
Large Trees	0
Vicinity	Glenelg Hopkins CMA or MOYNE SHIRE LGA

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

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

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

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

Application requirements

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

Application Requirement 1 - Native vegetation removal information

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

Application Requirement 2 - Topographical and land information

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

The land is flat, agricultural land without drainage features.

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

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

Application Requirement 4 - Past removal

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

Application Requirement 5 - Avoid and minimise statement

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

See report for avoid and minimise statement.

Application Requirement 6 - Property Vegetation Plan

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

No

Application Requirement 7 - Defendable space statement

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

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

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

Not applicable

Application Requirement 8 - Native Vegetation Precinct Plan

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

Does an NVPP apply to the proposal?

No

Application Requirement 9 - Offset statement

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

Third party offsets for GHU are readily available in the Moyne Shire LGA or Glenelg Hopkins CMA

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Next steps

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

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

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

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

Application Requirement 6 - Property Vegetation Plan

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

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Appendix 1: Description of native vegetation to be removed

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

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

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

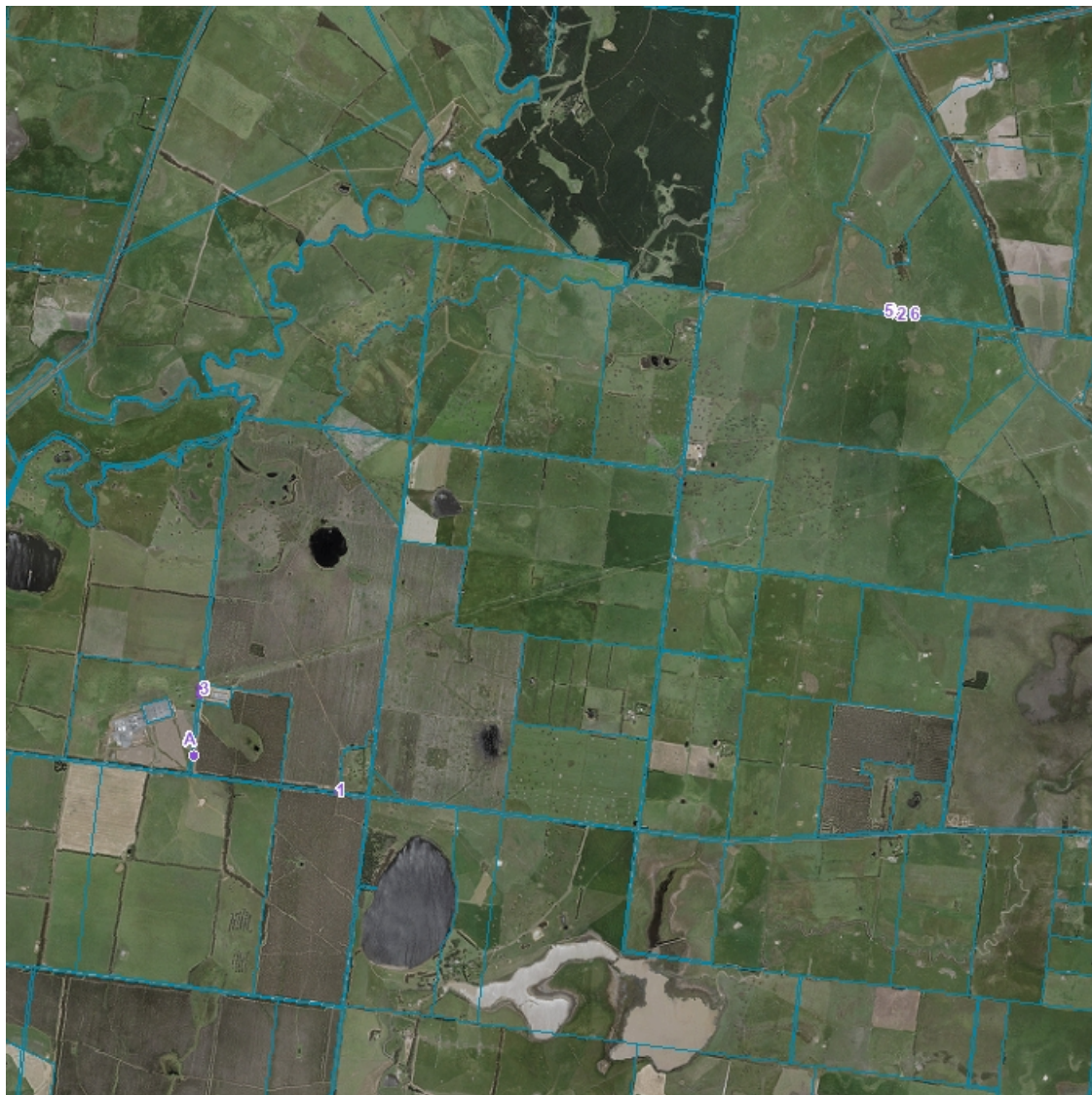
Native vegetation to be removed

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1	Patch	-	VVP_0132	Endangered	-	0.200	0.006	0.006	0.260	0.001
2	Patch	-	VVP_0055	Endangered	-	0.200	0.017	0.017	0.290	0.003
3	Patch	-	VVP_0125	Endangered	-	0.369	0.205	0.205	0.140	0.065
4	Patch	-	VVP_0055	Endangered	-	0.200	0.001	0.001	0.290	0.000
5	Patch	-	VVP_0055	Endangered	-	0.200	0.001	0.001	0.290	0.000
6	Patch	-	VVP_0132, VVP_0055	Endangered	-	0.210	0.005	0.005	0.310	0.001
A	Scattered Tree	10	VVP_0132	Endangered	-	0.200	0.031	0.031	0.519	0.007

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Appendix 2: Images of mapped native vegetation

1. Property in context



-  Proposed Removal
-  Property Boundaries



1500 m

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2. Aerial photograph showing mapped native vegetation



 Proposed Removal

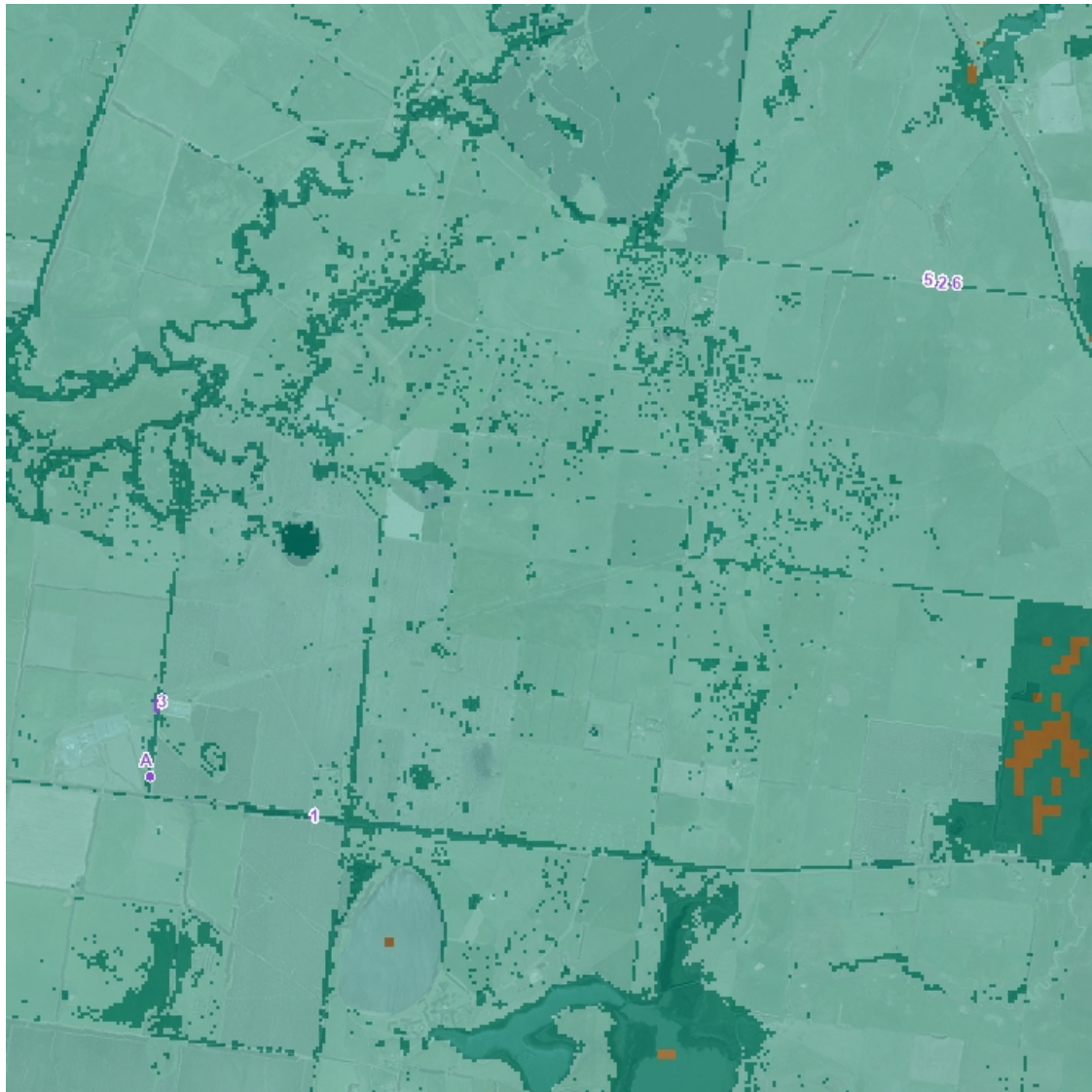


1500 m

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3. Location Risk Map



□ Proposed Removal

□ Location 1

□ Location 2

□ Location 3

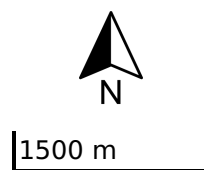
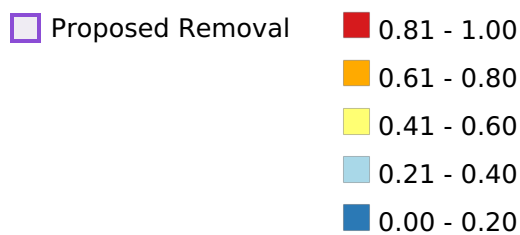
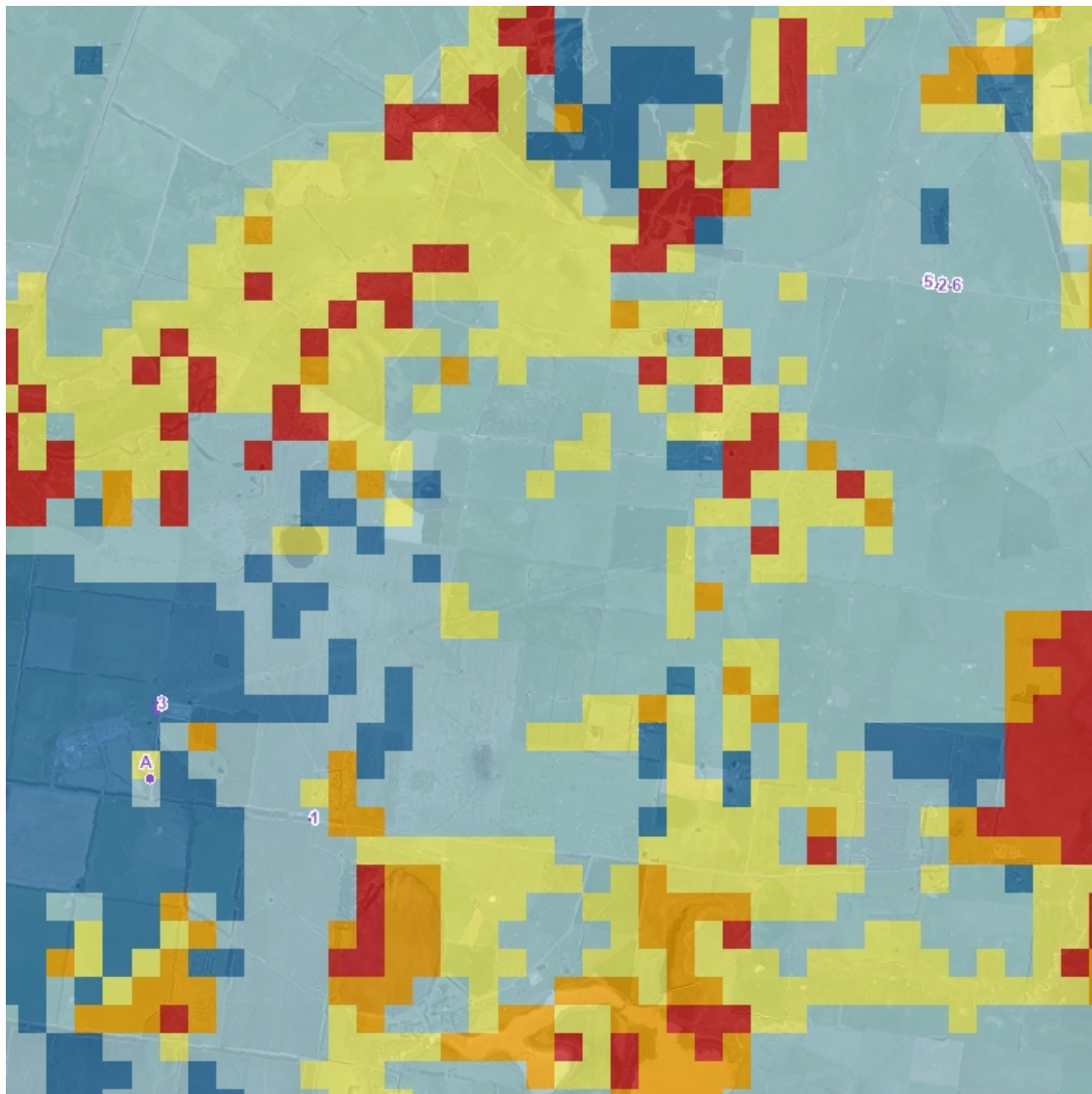


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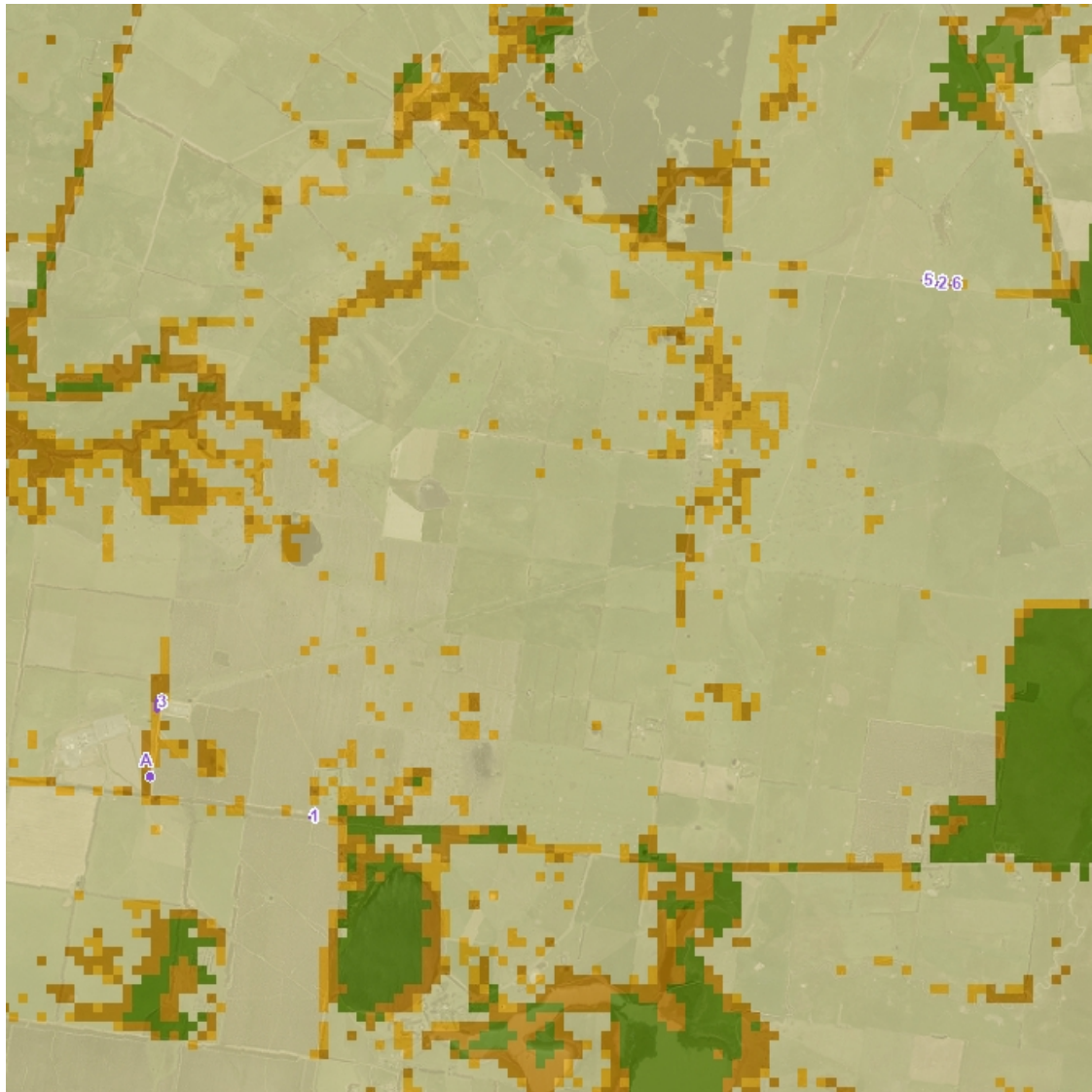
4. Strategic Biodiversity Value Score Map



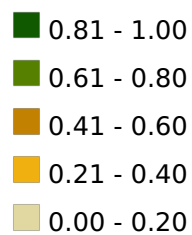
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5. Condition Score Map



□ Proposed Removal



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6. Endangered EVCs



- Proposed Removal
- Endangered 1750 Ecological Vegetation Classes



1500 m

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Attachment C. Offset Register Search report

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Report of available native vegetation credits

This report lists native vegetation credits available to purchase through the Native Vegetation Credit Register.

This report is **not evidence** that an offset has been secured. An offset is only secured when the units have been purchased and allocated to a permit or other approval and an allocated credit extract is provided by the Native Vegetation Credit Register.

Date and time: 22/04/2026 03:53

Report ID: 35195

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)
0.079	0.161	0	Glenelg Hopkins or LGA Moynes Shire

Details of available native vegetation credits on 22 April 2026 03:53

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0639	4.539	0	Glenelg Hopkins	Moyne Shire	Yes	Yes	No	VegLink
BBA-0667	1.448	0	Glenelg Hopkins	Southern Grampians Shire	Yes	Yes	No	Contact NVOR
BBA-0668	0.085	0	Glenelg Hopkins	Southern Grampians Shire	Yes	Yes	No	VegLink
BBA-1139_05	1.141	0	Glenelg Hopkins	Moyne Shire	No	Yes	No	VegLink
BBA-2088	0.193	5	Glenelg Hopkins	Southern Grampians Shire	Yes	Yes	No	VegLink
BBA-2467	0.236	11	Glenelg Hopkins	Glenelg Shire	No	Yes	No	Contact NVOR
BBA-3027	1.231	267	Glenelg Hopkins	Pyrenees Shire	Yes	Yes	No	VegLink
BBA-3041	0.286	252	Glenelg Hopkins	Moyne Shire	Yes	Yes	No	VegLink
TFN-C0228	4.631	0	Glenelg Hopkins	Glenelg Shire	No	Yes	No	Bio Offsets
TFN-C0543	0.325	7	Glenelg Hopkins	Southern Grampians Shire	No	Yes	No	Bio Offsets
VC_CFL-3693_01	2.179	588	Glenelg Hopkins	Ararat Rural City	Yes	Yes	No	VegLink
VC_CFL-3727_01	12.307	24	Glenelg Hopkins	Ararat Rural City	Yes	Yes	No	VegLink

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VC_CFL-3756_01	25.909	0	Glenelg Hopkins	Ararat Rural City	Yes	Yes	No	VegLink
VC_CFL-3763_01	3.246	266	Glenelg Hopkins	Glenelg Shire	Yes	Yes	No	VegLink
VC_CFL-3814_01	11.889	517	Glenelg Hopkins	Southern Grampians Shire	Yes	Yes	No	VegLink
VC_CFL-3814_01	0.908	0	Glenelg Hopkins	Southern Grampians Shire	Yes	Yes	Yes	VegLink
VC_TFN-C2046_01	6.536	1436	Glenelg Hopkins	Southern Grampians Shire	Yes	Yes	No	Ecocentric, Ethos, VegLink

These sites meet your requirements using alternative arrangements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
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There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

These potential sites are not yet available, land owners may finalise them once a buyer is confirmed.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
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There are no potential sites listed in the Native Vegetation Credit Register that meet your offset requirements.

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

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Next steps

If applying for approval to remove native vegetation

Attach this report to an application to remove native vegetation as evidence that your offset requirement is currently available.

If you have approval to remove native vegetation

Below are the contact details for all brokers. Contact the broker(s) listed for the credit site(s) that meet your offset requirements. These are shown in the above tables. If more than one broker or site is listed, you should get more than one quote before deciding which offset to secure.

Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
	Fully traded			
Abezco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@deeca.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Ecocentric	Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
IDES	ID Ecological Management	(03) 9437 0555		www.idecological.com.au
Nillumbik SC	Nillumbik Shire Council	(03) 9433 3316	offsets@nillumbik.vic.gov.au	www.nillumbik.vic.gov.au
TFN	Trust for Nature	8631 5888	offsets@tfn.org.au	www.trustfornature.org.au
VegLink	Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 546	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges SC	Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vic.gov.au	www.yarraranges.vic.gov.au

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For more information contact the DEECA Customer Service Centre 136 186 or the Native Vegetation Credit Register at nativevegetation.offsetregister@delwp.vic.gov.au

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Obtaining this publication does not guarantee that the credits shown will be available in the Native Vegetation Credit Register either now or at a later time when a purchase of native vegetation credits is planned.

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 the Victoria Planning Provisions and Victorian planning schemes

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