

Biodiversity Impact Assessment

Mologa Solar Hybrid Project

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Executive summary

This Biodiversity Impact Assessment evaluates the ecological values and potential impacts associated with the proposed Mologa Solar Hybrid Project, located approximately 65 km north of Bendigo in northern Victoria. The project comprises a 250 MW solar farm, 250 MW Battery Energy Storage System (BESS), and associated infrastructure across a ~591 hectare predominantly agricultural site.

Key Biodiversity Values

The study area is largely modified for cropping, with biodiversity values concentrated in discrete areas:

- High-value native vegetation (eastern site) consisting of large patches of Riverine Chenopod Woodland and Plains Woodland (which qualifies as the EPBC Act listed *Buloke Woodlands of the Riverina and Murray-Darling Depression*), and which supports habitat for numerous threatened flora and fauna species.
- Plains Grasslands within the road reserves of Bendigo-Pyramid Road and Mologa-Durham Ox Road. Whilst large low-quality, several higher quality patches meet the criteria for the EPBC Act listed *Natural Grasslands of the Murray Valley Plains*.
- Linear planted native vegetation and scattered trees distributed in low numbers throughout paddocks. This vegetation is of relatively low ecological value.

Impact Assessment

The project has been designed to avoid the vast majority of native vegetation and habitat. In particular, the following buffers were applied to all native vegetation which was used to inform the project designed so as to avoid virtually all native vegetation and habitat:

- A project-wide 15m Notional Root Zone (previously Tree Protection Zone) on all native (remnant) scattered trees and trees in patches, irrespective of tree size. This is the largest possible buffer that could be applied in accordance with *AS 4970-2025 Protection of trees on development sites* (Standards Australia Limited, 2025).
- A project-wide 5m buffer on all understorey vegetation in patches (e.g. grasslands where trees are not present).

This has resulted in the avoidance of direct and indirect impacts to all patches of high-quality native vegetation, including threatened ecological communities, and habitat for threatened species. All scattered trees were also retained and the project is not considered likely to result in the fragmentation of habitat across the local area.

Residual impacts are therefore limited to less than 0.2% of the mapped native vegetation, and include:

- Removal of 0.171 ha of low-quality planted Plains Woodland (Habitat Zones 5, 6 and 7).
- Minor disturbance within a Grassland Patch from fence installation (considered negligible).

Standard best-practice measures will be implemented via Construction and Operational Environmental Management Plans, including:

- Vegetation protection zones and fencing.
- Sediment, pollution, and stormwater controls.
- Weed and pathogen hygiene protocols.
- Use of indigenous species for landscaping.

Approval requirements

Based on the impacts identified, the project will:

- Require a permit for removal of native vegetation in accordance with Clause 52.17 of the Loddon Planning Scheme. The removal falls under the intermediate assessment pathway, resulting in an offset requirement of 0.109 general habitat units.

In summary, the project demonstrates strong alignment with the avoid–minimise–offset hierarchy, with impacts confined to a very small area of low-value vegetation which is not considered suitable habitat for threatened species or ecological communities. With mitigation and offsets, the development is unlikely to result in significant biodiversity impacts.

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1. Introduction

Scope of assessment

Ecology Systems has been engaged by Urbis to prepare a Biodiversity Impact Assessment for the proposed Mologa Solar Hybrid Project site at Bendigo-Pyramid Road & Mologa-Durham Ox Road, Mologa (Figure 1).

This report provides a summary of the biodiversity values within the study area and adjoining road reserves, an analysis of the potential impacts to those values, and the implications under relevant state and national legislation. This includes the preparation of a Native Vegetation Removal report where impacts to native vegetation are proposed and a detailed recommendation to ensure direct and indirect impacts are avoided and minimised.

This report has been updated to address pre-lodgment advice received from the Victorian Department of Transport and Planning (DTP), and the Victorian Department of Energy, Environment and Climate Action (DEECA) Regions.

Project description

Mologa Solar Hybrid project is located approximately 65km north of Bendigo and 51km west of Echuca. The site is located to the east of Bendigo-Pyramid Road and south of Mologa-Durham Ox Road, in Mologa. The site extends across approximately 591 hectares and is currently used predominantly for dryland cropping and some grazing.

The subject site is described by the following Certificates of Title:

- Crown Allotment 6 Section A Parish of Mologa.
 - Volume: 9056 & Folio: 961
- Crown Allotment 7 Section A Parish of Mologa
 - Volume: 2429 & Folio: 740
- Crown Allotment 8 Section A Parish of Mologa
 - Volume: 7628 & Folio: 185
- Crown Allotment 17 Section A Parish of Mologa
 - Volume: 9056 & Folio: 962
- Crown Allotment 17A, 18A, & 18 Section A Parish of Mologa
 - Volume: 10991 & Folio: 175
- Crown Allotment 17B Section A Parish of Mologa
 - Volume: 2667 & Folio: 397
- Crown Allotment 17C Section A Parish of Mologa
 - Volume: 10407 & Folio: 536

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The proposed solar hybrid project comprises:

- 250 MW solar farm
- 250 MW 4-hour Battery Energy Storage System (BESS)
- Substation
- Terminal station

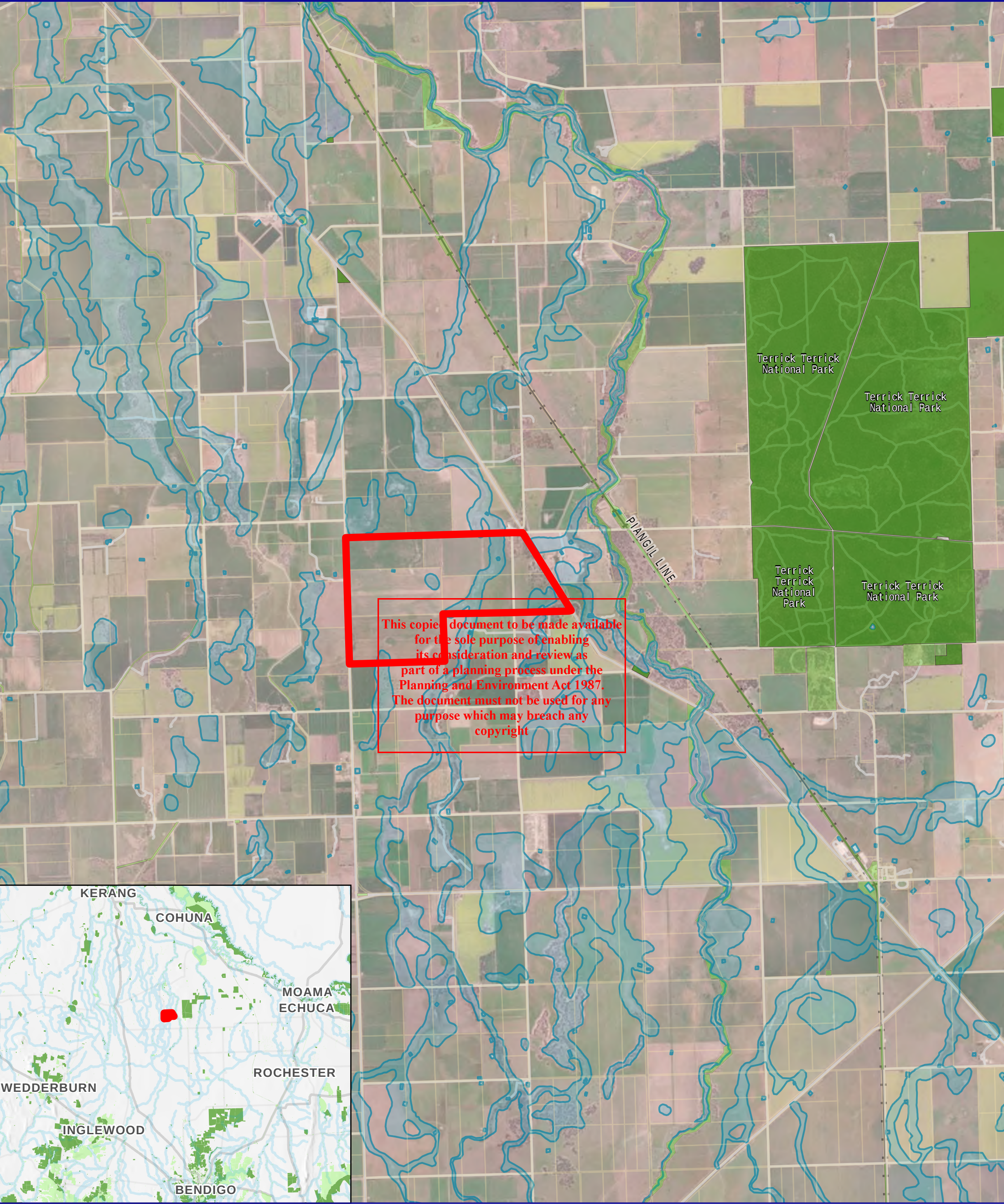
A 220 kV transmission line easement runs north–south through the western side of the site. The proposed BESS and substation will connect directly to this existing line, enabling efficient integration with the grid.

Key development features are shown in Figure 3, based on plans provided by Urbis dated 3 March 2026.

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Figure 1. Study area and local context



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Study area

Parcels

Railways

Parks and Reserves

Public Land

Waterbodies

Local roads

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0

0.5

1

2 Km

Scale 1:59,605

Client name: Urbis

Project number: ES049

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Version: 1

Ecology Systems

2. Methods

Biodiversity assessment

A data and literature ('desktop') review was undertaken to identify the presence or likely occurrence of biodiversity values across the study area and surrounds. This review considered online databases (e.g. Victorian Biodiversity Atlas, NatureKit, Protected Matters Search Tool and VicPlan), spatial datasets (e.g. vegetation and habitat models), scientific literature, previous reports and relevant environmental legislation, regulations and policies. The review considered all values which may occur within a 10km radius of the study area.

A field survey of the study area was undertaken by ecologist James Garden on 26 May 2025. Features of ecological significance recorded (where present) included:

- Native vegetation, including patches and scattered trees.
- Suitable habitat for threatened flora and fauna species.
- State or nationally significant threatened ecological communities or species (where observed).

A follow-up field survey to complete detailed mapping and assessment of native vegetation was undertaken on 10 July 2025. This included:

- Detailed mapping of vegetation in roadsides to determine suitable locations for access points.
- Vegetation Quality Assessments (habitat hectare assessments) of patches proposed to be impacted.
- Recording the location, species (if identifiable), standard; DSH) of all scattered trees and trees in patches that may be impacted to determine the notional root zone (NRZ) and associated impacts.

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Impact analysis

Based on the results of the desktop review, field survey and the proposed construction extent and method, potential direct and indirect impacts to biodiversity were determined. The determination of potential impacts was informed by relevant standards, policies and guidelines, such as the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017) and associated *Assessor's handbook: Applications to remove, destroy or lop native vegetation* (DEECA 2025), *Australian standard AS 4970-2025 Protection of trees on development sites* (Standards Australia Limited, 2025), and *Matters of National Environmental Significance Significant impact guidelines 1.1* (Department of Environment, 2013) and considers the significance of the value being impacted and the spatial and temporal extent of the impact. The results of the impact analysis are used to inform environmental implications of the project under relevant national and state legislation.

Limitations

A common limitation of ecological surveys is the short duration and lack of sampling across seasons. The field surveys were undertaken during Autumn and Winter, which is considered a sub-optimal time for observing flowering species and some ecological communities, and may be insufficient for detecting migratory or cryptic species. As such, a conservative approach has been taken when determining the presence of values based on the suitability of the habitat and recent records on or near the study area. The assessment is not intended to provide an inventory of all species which may occur within the study area, but instead a summary of the presence and significance of values requiring consideration under relevant legislation.

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3. Results

Site context

The study area is located in northern Victoria approximately 8 km north-west of the township of Mitiamo, within Loddon local government area and the Victorian Riverina bioregion (Figure 1). The surrounding landscape consists of agricultural land that is primarily used for broadacre cropping.

The study area is composed primarily of agricultural land, with the majority under crop at the time of the assessment (Plate 1). The exception to this includes:

- The eastern paddock (to the east of Old Churchill Road) which is currently grazed pastures. This area appears to have previously been cropped with evidence of cultivation visible.
- An extensive patch of Plains Woodland native vegetation along the eastern edge of the study area which extends into the adjacent Mitiamo-Kerang Road. Whilst this area supports mature woodlands, this area appears to have been regularly grazed.
- A small reserve immediately west of Old Church Road associated with the site of a previous church. This area supports extensive, high-quality Plains Woodland/Plains Grassland native vegetation.

Blind Creek, a single minor waterway, intersects the eastern half of the study area running south to north. This drainage line has been straightened and channelised and is no longer representative of the original, likely ephemeral waterway (Plate 2). No native vegetation was observed along the channel.

Beyond the study area, notable sites supporting significant biodiversity in the local vicinity include:

- Bullock Creek approximately 1 km to the north, consisting of a large corridor running south to north which supports native vegetation in the form of Riverine Chenopod Woodland, Lignum Swampy Woodland, Plains Grassland and numerous small wetlands.
- Terrick Terrick National Park 3.5 km to the east, which is the most extensive area of native woodlands and grasslands in the broader region. This site is recognised as supporting high-quality native vegetation and habitat for numerous threatened communities and species, such as the Critically Endangered Plains Wanderer *Pedionomus torquatus*.
- Numerous small patches of native woodlands and grasslands scattered throughout adjoining farms (particularly west and south), in various conditions.

Key land use and administration details for the study area is provided in Table 1.

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Table 1. Land use and administration details

Feature	Study area
Location	Bendigo-Pyramid Road & Mologa-Durham Ox Road, Mologa
Proposed works	Hybrid Solar Project
Zones	Farming zone 1
Biodiversity Overlays	Vegetation protection overlay 2 (along Mitiamo-Kerang Road)
LGA	Loddon
Bioregion	Victorian Riverina
Catchment	North Central

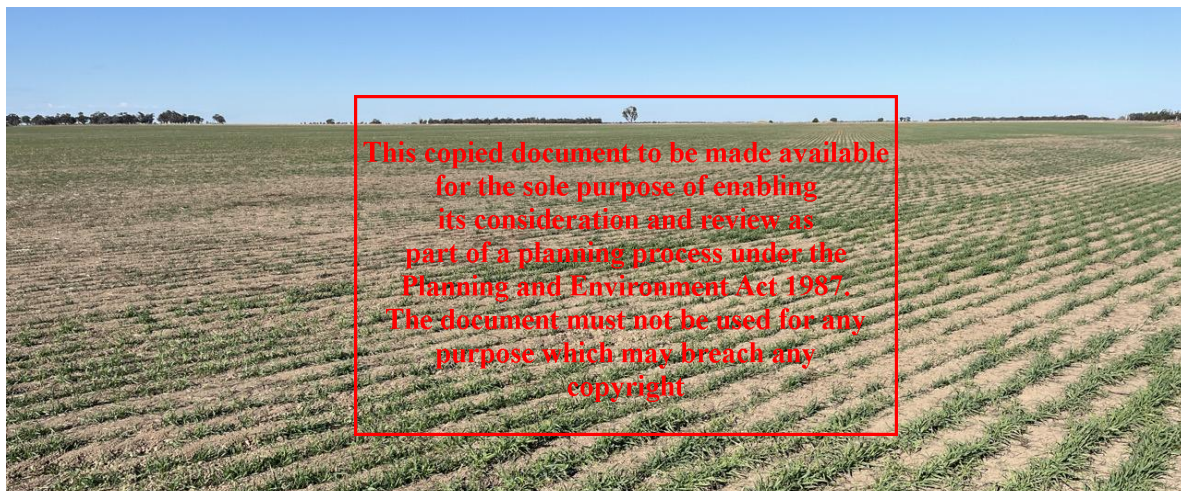


Plate 1. Cropped paddocks common throughout the study area



Plate 2. The channelised and straighten Blind Creek running through the study area

Vegetation and habitat

The Department of Environment, Land, Water and Planning's (DELWP) pre-1750 Ecological Vegetation Class (EVC) modelling indicates that the study area would have supported a mixture of the Plains Grassland (EVC 132), Riverine Chenopod Woodland (EVC 103), Lignum Swampy Woodland (EVC 823) and numerous small wetlands ('Wetland Formation'; EVC 74) prior to European settlement.

At the time of assessment, vegetation within the study area consisted primarily of introduced vegetation in the form of crops. However, several areas of remnant or planted native vegetation were identified. These are discussed below.

Native woodlands

Two large patches of native woodlands (Habitat Zones [HZ] 1 and 2; Figure 2) were identified to the immediate west and east of Old Church Road in the east of the study area.

Habitat Zone 1 consisted of a large patch (>44 ha) of Riverine Chenopod Woodland (EVC 103) with a sparse to moderate cover (1 – 10%) of Black Box *Eucalyptus largiflorens* over a predominantly chenopod groundlayer, exhibiting disturbance due to grazing and weeds (HZ1, Plate 3). Common species in the understorey included the native Black Roly-poly *Sclerolaena muricata*, Wingless Bluebush *Maireana enchylaenoides*, Common Wallaby-grass *Rytidosperma caespitosum* and Berry Saltbush *Atriplex semibaccata*, as well as the introduced African boxthorn *Lycium ferocissimum*, Paterson's Curse *Echium plantagineum* and Wimmera Rye-grass *Lolium rigidum*. Many of the trees in this patch are considered 'large' and support hollows which provide important habitat for a range of fauna. Whilst heavily grazed in places, logs and woody debris were present throughout. The *Flora and Fauna Guarantee Act 1988* (FFG Act) listed Buloke *Allocasuarina luehmannii* was also present in low numbers throughout.

Habitat Zone 2 consisted of a smaller (4 ha) but still significant patch of Plains Woodlands (EVC 803) consisting of a sparse canopy of the FFG Act listed Buloke over a grassy ground layer with low levels of disturbance and weeds (HZ2, Plate 4). Common species in the understorey included the native Common Wallaby-grass, Bristly Wallaby-grass *Rytidosperma setaceum*, Rough Spear-grass *Austrostipa scabra* subsp. *falcata*, Berry Saltbush *Atriplex semibaccata*, Ruby Saltbush *Enchylaena tomentosa* var. *tomentosa*, Variable Sida *Sida corrugata*, Pink Bindweed *Convolvulus erubescens* s.l., and Weeping Pittosporum *Pittosporum angustifolium*. Whilst relatively low in cover, high threat weeds present within the patch included Trailing African Daisy *Dimorphotheca fruticosa* and African boxthorn.

The FFG Act listed Buloke Mistletoe *Amyema linophylla* subsp. *orientalis* was also identified within the patch on many of the Buloke trees.

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Plate 3. Moderate-quality Riverine Chenopod shrubland to the west of Old Church Road (HZ1)



Plate 4. High-quality Plains Woodland vegetation to the west of Old Church Road (HZ2)

Planted native trees and shrubs

Four linear patches (HZs 5 – 8) of planted indigenous and non-indigenous trees and shrubs (e.g. Black Box, River Red Gum *Eucalyptus camaldulensis*, Moonah *Melaleuca lanceolata*) over a largely native groundlayer (e.g. Wallaby Grass *Rytidosperma* spp., Berry Saltbush *Atriplex semibaccata*, Ruby Saltbush *Enchylaena tomentosa*), were identified running north to south in the centre of the study area (Figure 2). Whilst the trees and shrubs are planted, the prevalence of indigenous species, and a remnant native groundlayer means these patches are considered to meet the criteria for a 'patch' under the guidelines and have been designated as Plains Woodland (EVC 803) (Plate 5). Most of the vegetation is relatively immature, with no large trees observed.

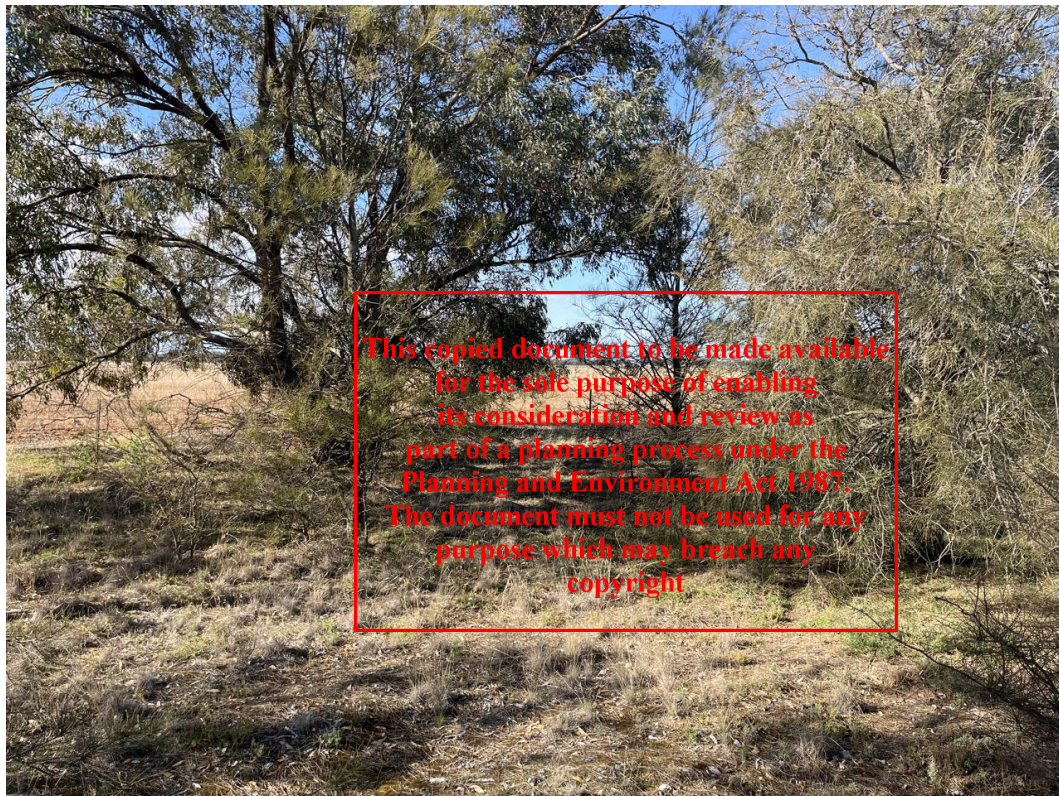


Plate 5. Narrow, linear patches of planted indigenous trees and shrubs over a native ground layer

Plains Grasslands

Numerous large and small patches of Plains Grassland (EVC 132) were identified along the Mologa-Durham Ox Road (HZ4) and Bendigo Pyramid Road (HZs 9 –20), including two patches which extended into the property on the west edge of the study area (HZ 12 and 18) (Figure 2; Plate 6). This vegetation varies considerably in quality, with some patches presenting a high cover (>50%) of native grasses and herbs, whilst others support very low cover 10–30%. Common species included the native Wallaby Grasses *Rytidosperma* spp., Rough Spear-grass, Feather Spear-grass *Austrostipa elegantissima*, Common Wheat-grass *Anthosachne scabra* s.l., Windmill Grass *Chloris truncata*, Rigid Panic *Walwhalleya proluta*, Berry Saltbush *Atriplex semibaccata*, Ruby Saltbush *Enchylaena tomentosa* var. *tomentosa*, Pink Bindweed *Convolvulus erubescens* s.l., Grassland Wood-sorrel *Oxalis perennans*,

Nodding Saltbush *Einadia nutans* and Finger Rush *Juncus subsecundus*. Introduced species were prevalent in all patches in varying cover, and included common pasture species such as Fescue *Vulpia* spp., Sea Barley-grass *Hordeum marinum*, Soft Brome *Bromus hordeaceus*, Wimmera Rye-grass *Lolium rigidum*, Curled Dock *Rumex crispus* and Ox-tongue *Helminthotheca echioides*. In addition, planted native and introduced trees (e.g. Sugar Gum *Eucalyptus cladocalyx*, Paperbarks *Melaleuca* spp.) were common throughout much of the road reserve.

No native vegetation was identified on the western side of Bendigo–Pyramid Road at the intersection of Mologa–Durham Road (i.e. where proposed works to upgrade the intersection are located).



Plate 6. Native Plains Grassland vegetation along the western edge of the study area

Dams and drainage lines

A number of farm dams were identified within the study area during the field assessment. These dams have very limited habitat values, and did not support fringing or aquatic native vegetation at the time of the assessment. As a result, they are not considered to be of significance from a biodiversity perspective.

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Scattered native trees

Twelve scattered native trees (3 small, 9 large) were identified throughout the study area, primarily associated with the woodlands in the east and the southern boundary (Figure 2; Plate 7). Tree species included the FFG Act listed Buloke, as well as Black Box, Grey Box *Eucalyptus microcarpa* and River Red Gum.



Plate 7. Scattered Buloke tree in the east of the study area

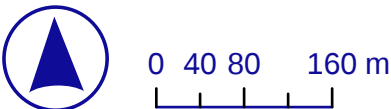
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Study area
Watercourses
EPBC Act listed community

Native vegetation (patch)
Plains grasslands (native; remnant)
Plains woodlands (native; planted for conservation)
Native trees
Large
Small

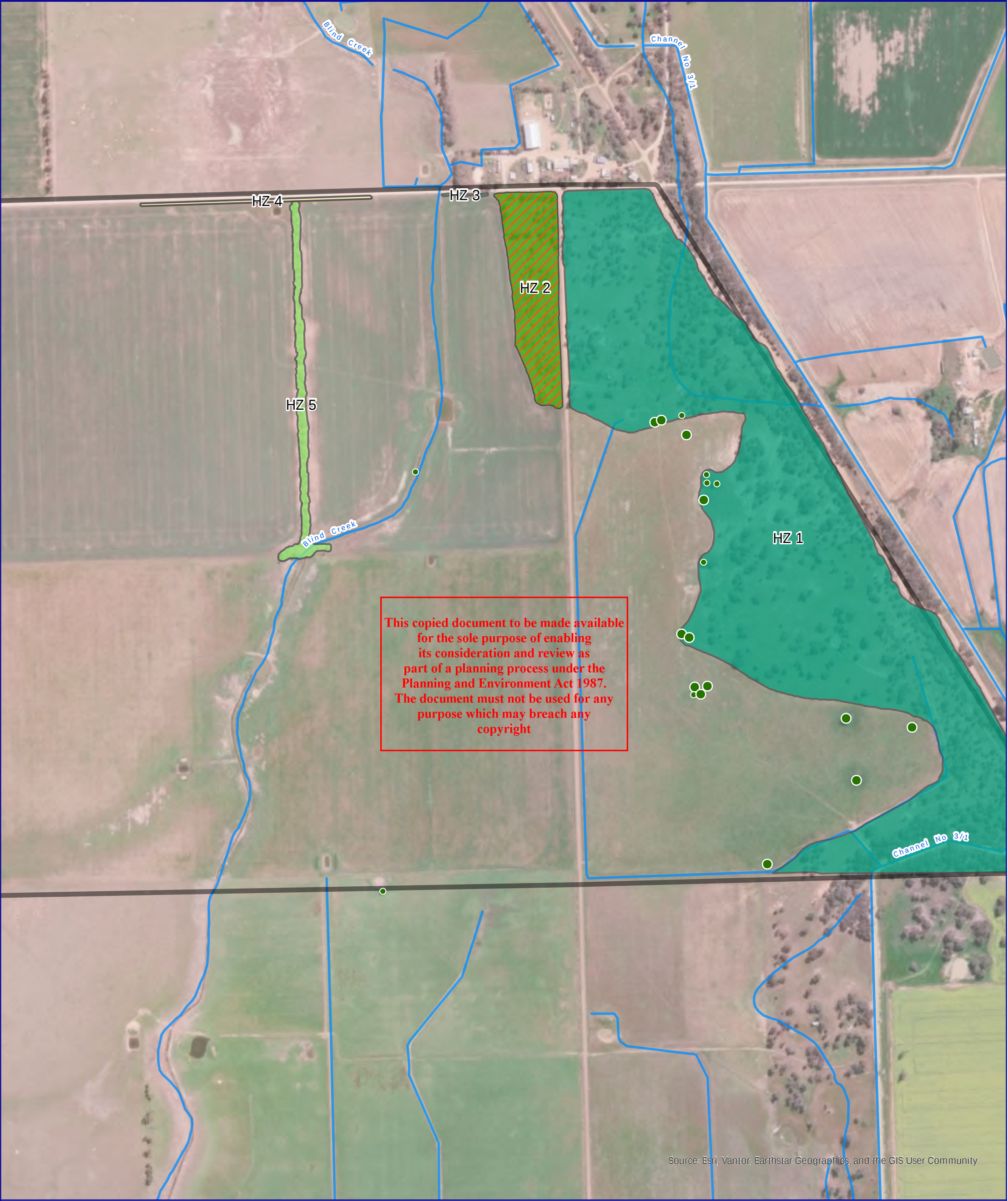


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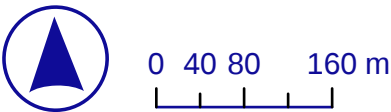
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Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

- Study area
- Watercourses
- EPBC Act listed community

- Native vegetation (patch)
- Plains grasslands (native; remnant)
 - Riverine chenopod woodlands (native; remnant)
 - Plains woodland (native; remnant)
 - Plains woodlands (native; planted for conservation)
- Native trees
- Large
 - Small



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Threatened species

Fauna species

The desktop review identified 33 threatened fauna species which have previously been recorded within 10 km of the study area (Appendix A). Of these 14 are considered likely to occur within the study area and are described in more detail below.

An additional 10 threatened species are considered likely to occasionally frequent the study area, however they are unlikely to make significant use of the habitats. This includes species which forage over large parts of the landscape, such as Black Falcon *Falco subniger*, Grey Goshawk *Accipiter novaehollandiae*, or species which may use the study area for temporary refuge, such as Freckled Duck *Stictonetta naevosa* within farm dams.

The high quality grassy woodland habitats associated with the eastern part of the study area (i.e. HZs 1 and 2; Figure 2) are considered likely to provide habitat for a range of threatened species, including Brown Treecreeper *Climacteris picumnus*, Hooded Robin *Melanodryas cucullata*, Diamond Firetail *Stagonopleura guttata*, Southern Whiteface *Aphelocephala leucopsis*, Grey-crowned Babbler *Pomatostomus temporalis*, Lace Monitor *Varanus varius*, Painted Honeyeater *Grantiella picta*, Bush Stone-curlew *Burhinus grallarius*, Crested Bellbird *Oreoica gutturalis*, Bearded Dragon *Pogona barbata*, Diamond Dove *Geopelia cuneata*, Fat-tailed Dunnart *Sminthopsis crassicaudata*, Red-chested Button-quail *Turnix pyrrhorrax*, and Pale Sulphur Mith Synemonia. Many of these species have been recorded in the nearby Terrick Terrick National Park and are likely to move between woodland habitat and the park via the Bullock Creek corridor.

Given the extensive clearance that has occurred across the remainder of the study area, and ongoing cropping, it is considered unlikely that any remaining areas of native vegetation (i.e. the linear strips of planted Plains Woodland vegetation and the grasslands associated with Bendigo-Pyramid Road) provide habitat for threatened species. In particular, HZs 5 – 8 are not considered habitat due to the lack of structural diversity in the midstorey and canopy layers, and the 'edge-effect' of the narrow strips of vegetation increasing the risk of predation from raptors.

Flora species

The desktop review identified 34 threatened flora species which have previously been recorded within 10 km of the study area (Appendix A). Of these 18 are considered likely to occur within the high quality grassy woodland habitats associated with the eastern part of the study area (i.e. HZs 1 and 2; Figure 2). These include Rye Beetle-grass *Tripogonella loliiformis*, Red Swainson-pea *Swainsona plagiotropis*, Spiny Rice-flower *Pimelea spinescens* subsp. *spinescens*, Southern Swainson-pea *Swainsona behriana*, Deane's Wattle *Acacia deanei* subsp. *paucijuga*, Riverina Leek-orchid *Prasophyllum* aff. *occidentale*, Scaly Mantle *Eriochlamys squamata*, Hairy Tails *Ptilotus erubescens*, Long-awn Spear-grass *Austrostipa tenuifolia*, Buloke Mistletoe *Amyema linophylla* subsp. *orientalis*, Umbrella Grass *Digitaria divaricatissima* var. *divaricatissima*, Slender Darling-pea *Swainsona murrayana*, Umbrella Wattle *Acacia oswaldii*, Cut-leaf Burr-daisy *Calotis anthemoides*, Plump Windmill Grass *Chloris ventricosa*, Long Eryngium *Eryngium paludosum*, and Annual Buttons *Leptorhynchos orientalis*.

The FFG Act listed Buloke *Allocasuarina luehmannii* was recorded throughout the Plains woodland patch to the west of Old Church Road and scattered through the woodlands to the east.

Given the extensive clearance that has occurred across the remainder of the study area, and ongoing cropping, it is considered unlikely that any remaining areas of native vegetation (i.e. the linear strips of planted Plains Woodland vegetation and the grasslands associated with Bendigo-Pyramid Road) provide habitat for threatened species.

Threatened ecological communities

The desktop review identified the following EPBC Act listed threatened ecological communities (TEC) with a natural or modeled distribution within the study area (DCCEEW, 2025):

- Plains mallee box woodlands of the Murray Darling Depression, Riverina and Naracoorte Coastal Plain Bioregions (Critically Endangered)
- Buloke Woodlands of the Riverina and Murray-Darling Depression Bioregions (Endangered)
- White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland (Critically Endangered)
- Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains (Critically Endangered)
- Natural Grasslands of the Murray Valley Plains (Critically Endangered)
- Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia (Endangered)

Two threatened ecological communities were identified as occurring within the study area:

- The EPBC Act listed Buloke Woodlands of the Riverina and Murray Darling TEC and synonymous FFG Act listed Grey Box - Buloke Grassy Woodland Community were identified within Habitat Zone 2 to the west of Old Church Road (Figure 2).
- The EPBC Act listed Natural Grasslands of the Murray Valley Plains TEC and synonymous FFG Act listed Northern Plains Grassland Community were identified within Habitat Zones 10, 11, 12, 13 and 18 associated with Bendigo-Pyramid Road (Figure 2).

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4. Impacts

Potential impacts

The development of the hybrid solar project will include the following key works:

- Establishment of ten existing and proposed access points off Bendigo–Pyramid Road (2), Mologa–Durham Ox Road (4), and Old Church Road (4).
- Construction of boundary fence, internal access roads and fire break around the perimeter of the solar farm.
- Installation of panels on 2, 3 or 4-string tracker tables.
- Construction of BESS compound, switching station, substation and site office and O&M buildings.
- Screening plantings of native species around the development immediately outside the boundary fence.
- Upgrades to the western side of Bendigo–Pyramid Rd at the intersection with Mologa–Durham Rd.

Potential impacts to biodiversity as a result of the project include:

- Land clearance for construction, including the potential removal of native vegetation and habitat.
- Temporary movement or storage of materials in areas of native vegetation or habitat, which could lead to disturbance and a decline in quality and/or extent.
- Dust, sediment and release of other pollutants (e.g. chemicals) into adjacent areas which could result in a decline in the quality of habitats and associated health of flora and fauna.
- Changes in hydrology and release of stormwater into adjacent areas which could result in a decline in the quality of habitats and associated health of flora and fauna.
- Introduction of weeds, pests or diseases which may have long-term impacts on the composition of vegetation communities and the associated habitat values.

Based on the area of disturbance associated with the above works, an impact footprint has been prepared to determine potential impacts to biodiversity values (Figure 3). Consideration of the avoid, minimise and offset mitigation hierarchy is discussed below, along with residual impacts to native vegetation and threatened species and ecological communities.

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Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Parcels

Access points

Impact footprint

Boundary fence

Access roads

Site infrastructure

Panels

Intersection upgrade

Firebreak (10m)

Native vegetation removed

Vegetation protection/notional root zone

Native vegetation (patch)

Native trees

Large

Small

0 25 50 100 m

Client name: Urbis

Project number: ES049

Date: 1/07/2026

Version: 4

Scale 1:4,070

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Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Parcels

Access points

- Emergency
- Primary

Impact footprint

- Boundary fence
- Access roads
- Site infrastructure
- Panels
- Intersection upgrade
- Firebreak (10m)

- Native vegetation removed
- Vegetation protection/notional root zone
- Native vegetation (patch)

Native trees

- Large
- Small

Scale 1:4,070

0 25 50 100 m

Client name: Urbis

Project number: ES049

Date: 1/07/2026

Version: 4

ADVERTISED PLAN

Ecology Systems



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Sources: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Parcels

Access points

Emergency

Primary

Impact footprint

Boundary fence

Access roads

Site infrastructure

Panels

Intersection upgrade

Firebreak (10m)

Native vegetation removed

Vegetation protection/notional root zone

Native vegetation (patch)

Native trees

Large

Small

North arrow

0 25 50 100 m

Client name: Urbis

Project number: ES049

Date: 1/07/2026

Version: 4

Scale 1:4,070

Ecology Systems

ADVERTISED PLAN



Parcels

Access points

Emergency

Primary

Impact footprint

Boundary fence

Access roads

Site infrastructure

Panels

Intersection upgrade

Firebreak (10m)

Native vegetation removed

Vegetation protection/notional root zone

Native vegetation (patch)

Native trees

Large

Small

Scale 1:4,070

0 25 50 100 m

Client name: Urbis

Project number: ES049

Date: 1/07/2026

Version: 4

Ecology Systems

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Parcels

Access points

Emergency

Primary

Impact footprint

Boundary fence

Access roads

Site infrastructure

Panels

Intersection upgrade

Firebreak (10m)

Native vegetation removed

Vegetation protection/notional root zone

Native vegetation (patch)

Native trees

Large

Small

Scale 1:4,070

0 25 50 100 m

Client name: Urbis

Project number: ES049

Date: 1/07/2026

Version: 4

Ecology Systems

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Avoidance, minimisation and mitigation

The proposed development represents the most practical location, design, construction and operational solution without undermining the integrity or viability of the development. The site has been selected due to the compatibility of the existing land use (i.e. cropping) and limited biodiversity values across the majority of the site (as well as consideration of other non-biodiversity related requirements and constraints).

The following section outlines the steps undertaken to avoid and minimise impacts to biodiversity values during and after construction.

Avoidance

The current project design was prepared taking into consideration the numerous preliminary investigations that were conducted, including a detailed biodiversity constraints assessment (Ecology Systems, 2025). As a result, the current design avoids almost all impacts to native vegetation and associated habitats, including the retention of scattered trees and planted native vegetation.

In determining avoidance, the following protection buffers (as shown on Figure 3) were to ensure appropriate separation between the edge of the development footprint (i.e. fenceline) and the edge of the native vegetation:

- A project-wide 15m Notional Root Zone (previously Tree Protection Zone) to all native (remnant) scattered trees and trees identified in the detailed site survey. This is the largest possible buffer that could be applied and by ensuring no works occur within this area the project will not impact these trees now or in the future.
- A project-wide 5m buffer from the edge of all patches (where understorey cover defines the edge e.g. grasslands where trees are not present).

The buffers shown in Figure 3 only apply to native (indigenous) vegetation and do not include buffers to planted or introduced trees which are exempt under the Native Vegetation Removal regulations. However, as shown on the project plans, these trees will also be protected with removal limited to those identified below in HZs 5, 6 and 7.

Furthermore, an additional 'low-impact' buffer is also incorporated into project design which accommodates the fire break and internal access road that will surround the panel trackers. All entry points have been located outside areas of native vegetation and the associated protection buffers.

Based on these measures the project will avoid:

- The extensive areas of native woodlands in the east of the study area (i.e. HZs 1 and 2), including the area of EPBC Act listed Buloke Woodlands of the Riverina and Murray Darling TEC. This includes consideration of the maximum possible Notional Root Zone (i.e. 15m) for trees in patches and a 5m buffer from the edge of understorey vegetation, as shown in Figure 3.
- All patches of Plains Grassland vegetation associated with Bendigo-Pyramid Road and Mologa-Durham Road, including those which extend into the property (HZs 4 and 9 – 20).

- More than 95% of the vegetation within the linear strips of planted native woodland (HZs 5 – 8), with only 0.171 hectares in total proposed to be removed from the northern end of HZs 5 and 7 to accommodate the internal access roads and fire break.
- All scattered trees located both inside and outside the development boundary, which includes consideration of the maximum possible Notional Root Zone (i.e. 15m), as shown in Figure 3.

Given the absence of native vegetation and habitat, no impacts are considered likely as a result of road upgrade works on the western side of the intersection of Bendigo–Pyramid Road and Mologa–Durham Road.

The only direct impacts to native vegetation as a result of the project are the removal of 0.083 hectares from Habitat Zone 5 (i.e. 6% of patch), 0.036 hectares from Habitat Zone 6 (i.e. 4% of patch), and 0.052 hectares from Habitat Zone 7 (i.e. 9% of patch) to accommodate the access roads and fire break. This removal represents a direct impact to less than 0.2% of all native vegetation mapped within the study area, and is considered to be relatively insignificant as it is a mixture of immature (<20 years) planted native vegetation with limited habitat value.

All vegetation considered to be of high significance, including remnant native vegetation, scattered trees, threatened ecological communities and habitat for threatened species will be avoided.

Indirect impacts associated with changes in hydrology will be avoided through the maintenance of the existing drainage lines within the project area.

Minimisation

A Construction Environment Management Plan and Operational Environment Management Plan will both be prepared for the project and subsequent facility's operation. These plans will include:

- Controls pertaining to the protection of retained native vegetation and habitat, including ensuring appropriately fenced no-go zones are established during construction.
- Best practice sedimentation and pollution control measures for implementation during construction, in accordance with Environment Protection Authority guidelines (EPA 1991; EPA 1996; Victorian Stormwater Committee 1999) to prevent impacts to adjoining native vegetation.
- Protocols for the management of stormwater, waste and other potential operational releases from the site to ensure no indirect impacts to native vegetation and habitats occur.
- Guidelines for screening plantings to ensure the use of appropriate indigenous species, avoiding any species which may spread and become a weed.
- Appropriate hygiene protocols to prevent the introduction and spread of disease and weeds. This should include ensuring all machinery, vehicles, equipment and materials are free of soil and vegetative material that may contain weed or disease propagules before entering the site.

Offset

If required, a third party offsets for residual impacts to native vegetation will be obtained via a broker through the native vegetation credit register. Based on a search of the Native Vegetation Credit

Register, adequate offsets are currently available within the North Central Catchment Management Area (Appendix B).

Impacts to native vegetation

Impacts to native vegetation have been determined based on the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017). As shown on Figure 3, this includes the removal of a total of 0.171 hectares of low-quality (planted) Plains Woodland vegetation from Habitat Zones 5, 6 and 7 to accommodate access roads and fire break.

Whilst the construction of a security fence (see example in Plate 8) running north to south through the western end of the Habitat Zone 12 will be required, it has been aligned with an existing area of disturbance associated with a small artificial drain and shed to minimise impacts. As a result, the fence is considered unlikely to have a material impact on native vegetation and has not been included in the removal calculations.

Based on this, the proposed development will result in a removal of less than 0.2% of the native vegetation across the study area. This removal will not result in fragmentation of the vegetation onsite.

Impacts to threatened species

Threatened species listed under the EPBC or FFG Act, or their habitat within the study area, will not be impacted by the proposed development (Figure 3). This includes the FFG Act listed Buloke which was identified within the east of the study area, and has been avoided through project citing and design.

Impacts to threatened ecological communities

Two EPBC Act listed threatened ecological communities were identified as present within the study area (Figure 2). The Buloke Woodlands of the Riverina and Murray Darling TEC within Habitat Zone 2 and the Natural Grasslands of the Murray Valley Plains TEC within Habitat Zones 10, 11, 12, 13 and 18 (Figure 2).

With the exception of Habitat Zone 12, all areas of TEC are outside the boundary footprint and will not be impacted by the proposed works. Habitat Zone 12 will only be affected by the construction of a security fence running north to south through the western end of the patch, aligning with an existing area of disturbance associated with a small drain and shed (see example of fence in Plate 8). An assessment of the significance of this impact against the criteria detailed in the *Significant Impact Guidelines 1.1 - Matters of National Environmental Significance* (Department of Environment, 2013) is provided in Table 2. Based on this assessment, the project is considered unlikely to have a significant impact on a matter of national environmental significance (MNES).

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Table 2. Response to significant impact criteria for EPBC Act listed threatened ecological communities

Criteria If there is a real chance or possibility that it will:	Response
Reduce the extent of an ecological community.	No - The extent of disturbance will be limited to fence posts that will be installed in an existing area of disturbance within the patch (i.e. next to a small irrigation drain and shed). Once installed it is anticipated the grasslands would continue to persist adjacent and under the fence.
Fragment or increase fragmentation of an ecological community, for example by clearing vegetation for roads or transmission lines.	No - the fence will allow small fauna and seeds to move between grassland areas on either side.
Adversely affect habitat critical to the survival of an ecological community	No - the fence is not considered likely to result in the removal of an area of habitat for this TEC.
Modify or destroy abiotic (non-living) factors (such as water, nutrients, or soil) necessary for an ecological community's survival, including reduction of groundwater levels, or substantial alteration of surface water drainage patterns.	No - the construction of the fence is not considered likely to result in significant changes to abiotic factors in the TEC (which is already heavily modified as a result of prolonged cropping and grazing within the surrounding paddocks).
Cause a substantial change in the species composition of an occurrence of an ecological community, including causing a decline or loss of functionally important species, for example through regular burning or flora or fauna harvesting.	No - The construction of a fence will not result in a shift in the floristic composition of the TEC.
Cause a substantial reduction in the quality or integrity of an occurrence of an ecological community, including, but not limited to: • assisting invasive species, that are harmful to the listed ecological community, to become established, or • causing regular mobilisation of fertilisers, herbicides or other chemicals or pollutants into the ecological community which kill or inhibit the growth of species in the ecological community,	No - the extent of disturbance will be limited to fence posts that will be installed in an existing area of disturbance within the patch (i.e. next to a small irrigation drain and shed). Once installed it is anticipated the grasslands would continue to persist adjacent and under the fence.
Interfere with the recovery of an ecological community.	No - the community is likely in a slow-state of decline given the agricultural context irrespective of the proposed development works.

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Plate 8. Example of boundary fence with minimal disturbance to ground vegetation.

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5. Approval requirements

Summary of findings

The key biodiversity values identified within the study area include:

- **Eastern woodlands** – the extensive Plains Woodland and Riverine Chenopod Woodlands to the immediate west and east of Old Church Road provide habitat for a large number of threatened flora and fauna species, including the FFG Act listed *Allocasuarina luehmannii* which is common throughout these woodlands. Furthermore, the patch of woodland to the west of Old Church Road meets the criteria of the threatened EPBC Act listed Buloke Woodlands of the Riverina and Murray Darling TEC and synonymous FFG Act listed Grey Box – Buloke Grassy Woodland community.
- **Bendigo-Pyramid Road grasslands** – whilst varying in quality, the road reserve and some uncropped areas of the adjoining farmland support native Plains Grassland vegetation which meet the criteria for the EPBC Act listed Natural Grasslands of the Murray Valley Plains ecological community and synonymous FFG Act listed Northern Plains Grassland Community.
- **Linear planted vegetation and scattered trees** – whilst relatively minor within the site context, three linear strips of planted native vegetation are considered to be native vegetation due to the high-quality ground layer and should be considered for protection where feasible. Likewise, a small number of scattered trees were also identified and should be retained where possible.

Based on the current design plans (Figure 8), the removal of 0.171 hectares of low-quality planted Plains Woodland vegetation in the removal of 0.171 hectares of low-quality planted Plains Woodland vegetation. Impacts to an area of Plains Grassland vegetation as a result of the construction of a security fence are considered to be negligible and do not require further consideration.

The implications under relevant legislation, along with relevant application or referral information, is provided below.

Environment Protection and Biodiversity Conservation Act 1999

The EPBC Act regulates the assessment and approval of proposed actions which have, or are likely to have, a significant impact on MNES, including listed threatened species and ecological communities.

The project will not result in a significant impact to any biodiversity-related MNES as all TECs and habitat for threatened species identified within the study area will be avoided. No Ramsar wetlands are situated within or near the study area.

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Planning and Environment Act 1987

The Planning and Environment Act 1987 (PE Act) provides the legal framework for land use, development, and protection in Victoria, which is enacted through state and local Planning Schemes. Impacts to native are controlled under Clause 52.17 Native Vegetation, the purpose of which is to 'ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation'.

A response addressing the application requirements for a planning permit for the removal of native vegetation under Clause 52.17 of the Loddon Shire planning scheme is provided in Table 3. The response addresses the requirements outlined in the *Guidelines for the removal, destruction or lopping of native vegetation* (hereafter the Guidelines), which defines how native vegetation removal is assessed and offset in Victoria. The associated native vegetation removal report is attached in Appendix B.

Table 3. Response to application requirements for the detailed assessment pathway

Requirement	Response
1. Native vegetation to be removed or lost	
Assessment pathway	Intermediate
Description	0.171 hectares of planted Plains Woodland vegetation (Habitat Zones 5, 6 and 7, Figure 3) to allow for the establishment of an access track and fire break.
Location	Bendigo-Pyramid Road & Mologa-Durham Ox Road, Mologa
Extent	0.171 ha
Condition score	0.2 - 0.72
Location category	Location 2
Modeled habitat	No
Offset	0.109 general habitat units North Central Catchment Management Authority (CMA) or Loddon Shire Council Minimum strategic biodiversity score: 0.709
2. Topography and land information	
Topography	The area of clearance is flat, cropping land with limited features.
Waterbodies and features	None observed.
Saline discharge areas	None observed.

Erosion risk

Low

3. Photographs of vegetation removed



Vegetation proposed to be removed from Habitat Zone 5

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Vegetation proposed to be removed from Habitat Zone 4



Vegetation proposed to be removed from Habitat Zone 7

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4. Additional vegetation clearance or approvals	Not applicable – there is no known application to remove native vegetation at the property in the past five years.
5. Avoid and minimise statement	A detailed avoid and minimise statement is provided in Section 4: Avoidance, minimisation and mitigation, and includes measures to protect retained vegetation during construction and ensure for its ongoing conservation through establishing an onsite offset area.
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.
8. Native Vegetation Precinct Plan considerations	Not applicable – There is no native vegetation precinct plan covering this parcel of land.
9. Offset statement	The offset will be achieved through purchase of third-party offset via the credit register (a search of the native vegetation credit register on 27 March 2026, as shown in Appendix B, confirmed suitable offsets are available for purchase).
10. Site assessment report	See Section 3. Results / Vegetation section of this report.
11. Impacts to threatened species habitat	See Section 3. Results / Threatened species section of this report.

Flora and Fauna Guarantee Act 1988

The FFG Act regulates the protection and management of biodiversity including the conservation of threatened species and communities and the management of threatening processes.

As works are primarily on private land, and access points on public land are not associated with listed threatened communities or species, an FFG Act permit is not required.

Environment Effects Act 1978

The EE Act requires the preparation of an Environment Effects Statement (EES) for activities considered to have, or to be capable of having, a significant effect on the environment. Triggers for an EES are set out in the Ministerial Guidelines for Assessment of Environment Effects.

Proposed impacts to biodiversity do not meet the criteria for an EES referral.

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6. References

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DEECA, 2023. Victorian Biodiversity Atlas [WWW Document]. URL <https://vba.biodiversity.vic.gov.au/vba/#/> (accessed 10.31.24).

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

Department of Environment, 2013. Matters of National Environmental Significance: Significant Impact Guidelines 1.1. Australian Government, Canberra.

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Appendix A. Likelihood of occurrence assessment for threatened species

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Table B1. Likelihood of occurrence analysis for threatened species within the study area.

Scientific Name	Common Name	Conservation Status	Count of Sightings	Last Record	Likelihood of occurrence
<i>Acacia deanei</i> subsp. <i>paucijuga</i>	Deane's Wattle	vu	7	14/11/1993	Moderate
<i>Acacia oswaldii</i>	Umbrella Wattle	cr	1	5/12/1999	Moderate
<i>Accipiter novaehollandiae</i>	Grey Goshawk	en	1	6/04/2008	Occasional
<i>Allocasuarina luehmannii</i>	Buloke	cr	12	5/12/1999	Present
<i>Amyema linophylla</i> subsp. <i>orientalis</i>	Buloke Mistletoe	cr	2	1/07/1986	Moderate
<i>Antigone rubicunda</i>	Brolga	en	12	22/09/2017	Low
<i>Aphelocephala leucopsis</i>	Southern Whiteface	VU	199	1/07/2021	High
<i>Aristida obscura</i>	Rough-seed Wire-grass	en	1	24/11/1985	Low
<i>Austrostipa tenuifolia</i>	Long-awn Spear-grass	en	3	16/10/1998	Moderate
<i>Botaurus poiciloptilus</i>	Australasian Bittern	EN cr	1	1/07/1992	Low
<i>Burhinus grallarius</i>	Bush Stone-curlew	cr	4	21/11/2003	Moderate
<i>Callitriche umbonata</i>	Winged Water-starwort	en	4	10/09/2013	Low
<i>Calotis anthemoides</i>	Cut-leaf Burr-daisy	cr	1	15/09/1992	Moderate
<i>Cheilanthes lasiophylla</i>	Woolly Cloak-fern	en	3	1/07/1986	Low
<i>Chloris ventricosa</i>	Plump Windmill Grass	en #	1	13/01/2010	Moderate

Scientific Name	Common Name	Conservation Status	Count of Sightings	Last Record	Likelihood of occurrence
<i>Climacteris picumnus</i>	Brown Treecreeper	VU	676	9/09/2022	High
<i>Coracina maxima</i>	Ground Cuckoo-shrike	en	1	22/09/2003	Occasional
<i>Digitaria divaricatissima</i> var. <i>divaricatissima</i>	Umbrella Grass	en	2	13/01/2010	Moderate
<i>Eleocharis plana</i>	Flat Spike-sedge	cr	2	10/11/2010	Low
<i>Eragrostis australasica</i>	Cane Grass	cr	1	18/11/1993	Low
<i>Eriochlamys squamata</i>	Scaly Martlet	en	4	4/12/1999	Moderate
<i>Eryngium paludosum</i>	Long Eryngium	en	1	27/09/1997	Moderate
<i>Falco hypoleucos</i>	Grey Falcon	VU vu	3	25/02/1993	Occasional
<i>Falco subniger</i>	Black Falcon	cr	17	22/09/2018	Occasional
<i>Geopelia cuneata</i>	Diamond Dove	vu	3	10/03/2019	Moderate
<i>Glossostigma cleistanthum</i>	Small-flower Mud-mat	en	1	10/10/1997	Low
<i>Grantiella picta</i>	Painted Honeyeater	VU vu	5	30/09/2017	High
<i>Hieraetus morphnoides</i>	Little Eagle	vu	52	14/11/2019	Occasional
<i>Hirundapus caudacutus</i>	White-throated Needletail	VU vu	3	13/02/2017	Low
<i>Isolepis congrua</i>	Slender Club-sedge	en	1	10/11/2010	Low
<i>Leptorhynchus orientalis</i>	Annual Buttons	en	1	27/09/1997	Moderate

Scientific Name	Common Name	Conservation Status	Count of Sightings	Last Record	Likelihood of occurrence
<i>Litoria raniformis</i>	Growling Grass Frog	VU vu	6	1/09/1967	Low
<i>Lophoictinia isura</i>	Square-tailed Kite	vu	1	27/08/1998	Occasional
<i>Melanodryas cucullata</i>	Hooded Robin	EN vu	426	25/06/2021	High
<i>Minuria cunninghamii</i>	Bush Minuria	vu	1	3/10/1997	Low
<i>Morelia spilota metcalfei</i>	Carpet Python	en	2	15/02/2001	Low
<i>Myriophyllum gracile</i> var. <i>lineare</i>	Slender Water-milfoil	en	1	27/09/1997	Low
<i>Myriophyllum porcatum</i>	Ridged Water-milfoil	VU cr	8	24/01/2005	Low
<i>Myriophyllum striatum</i>	Striped Water-milfoil	en	8	12/09/2013	Low
<i>Ninox connivens</i>	Barking Owl	cr	1	18/06/1992	Occasional
<i>Nyctophilus corbeni</i>	South-eastern Long-eared Bat	VU en	1	23/03/1992	Occasional
<i>Nymphoides crenata</i>	Wavy Marshwort	en	2	16/01/1969	Low
<i>Oreoica gutturalis</i>	Crested Bellbird	en	4	27/11/2017	Moderate
<i>Pedionomus torquatus</i>	Plains-wanderer	CR cr	20	29/07/2019	Low
<i>Pimelea spinescens</i> subsp. <i>spinescens</i>	Spiny Rice-flower	CR cr	12	4/04/2022	Moderate
<i>Poa lowanensis</i>	Mallee Tussock-grass	en	1	18/11/1993	Low

Scientific Name	Common Name	Conservation Status	Count of Sightings	Last Record	Likelihood of occurrence
<i>Pogona barbata</i>	Bearded Dragon	vu	4	24/04/1994	Moderate
<i>Pomatostomus temporalis</i>	Grey-crowned Babbler	vu	23	25/03/2020	High
<i>Prasophyllum aff. occidentale D</i>	Riverina Leek-orchid	cr	6	10/10/2019	Moderate
<i>Prostanthera nivea var. nivea</i>	Snowy Mint-bush	vu #	7	13/09/2013	Low
<i>Ptilopus erubescens</i>	Hairy Tails	cr	3	18/09/1992	Moderate
<i>Pyrrholaemus sagittatus</i>	Speckled Warbler	en	1	4/02/1990	Occasional
<i>Rostratula australis</i>	Australian Painted-snipe	EN cr	1	01/10/1884	Low
<i>Senecio cunninghamii var. cunninghamii</i>	Branching Groenland	en	1	22/01/1991	Low
<i>Sminthopsis crassicaudata</i>	Fat-tailed Dunnart	vu	2	25/01/2010	Moderate
<i>Spatula rhynchotis</i>	Australasian Shoveler	vu	1	12/08/1995	Low
<i>Stagonopleura guttata</i>	Diamond Firetail	VU vu	268	27/06/2020	High
<i>Stictonetta naevosa</i>	Freckled Duck	en	1	27/02/2017	Occasional
<i>Swainsona behriana</i>	Southern Swainson-pea	en	9	13/09/2013	Moderate
<i>Swainsona murrayana</i>	Slender Darling-pea	VU en	2	3/10/1997	Moderate
<i>Swainsona plagiotropis</i>	Red Swainson-pea	VU en	14	30/09/2015	Moderate

Scientific Name	Common Name	Conservation Status	Count of Sightings	Last Record	Likelihood of occurrence
<i>Swainsona sericea</i>	Silky Swainson-pea	en	1	1/09/1998	Low
<i>Synemon selene</i>	Pale Sun Moth	en	1	01/01/1760	Moderate
<i>Tringa nebularia</i>	Common Greenshank	EN en	1	12/08/1995	Low
<i>Tripogonella loliiformis</i>	Rye Beetle-grass	en	4	28/03/2012	High
<i>Turnix pyrrhothorax</i>	Red-chested Button-quail	en	1	11/12/2010	Moderate
<i>Varanus varius</i>	Lace Monitor	en	10	23/01/2010	High

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Appendix B. Native Vegetation Removal report and Credit Register Search report

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Native Vegetation Removal Report

NVRR ID: 338_20260327_Y89

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

Report details

Date created: 27/03/2026

Local Government Area: LODDON SHIRE

Registered Aboriginal Party: Dja Dja Wurrung

Coordinates: 144.15762, -36.15568

Address:

MOLOGA-DURHAM OX ROAD MOLOGA 3575

BENDIGO-PYRAMID ROAD MOLOGA 3575

Regulator Notes

Removal polygons are located:

Summary of native vegetation to be removed

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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): 0.171</i>	0.171	Extent of past removal (ha)	0
		Extent of proposed removal - Patches (ha)	0.171
		Extent of proposed removal - Scattered Trees (ha)	0.000
No. Large Trees proposed to be removed	0	No. Large Patch Trees	0
		No. Large Scattered Trees	0
No. Small Scattered Trees	0		

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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	0.109 General Habitat Units
Minimum strategic biodiversity value score ²	0.709
Large Trees	0
Vicinity	North Central CMA or LODDON 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 completely flat and is not associated with any major drainage line.

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 Impacts section of Mologa Solar Farm Biodiversity Impact Assessment report (V3)

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.

Offsets are available within the North Central CMA region - see associated Report of available native vegetation credits (dated 27/03/2026)

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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

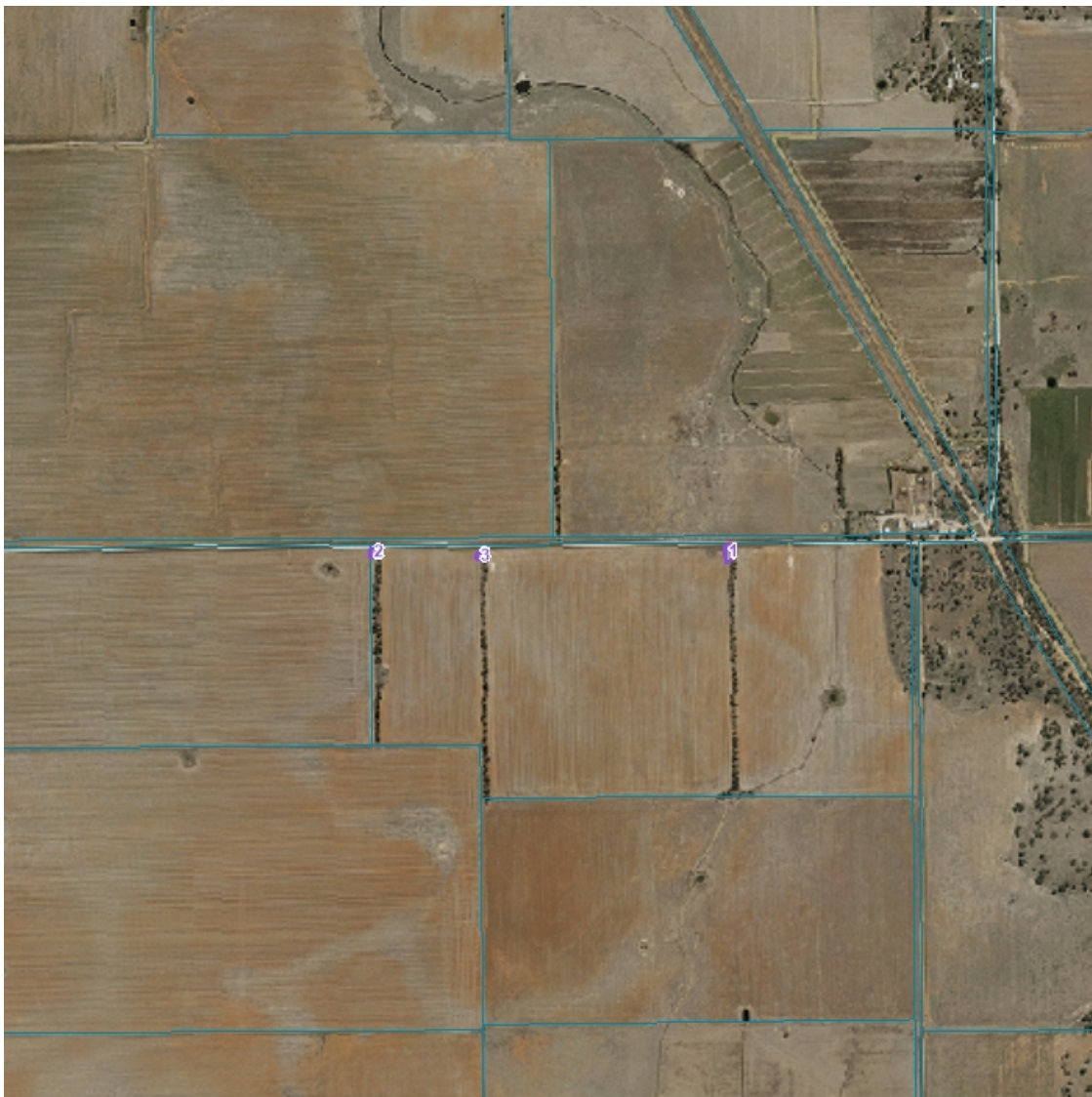
Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1	Patch	-	VRiv0132	Endangered	-	0.720	0.083	0.083	0.850	0.083
2	Patch	-	VRiv0132	Endangered	-	0.200	0.052	0.052	0.920	0.015
3	Patch	-	VRiv0132	Endangered	-	0.200	0.036	0.036	0.920	0.010

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Appendix 2: Images of mapped native vegetation

1. Property in context



-  Proposed Removal
-  Property Boundaries



450 m

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2. Aerial photograph showing mapped native vegetation



 Proposed Removal

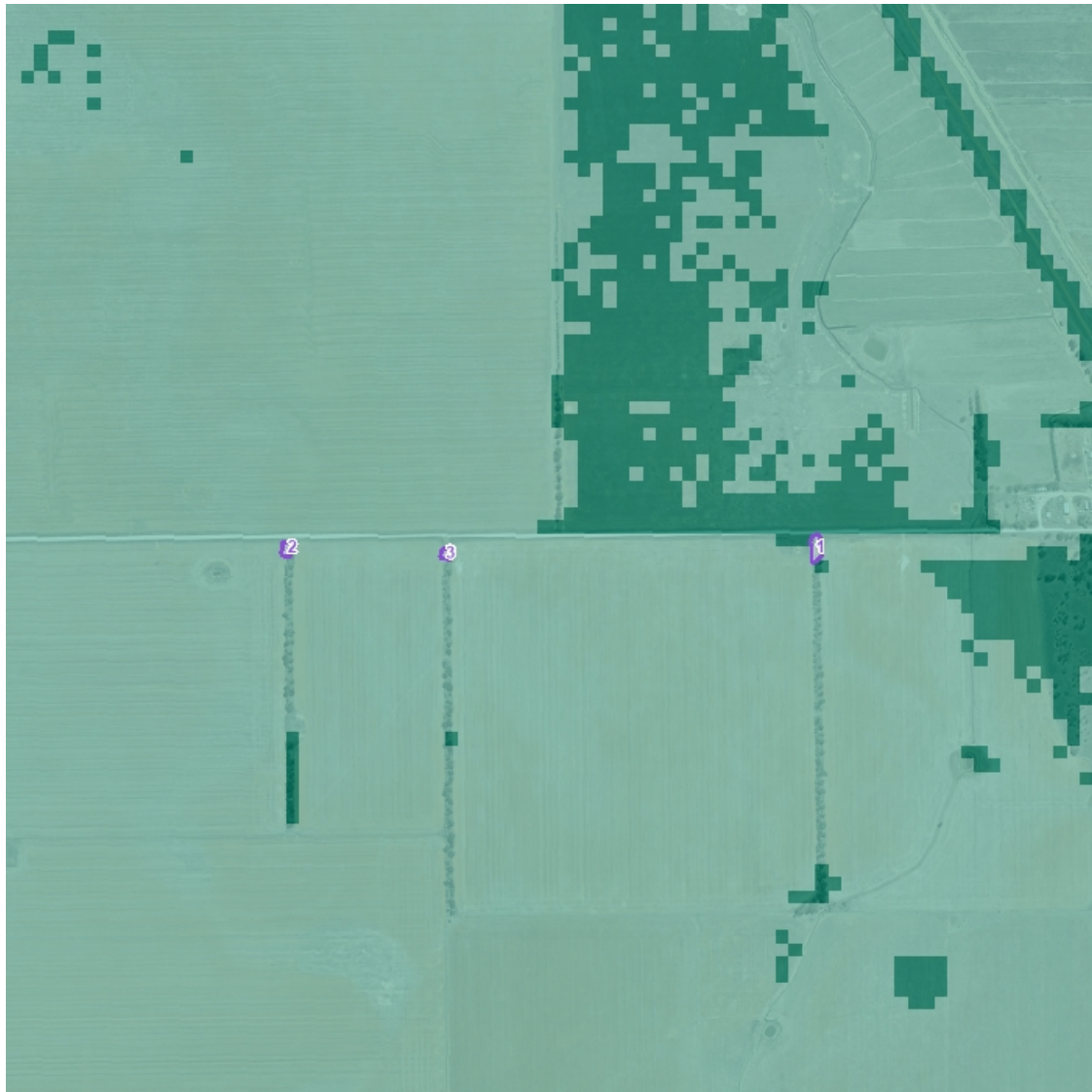


300 m

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3. Location Risk Map



Proposed Removal

Location 1

Location 2

Location 3



300 m

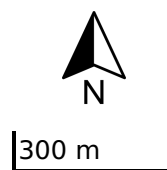
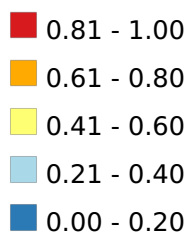
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4. Strategic Biodiversity Value Score Map



□ Proposed Removal



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5. Condition Score Map



□ Proposed Removal

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

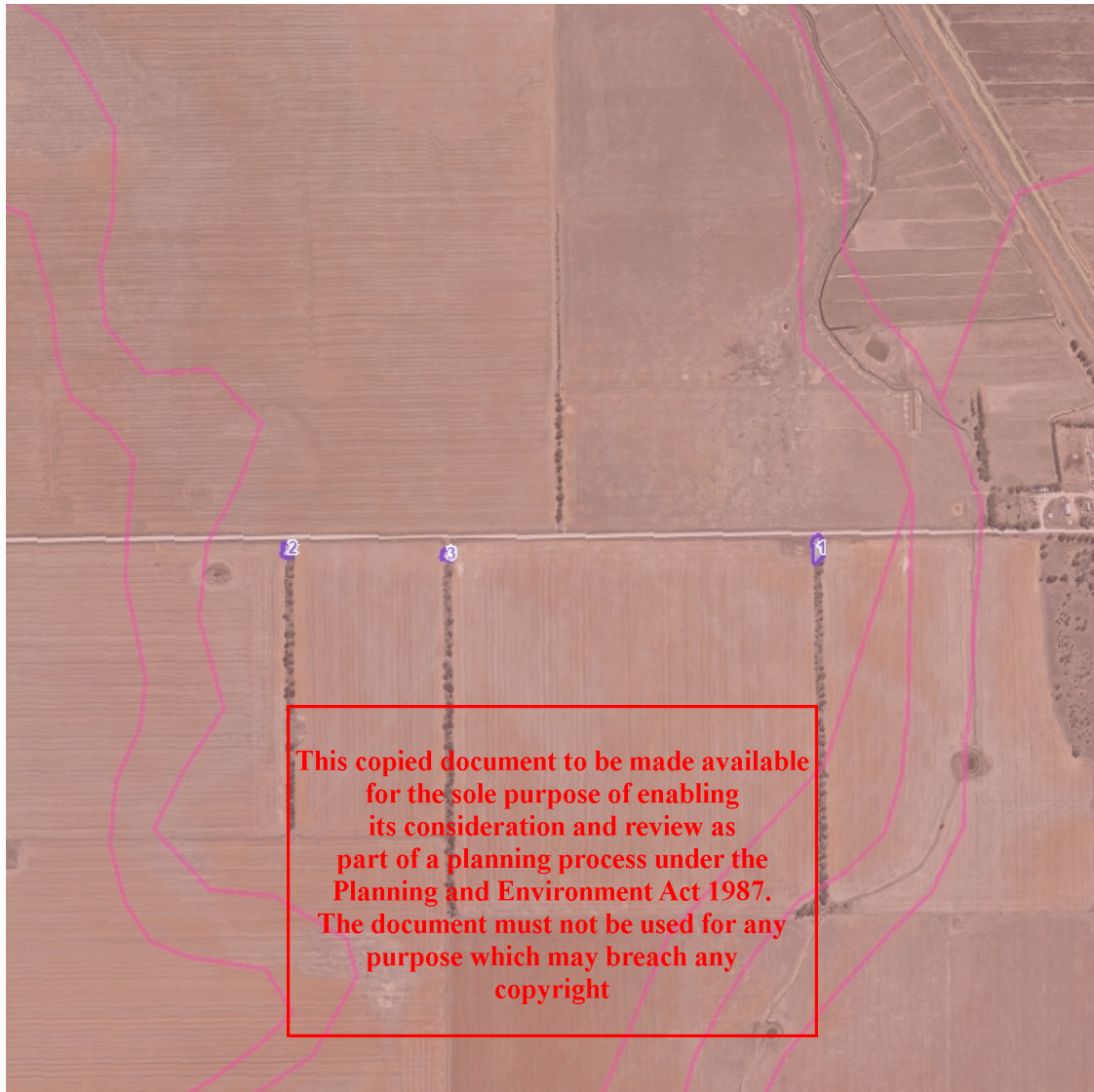


300 m

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6. Endangered EVCs



■ Proposed Removal

■ Endangered 1750 Ecological Vegetation Classes



300 m

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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: 27/03/2026 12:43

Report ID: 34811

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)
0.109	0.709	0	North Central
			Greater Bendigo City
			Pyrenees Shire
			Northern Grampians Shire
			Northern Grampians Shire

Details of available native vegetation credits on 27 March 2026 12:43

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-1055	1.509	1	North Central	Gannawarra Shire	Yes	Yes	No	VegLink
BBA-3006	11.627	3	North Central	Greater Bendigo City	No	Yes	No	Ethos
BBA-3031	2.701	86	North Central	Pyrenees Shire	Yes	Yes	No	VegLink
BBA-3052_01	5.917	167	North Central	Northern Grampians Shire	Yes	Yes	No	VegLink
BBA-3052_01	0.872	0	North Central	Northern Grampians Shire	Yes	Yes	Yes	VegLink
TFN_2-C1626	22.893	0	North Central	Gannawarra Shire	No	Yes	No	Contact NVOR
TFN-C1662_3	3.713	0	North Central	Gannawarra Shire	Yes	Yes	No	VegLink
TFN-C1702	16.952	16	North Central	Gannawarra Shire	Yes	Yes	No	TFN
TFN-C1854	0.251	0	North Central	Macedon Ranges Shire	No	Yes	No	VegLink
TFN-C1970	4.931	0	North Central	Greater Bendigo City	No	Yes	No	Contact NVOR
VC_CFL-3815_01	2.000	19	North Central	Central Goldfields Shire	Yes	Yes	No	VegLink
VC_CLO-2451_01	1.252	6	North Central	Greater Bendigo City	No	Yes	No	Ethos
VC_TFN-09554_01	11.091	328	North Central	Macedon Ranges Shire	Yes	Yes	No	Bio Offsets

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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)
VC_CFL-3071_01	0.911	27	North Central	Loddon Shire	Yes	Yes	No	VegLink
VC_CFL-3773_01	0.838	478	North Central	Macedon Ranges Shire	Yes	Yes	No	VegLink

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-3742_01	12.301	410	North Central	Loddon Shire	Yes	Yes	No	Contact NVOR

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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