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By email  
cristian.patino@emkc3.com

14 August 2024

Public

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Dear Cristian,

### **Ecology assessment of 85-95 Sharps Road, Tullamarine**

WSP Australia Pty Limited (WSP) was engaged by EMKC<sup>3</sup> to undertake an ecological impact assessment of 85-95 Sharps Road, Tullamarine.

The aim of this assessment was to determine the ecological values present at the site, and to address approval requirements of local, state and federal environmental policies and legislation in relation to the proposed project footprint.

The assessment is based on a previous report for the same site prepared for Hines, and has been updated based on a recent site assessment and the proposed development design provided by EMKC<sup>3</sup>.

## **1. SCOPE**

In order to determine the ecological values and assess potential impacts, the scope of works covered the following items:

- a desktop review of flora and fauna databases and relevant biodiversity strategies, policies and legislation.
- a site assessment to determine the presence and extent of biodiversity values, including native vegetation and habitat for threatened species.
- a likelihood assessment of threatened flora and fauna and communities listed under *the Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and *Flora and Fauna Guarantee Act 1988* (FFG Act).
- evaluation of implications of relevant biodiversity policy and legislation, and triggers for permits (e.g. FFG permit, EPBC referral, permit to remove native vegetation) and addressing associated requirements (e.g. application requirements under Clause 52.17 of the local planning scheme).

### **1.1 STUDY AREA**

The study area is industrial land associated with Lot 95 LP135452, as shown in Figure 1. The study area is situated within the Brimbank City Council municipality and the Victorian Volcanic Plain Bioregion.

## 2. METHODS

### 2.1 DESKTOP ASSESSMENT

A database search and literature review were undertaken to provide a summary of key ecological issues and to identify ecological impacts within the study area. Relevant and available documents were reviewed for information on the biodiversity values in the locality of the study area. Reports, mapping, databases and literature reviewed included:

- the Department of Energy, Environment and Climate Action (DEECA) NatureKit 2.0 online tool (DEECA, 2023b)
- the Victorian Biodiversity Atlas (VBA) – 5 km buffer of the study area (DEECA, 2023c)
- Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) Protected Matters Search Tool (PMST) – 5 km buffer of the study area (DCCEEW, 2023b)
- the DCCEEW online Species Profile and Threats Database (DCCEEW, 2023a)
- the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) (DELWP, 2017)
- Biodiversity Information Tools used in Victoria’s Native Vegetation Permitted Clearing Regulations and the Native Vegetation Information Management System (NVIM) (DELWP, 2023)
- DEECAs MSA Mapshare (DEECA, 2023a)
- aerial imagery, including Google Streetview (Google, 2023) and Nearmap (Nearmap, 2022) were used to determine habitat extents and linkages.
- Department of Transport and Planning’s VicPlan website to determine presence of relevant ecological overlays (DTP, 2023b).

The results of the database searches were used to inform likelihood of occurrence assessments for listed threatened flora, fauna and communities potentially occurring within the study area, as described in the section below.

### 2.2 SITE INSPECTION

A site investigation of the study area was undertaken on 30 May 2023 by ecologists Nic McCaffrey (a DEECA accredited vegetation quality assessor) and Angus Houston. A second site assessment was completed on 12 July 2024 by ecologist James Garden (DEECA accredited) to confirm the extent of native vegetation and complete a Vegetation Quality Assessment on any patches of remnant native vegetation.

Native vegetation was mapped and assessed in accordance with the Guidelines (DELWP, 2017). Potential habitat areas for threatened species and incidental flora and fauna observations were also recorded. Results of this assessment are provided in Section 3.2. The following sections detail the methodology of the site assessment.

#### 2.2.1 HABITAT HECTARE ASSESSMENTS

Habitat hectare assessments were undertaken on remnant patches of native vegetation to determine the condition of the vegetation in the context of the local area and the relevant bioregion (Victorian Volcanic Plain). This methodology is outlined in *Vegetation Quality Assessment Manual-Guidelines for applying the habitat hectares scoring method* (DSE, 2004).

## 2.2.2 REVEGETATION CATEGORISATION

Revegetation was present within the study area and can have different implications and exemptions under the local Council Planning Scheme. For the purposes of categorising vegetation in the study area, the following categories are used as presented in Table 1.

*Table 1 Revegetation categories used for mapping*

REVEGETATION / PLANTING MAPPING CATEGORY	DESCRIPTION	PLANNING IMPLICATIONS
Indigenous	Indigenous to a local area. Described by Pysek et al (2004) and adopted by Royal Botanic Gardens Melbourne (2016), defined as ‘taxa that have originated in a given area without human involvement or that have arrived there without intentional or unintentional intervention of humans from an area in which they are native’.	There are certain exemptions under all Victorian Planning Schemes, Clause 52.17 ‘planted vegetation’, particularly if the vegetation has been planted for aesthetic or amenity purposes.  If the vegetation is also covered by an overlay, such as ‘Environment Significance Overlay’, it will likely require a permit for removal.
Native to Victoria	Non-indigenous to the local area but native to Victoria e.g. Bangalay # <i>Eucalyptus botryoides</i> , Giant Honey-myrtle # <i>Melaleuca armillaris</i> .  Defined in Victorian Planning Provisions – Definitions – Clause 72 as ‘Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses’.	If vegetation is not exempt as above, it may require a permit for removal.
Native to Australia	Non-indigenous Australian native plants or vegetation non-indigenous to Victoria e.g. Sugar Gums # <i>Eucalyptus cladocalyx</i> .	Usually do not require a permit for removal but are identified to show these have not been overlooked.
Exotic	Exotic plants evolving/originating overseas e.g. Monterey Cypress * <i>Hesperocyparis macrocarpa</i> .	Do not require a permit for removal for ecology related matters. These are identified to show these have not been overlooked.

## 2.2.3 HABITAT ASSESSMENT

Habitats were also assessed during the site visits by examining characteristics such as the structure and floristics of the canopy, understory and ground vegetation, the structure and composition of the litter layer, and other habitat attributes important for threatened species.

## 2.3 LIKELIHOOD OF OCCURRENCE

To determine the likelihood of a species occurring in the study area, we relied on the habitat requirements of the species, the state of habitat connectivity, records of historical and recent presence as

identified in the Victorian Biodiversity Atlas (VBA), and modelled presence from the Protected Matters Search Tool (PMST).

## 2.4 LEGISLATION AND POLICY

The project was assessed against the following key biodiversity-relevant legislation and policy including:

- EPBC Act
- FFG Act
- *Planning and Environment Act 1987* (P&E Act) in relation to the Brimbank Planning Scheme (Planning Scheme)
  - Clause 52.17- *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017).
- *Catchment and Land Protection Act 1994* (CaLP Act)
- *Wildlife Act 1975*
- *Environmental Effects Act 1978* (EE Act).

This legislation and policy are described in detail in Section 6.

## 2.5 LIMITATIONS

These assessments are based on observations of publicly available imagery and documents, aerial imagery curated by private companies, state biodiversity datasets and vegetation modelling, the majority of which are unverified by the authors. This report should be considered in concert with the legitimacy and reliability of these source.

# 3. RESULTS

## 3.1 DESKTOP ASSESSMENT

### 3.1.1 VEGETATION MODELLING

Database queries indicate the following:

- Pre-1750, the site is modelled as supporting native vegetation most attributable to ecological vegetation class (EVC) Plains Grassland (EVC 132).
- There is 0.134 ha of Plains Grassland (EVC 132) modelled within the study area (DEPI, 2009).
- Steele Creek is 500m from the study area with sporadic occurrences of Plains Grassland (EVC 132) modelled (DEPI, 2009).
- The study area is 1.6km north-east from the Maribyrnong River where EVC's Stream Bank Shrubland (EVC 851) and Escarpment Shrubland (EVC 895) occur (DEPI, 2009).
- The study area is not in proximity to any Current Wetlands with the closest being Jacana northern wetlands 3.8km northeast (DEECA, 2023b).

Desktop assessment results are shown in Figure 3.1 below.

### 3.1.2 AERIAL IMAGERY

An examination of aerial photography (Google, 2023, Nearmap, 2022) shows that the site is situated within a highly modified landscape, surrounded by commercial and industrial development . The closest

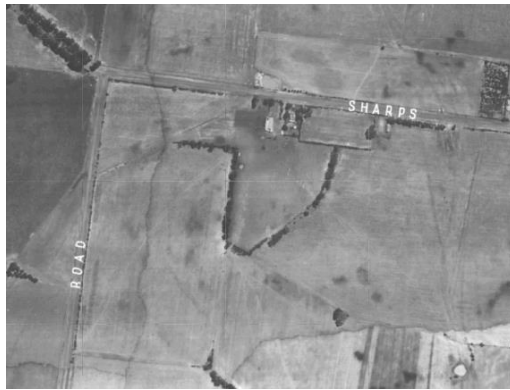


intact area of native vegetation appears to be that associated with the Maribyrnong River approximately 1.6km north-east of the study area. Steele Creek is 500m from the study area but this area is highly modified.

An examination of aerial imagery (Google, 2023) indicates the following (Plate 1):

- The site is highly modified evidenced from factory buildings, carpark, roads and hard stand areas which dominate the site.
- Planted trees and open grassed areas surround the factory and carpark facilities. A number of planted Victorian Native, Australian Native and Exotic Trees.
- Trees throughout the study area are likely all or mostly planted, as demonstrated with aerial photography from 1945.
- A grassy area to the south which has been used as a carpark and regularly mown over multiple years when viewing time series in Nearthmaps, indicates this area is highly modified.

*Plate 1 Aerial Imagery*



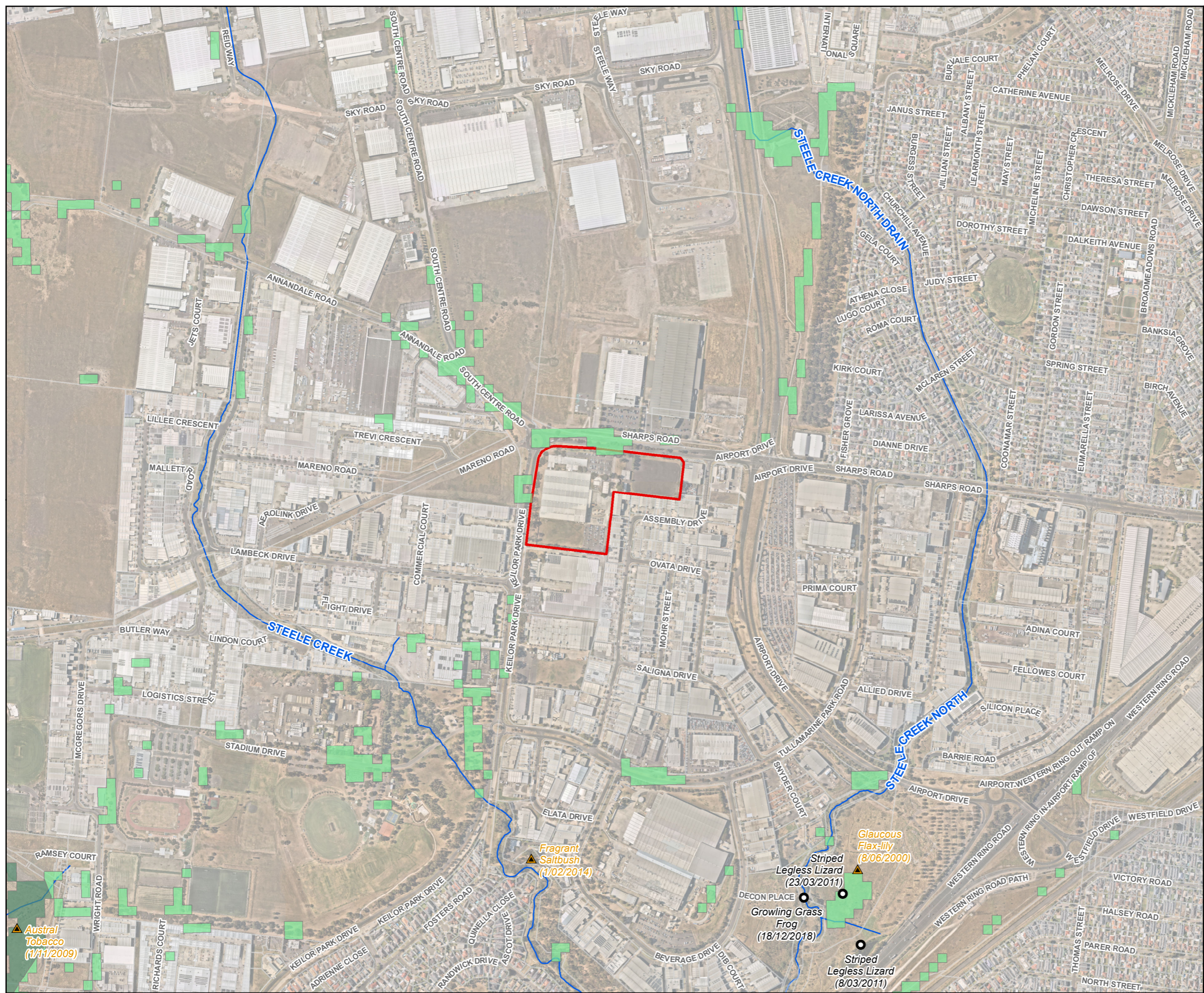
*1945 aerial photo*



*Current aerial photo*



Figure 3.1  
Desktop Values



**Legend**

- Threatened fauna species record
- ▲ Threatened flora species record
- Watercourse
- ▭ Cadastre
- ▭ Study Area
- Native Vegetation - Modelled Extent 2005**
- Escarpment Shrubland
- Plains Grassland

**DRAFT**



0 0.25 0.5 km

Coordinate system: GDA2020 MGA Zone 55  
 Scale ratio correct when printed at A3  
 1:10,000 Date: 16-05-23

Data sources: - DNRME, TMR, Translink, Geoscience Australia

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## 3.2 SITE INSPECTION

### 3.2.1 GENERAL SITE CONDITION

The study area is heavily modified from its pre-1750 condition, having been previously cleared and used as farmland prior to intensive development as commercial properties supporting offices, warehouses and carparks. As a result, vegetation is now comprised primarily of planted native and exotic trees along with exotic, mown lawns or garden beds with occasional, modified native grasslands. Site assessment results are shown in Figure 3.2 below.

### 3.2.2 VEGETATION

Native vegetation supported by the study area is for the most part planted trees and shrubs (Figure 1). Remnant indigenous vegetation was isolated to three discrete Habitat Zones (Photos 1 - 3; Figure 1), which are loosely attributable to the Plains Grassland ecological vegetation class (EVC 132) (DELWP, 2016). Grassland vegetation within all three patches were similar in cover and composition and likely representative of recolonising communities, with dominant species including Common Wallaby-grass *Rytidosperma caespitosum*, Copper-awned Wallaby-grass *Rytidosperma fulvum*, Slender Wallaby-grass *Rytidosperma racemosum* var. *racemosum*, Rough Spear-grass *Austrostipa scabra* subsp. *scabra* and Berry Saltbush *Atriplex semibaccata*. The VQA condition assessment scores for each habitat zone is shown in Table 2 and Attachment C.

The total projected foliage cover percentage of perennial understorey cover of these patches of Plains Grassland (EVC 125) are approximately 25-30% total cover with a much higher proportion of introduced broad-leaf herbs and grasses such as Galenia *\*Galenia pubescens* var. *pubescens*, Kikuyu *\*Cenchrus clandestinus*, Onion Grass *\*Romulea rosea*, Couch *\*Cynodon dactylon* var. *dactylon*, Chilean Needle-grass *\*Nassella neesiana*, Soursob *\*Oxalis pes-caprae* and Ribwort *\*Plantago lanceolata*. The grassland areas are mapped mostly along the wide border area of Keilor Park Drive and are likely to have been recolonised rather than remnant vegetation, given the high levels of modification in the landscape.

**Table 2** Native vegetation mapped within the study area

HZ	EVC	BCS	BIOREGION	CONDITION SCORE	TOTAL AREA (HA)
1	Plains Grassland 132	Endangered	Victorian Volcanic Plain	0.4	0.301
2	Plains Grassland 132	Endangered	Victorian Volcanic Plain	0.32	0.018
3	Plains Grassland 132	Endangered	Victorian Volcanic Plain	0.36	0.006

Canopy and midstorey species are all planted, and include a mix of Australian native, site-indigenous and some exotic trees and shrubs including River Red-gum *Eucalyptus camaldulensis*, Sugar Gum *Eucalyptus cladocalyx*, Blue-gum *Eucalyptus globulus* subsp. *globulus*, Yellow Gum *Eucalyptus leucoxylon* subsp. *leucoxylon*, Pepper Tree *\*Schinus mole*, Yellow Box *Eucalyptus melliodora* and Mugga *Eucalyptus sideroxylon* subsp. *sideroxylon* (Photos 4 – 6).

Outside of the three habitat zones, ground vegetation is predominantly exotic ‘lawns’ comprised of introduced species such as Kikuyu *\*Cenchrus clandestinus*, Couch *\*Cynodon dactylon* var. *dactylon*, Panic Veldt-grass *\*Ehrharta erecta*, Galenia *\*Galenia pubescens* var. *pubescens*, Chilean Needle-grass *\*Nassella neesiana*, Soursob *\*Oxalis pes-caprae*, Buck's-horn Plantain *\*Plantago coronopus* and Onion Grass *\*Romulea rosea* (Photos 7 and 8).

Plate 2. Site photos



Photo 1. Habitat Zone 1 (Plains Grassland) adjacent to Keilor Park Drive



Photo 2. Habitat Zone 2 (Plains Grassland) along southern boundary of 95 Sharps Road



Photo 3. Habitat Zone 3 (Plains Grassland) next to entry gate to 95 Sharps Road



Photo 4. Large planted Sugar Gums



Photo 5. Planted exotic garden within factory complex



Photo 6. Planted Australian native trees along Sharps Road





Photo 7. Open grassy area to the south of the factory comprised of exotic lawns (May 2023)

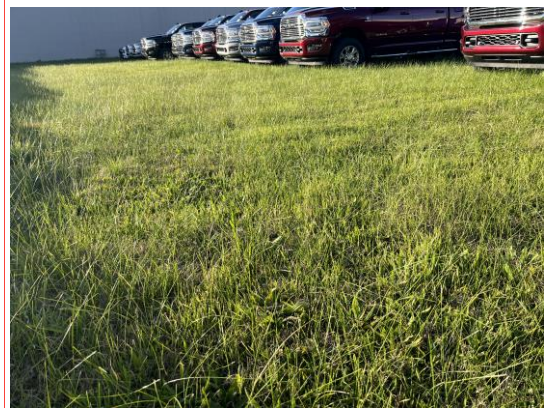


Photo 8. Open grassy area to the south of the factory comprised of exotic lawns (July 2024)

### 3.2.3 HABITAT

Habitat for native fauna species mostly consists of large older trees used for roosting by mammals such as Common Ringtail Possum *Pseudocheirus peregrinus*, nesting and food resources for a number of common/widespread native birds including those observed onsite such as Rainbow Lorikeet *Trichoglossus haematodus*, Australian Magpie *Gymnorhina tibicen*, Nankeen Kestrel *Falco cenchroides* and Noisy Miner *Manorina melanocephala*.

The large grassy area (approximately 0.8ha) to the south of the warehouse facility is unlikely to provide habitat for typical grassland threatened fauna species such as Striped Legless Lizard, Golden Sun Moth. The area has been subjected to earthworks such as flattening, creation of swale drains and likely removal of basalt floater rocks, as evidenced from the landform. The area is also predominantly exotic vegetation and has been subject to regular slashing and repeated use as a carpark for over 10 years (evidenced by Nearmaps imagery).

### 3.2.4 THREATENED ECOLOGICAL COMMUNITIES

The PMST identified five threatened ecological communities (TECs), listed under the EPBC Act that are likely to occur within the study area or surrounding 5 km buffer area:

- Natural Damp Grassland of the Victorian Coastal Plains
- White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland
- Natural Temperate Grassland of the Victorian Volcanic Plain
- Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia
- Grassy Eucalypt Woodland of the Victorian Volcanic Plain.

None of the habitat zones met the condition thresholds for the EPBC Act-listed Natural Temperate Grassland of the Victorian Volcanic Plain, as described in Approved Conservation Advice for the Natural Temperate Grassland of the Victorian Volcanic Plain (TSSC, 2008). No other communities are considered likely to be present due to a lack of equivalent ecological vegetation classes or comparable floristic compositions being present within the study area.

### 3.2.5 THREATENED FLORA AND FAUNA

No threatened species listed under the EPBC Act or FFG Act were observed within the study area.

A number of threatened flora and fauna species were identified in the Victorian Biodiversity Atlas (VBA) (DEECA, 2023c) and the Protected Matters Search Tool (PMST) (DCCEEW, 2022) within a 5 km buffer of the study area.

The VBA query returned 60 records, including 19 flora and 41 fauna species listed under either the EPBC Act or FFG Act. The PMST search returned 48 threatened species, 14 migratory species, and 5 threatened ecological communities which may occur in the area. Spotted Gum *Corymbia maculata* was observed by Google Streetview (Google, 2023), however, this is outside its naturally occurring area and is therefore planted. 569 Large-flower Crane's-bill *Geranium sp.* 1 records are taken ~5km northeast from the study area associated with Jacana Valley Parklands and Broadmeadow Valley Park. This is a significant distance to the study area and in grassland habitat, very different to the modified and cleared nature of the current study area. Of the species returned in the database queries, no threatened flora species were considered likely to occur given the highly modified nature of the site.

Most numerous and recent fauna records including Hardhead *Aythya australis* (208), Eastern Great Egret *Ardea alba modesta* (43) Growling Grass Frog *Litoria raniformis* (33) were associated with The Maribyrnong River and Taylor's Creek. These are a substantial distance from the study area 1.6km and the study does not contain suitable habitat for these species. One record of Swift Parrot from 2017 was taken 5km from the study area. Upon its migration to Victoria, the Swift Parrot disperses widely, foraging on flowers and lerps in *Eucalyptus* trees. In the Port Phillip region Swift Parrot utilise species such as Spotted Gum *Corymbia maculata* as key foraging tree species (Saunders and Tzaros, 2011), which were observed by Google Streetview (Google, 2023). The species has the potential to move through the study area whilst migrating north to box-ironbark forest but is not expected to reside permanently in the study area nor is it likely to utilise the study area due to the substantial modification and cleared nature. This species is therefore considered to have a low likelihood of occurrence in the study area.

One record of Striped Legless Lizard from 2011 and more recently in studies for the Melbourne Airport Rail (JV, 2021) within 1.2 km from the study area near Steele Creek, however, this is clearly in grassland habitat, very different to the modified and cleared nature of the current study area.

It is worth noting that a large number (2134) Golden Sun Moth records are taken ~5 km northeast from the study area associated with Jacana Valley Parklands and Broadmeadow Valley Park. This is a significant distance to the study area and in grassland habitat, very different to the modified, highly managed and cleared nature of the current study area. In addition, there have been a number of studies for various developments in Commonwealth land surrounding the airport and including studies for the third runway which only found Golden Sun Moth in one area to the north of the current airport runways (APAM, 2022).

Given the highly modified and disturbed nature of habitat within the site, combined with the high-density urban development in the local vicinity and intensive industrial activities (i.e. heavy traffic on surrounding roads) the site is considered unlikely to provide habitat for any threatened species.



Figure 3.2  
Vegetation within Study Area

Legend

- StudyArea
- Cadastre
- Remnant native vegetation to be removed



Coordinate system: GDA2020 MGA Zone 55

Scale ratio correct when printed at A4

1:2,500 Date: 11/12/2024

Data sources: - DELWP, World Imagery; Source: Esri, Maxar, Earthstar Geographics, and the GIS User  
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## 4. MEASURES TO AVOID AND MINIMISE IMPACTS

### 4.1.1 AVOID AND MINIMISE RECOMMENDATIONS

The proposed development plans are shown in Attachment D.

Recommendations to avoid and minimise at different project levels address requirements in the Guidelines which include:

Strategic level planning – Not applicable

Site level planning: Avoidance of low-quality, modified and fragmented patches located within a busy, industrial urban context is not feasible and unlikely to lead to any long-term benefits to biodiversity. There is a high likelihood that if left as is, this vegetation will continue to degrade as a result of weed incursion and detrimental management and will be lost. As a result, avoidance and minimisation of native vegetation is not deemed warranted in this situation and all native vegetation within the study area is assumed to be lost and will be offset.

## 5. IMPACTS

The total area of native vegetation proposed to be removed is 0.325 hectares, resulting in the assessment falling under the Basic Assessment Pathway. Details of the vegetation clearance and offset requirements are specified in Table 3. Further details is provided in the NVR Report in Attachment E.

No threatened species listed under either the FFG Act or EPBC Act are likely to be impacted.

*Table 3 Summarised vegetation clearance calculations and offset requirements*

VEGETATION CLEARANCE	
Assessment pathway	Basic Assessment Pathway
Extent including past and proposed	0.325 ha
Extent of past removal	0
Extent of proposed removal	0.325 ha
No. Large trees proposed to be removed	0
Location category	<b>Location 1</b> The native vegetation is not in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map), sensitive wetland or coastal area. Removal of less than 0.5 hectares in this location will not have a significant impact on any habitat for a rare or threatened species
OFFSET REQUIREMENTS (IF PERMIT WAS GRANTED)	
General offset amount	0.113 general habitat units
Vicinity	Melbourne Water CMA or Brimbank City LGA
Minimum strategic biodiversity value score	0.137
Large trees	0 large trees

Source: NVR report dated 22/07/2024



## 6. POLICY AND LEGISLATIVE IMPLICATIONS

Table 4 Summary of policy and legislative implications

LEGISLATION	RELEVANCE
<i>Environment Protection and Biodiversity Conservation Act 1999</i>	<p>The EPBC Act provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places defined in the Act as Matters of National Environmental Significance (MNES).</p> <p>No EPBC Act-listed species or communities are considered likely to occur or be impacted by the proposed works, therefore an EPBC Act referral is not recommended.</p>
Melbourne Strategic Assessment (MSA)	<p>The MSA established an agreement between State and Federal governments to streamline environmental assessments and requirements under the EPBC Act and the <i>Planning and Environment Act 1987</i>.</p> <p>Proponents must meet MSA Environmental Mitigation Levy obligations under the <i>Melbourne Strategic Assessment (Environment Mitigation Levy) Act 2020</i>, through the payment of fees to DELWP, prior to undertaking actions associated with urban development in the growth corridors.</p> <p>The Study Area is outside the MSA area, and as such, no levy events are triggered.</p>
<i>Environment Effects Act 1978</i>	<p>The Environment Effects Act 1978 (EE Act) sets out the process for assessing the environmental impacts of significant projects within Victoria through the preparation of an Environment Effects Statements (EES).</p> <p>Single and cumulative assessment criteria, for assessment of the types of potential effects on the environment that might trigger a referral under the EE Act, are provided in the <i>Ministerial Guidelines for Assessment of Environmental Effects under the Environmental Effects Act 1978</i> (DTP, 2023a). They include impacts to native vegetation, matters listed under the FFG Act, and wetlands.</p> <p>Due to the low level of trees or likely native vegetation present if site was to be cleared, it is considered highly unlikely that an Environmental Effects Statement would be required.</p>
<i>Flora and Fauna Guarantee Act 1988</i>	<p>The Victorian <i>Flora and Fauna Guarantee Act 1988</i> (FFG Act) was established to provide a legal framework for enabling and promoting the conservation of all Victoria's native flora and fauna and to enable management of potentially threatening processes.</p> <p>There is a low likelihood of FFG Act listed threatened species or communities in the study area and due to the highly modified and managed nature of the site.</p> <p>Three FFG Act Protected Flora (non-threatened) species were recorded onsite, however as the study area is privately owned (freehold) land, a 'permit to take' Protected Flora is not required.</p>
<i>Wildlife Act 1975</i>	<p>Authorisation for fauna removal/relocation must be obtained under the <i>Wildlife Act 1975</i> through a licence granted by DELWP for any persons involved in fauna removal, salvage capture or relocation. Persons involved in such fauna handling must hold a current Management Authorisation under the <i>Wildlife Act 1975</i>.</p> <p>Pre-clearing survey and salvage may be needed if native trees are proposed for removal.</p>

LEGISLATION	RELEVANCE
<p data-bbox="384 371 686 432"><i>Planning and Environment Act 1987</i></p> <p data-bbox="384 454 651 548"><i>Guidelines for the removal, destruction or lopping of native vegetation</i></p>	<p data-bbox="699 371 1485 432">The <i>Planning and Environment Act 1987</i> provides the legal framework for the operation of Victoria's planning system, commonly referred to as the Planning Scheme.</p> <p data-bbox="699 454 1493 562">The <i>Guidelines for the removal, destruction or lopping of native vegetation</i> (Guidelines) (DELWP, 2017) have been designed to manage the risk to Victoria's biodiversity associated with the removal of native vegetation. The Guidelines are incorporated into the Victoria Planning Provisions and all planning schemes in Victoria under the <i>Planning Scheme</i>.</p> <p data-bbox="699 584 1485 694">A permit for the removal of native vegetation, in the form of three habitat zones, within the study area will be required under Clause 52.17 under the Brimbank Planning Scheme. A Native Vegetation Removal (NVR) report detailing the application and offset requirements requirements is provided in Attachment E, and summarised in Table 3 above.</p> <p data-bbox="699 716 1493 826">There are no environmental overlays in the study area such as Vegetation Protection Overlay and Environmental Significance Overlays and the Study Area is in IN1Z (Industrial 1 Zone), according to Vicplan. The study area is not contained within Commonwealth Land (CA zone) which occurs on the north side of Sharps Road.</p> <p data-bbox="699 848 1453 909">There are no anticipated implications or permit requirements for impacts to any planted trees within the study area.</p>
<p data-bbox="384 943 587 1003"><i>Catchment and Land Protection Act 1994</i></p>	<p data-bbox="699 943 1477 1025">Plants listed under the Catchment and Land Protection Act 1994 (CaLP Act) are known to or have the potential to result in detrimental environmental and/or economic impact. Six CaLP listed weeds, were recorded within the study area:</p> <ul data-bbox="699 1048 1102 1249" style="list-style-type: none"> <li data-bbox="699 1048 1102 1077">— Chilean Needle-grass *<i>Nassella neesiana</i></li> <li data-bbox="699 1088 1102 1117">— Bridal Creeper *<i>Asparagus asparagoides</i></li> <li data-bbox="699 1128 1102 1158">— Onion Weed *<i>Asphodelus fistulosus</i></li> <li data-bbox="699 1169 1102 1198">— Serrated Tussock *<i>Nassella trichotoma</i></li> <li data-bbox="699 1209 1102 1238">— Soursob *<i>Oxalis pes-caprae</i>.</li> </ul> <p data-bbox="699 1261 1485 1346">Prior to commencement of construction, all reasonable steps to eradicate regionally prohibited weeds, and prevent the growth and spread of regionally controlled weeds should be undertaken.</p>

## 7. CONCLUDING REMARKS

The site is highly modified evidenced from factory buildings, car parks, roads and hard stand areas which dominate the site. Planted trees and open exotic grassed areas surround the factory and car park.

One EVC was recorded across three Habitat Zones totalling 0.325 hectares.

No EPBC Act-listed species or communities are considered likely to occur or be impacted by the proposed works, therefore an EPBC Act referral is not considered necessary.

There were no threatened flora or ecological communities listed under the FFG Act observed within the study area.

Clause 52.17 of the City of Brimbank Planning Scheme requires a planning permit for the clearance of native vegetation as per the Guidelines (DELWP, 2017). A total of 0.325 hectares of native vegetation is proposed to be removed. The offset targets are for 0.113 General Habitat Units (no Large Trees). Victoria's Native Vegetation Credit Register was queried with ample native vegetation credits currently available to satisfy the offset requirements (Attachment E).

Works will be undertaken where there are CaLP Act weeds and as such will need to adhere to specific measures to limit the spread of these weeds. Weed and pathogen controls should be implemented through construction management plans.

We trust this letter of advice meets your requirements. We are happy to discuss content, or requirement for further clarification, and revision if required. Should you have any queries, please contact [justin.pegg@wsp.com](mailto:justin.pegg@wsp.com) or 0403 659 945.

Kind regards

A handwritten signature in black ink, appearing to read 'Justin Pegg', with a stylized flourish extending to the right.

Justin Pegg  
Principal Ecologist

A handwritten signature in black ink, appearing to read 'James Garden', with a stylized flourish extending to the right.

James Garden  
Principal Ecologist

## REFERENCES

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**ATTACHMENT A**  
**RARE OR THREATENED FLORA**  
**AND FAUNA RECORDS**

Table 1 Fauna records (5km buffer) for Sharps Road – Victorian Biodiversity Atlas

SCIENTIFIC NAME	COMMON NAME	SOURCE	CONSERVATION STATUS (EPBC, FFG)	COUNT OF SIGHTINGS	LAST RECORD
<i>Accipiter novaehollandiae</i>	Grey Goshawk	VBA	en	3	6/05/2018
<i>Actitis hypoleucos</i>	Common Sandpiper	PMST	M		
<i>Anthochaera phrygia</i>	Regent Honeyeater	VBA	CR cr	1	01/01/1846
<i>Aphelocephala leucopsis</i>	Southern Whiteface	PMST	VU		
<i>Apus pacificus</i>	Fork-tailed Swift	PMST	M		
<i>Ardea alba modesta</i>	Eastern Great Egret	VBA	vu	43	26/12/2018
<i>Ardeotis australis</i>	Australian Bustard	VBA	cr	1	01/01/1846
<i>Aythya australis</i>	Hardhead	VBA	vu	208	5/02/2020
<i>Bidyanus bidyanus</i>	Silver Perch	VBA	CR en	1	1/01/1981
<i>Biziura lobata</i>	Musk Duck	VBA	vu	4	27/01/2017
<i>Botaurus poiciloptilus</i>	Australasian Bittern	VBA	EN cr	1	01/01/1846
<i>Burhinus grallarius</i>	Bush Stone-curlew	VBA	cr	1	01/01/1846
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	PMST	M		
<i>Calidris canutus</i>	Red Knot, Knot	PMST	EN M		
<i>Calidris ferruginea</i>	Curlew Sandpiper	PMST	CR M		
<i>Calidris melanotos</i>	Pectoral Sandpiper	PMST	M		
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	PMST	EN		
<i>Calyptorhynchus banksii graptogyne</i>	Red-tailed Black-Cockatoo (south-eastern)	VBA	EN en	1	01/01/1846
<i>Climacteris picummus</i>	Brown Treecreeper	VBA	VU	1	01/01/1846
<i>Climacteris picummus victoriae</i>	Brown Treecreeper (south-eastern)	PMST	VU		
<i>Dasyurus maculatus maculatus</i> (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)	PMST	EN		
<i>Delma impar</i>	Striped Legless Lizard	VBA	VU en	4	23/03/2011
<i>Egretta garzetta</i>	Little Egret	VBA	en	1	8/03/2019
<i>Emydura macquarii</i>	Murray River Turtle	VBA	cr	1	22/11/2017
<i>Falco hypoleucos</i>	Grey Falcon	PMST	VU		
<i>Falco subniger</i>	Black Falcon	VBA	cr	4	7/09/2018
<i>Galaxiella pusilla</i>	Eastern Dwarf Galaxias, Dwarf Galaxias	PMST	VU		
<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe	PMST	M		
<i>Grantiella picta</i>	Painted Honeyeater	PMST	VU		
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	VBA	en	2	8/06/2004
<i>Hieraaetus morphnoides</i>	Little Eagle	VBA	vu	24	7/03/2021
<i>Hirundapus caudacutus</i>	White-throated Needletail	VBA	VU vu	3	29/03/1996
<i>Ixobrychus dubius</i>	Australian Little Bittern	VBA	en	2	12/06/2017

<i>Lathamus discolor</i>	Swift Parrot	VBA	CR cr	1	01/01/1846
<i>Lewinia pectoralis</i>	Lewin's Rail	VBA	vu	2	1/10/1988
<i>Lissolepis coventryi</i>	Swamp Skink, Eastern Mourning Skink	PMST	EN		
<i>Litoria raniformis</i>	Growling Grass Frog	VBA	VU vu	33	18/12/2018
<i>Maccullochella peelii</i>	Murray Cod	VBA	VU en	2	1/01/1981
<i>Melanodryas cucullata</i>	Hooded Robin	VBA	EN vu	1	01/01/1846
<i>Melanodryas cucullata cucullata</i>	South-eastern Hooded Robin, Hooded Robin (south-eastern)	PMST	EN		
<i>Monarcha melanopsis</i>	Black-faced Monarch	PMST	M		
<i>Motacilla flava</i>	Yellow Wagtail	PMST	M		
<i>Myiagra cyanoleuca</i>	Satin Flycatcher	PMST	M		
<i>Nannoperca obscura</i>	Yarra Pygmy Perch	PMST	VU		
<i>Neochanna cleaveri</i>	Australian Mudfish	VBA	en	1	18/12/2008
<i>Neophema chrysostoma</i>	Blue-winged Parrot	VBA	VU	2	19/03/2009
<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew	PMST	CR M		
<i>Ornithorhynchus anatinus</i>	Platypus	VBA	vu	4	25/10/2017
<i>Oxyura australis</i>	Blue-billed Duck	VBA	vu	2	25/11/2018
<i>Paralucia pyrodiscus lucida</i>	Eltham Copper Butterfly	VBA	EN cr	1	30/12/1920
<i>Pedionomus torquatus</i>	Plains-wanderer	VBA	CR cr	3	11/05/1948
<i>Perameles gunnii Victorian subspecies</i>	Eastern Barred Bandicoot (Mainland)	PMST	EN		
<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)	PMST	VU		
<i>Polytelis swainsonii</i>	Superb Parrot	VBA	VU en	1	01/01/1846
<i>Pomatostomus temporalis</i>	Grey-crowned Babbler	VBA	vu	1	01/01/1846
<i>Prototroctes maraena</i>	Australian Grayling	VBA	VU en	12	20/12/2017
<i>Pseudemoia pagenstecheri</i>	Tussock Skink	VBA	en	1	29/03/1996
<i>Pseudomys novaehollandiae</i>	New Holland Mouse, Pookila	PMST	VU		
<i>Pseudophryne bibronii</i>	Brown Toadlet	VBA	en	1	1/10/1988
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	VBA	VU vu	2	13/08/2021
<i>Pyrrholaemus sagittatus</i>	Speckled Warbler	VBA	en	1	01/01/1846
<i>Rhipidura rufifrons</i>	Rufous Fantail	PMST	M		
<i>Rostratula australis</i>	Australian Painted Snipe	PMST	EN		
<i>Spatula rhynchotis</i>	Australasian Shoveler	VBA	vu	35	28/07/2019
<i>Stagonopleura guttata</i>	Diamond Firetail	VBA	VU vu	1	01/01/1846
<i>Sternula nereis nereis</i>	Australian Fairy Tern	PMST	VU		
<i>Stictonetta naevosa</i>	Freckled Duck	VBA	en	2	6/10/2009
<i>Synemon plana</i>	Golden Sun Moth	VBA	VU vu	5	19/12/2018
<i>Tringa nebularia</i>	Common Greenshank, Greenshank	PMST	M		
<i>Tympanocryptis pinguicollis</i>	Victorian Grassland Earless Dragon	PMST	EN		

Table 2 Flora records (5km buffer) for Sharps Road - Victorian Biodiversity Atlas

SCIENTIFIC NAME	COMMON NAME	SOURCE	CONSERVATION STATUS (EPBC, FFG)	COUNT OF SIGHTINGS	LAST RECORD
<i>Acacia howittii</i>	Sticky Wattle	VBA	vu	2	19/01/2016
<i>Acacia rostriformis</i>	Bacchus Marsh Wattle	VBA	vu	1	6/04/2020
<i>Amphibromus fluitans</i>	River Swamp Wallaby-grass, Floating Swamp Wallaby-grass	PMST	VU		
<i>Cladium procerum</i>	Leafy Twig-sedge	VBA	en	1	19/02/2018
<i>Coronidium gumnianum</i>	Pale Swamp Everlasting	VBA	cr	1	10/08/2009
<i>Corymbia maculata</i>	Spotted Gum	VBA	vu	4	12/01/2018
<i>Cullen tenax</i>	Tough Scurf-pea	VBA	en	2	16/02/2017
<i>Dianella amoena</i>	Matted Flax-lily	VBA	EN cr	2	14/12/2012
<i>Dianella longifolia</i> var. <i>grandis</i> s.l.	Glaucous Flax-lily	VBA	cr	1	8/06/2000
<i>Dianella</i> sp. aff. <i>longifolia</i> ( <i>Benambra</i> )	Arching Flax-lily	VBA	th	5	6/04/2020
<i>Diuris basaltica</i>	Small Golden Moths Orchid, Early Golden Moths	PMST	EN		
<i>Diuris fragrantissima</i>	Sunshine Diuris, Fragrant Doubletail, White Diuris	PMST	EN		
<i>Dodonaea procumbens</i>	Trailing Hop-bush	PMST	VU		
<i>Eucalyptus globulus</i> subsp. <i>globulus</i>	Southern Blue-gum	VBA	en	1	6/04/2020
<i>Eucalyptus leucoxydon</i> subsp. <i>megalocarpa</i>	Large-fruit Yellow-gum	VBA	cr	1	19/01/2016
<i>Eucalyptus sideroxydon</i> subsp. <i>sideroxydon</i>	Mugga	VBA	en	2	6/04/2020
<i>Geranium</i> sp. 1	Large-flower Crane's-bill	VBA	cr	569	11/05/2021
<i>Glycine latrobeana</i>	Clover Glycine, Purple Clover	PMST	VU		
<i>Lachnagrostis adamsonii</i>	Adamson's Blown-grass, Adamson's Blowngrass	PMST	EN		
<i>Lepidium aschersonii</i>	Spiny Peppercross	PMST	VU		
<i>Lepidium hyssopifolium</i>	Basalt Pepper-cress, Peppercross, Rubble Pepper-cress, Pepperweed	PMST	EN		
<i>Leucochrysum albicans</i> subsp. <i>tricolor</i>	Hoary Sunray, Grassland Paper-daisy	PMST	EN		
<i>Melaleuca armillaris</i> subsp. <i>armillaris</i>	Giant Honey-myrtle	VBA	en	4	6/04/2020
<i>Nicotiana suaveolens</i>	Austral Tobacco	VBA	en	6	1/02/2014
<i>Pimelea spinescens</i> subsp. <i>spinescens</i>	Spiny Rice-flower	VBA	CR cr	2	10/08/2009
<i>Prostanthera nivea</i> var. <i>nivea</i>	Snowy Mint-bush	VBA	vu	1	1/02/2014



<i>Pterostylis chlorogramma</i>	Green-striped Greenhood	PMST	VU		
<i>Pterostylis cucullata</i>	Leafy Greenhood	PMST	VU		
<i>Rhagodia parabolica</i>	Fragrant Saltbush	VBA	vu	10	13/11/2020
<i>Rutidosia leptorhynchoides</i>	Button Wrinklewort	PMST	EN		
<i>Senecio macrocarpus</i>	Large-fruit Fireweed, Large-fruit Groundsel	PMST	VU		
<i>Tripogonella loliiformis</i>	Rye Beetle-grass	VBA	en	1	20/12/1988
<i>Xerochrysum palustre</i>	Swamp Everlasting, Swamp Paper Daisy	PMST	VU		

## Key

### Origin

\* = introduced, # = native but not indigenous to study area

### Status under the Flora and Fauna Guarantee Act 1988

cr = Critically Endangered, en = Endangered, vu = Vulnerable, ex = Extinct, th = Threatened, cd = Conservation Dependent, exv = Endangered (Extinct in Victoria).

P = Protected Flora Species

### Conservation Status in Australia (EPBC)

Listing under the federal Environment Protection and Biodiversity Conservation Act 1999 (Environment Protection and Biodiversity Conservation Act):

EX = Extinct, CR = Critically Endangered, EN = Endangered, VU = Vulnerable, M = Migratory.

### Status under the Catchment and Land Protection Act 1994

R = Restricted Weed, C = Regionally Controlled Weed, P = Regionally Prohibited Weed, SP = State Prohibited Weed

### Weeds of National Significance (WONS)

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**ATTACHMENT B**  
**FLORA AND FAUNA**  
**RECORDED ONSITE**

## B.1 FLORA LIST

STATUS	PLANTED	SCIENTIFIC NAME	COMMON NAME	FFG ACT PROTECTED	CALP ACT
	P	<i>Acacia acinacea s.l.</i>	Gold-dust Wattle	P	-
	P	<i>Acacia implexa</i>	Lightwood		-
	P	<i>Acacia melanoxylon</i>	Blackwood		-
#	P	<i>Acacia retinodes s.l.</i>	Wirilda		-
*	P	<i>Aeonium arboreum</i>	Golden Aeonium		-
*		<i>Arctotheca calendula</i>	Cape weed		-
*		<i>Asparagus asparagoides</i>	Bridal Creeper		R
*		<i>Asphodelus fistulosus</i>	Onion Weed		R
		<i>Atriplex semibaccata</i>	Berry Saltbush		-
		<i>Austrostipa scabra subsp. scabra</i>	Rough Spear-grass		-
*	P	<i>Bromus catharticus</i>	Prairie Grass		-
*	P	<i>Carpobrotus aequilaterus</i>	Angled Pigface		-
*		<i>Cenchrus clandestinus</i>	Kikuyu		-
*		<i>Cerastium glomeratum s.s.</i>	Sticky Mouse-ear Chickweed		-
		<i>Chloris truncata</i>	Windmill Grass		-
	P	<i>Correa reflexa</i>	Common Correa	P	-
	P	<i>Corymbia citriodora</i>	Lemon-scented gum		-
VU #	P	<i>Corymbia maculata</i>	Spotted Gum		-
		<i>Cotula australis</i>	Common Cotula	P	-
*		<i>Cynodon dactylon var. dactylon</i>	Couch		-
#	P	<i>Dodonaea viscosa</i>	Sticky Hop-bush		-
*		<i>Ehrharta erecta</i>	Panic Veldt-grass		-
*		<i>Ehrharta longiflora</i>	Annual Veldt-grass		-
		<i>Einadia nutans</i>	Nodding Saltbush		-
		<i>Enchylaena tomentosa var. tomentosa</i>	Ruby Saltbush		-
*		<i>Erodium moschatum</i>	Musky Heron's-bill		-
	P	<i>Eucalyptus camaldulensis</i>	River Red-gum		-
*	P	<i>Eucalyptus cladocalyx</i>	Sugar Gum		-
	P	<i>Eucalyptus globulus subsp. globulus</i>	Blue-gum		-
	P	<i>Eucalyptus leucoxylon subsp. leucoxylon</i>	Yellow Gum		-
	P	<i>Eucalyptus melliodora</i>	Yellow Box		-
EN	P	<i>Eucalyptus sideroxylon subsp. sideroxylon</i>	Mugga		-
*		<i>Galenia pubescens var. pubescens</i>	Galenia		-
*		<i>Galium aparine</i>	Cleavers		-
*		<i>Helminthotheca echioides</i>	Ox-tongue		-
		<i>Hydrocotyle sibthorpioides</i>	Shining Pennywort		-
*		<i>Lepidium africanum</i>	Common Peppergrass		-
*		<i>Lycium ferocissimum</i>	African Box-thorn		C
*		<i>Modiola caroliniana</i>	Red-flower Mallow		-
#	P	<i>Myoporum insulare</i>	Common Boobialla		-
*		<i>Nassella neesiana</i>	Chilean Needle-grass		R
*		<i>Nassella trichotoma</i>	Serrated Tussock		C
*		<i>Oxalis pes-caprae</i>	Soursob		R
*		<i>Plantago coronopus</i>	Buck's-horn Plantain		-
*		<i>Plantago lanceolata</i>	Ribwort		-
*		<i>Romulea rosea</i>	Onion Grass		-
		<i>Rytidosperma caespitosum</i>	Common Wallaby-grass		-
		<i>Rytidosperma fulvum</i>	Copper-awned Wallaby-grass		-
		<i>Rytidosperma racemosum var. racemosum</i>	Slender Wallaby-grass		-
*	P	<i>Schinus molle</i>	Pepper Tree		-
*		<i>Sonchus asper s.l.</i>	Rough Sow-thistle		-
*		<i>Sonchus oleraceus</i>	Common Sow-thistle		-
*		<i>Stellaria media</i>	Chickweed		-
*		<i>Taraxacum officinale spp. agg.</i>	Garden Dandelion		-

## B.2 INCIDENTAL FAUNA LIST

<b>STATUS</b>	<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>
	Australian Magpie	<i>Gymnorhina tibicen</i>
	Common Ringtail Possum	<i>Pseudocheirus peregrinus</i>
	Masked Lapwing	<i>Vanellus miles</i>
	Nankeen Kestrel	<i>Falco cenchroides</i>
	Noisy Miner	<i>Manorina melanocephala</i>
	Rainbow Lorikeet	<i>Trichoglossus haematodus</i>
	Welcome Swallow	<i>Petrochelidon neoxena</i>

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# **ATTACHMENT C**

## **VQA RESULTS**

<b>Project name</b>	Sharps Rd Tullamarine	<b>Zone ID</b>	1
<b>Assessor</b>	James Garden	<b>Date</b>	12/07/2024
<b>EVC</b>	VVP_0132_62: Plains Grassland - Lighter-soils	<b>DBH</b>	0cm
<b>Bioregion</b>	Victorian Volcanic Plain	<b>Location</b>	-37.7073° N, 144.8607° E

MULTIPLIER	1.36	<b>HABITAT SCORE</b>
SITE CONDITION SCORE	32	
LANDSCAPE SCORE	2	

**40.00**



LARGE TREES			RECRUITMENT			PATCH SIZE		
BM	Obs		BM	Obs		BM	Obs	
N/A	>70%	Health		No	Evidence of a cohort			Area of patch (ha)
0	0	Number/ha	Episodic	No	Evidence of episodic event			Significantly disturbed
0		Score		0	% of woody species with adeq. recruit			Score
N/A	>70%	Health	0	0	Diversity of woody species			DISTANCE TO CORE (50ha area)
0	0	Cover %			Score			Distance to core (km)
0		Score		0	RECRUITMENT (NON-WOODY)			Significantly disturbed
BM	Obs	Health	BM	Obs	Cover of recruitment area (%)			Score
10	10	Cover of litter %	16	2	Herb Diversity			NEIGHBOURHOOD
N/A	Native	Origin of litter		6	Score			Significantly disturbed
5		Score	BM	Obs	LOGS			100m
			0	0	Logs within 1ha (m)			1km
			50	0	Large logs within 1ha (m)			5km
				0	Score			Score

WEEDS	%	HT
<i>Galenia spp.</i>	10	Yes
<i>Oxalis spp.</i>	2	No
<i>Ehrharta erecta</i>	2	No
<i>Nassella trichotoma</i>	1	Yes
<i>Plantago coronopus</i>	1	No
<i>Lepidium spp.</i>	1	No
<i>Plantago lanceolata</i>	5	No
<i>Lycium ferocissimum</i>	0.1	Yes
Total Cover	22.10%	
Cover of high threat species	11.1%	
Score	7	

	UNDERSTOREY																			Score:				10
	Req.	IT	T	MT	MS	SS	PS	LH	MH	SH	LTG	LNG	MTG	MNG	TTG	HG	GF	TF	SC	EP	BL	S/C	No	Cov
Benchmark no. species							2	10	4				13	4									5	
Obs. no. species							2	2	2				5	1	4								6	
Benchmark % cover							5	20	5				40	5								20		95
Obs. % cover							5	6	3				27	0.10	9.10							10		60.20
Present & Modified								P&M	P				P&M	P&M								P		

Species list	Req.	IT	T	MT	MS	SS	PS	LH	MH	SH	LTG	LNG	MTG	MNG	TTG	HG	GF	TF	SC	EP	BL	S/C	No	Cov
<i>Enchylaena tomentosa var. tomentosa</i>	No								5	2														7
<i>Atriplex semibaccata</i>	No						3																	3
<i>Chloris truncata</i>	No												1	0.1	0.1									1.20
<i>Austrostipa scabra</i>	No												1											1
<i>Rytidosperma caespitosum</i>	No												5		2									7
<i>Einadia nutans</i>	No						2																	2
<i>Rytidosperma fulvum</i>	No												15		5									20
<i>Rytidosperma racemosum var. racemo...</i>	No												5		2									7
<i>Hydrocotyle sibthorpioides</i>	No							1	1															2

<b>Project name</b>	Sharps Rd Tullamarine	<b>Zone ID</b>	2
<b>Assessor</b>	James Garden	<b>Date</b>	23/07/2024
<b>EVC</b>	VVP_0132_62: Plains Grassland - Lighter-soils	<b>DBH</b>	0cm
<b>Bioregion</b>	Victorian Volcanic Plain	<b>Location</b>	-37.7073° N, 144.8607° E

MULTIPLIER	1.36	HABITAT SCORE
SITE CONDITION SCORE	24	<b>32.00</b>
LANDSCAPE SCORE	2	



LARGE TREES			RECRUITMENT			PATCH SIZE		
BM	Obs		BM	Obs		Obs		
Health	N/A	>70%	Evidence of a cohort		No	Area of patch (ha)	0.1	
Number/ha	0	0	Evidence of episodic event	Episodic	No	Significantly disturbed	Yes	
<b>Score</b>	<b>0</b>		% of woody species with adeq. recruit		0	<b>Score</b>	<b>1</b>	
CANOPY TREES			RECRUITMENT (NON-WOODY)			DISTANCE TO CORE (50ha area)		
Health	N/A	>70%	Diversity of woody species	0	0	Distance to core (km)	4.5	
Cover %	0	0	<b>Score</b>	<b>0</b>		Significantly disturbed	Yes	
<b>Score</b>	<b>0</b>		Cover of recruitment area (%)		15	<b>Score</b>	<b>1</b>	
ORGANIC LITTER			LOGS			NEIGHBOURHOOD		
Cover of litter %	10	5	Herb Diversity	16	0	Significantly disturbed	Yes	
Origin of litter	N/A	Native	<b>Score</b>	<b>3</b>		100m	5	
<b>Score</b>	<b>5</b>		Logs within 1ha (m)	0	0	1km	5	
			Large logs within 1ha (m)	50	0	5km	20	
<b>Score</b>	<b>0</b>		<b>Score</b>	<b>0</b>		<b>Score</b>	<b>0</b>	

WEEDS	%	HT
<i>Galenia spp.</i>	10	Yes
<i>Oxalis spp.</i>	2	No
<i>Ehrharta erecta</i>	2	No
<i>Plantago coronopus</i>	1	No
<i>Plantago lanceolata</i>	5	No
Total Cover	20.00%	
Cover of high threat species	10%	
<b>Score</b>	<b>9</b>	

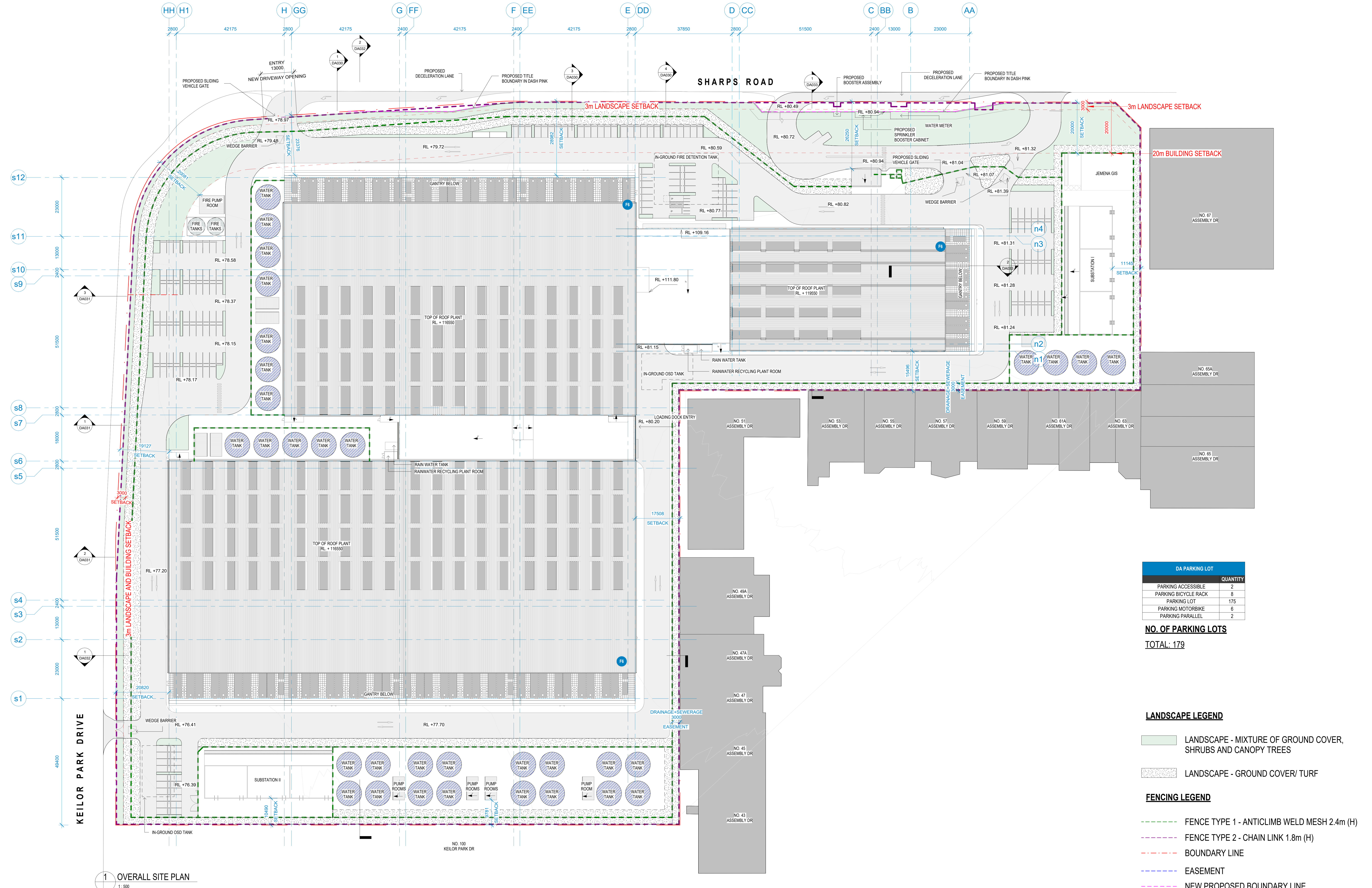
	UNDERSTOREY																		Score:				5		
	Req.	IT	T	MT	MS	SS	PS	LH	MH	SH	LTG	LNG	MTG	MNG	TTG	HG	GF	TF	SC	EP	BL	S/C	No	Cov	
Benchmark no. species							2	10	4				13	4										5	
Obs. no. species							2						3	1	3									4	
Benchmark % cover							5	20	5				40	5								20		95	
Obs. % cover							5						21	0.10	7.10							2		35.20	
Present & Modified													P&M	P&M								P&M			

Species list																										
Species	Req.	IT	T	MT	MS	SS	PS	LH	MH	SH	LTG	LNG	MTG	MNG	TTG	HG	GF	TF	SC	EP	BL	S/C	No	Cov		
<i>Atriplex semibaccata</i>	No						3																	3		
<i>Rytidosperma caespitosum</i>	No												5		2									7		
<i>Einadia nutans</i>	No						2																	2		
<i>Rytidosperma fulvum</i>	No												15		5									20		
<i>Chloris truncata</i>	No												1	0.1	0.1									1.20		

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**ATTACHMENT D**  
**PROPOSED DEVELOPMENT**  
**PLAN**





1 OVERALL SITE PLAN  
1:500

DA PARKING LOT	
	QUANTITY
PARKING ACCESSIBLE	2
PARKING BICYCLE RACK	8
PARKING LOT	175
PARKING MOTORBIKE	6
PARKING PARALLEL	2

**NO. OF PARKING LOTS**  
**TOTAL: 179**

**LANDSCAPE LEGEND**

- LANDSCAPE - MIXTURE OF GROUND COVER, SHRUBS AND CANOPY TREES
- LANDSCAPE - GROUND COVER/ TURF

**FENCING LEGEND**

- FENCE TYPE 1 - ANTICLIMB WELD MESH 2.4m (H)
- FENCE TYPE 2 - CHAIN LINK 1.8m (H)
- BOUNDARY LINE
- EASEMENT
- NEW PROPOSED BOUNDARY LINE

ISSUE FOR DA

N	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Issue</th> <th>Date</th> <th>Description</th> </tr> <tr> <td>A</td> <td>31.07.2024</td> <td>FOR DA</td> </tr> <tr> <td>B</td> <td>21.08.2024</td> <td>FOR DA</td> </tr> </table>	Issue	Date	Description	A	31.07.2024	FOR DA	B	21.08.2024	FOR DA	Notes	Key Plan	Project Manager	Client	<p style="font-size: 8px;">+61 2 8069 8600 LEVEL 22 68 PITT STREET SYDNEY NSW 2000 AUSTRALIA</p> <p style="font-size: 8px;">GREENBOX ARCHITECTURE PTY LTD ABN: 79 139 779 098 ISO 9001 CERTIFIED QUALITY SYSTEM</p>	<ul style="list-style-type: none"> <li>• Use written dimensions only</li> <li>• Do not scale from drawing</li> <li>• Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings</li> <li>• All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards</li> <li>• Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd</li> <li>• Nominated Architect - Gerard Page: NSW reg No. 7247, Vic reg No. 17964, QLD reg no. 4538</li> </ul>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Client</td> <td>EMKC</td> </tr> <tr> <td>Project</td> <td>PROPOSED DATA CENTRE 85-86 Sharps Road Tullamarine VIC 3043</td> </tr> <tr> <td>Scale</td> <td>1:500</td> </tr> <tr> <td>Sheet</td> <td>1 of 5</td> </tr> <tr> <td>Scale Bar</td> <td>0 5 10 15 25m</td> </tr> <tr> <td>Drawn By</td> <td>HL</td> </tr> <tr> <td>Checked By</td> <td>DK/SFI</td> </tr> <tr> <td>Approved By</td> <td>AD</td> </tr> <tr> <td>Job Number</td> <td>240004</td> </tr> <tr> <td>Drawing Number</td> <td>DA010</td> </tr> <tr> <td>Issue</td> <td>B</td> </tr> </table>	Client	EMKC	Project	PROPOSED DATA CENTRE 85-86 Sharps Road Tullamarine VIC 3043	Scale	1:500	Sheet	1 of 5	Scale Bar	0 5 10 15 25m	Drawn By	HL	Checked By	DK/SFI	Approved By	AD	Job Number	240004	Drawing Number	DA010	Issue	B
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**ATTACHMENT E**  
**NVR REPORT**

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. Native vegetation information and offset requirements have been determined using spatial data provided by the applicant or their consultant.

## Report details

**Date created:** 23/07/2024

**Local Government Area:** BRIMBANK CITY

**Shapefile name:**

NVRMap\_Removal\_Template\_Patches.shp

**Site assessor name:** James Garden

**Registered Aboriginal Party:** Wurundjeri

**Coordinates:** 144.86060, -37.70794

**Address:**

85 SHARPS ROAD TULLAMARINE 3043

KEILOR PARK DRIVE TULLAMARINE 3043

100 KEILOR PARK DRIVE TULLAMARINE 3043

94 KEILOR PARK DRIVE TULLAMARINE 3043

SHARPS ROAD TULLAMARINE 3043

95 SHARPS ROAD TULLAMARINE 3043

### Regulator Notes

Removal polygons are located:

## Summary of native vegetation to be removed

Assessment pathway	Basic Assessment Pathway		
<b>Location category</b>	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
<b>Total extent including past and proposed removal (ha)</b> <i>Includes endangered EVCs (ha): 0.325</i>	<b>0.325</b>	<i>Extent of past removal (ha)</i>	<i>0</i>
		<i>Extent of proposed removal - Patches (ha)</i>	<i>0.325</i>
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	<i>0.000</i>
<b>No. Large Trees proposed to be removed</b>	<b>0</b>	<i>No. Large Patch Trees</i>	<i>0</i>
		<i>No. Large Scattered Trees</i>	<i>0</i>
<b>No. Small Scattered Trees</b>	<b>0</b>		

## 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:

<b>General Offset amount <sup>1</sup></b>	<b>0.113 General Habitat Units</b>
Minimum strategic biodiversity value score <sup>2</sup>	0.1372
Large Trees	0
Vicinity	Melbourne Water CMA or BRIMBANK CITY LGA

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

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

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

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

3. The Species Offset amount(s) required is the sum of all Species Habitat Units in Appendix 1.



## 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 and not associated with any drainage lines, waterbodies or riparian ecosystems.

### 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.

There has been no strategic level planning process for the study area.


The native vegetation with the study area is of low-quality, highly modified, fragmented and subject to ongoing degradation as a result of weed incursion and persistence disturbance (e.g. works within the road reserve, mowing, traffic etc). Avoiding or minimising impacts to this vegetation is unlikely to have any long-term benefits to biodiversity and is not recommended or practical given the proposed development.

### 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 defensible space, this statement:

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

This statement is not required if, If the proposed 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.

A search of the Native Vegetation Credit registers shows numerous sites currently available that will address the offset requirements specified. The search results are attached to this report.



## Next steps

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

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

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

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

### **Application Requirement 6 - Property Vegetation Plan**

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

## Appendix 1: Description of native vegetation to be removed

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

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

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

### Native vegetation to be removed

Information provided by or on behalf of the applicant							Information calculated by NVR Map				
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1-a	Patch	-	VVP_0132	Endangered	no	0.400	-	0.301	0.301	0.173	0.106
2-b	Patch	-	VVP_0132	Endangered	no	0.320	-	0.018	0.018	0.170	0.005
3-c	Patch	-	VVP_0132	Endangered	no	0.360	-	0.006	0.006	0.100	0.002

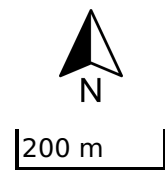


# Appendix 2: Images of mapped native vegetation

## 1. Property in context



- Proposed Removal
- Past Removal
- Partial Removal
- Property Boundaries

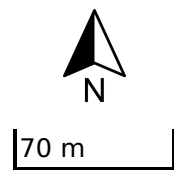




## 2. Aerial photograph showing mapped native vegetation









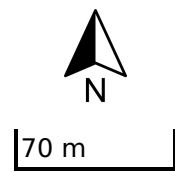
- Proposed Removal
- Past Removal
- Partial Removal



### 3. Location Risk Map

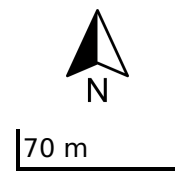
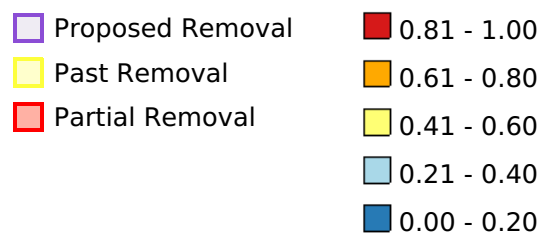


- |  |  |
|--|--|
|  Proposed Removal |  Location 1 |
|  Past Removal     |  Location 2 |
|  Partial Removal  |  Location 3 |

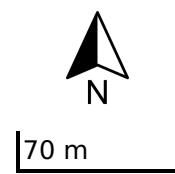
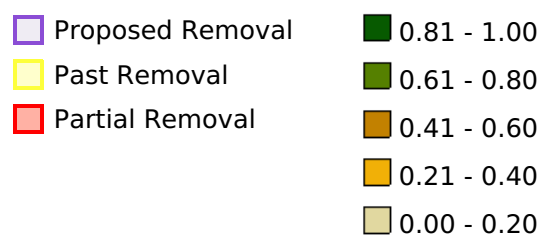




#### 4. Strategic Biodiversity Value Score Map



## 5. Condition Score Map

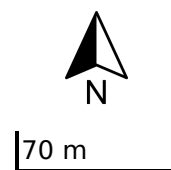




## 6. Endangered EVCs



- Proposed Removal
- Past Removal
- Partial Removal
- Endangered 1750 Ecological Vegetation Classes



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**ATTACHMENT F**  
**NV CREDIT REGISTER SEARCH**

# 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: 23/07/2024 12:38

Report ID: 25447

## What was searched for?

### General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.113	0.137	0	CMA	Melbourne Water

## Details of available native vegetation credits on 23 July 2024 12:38

### These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0277	2.315	443	Melbourne Water	Mornington Peninsula Shire	No	Yes	No	Abezco, Ethos, VegLink
BBA-0670	16.209	105	Melbourne Water	Cardinia Shire	No	Yes	No	Abezco, VegLink
BBA-0677	7.171	1413	Melbourne Water	Whittlesea City	No	Yes	No	Abezco, VegLink
BBA-0678	42.618	2591	Melbourne Water	Nillumbik Shire	No	Yes	No	VegLink
BBA-0678_02	0.562	58	Melbourne Water	Nillumbik Shire	No	Yes	No	Abezco, VegLink
BBA-2789	1.317	14	Melbourne Water	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2790	2.911	116	Melbourne Water	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2870	2.544	431	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
BBA-2871	14.576	1650	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
TFN-C1664	0.595	37	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	Yarra Ranges SC
TFN-C1763_3	9.112	0	Melbourne Water	Mornington Peninsula Shire	Yes	Yes	No	Ecocentric, VegLink
VC_CFL-0838_01	0.184	648	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3682_01	1.834	0	Melbourne Water	Nillumbik Shire	Yes	Yes	No	Abezco
VC_CFL-3687_01	0.278	61	Melbourne Water	Baw Baw Shire	Yes	Yes	No	Baw Baw SC



VC_CFL-3708_01	0.193	492	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3709_01	0.128	360	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3710_01	6.300	322	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3744_01	1.164	349	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3764_01	5.124	0	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	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)
----------------	-----	----	-----	-----	------------	--------	-------------	-----------

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)
VC_CFL-3746_01	4.962	563	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

## 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
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@delwp.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
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](mailto: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