North Yarragon BESS – Environmental Assessments

Ecological Impact Assessment

ZEN Energy Future Pty Ltd

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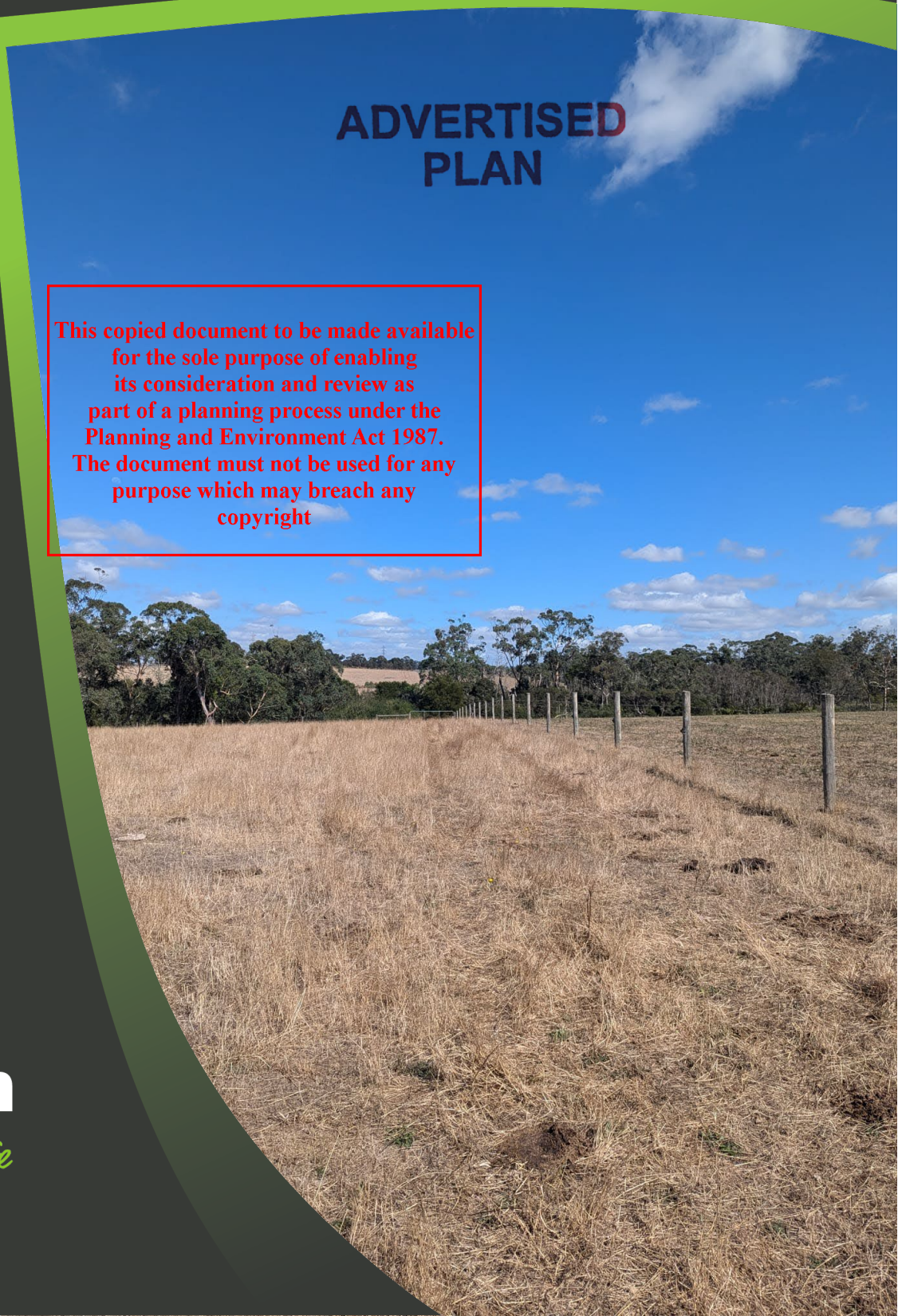

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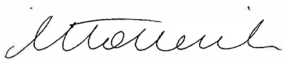
Author signature		Approver signature	
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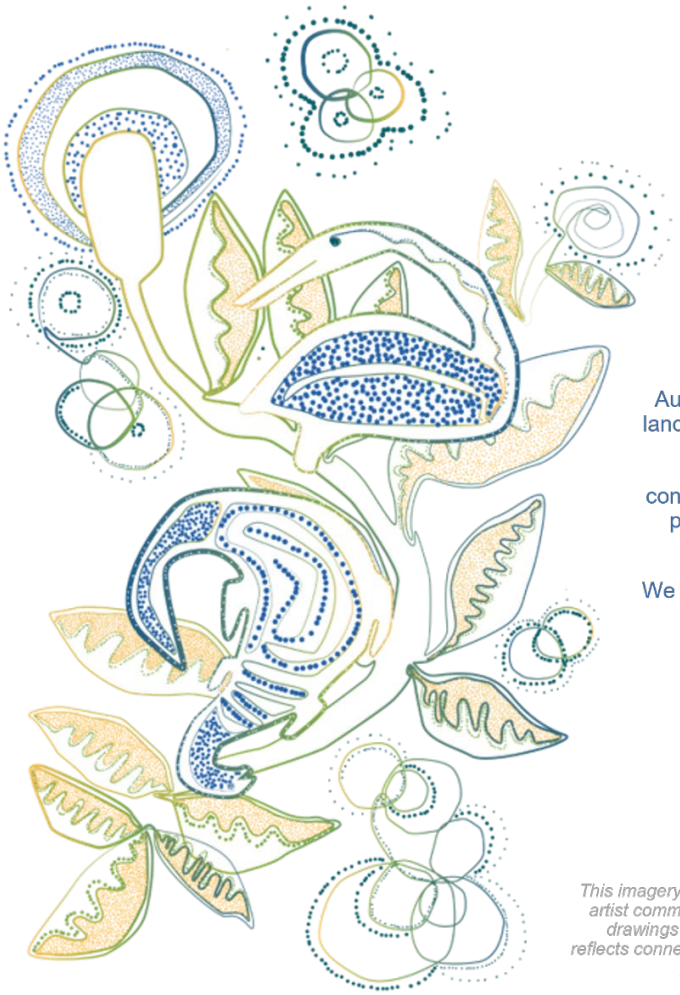

Acknowledgement of Country

Aurecon acknowledges the Traditional Custodians of the lands, waters and skies where we work, live and play. We celebrate the diversity of Aboriginal and Torres Strait Islander peoples and their ongoing cultures and connections to lands, water and skies across Australia. In particular, we acknowledge their ongoing connection to Country and continuing environmental stewardship.

We acknowledge the Aboriginal and Torres Strait Islander Custodians of these lands and we pay our respects to Elders past and present.

This imagery was created by Shanan Costello, a Sydney-based Aboriginal artist commissioned by Aurecon. Her fluid, colourful, and engaging digital drawings are a contemporary expression of Aboriginal art. This artwork reflects connection, partnership and growth and aims to illustrate Aurecon's genuine respect for Aboriginal Australians across the country.

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Glossary

Term	Definition
BESS	Battery Energy Storage System
CaLP Act	*Catchment and Land Protection Act 1994*
CEMP	Construction Environment Management Plan
CMA	Catchment Management Authority
DBH	Diameter at breast height
DCCEEW	Department of Climate Change, Energy, the Environment and Water (Commonwealth)
DEECA	Department of Energy, Environment and Climate Action (State)
DTP	Department of Transport and Planning
EE Act	*Environment Effects Act 1978*
EES	Environmental Effects Statement
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999*
EVC	Ecological Vegetation Class
FFG Act	*Flora and Fauna Guarantee Act 1988*
GDE	Groundwater dependent ecosystem
HZs	Habitat Zones
ha	Hectares
km	Kilometres
kV	Kilovolt
LoO	Likelihood of Occurrence
m	Metres
MNES	Matters of National Environmental Significance
MW	Megawatt
North Yarragon BESS	The development of a Battery Energy Storage System (BESS) in Yarragon, Victoria.
NVCR	Native Vegetation Credit Register
NVRR	Native Vegetation Removal Report
P&E Act	*Planning and Environment Act 1987*
PMST	Protected Matters Search Tool
Project Area	The proposed subdivided land to be used for the Project. This is proposed to be 18.31ha.
Project Envelope	The land within the Project Area that will accommodate the Project. Includes any land to be disturbed for the purpose of the Project, including during construction and for access. This is proposed to be 12.22 ha.

Property Boundary	This refers to the boundary of the Site.
(the) Proponent	ZEN Energy, the organisation responsible for developing the North Yarragon BESS Proposal on behalf of the ZEBRE Joint Venture.
Proposed main site access road	The area within the Project Envelope designated for the potential development of the primary access road.
SRZ	Structural Root Zone
Study Area	This is the extent of the ecological site assessment area. The area includes approximately 37 ha of land in the western section of the Site.
(the) Site	The property at 713 Yarragon-Shady Creek Rd, Yarragon VIC 3823
TEC	Threatened Ecological Community
The Guidelines	*Guidelines for the removal, destruction and lopping of native vegetation* (DELWP, 2017)
TPZ	Tree Protection Zone
VBA	Victorian Biodiversity Atlas

Executive Summary

Aurecon Pty Ltd (Aurecon) was commissioned by ZEN Energy Future Pty Ltd (ZEN Energy, the Proponent) to undertake an ecological assessment to inform the development of a Battery Energy Storage System (BESS) in Yarragon, Victoria (the Project). The Study Area, the extent of the ecological site assessment, included approximately 37 hectares (ha) of land in the western section of the Property Boundary. The Project Envelope comprises a subset of the Study Area, including approximately 12 ha of land in the north-western corner of the Property Boundary where the BESS is proposed to be located as well as the area along the northern site boundary to facilitate a proposed access road.

The Project is part of a joint venture called ZEBRE, a joint venture between Taiwan Stock Exchange listed HD Renewable Energy (HDRE) and Australia's ZEN Energy, formed to build new renewable energy assets in Australia. ZEN Energy is currently progressing the development of the Project on behalf of the joint venture.

The investigation identified that the Study Area has been heavily altered from its natural state and is largely dominated by sown pasture grasses as a result of agricultural practices. Despite the heavily altered nature of the ground layer, the site contained several patches of native vegetation as well as several scattered remnant native eucalypts, some of which were classified as large trees. Within the Project Envelope, 0.04 ha of native vegetation is proposed to be impacted.

1.827 ha of native vegetation was recorded in the Study Area, including:

- 1.421 ha of Swamp Scrub (Ecological Vegetation Class (EVC 53)) across eight patches;
- 0.406 ha of Swampy Riparian Woodland (EVC 83) across one patch, including nine large trees in a patch; and
- 14 scattered trees, of which seven were classified as large.

The following table provides a summary of the relevant policy and legislation, and the actions required.

Policy/legislation	Summary and actions required
Commonwealth	
Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)	No EPBC Act listed threatened ecological communities or threatened flora species were identified in the Study Area, and none are considered likely to occur. Three EPBC Act listed threatened fauna species were considered to have a moderate likelihood of occurrence within the Study Area – Diamond Firetail (*Stagonopleura guttata*), Growling Grass Frog (*Litoria raniformis*) and Swamp Skink (*Lissolepis coventryi*). However, while some individuals of each species may occasionally visit the habitat in the Study Area, the extent of habitat would not present important habitat for these species and the proposed vegetation removal required for the Project would represent a minor impact on these species. One EPBC Act listed threatened flora species has the potential to be present within the Study Area – Strzelecki Gum (*Eucalyptus strzeleckii*). However, the Project will not impact any trees as part of the works. Potential indirect impacts to trees which exhibit the characteristics of this species will be managed by the implementation of Tree Protection Zone (TPZ) fencing where they occur within close proximity of the Project Envelope. Consideration of the relevant significant impact criteria outlined under the EPBC Act has determined the Project is unlikely to result in a significant impact on any Matters of National Environmental Significance (MNES). As such, based on the impacts proposed, a referral under the EPBC Act will not be required for the Project. **No action required.**

Policy/legislation	Summary and actions required
State	
Environment Effects Act 1978 (EE Act)	The Project is not likely to trigger a referral under the EE Act regarding impacts to flora, fauna and/or ecological communities due to poor quality habitat and minor nature of impacts. **No action required.**
Flora and Fauna Guarantee Act 1988 (FFG Act)	One FFG Act listed restricted use protected flora species was recorded in the Study Area: Scrambling Coral-fern (*Gleichenia microphylla*). This species is proposed to be impacted by the works; however, the works fall within the 'incidental take' definition and occur within private land. Therefore, a protected flora permit is not required for removal of this species. One species listed as threatened under the FFG Act occurs within the Study Area: Green Scentbark (*Eucalyptus fulgens*). However, the Project will not impact this species. As these trees occur >30 m away from the proposed works area, no protective fencing is required. Protective fencing and signage is recommended for all retained vegetation within close proximity to the works. **No action required.**
Planning and Environment Act 1987 (P&E Act)	The proposal requires the removal of native vegetation within the Study Area that would trigger planning approval under Clause 52.17 (Native Vegetation) of the Baw Baw Planning Scheme. The extent of impact to native vegetation is 0.04 ha. The proposed main site access road crosses an unnamed tributary where there is a patch of Swamp Scrub (EVC 53). **Submit a planning permit application for the removal of native vegetation.**
Guidelines for the removal, destruction and lopping of native vegetation (DELWP, 2017)	Offsets are required in accordance with the *Guidelines for the removal, destruction and lopping of native vegetation* (DELWP, 2017). The amount of offsets required is as follows: ■ 0.022 general habitat units with the following requirements: – must be located in the West Gippsland Catchment Management Authority (CMA) or Baw Baw Shire Council Local Government Area (LGA) – have a minimum strategic biodiversity value (SBV) of 0.6640 – include the protection of 0 large trees. An online search of the Native Vegetation Credit Register (NVCR) on 11 March 2025 has shown that a sufficient amount of general habitat units are readily available in the West Gippsland CMA. Give the small amount of offsets required, and no trees require removal, the price for offsets is likely to be between $1,000 - $5,000. **Secure the required offsets for the removal of native vegetation.**

1 Introduction

In early 2024, Aurecon Pty Ltd (Aurecon) was commissioned by ZEN Energy Future Pty Ltd (ZEN Energy, the Proponent) to prepare a Fatal Flaw Assessment report which provided a preliminary environmental evaluation of the proposed Battery Energy Storage System (BESS) in Yarragon, Victoria, called the North Yarragon BESS (the Project). This report included a section on ecological constraints, opportunities and recommendations, and included an ecological field survey to assess ecological values present within the Study Area.

The Project is part of a joint venture called ZEBRE, a joint venture between Taiwan Stock Exchange listed HD Renewable Energy (HDRE) and Australia's ZEN Energy, formed to build new renewable energy assets in Australia. ZEN Energy is currently progressing the development of the Project on behalf of the joint venture.

The Proponent has now commissioned Aurecon to undertake an Ecological Impact Assessment of the proposed footprint (the Disturbance Area, see Section 2.2 for definitions). This report documents the sources of information, methods and findings of the Ecological Impact Assessment. This assessment has been prepared to inform the planning application for the Project and to determine the implications of the Project under relevant Commonwealth and state environmental legislation, particularly the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), *Environment Effects Act 1978* (EE Act) and *Flora and Fauna Guarantee Act* 1988 (FFG Act).

1.1 Scope and Purpose

The purpose of the ecological assessment is to provide an assessment of the biodiversity values at the Project site, including an assessment of any potential impacts to native vegetation and/or significant flora, fauna and ecological communities. This assessment identifies the environmental approvals that may be triggered under Commonwealth and state legislation. This assessment also provides identification of any key risk areas of the Project site and recommendations for locating Project infrastructure to avoid impacts.

The scope of the ecological assessment is to:

- Undertake a review of existing ecological information for the Study Area, including preparation of database searches for native vegetation, flora and fauna;
- Undertake an ecological field survey to determine the type, extent and quality of native vegetation and fauna habitat present in the Study Area;
- Identify any significant ecological values (including threatened species or communities) that have potential to occur in the Study Area;
- Identify the potential implications for the Project based on relevant biodiversity legislation and policy;
- Provide recommendations to assist with Project design and locating of Project infrastructure;
- Undertake an ecological impact assessment for the Project; and
- Identify the need for any future targeted surveys.

1.2 Assumptions and Limitations

The outcomes of this report are limited to the ecological assessment undertaken for the Study Area and immediate surrounds. This report is limited to the scope defined in Section 1.1. Should further information become available regarding the conditions in the Study Area, Aurecon reserves the right to review the report in the context of the additional information.

Ecological assessments can be undertaken at any time of year; however, seasonal variations can result in some flora and fauna not being detectable at certain times. Particularly, many flowering plant species are only detectable when producing flowers or fruits. In general, spring is considered the optimal period to undertake ecological field assessments in Victoria. Particularly given the heavily altered nature of the Study

Area, the winter timing of the ecological field survey that informed this assessment was considered suitable to ascertain the extent and condition of native vegetation and habitat in the Study Area.

2 The Project

2.1 Project description

The Project proposes a Battery Energy Storage System (BESS) with an installed capacity of 210 MW with a nominal duration of 8 hours.

The Project works include:

- BESS modules, inverters and transformers.
- Construction of internal access roads and access (and egress) points including a culvert bridge over the creek.
- Underground cabling to provide a connection between the battery modules and inverters and on-site substation.
- On-site substation including transformer to step up from 33 kV to the connection voltage of 220 kV.
- Cabling (33kV) to connect the onsite substation to the Hazelwood Power Station to Rowville Terminal 220kV transmission line via a new tower.
- An Operations and Maintenance Facility.
- Water storage (including firefighting water supply and fire water runoff containment).
- Fencing around the perimeter of the BESS facility.
- Car parking.
- Business identification signage at site entry.

The project also has nominated an existing farm track to the east of the Project Area as an alternate access route to meet the requirements of the CFA. Importantly, no upgrades or works are required for the use of this existing track as an alternative access route.

2.2 Project area

The Property Boundary is located at 713 Yarragon-Shady Creek Road, Yarragon VIC 3823, approximately 125 kilometres (km) south-east of Melbourne's CBD. The nearest town is Yarragon, approximately 7.5 km south of the Property Boundary.

A dwelling is located within the Property Boundary on the eastern side, with access from the dwelling to Yarragon-Shady Creek Road. Shady Creek, running north to south, is located 1 km east of the Property Boundary. A tributary of Shady Creek runs through the middle of the Study Area. The Hazelwood Power Station to Rowville Terminal 220 kV transmission line runs east to west through the Study Area in the south-western corner. The terrain of the Study Area comprises undulating cleared open paddocks, currently used for livestock grazing.

Terms used to define land for the Project are outlined in Table 1, below.

Table 1 Project land terms

Term	Definition
Site	The property at 713 Yarragon-Shady Creek Rd, Yarragon VIC 3823
Property Boundary	This refers to the boundary of the Site (used within figures).

Term	Definition
Project Area	The proposed subdivided land proposed to be used for the Project. This is proposed to be 18.31ha.
Project Envelope	The land within the Project Area that will accommodate the Project. Includes any land to be disturbed for the purpose of the Project, including during construction and for access. This is proposed to be 12.22 ha.
Study Area	Includes approximately 37 ha of land in the western section of the Site. This is the extent of the ecological site assessment location.

2.3 Construction and Operation Phase

Construction

Methodology, program and timing of the construction works are currently indicative and dependent upon planning approvals and the selected contractor. It is anticipated that the construction activities will take place over a 24-month timeframe and will involve the following key works:

- Site mobilisation, installation of a perimeter fence
- Construction of main site access road, watercourse crossing
- Earthworks to level the site and create bench surfaces for the BESS equipment, storage and removal of spoil (including the treatment of contaminated soil, where required), drainage, establishment of laydown area
- Civil works to prepare internal access roads, equipment foundations and trenches for electrical and communications cabling
- Delivery, installation and connection of batteries, inverters and associated infrastructure
- Construction of substation and connection to the transmission network
- Installation of operation & maintenance building including storage area and site office
- Testing and commissioning

Construction work is expected to be undertaken six days per week and will generally occur during the following construction hours:

- Monday to Friday: 6:00 am – 6:00 pm
- Saturday: 7:00 am – 1:00 pm (assumed standard construction hours on Saturdays)

Operation

The battery facility will be available for operation 24 hours a day, 7 days a week. Typical operation will be one charge cycle (approximately 9 hours) and one discharge cycle (8 hours) per day.

The operation and monitoring of the battery facility is largely automated. There are expected to be two full-time workers on the Site from 8am to 5pm on Monday to Friday. Additionally, a small team will access the Site approximately five days a month to undertake inspections and perform maintenance activities.

It is expected that that the battery facility will be operating for approximately 30 years. Following this period, there will be a decision to either refurbish/deploy an alternative proposal on the Site or decommissioning of site will occur. If the latter option is elected, all equipment will be safely removed from site and recycled where possible. The Site will then be rehabilitated to its original condition and agricultural use can resume.

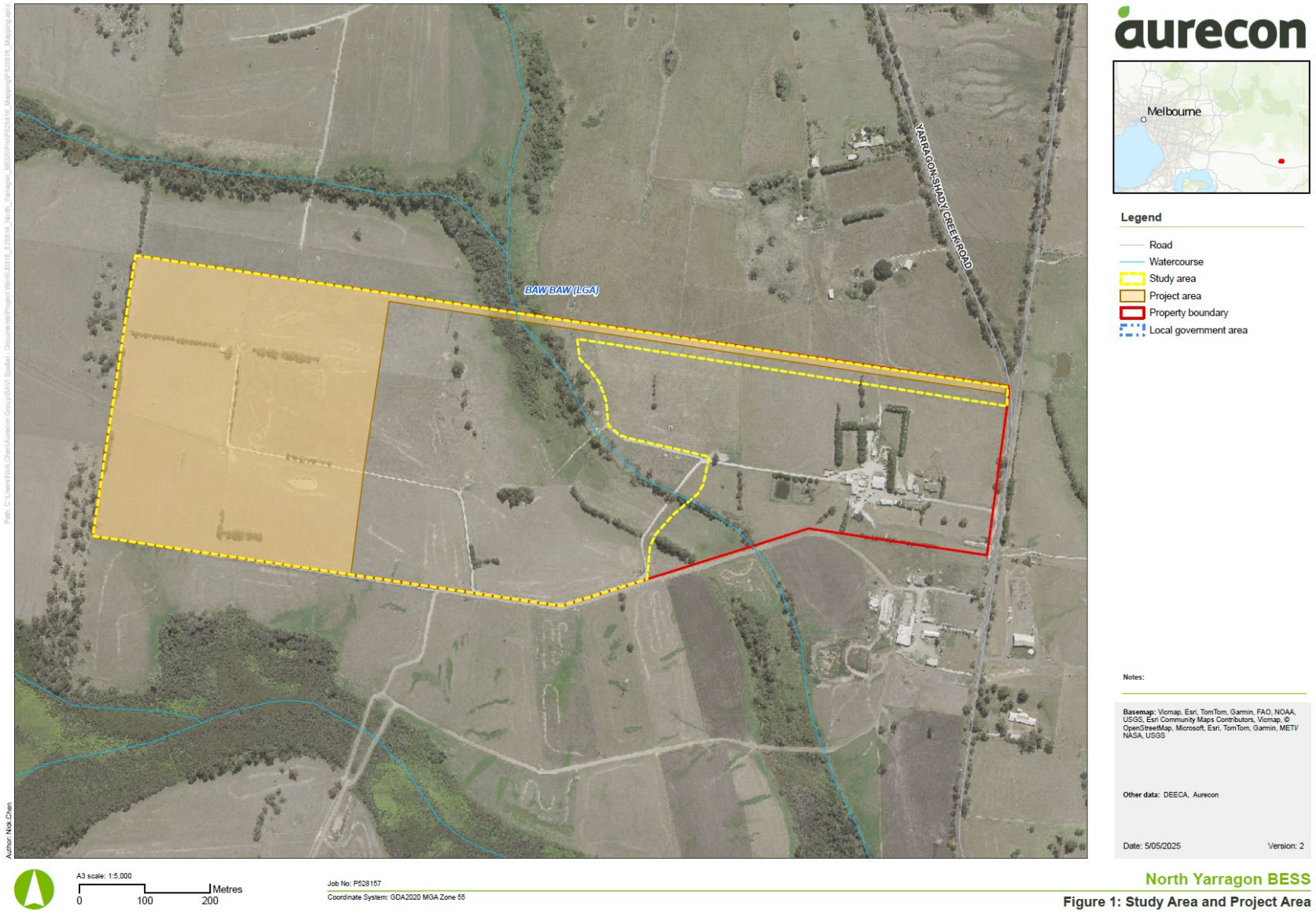

Figure 1. Study Area and Project Area

3 Methodology

3.1 Desktop assessment

The desktop assessment comprised a review of existing technical reports for the site, as well as a review of current databases for information on native vegetation and threatened flora, fauna and ecological communities listed under the EPBC Act and FFG Act.

The methods adopted for the database search, likelihood of occurrence and impact assessment are outlined in the following sections.

3.1.1 Database search

The database searches undertaken for the Project provided a shortlist of the potential flora, fauna and ecological communities that may occur within 5 km of the Study Area. Database information was obtained from a circular search area with a radius of 5 km centred on the Study Area.

Records from the following databases were collated and reviewed for the search area:

- Protected Matters Search Tool (PMST) of the Australian Government Department of Climate Change, Energy, the Environment and Water (DCCEEW) for matters protected by the EPBC Act (DCCEEW 2025a, see Appendix A); and
- The Victorian Biodiversity Atlas (VBA) (DEECA 2025a) for records of listed threatened flora and fauna species.

The following information was also reviewed for the Study Area as part of the desktop assessment:

- The Victorian Native Vegetation Information Management System (NVIM) (DEECA 2025b);
- NatureKit (DEECA 2025c);
- VicPlan (DTP 2025); and
- Aerial imagery.

3.1.2 Likelihood of occurrence analysis for threatened flora and fauna

The likelihood of occurrence of all threatened flora and fauna species collated in the database search was considered for the Study Area. The following threatened species were considered as part of this assessment:

- Flora listed as threatened under the EPBC Act;
- Fauna listed as threatened and/or migratory under the EPBC Act; and
- Flora and fauna listed as threatened under the FFG Act.

Each of these species were considered against the suitability of habitat, to determine their likelihood of occurrence in the Study Area. The likelihood of a species occurring within the Study Area was classified as ‘Negligible’, ‘Low’, ‘Moderate’ or ‘High’ based on the consideration of:

- The presence/absence of previous records in the search region (as returned from the database search);
- The known habitat requirements and distribution of the species; and
- The suitability of habitat in the Study Area (based on the findings of the overview field assessment, and previous reports for the site).

The likelihood of occurrence of ecological communities are also considered in this report.

Details of the ranking criteria used to determine likelihood of occurrence of threatened flora and fauna in the Study Area is provided in Table 1 and Table 2 respectively. Those determined to have a high to moderate likelihood of occurrence in the Study Area are considered further and discussed in Sections 3.2.4 and 3.2.5.

Table 2. Likelihood of occurrence criteria for threatened flora species

Likelihood of Occurrence	Criteria
High	Recent records of the species in the local vicinity (i.e. within the last 10 years)
	Known in the area based on site observations, database records or expert advice and/or the Study Area contains high quality habitat
Moderate	Previous reputable records of the species in the local vicinity and/or the Study Area contains moderate quality habitat
Low	Limited previous records of the species in the local vicinity; and/or, the Study Area contains poor or limited habitat. May also be considered low if other environmental factors are present such as fragmented or isolated habitat
Negligible	No suitable habitat and/or the Study Area falls outside the known species range

Table 3. Likelihood of occurrence criteria for threatened and migratory fauna species

Likelihood of Occurrence	Criteria
High	Known resident in the area based on site observations, database records or expert advice
	Recent reputable records (within 5 years) of the species in the local area
	The Study Area contains the species' preferred habitat
Moderate	The species is likely to visit the Study Area regularly (i.e. at least seasonally)
	Previous reputable records of the species in the local area
	The Study Area contains some characteristics of the species' preferred habitat
Low	The species is likely to visit the Study Area occasionally or opportunistically whilst en-route to more suitable sites
	There are only limited or historical records of the species in the local area (>20 years old)
	The Study Area contains few or no characteristics of the species' preferred habitat
Negligible	No previous records of the species in the local area
	Previous records of the species exist in the local area but >30 years old
	The species may fly over the area when moving between areas of more suitable habitat
	Out of the known species' range
	No suitable habitat present within the Study Area
	Species is known to be regionally extinct

3.1.3 Impact assessment

Listed threatened species and ecological communities determined as having a 'High' or 'Moderate' likelihood of occurrence in the Study Area were then considered further regarding the level of likely impact on these values from the proposed development.

3.2 Field assessment

The ecological field assessment was undertaken on 18 January 2024, and was completed for the Study Area. The field assessment was undertaken at this time to inform the Fatal Flaw Assessment report and the layout development. The field assessment included:

- Assessment of all patches of native vegetation, including detailed mapping of extent, classification to Ecological Vegetation Class (EVC) and habitat hectare assessment to determine a Condition Score for each patch
- Mapping, identification to species and assessment of diameter at breast height (DBH) of all scattered trees and large trees within patches
- Mapping and assessment of habitats considered suitable to support threatened species and/or classify as threatened ecological communities
- Compilation of a detailed flora species list for the Study Area

- Compilation of an incidental fauna species list for the Study Area
- Assessment of the likelihood of occurrence for threatened species based on assessment of the presence and quality of habitats within the Study Area.

Further details of the various elements of the detailed ecological investigation are provided below.

3.2.1 Native vegetation assessment

The native vegetation assessment was undertaken by two suitably experienced ecologists, Leah Smyth and Lauren Slaughter, with appropriate skills in the identification of Victoria's flora and fauna. Leah has current accreditation to undertake the assessment of native vegetation as listed on DEECA's Vegetation Quality Assessment Competency Register. The assessment was undertaken on foot. Parts of the site that were lacking in ecological value were assessed more rapidly based on observations from a vehicle.

All native vegetation (including patches and scattered trees) recorded in the Study Area was mapped using Esri ArcGIS applications (Collector/Field Maps) on a device with in-built GPS (with 4-5 metre accuracy). Patches of native vegetation were classified to Ecological Vegetation Class (EVC), a Vegetation Quality Assessment (VQA) was undertaken, and a determination was made as to whether the patch fulfilled either FFG Act and/or EPBC Act listed Threatened Ecological Community (TEC) criteria. All scattered trees were identified to species and their diameter at breast height (DBH) was measured. The assessment of native vegetation undertaken was consistent with Victoria's Habitat Hectare method (DSE 2004) and the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017a) (the Guidelines).

3.2.2 Flora survey

A detailed vegetative description of the Study Area was recorded along with a list of the flora species observed. The presence of any suitable habitat for threatened flora species was recorded and mapped, to inform the likelihood of occurrence analysis and inform the potential requirement for future targeted species surveys.

3.2.3 Fauna survey

A list of all fauna species observed within the Study Area was recorded through active searching, and general observations. The presence of any suitable habitat for threatened fauna species was recorded and mapped, to inform the likelihood of occurrence analysis as well as the potential requirement for future targeted fauna surveys.

4 Results

4.1 Database review

The review of the relevant databases (PMST and VBA) returned a combined 11 listed threatened flora species and 35 listed threatened and/or migratory fauna species (including 21 birds, 10 mammals, one amphibian, two fish, and one reptile) in the 5 km buffer search area. A map showing the threatened species database records within 5 km of the Study Area is shown in Figure 2. Notably, no threatened species records exist within the Study Area.

4.2 Ecological assessment

4.2.1 Site description

The Study Area is used for livestock grazing and therefore the majority of the Study Area is highly disturbed and modified agricultural land (Photo 1). A tributary of Shady Creek runs through the centre of the Study Area. Rows of planted trees as well as scattered remnant trees are spread throughout the Study Area with a high density of native vegetation concentrated around the tributary. Native vegetation is restricted to the eastern half of the Study Area (Photo 2) while the western side comprises predominantly of pasture grasses and planted vegetation used as windbreaks between paddocks. A transmission line also runs through the paddocks within the south-western section of the Study Area.

Photo 1 Paddock with introduced grasses

Photo 2 Native vegetation within the Study Area

Figure 2. Threatened species records

4.2.2 Native vegetation

A database review (DEECA 2025b; DEECA 2025c) indicated the types of native vegetation that may be present within the Study Area, noting the presence of two main pre-1750 modelled vegetation communities within and nearby to the Study Area. These were Clay Heathland/Wet Heathland/Riparian Scrub Mosaic (EVC 159) and Swampy Riparian Complex (EVC 126). Neither of these communities were identified during the site assessment.

The site assessment identified Swampy Riparian Woodland (EVC 83) and Swamp Scrub (EVC 53) present on site.

Patches of native vegetation

As per the assessment methodology outlined in the Guidelines, areas of uniform quality for each EVC within patches are termed 'habitat zones' (HZs) and are assessed separately. A total of nine patches of native vegetation (HZs) were identified in the Study Area. This included eight patches of Swamp Scrub and one patch of Swampy Riparian Woodland.

All of the patches recorded within the Study Area were degraded resulting in low habitat quality scores mainly due to low understorey species diversity and high weed cover. With the exception of vegetation immediately surrounding the creek, all other areas had been previously cleared for agriculture, and thus comprised an understorey dominated by introduced flora species.

HZ1, HZ8 and HZ9 were all located around the creek and contained a mix of native and introduced species including Blackwood (*Acacia melanoxylon*), *Lomandra sp*., Swamp Paperbark (*Melaleuca ericifolia*) and Prickly Tea-tree (*Leptospermum continentale*) (Photo 3). The understorey predominantly comprised weeds such as Blackberry (*Rubus fruticosus L. agg*), Forget-me-knot (*Myosotis sylvatica*) and Soursob (*Oxalis pes-caprae*).

HZ2 was the only patch of Swampy Riparian Woodland and consisted of a canopy of *Eucalyptus sp*., a mid-layer of a small number of Blackwood's and a ground layer dominated by introduced pasture grasses (Photo 4). A total of 12 large trees were recorded within this patch; no other patches contained an overstorey. HZ7 comprised a similar species set but with no mature eucalypts (Photo 5). HZ3 and HZ4 consisted of only one native species, *Juncus sp.*, amongst weeds, namely Creeping Buttercup (*Ranunculus repens)* (Photo 2 and Photo 6).

Prickly Tea-tree, Blackwood and Woolly Tea-tree (*Leptospermum lanigerum*) were the dominant native species in HZ5 and HZ6 (Photo 7). HZ5 also contained sizable patches of Scrambling Coral Fern (*Gleichenia microphylla*), and Thatch Saw-sedge (*Gahnia radula*) interspersed with introduced species including Common Bamboo (*Bambusa vulgaris*), Scotch Thistle (*Onopordum acanthium*) and Blackberry (Photo 8).

Photo 3 Swamp Scrub near the creek

Photo 4 Swampy Riparian Woodland near creek

Photo 5 Swamp Scrub in the middle of the paddock

Photo 6 Swamp Scrub with only *Juncus sp.*

Photo 7 Swamp Scrub along the access track

Photo 8 Higher-quality Swamp Scrub patch

All patches of native vegetation, as well as all large trees are shown in Figure 3. Details of each habitat zone and large trees in patches are provided in Table 3 below. Detailed results of the Vegetation Quality Assessment are provided in Appendix B.

Table 4. Details of native vegetation (habitat zones) recorded in the Study Area

Habitat Zone ID	Area (ha)	EVC	Number of large trees in a patch	Habitat score (out of 100)
1	0.035	Swamp Scrub (EVC 53)	0	27
2	0.406	Swampy Riparian Woodland (EVC 83)	9	32
3	0.043	Swamp Scrub (EVC 53)	0	13
4	0.196		0	13
5	0.450		0	37
6	0.127		0	32
7	0.490		0	23
8	0.038		0	27
9	0.042		0	27
Totals	**1.827**	**N/A**	**9**	**N/A**

Scattered Trees

In addition to native vegetation recorded in patches, 14 scattered trees were recorded in the Study Area. A summary of scattered trees recorded is provided in Table 4 below. Of the 14 scattered trees recorded, 7 were classified as large (i.e. with a diameter at breast height [DBH] of ≥70 cm).

Scattered Trees 8 to 14 to the west of HZ4 were identified as Green Scentbark (*Eucalyptus fulgens*) which is listed as 'Endangered' under the FFG Act (Photo 9).

Table 5. Summary of scattered trees recorded in the Study Area

Tree ID	Species	Size	DBH (cm)	TPZ (m)
ST1	Swamp Gum (*Eucalyptus ovata*)	Large	86	10.32
ST2	Swamp Gum (*Eucalyptus ovata*)	Large	75	9

Tree ID	Species	Size	DBH (cm)	TPZ (m)
ST3	Swamp Gum (*Eucalyptus ovata*)	Small	39	4.68
ST4	Swamp Gum (*Eucalyptus ovata*)	Small	66	7.92
ST5	Swamp Gum (*Eucalyptus ovata*)	Small	27	3.24
ST6	Swamp Gum (*Eucalyptus ovata*)	Large	102	12.24
ST7	Swamp Gum (*Eucalyptus ovata*)	Small	42	4.92
ST8	Green Scentbark (*Eucalyptus fulgens*)	Large	89	10.68
ST9	Green Scentbark (*Eucalyptus fulgens*)	Small	59	7.08
ST10	Green Scentbark (*Eucalyptus fulgens*)	Large	96	11.52
ST11	Green Scentbark (*Eucalyptus fulgens*)	Small	23	2.76
ST12	Green Scentbark (*Eucalyptus fulgens*)	Large	113	13.56
ST13	Green Scentbark (*Eucalyptus fulgens*)	Small	62	7.44
ST14	Green Scentbark (*Eucalyptus fulgens*)	Large	103	12.36

Photo 9 Scattered Green Scentbark

Non-native vegetation

The western side of the Study Area comprised predominantly of pasture grasses and planted vegetation used as windbreaks between paddocks. Under the Victoria Planning Provisions, planted vegetation is exempt from requiring a planning permit for removal. Consequently, this vegetation does not trigger an assessment under the Guidelines.

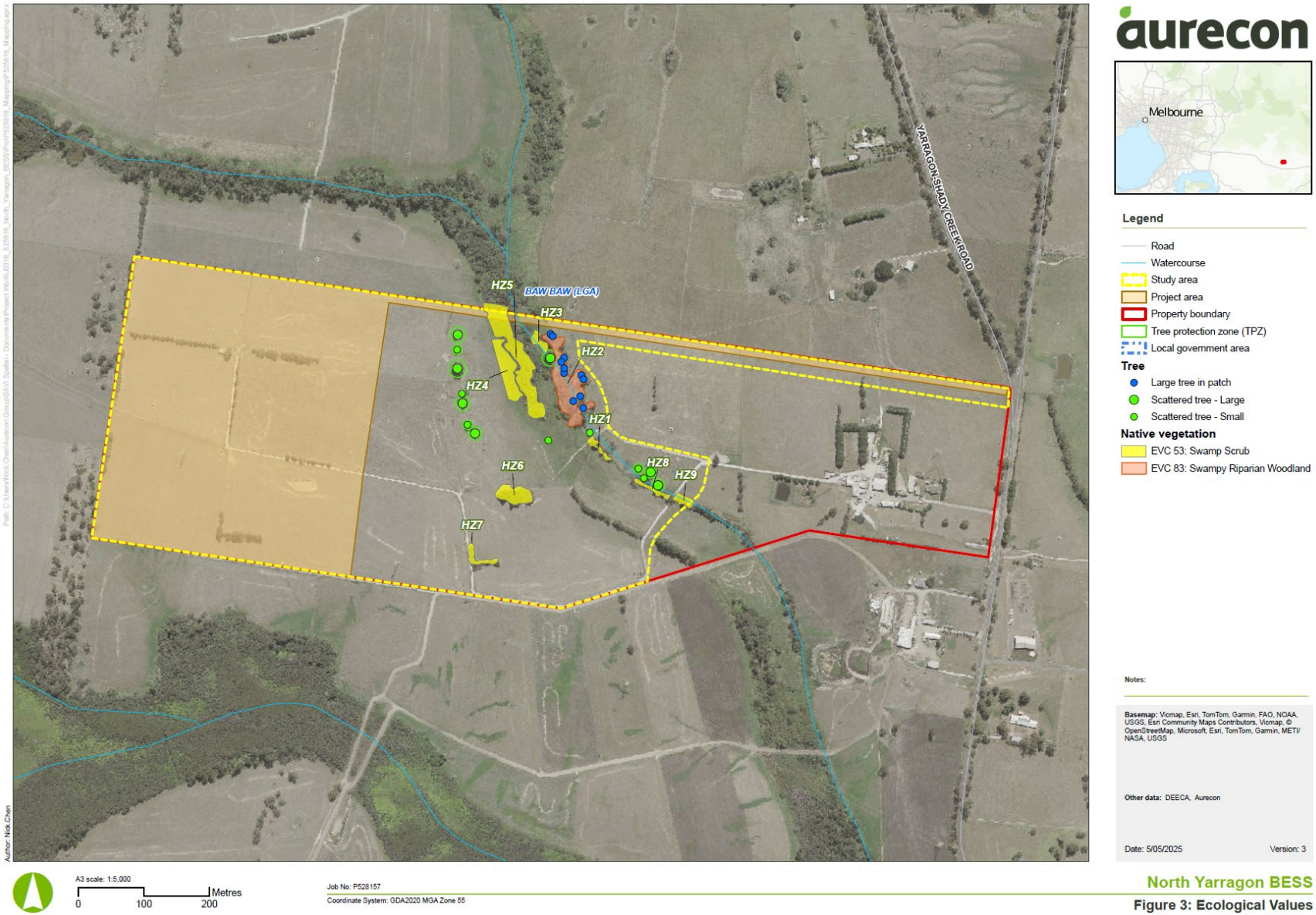

Figure 3. Ecological values

4.2.3 Threatened ecological communities

No EPBC Act listed Threatened Ecological Communities (TECs) were identified in the PMST as known or likely to occur within 5 km of the Study Area (DCCEEW 2025a).

One FFG Act listed TEC was regarded as having the potential to occur within the Study Area, this is discussed below.

Sedge-rich *Eucalyptus camphora* Swamp Community

This FFG Act listed community is defined as containing a moderate canopy cover of Mountain Swamp Gum (*Eucalyptus camphora subsp. humeana*) over a shrub layer dominated by Woolly Tea-tree (*Leptospermum lanigerum*) and a ground cover of diverse sedges and rushes. Although HZ5 contained Woolly Tea-tree and a couple of sedge species, no Mountain Swamp Gums were present. Furthermore, the patch had been highly disturbed and contained many exotic species including Common Bamboo, Scotch Thistle and Blackberry. Therefore, it was concluded that this TEC was not present within the Study Area.

No EPBC Act or FFG Act TECs occurred or were considered likely to occur in the Study Area.

4.2.4 Flora

During the field assessment 28 flora species were recorded. One threatened flora species (Green Scentbark) was recorded within the Study Area. A full list of the flora species recorded in the Study Area is provided in Appendix C (DEECA 2025a), and all threatened flora records can be seen in Figure 3. The likelihood of the threatened flora species which were detected in the database searches occurring within 5 km of the Study Area were also considered.

Based on the analysis, two threatened flora species were considered to have a moderate or higher likelihood of occurrence in the Study Area. These species are discussed below.

Green Scentbark

Green Scentbark (*Eucalyptus fulgens*) is listed as ‘Endangered’ under the FFG Act. Green Scentbark is known to occur east from Healesville and Woori Yallock to the Latrobe Valley near Driffield (VICFLORA 2019), requires moist loam soils and can thrive in Swampy Woodland habitat (Bull 2014).

Seven scattered Green Scentbark were found in the centre of the Study Area, just west of HZ4. These trees occurred beyond the Project Envelope. Potential impacts to this species are considered in Section 5.2.2.

Strzelecki Gum

Strzelecki Gum (*Eucalyptus strzeleckii*), listed as ‘Critically Endangered’ under the FFG Act and ‘Vulnerable’ under the EPBC Act, is a type of forest swamp gum tree. The species is endemic to the Strzelecki Ranges, in Gippsland and has a fragmented distribution across its range. Strzelecki Gum can occupy a range of sites including ridges, slopes and along the banks of streams, but particularly foothills and flats (DCCEW 2016). This species was considered to have a moderate likelihood of occurrence due to the numerous (54) records within 5 km of the Study Area.

All canopy trees in HZ2 and Scattered Trees 1 to 7 were unable to be accurately identified to species level at the time of the ecological field assessment. Based on characteristics available, it is considered that these trees could be identified as Swamp Gum (*Eucalyptus ovata*) or the closely related Strzelecki Gum, which have only relatively recently been recognised as different species (VICFLORA 2019). Suitable swampy habitat and soils were observed on site, which is known to be preferable to both species. While the tallest of these trees was observed to be <20m (which is more aligned with the known tree heights of common Swamp Gum), a number of other characteristics were not available at the time of survey to make definitive identification to species (this included a lack of flowering and lack of any observed new growth). While the undulating leaf margins observed are also more typical of Swamp Gum, such features have also been

observed in Strzelecki Gum. Based on the above, the presence of at least one or more Strzelecki Gum within HZ2 and/or Scattered Trees 1 to 7 cannot be ruled out without further targeted survey.

All potential Strzelecki Gum trees occurred beyond the Disturbance Area. Potential impacts to this species are considered in Section 5.2.2.

4.2.5 Fauna

A total of eight fauna species were incidentally recorded in the Study Area, most of which were common bird species. Given a significant portion of the Study Area comprised of sown pasture grasses, the Study Area lacks extensive areas of habitat to support threatened fauna species. Fauna habitats present within the Study Area include:

- Trees and areas with planted vegetation – provides habitat for common bird species
- Riparian native vegetation – provides habitat for common bird, reptile and small mammal species.

No threatened fauna species were recorded during the field assessment. A full list of fauna species recorded in the Study Area is provided in Appendix C, and all threatened fauna records can be seen in Figure 2 (DEECA 2025a). The likelihood of the listed fauna species detected in the database searches occurring within 5 km of the Study Area was considered and based on the analysis, three threatened fauna species (Growling Grass Frog, Diamond Firetail and Swamp Skink) were considered to have a moderate likelihood of occurrence within the Study Area. These species are discussed regarding potential impacts from the Project in Section 5.2.2.

5 Proposed impacts and implications

5.1 Details of the proposed development

5.1.1 Proposed development layout

The Proponent is seeking planning approval from the Minister for Planning to construct a BESS with an installed capacity of 210 MW with a nominal duration of 8 hours and an indicative development footprint of approximately 12 ha (Figure 4). The BESS site is proposed to be located within the north-western section of the Property Boundary, with vehicle access proposed from Yarragon-Shady Creek Rd. The remaining infrastructure associated with the development is described in Section 2.1.

An alternate fire access route is available via an existing track in through the property from Yarragon-Shady Creek Rd (see Figure 4). No upgrades or works are required for the use of this existing track as an alternative access route.

The following sections outline the potential impacts to ecological values based on the Disturbance Area (Section 5.2) as well as the implications under relevant environmental legislation and policy (Section 5.3). This report also provides recommendations to minimise impacts to ecological values to consider during Project development.

Details on how the proposed design has adopted the approach of 'avoid and minimise' is provided in Section 5.3.4. Further recommendations to assist the planning and development of the Project are provided in Section 5.4.

5.2 Impacts on ecological values

5.2.1 Proposed impacts to native vegetation

The proposed BESS site is situated in heavily modified agricultural land, currently grazed by livestock. The majority of vegetation present is exotic pasture grasses and rows of planted trees.

The proposed main site access road has been largely located within agricultural land, except for one small section where it crosses the unnamed tributary, where there is a patch of Swamp Scrub (EVC 53) (Photo 10). The proposed impact to this patch (HZ5) is 0.04 ha (Figure 5). Based on review of aerial imagery from multiple sources, it is noted that the vegetation in this area was previously cleared, likely for use as a farm track. Review of aerial imagery suggests that vegetation in this location was cleared sometime prior to January 2011 (Appendix G), so the current vegetation is considered to represent regrowth that is approximately 15 years old. Historical images from Google Earth and Lotsearch outputs are shown in Appendix G.

Photo 10 HZ5 Swamp Scrub proposed to be impacted, shown in the background

Guidance outlined in DELWPs Assessors Handbook (DELWP, 2018) has been considered to determine impacts to trees. The Handbook states that “unless an arborist report indicates otherwise, a tree, or trees will be deemed lost if the encroachment (of compaction and excavation) into the TPZ is greater than 10 per cent or is inside the SRZ (Structural Root Zone)”. The access track passes close to two trees within HZ2, however, the encroachment into both Tree Protection Zones (TPZs) is <10%, therefore, the trees have not been considered lost.

5.2.2 Potential impacts to listed matters

Potential impacts to threatened species and threatened ecological communities against the Project Envelope have been considered below.

As detailed in Section 4.2.4, the following threatened flora species were considered to have a moderate or higher likelihood of occurrence in the Study Area:

- Green Scentbark (FFG Act)
- Strzelecki Gum (EPBC Act; FFG Act).

Green Scentbark was confirmed present within the Study Area, however, occurs outside of the Project Envelope, and so will not be subject to any direct impacts. Similarly, Strzelecki Gum, which has the potential to be present on site (see Section 4.2.4 for further details), also occurs outside of the Disturbance Area, and similarly will not be subject to any direct impacts. Potential indirect impacts to these tree species will be managed by the implementation of TPZ fencing where they occur within proximity to the Disturbance Area.

As detailed in Section 4.2.5, the following threatened fauna species were initially considered to have a moderate likelihood of occurrence in the Study Area:

- Diamond Firetail (EPBC Act; FFG Act)
- Swamp Skink (EPBC Act; FFG Act)
- Growling Grass Frog (EPBC Act; FFG Act).

These species are discussed below regarding the potential for impacts from the proposed Project footprint.

Diamond Firetail

Diamond Firetail (*Stagonopleura guttata*), listed as 'Vulnerable' under both the EPBC Act and FFG Act, is found in a variety of different habitats, including grassy open eucalypt woodlands, open forests, mallee, Natural Temperate Grasslands, riparian areas and in secondary grasslands derived from other communities (DCCEW 2023c). The species feeds exclusively on the ground on ripe native perennial grasses, herb seeds, green leaves and on insects (DCCEW 2023c).

Although no records occur within 5 km, this species was initially considered to have a moderate likelihood of occurrence due to the presence of suitable treed habitat occurring along the creek. However, the Study Area lacks high quality woodland habitat which would provide the nesting and breeding opportunities for the species. Additionally, due to the heavily altered ground layer within dominated by introduced grasses, there would be limited on-ground foraging opportunities for the species with minimal protection from predators.

Given the above, the species is likely to prefer higher quality habitat within the nearby remnant forests given the presence of more contiguous high-quality habitat. Whilst the species may occasionally utilise the Study Area for foraging, Diamond Firetail is unlikely to be reliant on the habitats in the Study Area. The Project is therefore considered unlikely to have a significant impact on this species.

Swamp Skink

Swamp Skink (*Lissolepis coventryi*), listed as 'Endangered' under both the EPBC Act and FFG Act, is often found in densely vegetated swamps along fresh or saline watercourses comprised of wet heaths (Melaleuca or Leptospermum thickets) and sedgelands (SWIFFT 2024a).

No records of Swamp Skink have been recorded within 5km of the Study Area, however, this species was believed to have a moderate likelihood of occurrence as native vegetation along the creek comprises densely vegetated swampy habitat. This species has a very small home range (10 - 200m) and given that no records of the species exist within 5km of the Study Area, it is unlikely that the species exists within this small, fragmented habitat.

The species is more likely to inhabit areas of continuous, dense vegetation that has not been cleared and fragmented due to agricultural practices. Therefore, Swamp Skink is considered unlikely to occur within the Study Area. The Project is therefore considered unlikely to have a significant impact on this species.

Growling Grass Frog

Growling Grass Frog (*Litoria raniformis*) is listed as 'Vulnerable' under both the EPBC Act and FFG Act. The species requires still or slow-moving water with emergent vegetation around the edges and mats of floating and submerged plants (SWIFFT 2024b). Although they can live in a variety of water bodies, the species generally prefer habitat with an abundance of aquatic vegetation.

The creek within the Study Area was initially considered as potential habitat for Growling Grass Frog due to the presence of still water and some aquatic vegetation. There are also several records within 5 km of the Study Area. During the site assessment, it was noted that vegetation lining the creek included a canopy and tree cover of Swamp Gum and Blackwood and that the density of shrubs made it hard to access the creek. Where native aquatic vegetation was most dense, there was only sparse puddles of water not suitable as permanent or breeding habitat for the species. As such, it was considered unlikely that Growling Grass Frog occurs within the Study Area. The Project is therefore considered unlikely to have a significant impact on this species.

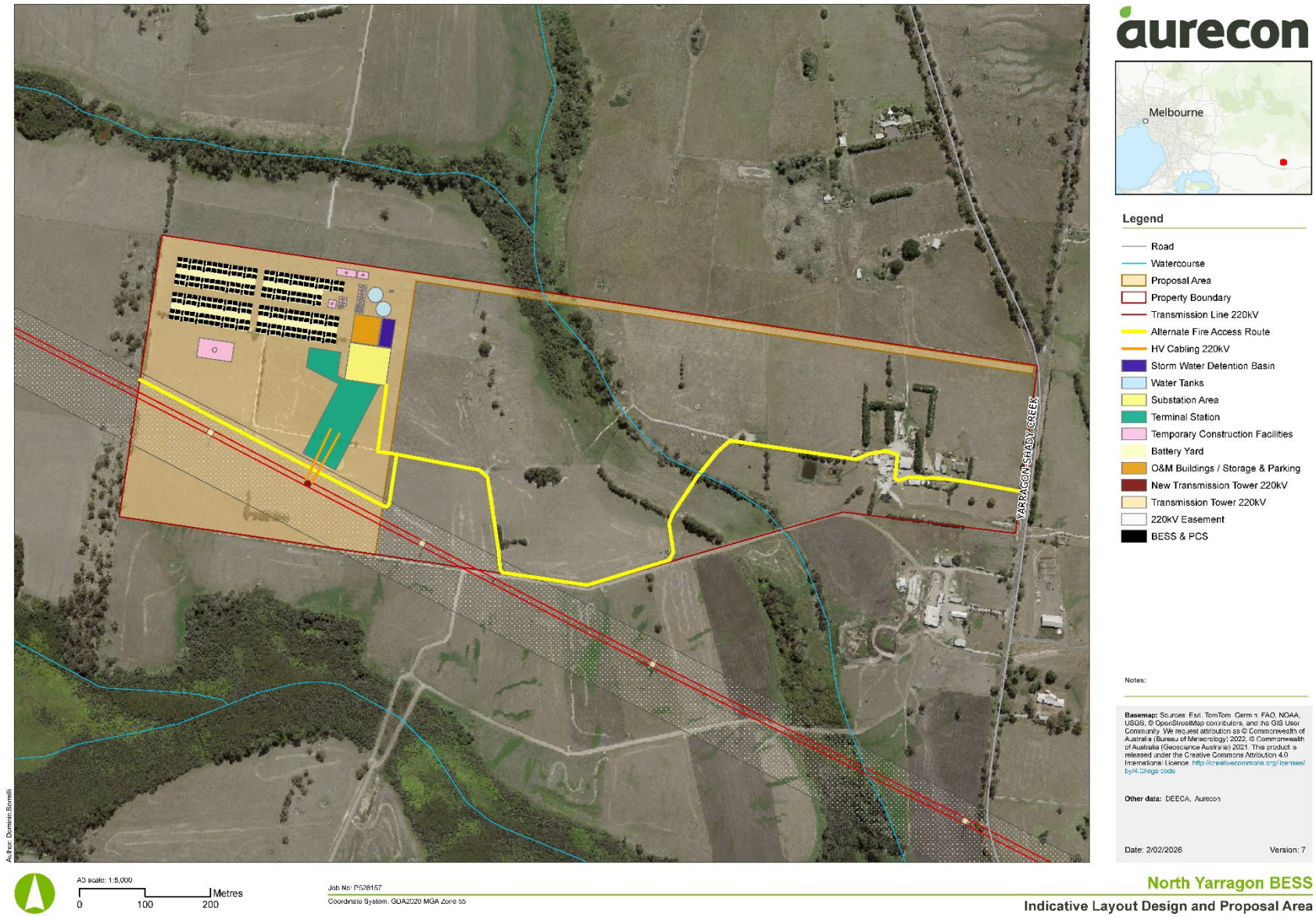

Figure 4. Indicative layout design

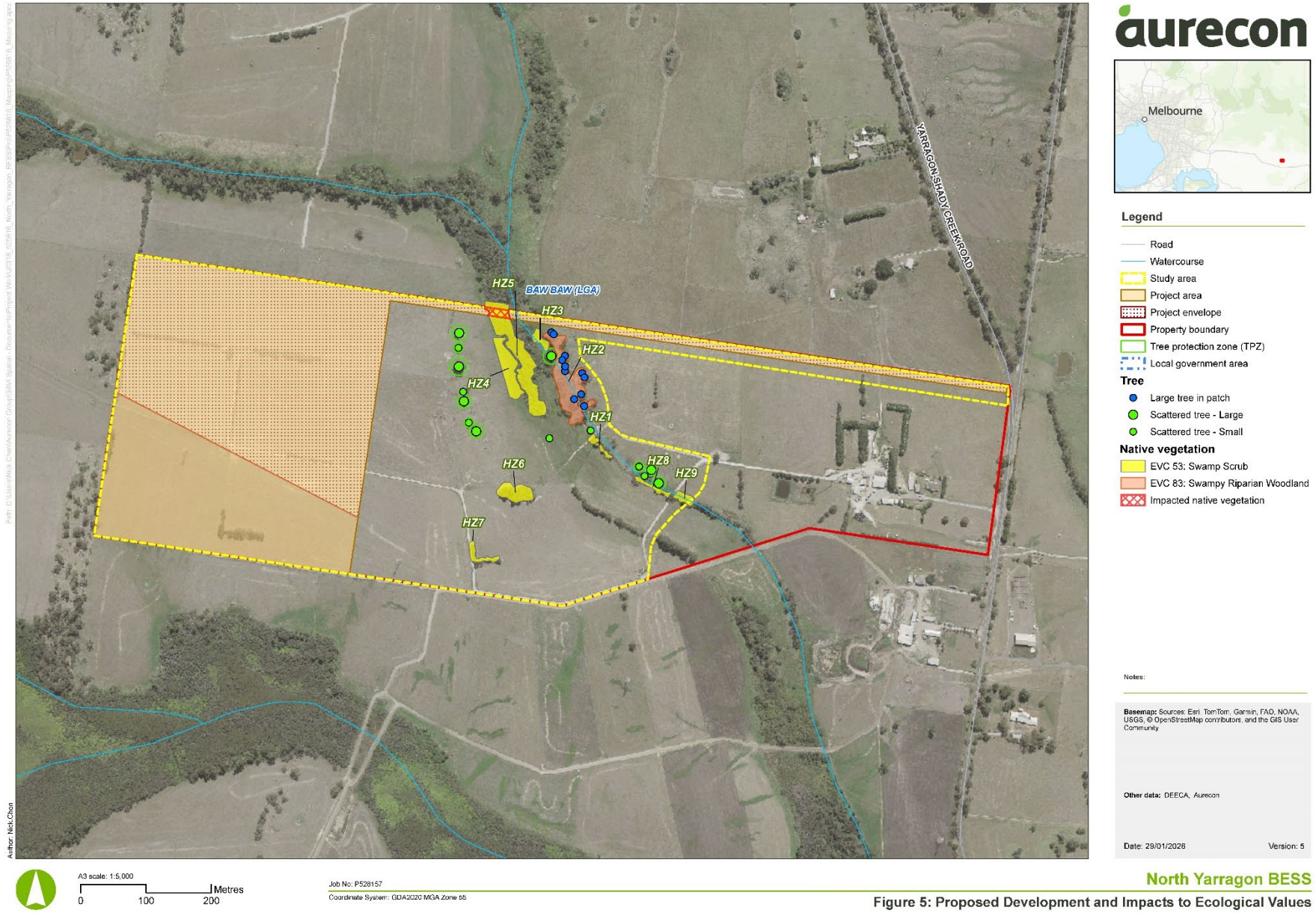

Figure 5: Proposed Development and Impacts to Ecological Values

Figure 5. Proposed development impacts and impacts to ecological values

5.3 Potential implications under relevant environmental legislation and policy

5.3.1 Environment Protection and Biodiversity Conservation Act 1999

The EPBC Act is Commonwealth legislation that provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places, termed Matters of National Environmental Significance (MNES). Under the EPBC Act, an action that has, will have, or is likely to have, a significant impact on a MNES must be referred to the Commonwealth Minister for the Environment. The Minister will then determine whether the proposed action requires formal assessment and approval under the EPBC Act.

The results from the database search of the EPBC Act PMST identified multiple MNES potentially occurring within a 5 km radius search area. The MNES relevant to the Study Area are summarised in Table 5, with threatened and migratory species tabulated in Appendix E and F. The likelihood of occurrence of each relevant MNES are summarised in the following sub sections. Based on the information summarised below, there are no implications for the Project under the EPBC Act.

Table 6. Summary of MNES relevant to the search area

Matters of National Environmental Significance	MNES relevant to the Project search area
World Heritage Properties	None
National Heritage Places	None
Wetlands of International Importance	1
Great Barrier Reef Marine Park	None
Commonwealth Marine Area	None
Listed Threatened Ecological Communities	None
Listed Threatened Species	39
Listed Migratory Species	9

Wetlands of international importance (Ramsar)

One wetland of international importance was identified in the 5 km PMST database search area – Gippsland Lakes. However, this Ramsar site is located 50-100 km downstream of the Study Area. As such, it is considered highly unlikely that works within the Disturbance Area would result in a significant impact to this wetland of international importance.

Listed threatened ecological communities

No EPBC Act listed threatened ecological communities were listed in the PMST as potentially being present in the search area. As such, no EPBC Act listed threatened ecological communities are at risk of a significant impact from the Project.

Listed threatened and migratory species

Threatened and migratory species listed under the EPBC Act are considered in Section 5.2.2. Four threatened/migratory fauna species were considered to have a moderate or higher likelihood of occurrence within the Disturbance Area – Strzelecki Gum, Diamond Firetail, Swamp Skink and Growling Grass Frog.

As detailed in Section 5.2.2, for the fauna species, while these species may occasionally visit the Disturbance Area, the Project is considered unlikely to result in a significant impact on these species. For Strzelecki Gum, no trees are proposed to be impacted by the works, therefore, the Project is considered unlikely to result in a significant impact on this species

5.3.2 Environment Effects Act 1978

The *Ministerial Guidelines for Assessment of Environmental Effects under the Environment Effects Act 1978* (DTP 2023) outlines the triggers for referral of a Project to the Victorian Minister for Planning who will determine if an Environmental Effects Statement (EES) is required. Criteria relevant to flora and fauna are broadly summarised to include:

- Extensive removal of native vegetation (>10 hectares);
- Specified significant impacts to threatened species listed in Victoria; and
- Long term changes to Ramsar wetlands.

Based on the results of the flora and fauna assessment, the Project will not trigger a referral under the *Environment Effects Act 1978* (EE Act) based on any criteria specifically relevant to flora, fauna or biodiversity. Oher criteria beyond those relating to flora and fauna that trigger a referral may apply but have not been considered as part of this assessment.

5.3.3 Flora and Fauna Guarantee Act 1988

The FFG Act is the key piece of Victorian legislation for the conservation of threatened species and communities and for the management of potentially threatening processes. Under the FFG Act a permit is required from DEECA to take (kill, injure, disturb or collect), trade, keep, move or process threatened or protected flora species from public land.

The Act distinguishes between three types of 'take':

- **Incidental take** is where plants are taken to make space for something else – for example, clearing for the construction or maintenance of a building, road, or pipeline; clearing for grazing or cropping; or clearing to construct bushfire fuel break. Any take where the intent is not to obtain a specimen of the plant, but to simply remove it, is incidental take.
- **Take for sale** includes take for the purpose of making the plant available for sale, regardless of whether it has actually been sold.
- **Take for personal use** includes any other reason for obtaining a specimen of the plant – for example, to collect or propagate, for use as food or fibre, for research or display.

It is an offence to take ***generally protected*** flora for any of the three reasons identified above (without a permit). It is an offence to take ***restricted use*** protected flora for the purposes of sale or personal use (without a permit), but incidental take is not an offence and does not require a permit.

One FFG Act restricted use protected flora was recorded in the Study Area - Scrambling Coral-fern (*Gleichenia microphylla*). This species is proposed to be impacted by the works (within HZ5), however, the works fall within the 'incidental take' definition and occur within private land; therefore, a protected flora permit is not required for removal of this species.

Two species listed as threatened under the FFG Act occur within the Study Area - Green Scentbark and Strzelecki Gum. However, the Project will not impact these trees. Potential indirect impacts to these tree species will be managed by the implementation of TPZ fencing where they occur within close proximity of the Project Envelope.

5.3.4 Planning and Environment Act 1987

The *Planning and Environment Act 1987* controls the planning and development of land in Victoria and provides for the development of planning schemes for all municipalities under the Planning Scheme and

Planning Policy Framework. A permit is required to remove, destroy, or lop native vegetation under Clause 52.17 of the Baw Baw Planning Scheme unless an exemption applies.

Native Vegetation Requirements

Clause 12.01-2S Native vegetation management and Clause 52.17 Native Vegetation of the Baw Baw Planning Scheme requires that the removal of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity, and that this is achieved by applying the three-step approach outlined in the Guidelines:

1. *Avoid the removal, destruction or lopping of native vegetation.*
2. *Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
3. *Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*

A planning permit is required under Clause 52.17 to remove, destroy or lop native vegetation, including dead native vegetation. Decision guidelines must be considered by the Referral and Responsible Authorities in deciding to grant or otherwise refuse the planning permit. Exemptions to the requirement for a permit to remove native vegetation are specified in Clause 52.17 and include themes such as regrowth, dead vegetation and planted vegetation.

The Guidelines are incorporated into the Victoria Planning Provisions to regulate the clearance of native vegetation across the state. The Guidelines use a risk-based approach to determine the significance of native vegetation based on the extent, quality and location of vegetation proposed to be removed. Further details on the application of the guidelines are provided in Appendix A.

Under Clause 66.02-2 Use and Development Referrals (Native Vegetation) a permit application to remove, destroy or lop native vegetation is required to be referred to DEECA as a recommending referral authority if any of the following apply:

- The application triggers the Detailed Assessment Pathway;
- A property vegetation plan applies to the site; or
- The native vegetation is on Crown land which is occupied or managed by the Responsible Authority.

None of the above applies to the site, therefore, the planning permit application is not required to be referred to DEECA.

Impacts to native vegetation and implications under the Guidelines

Based on the impacts detailed in Section 4.2 and shown in Figure 5, the proposed works will result in the removal of 0.04 ha of native vegetation.

Removal of this native vegetation would trigger the need for planning approval under Clause 52.17-7 of the Baw Baw Planning Scheme. This report has been prepared to respond to the application requirements of the Guidelines. It is understood that no native vegetation has been approved for removal on the property within the last five years.

Avoid and minimise statement

In accordance with the requirements under the Guidelines, any application to remove native vegetation requires the preparation of an 'avoid and minimise statement'. This statement is required to clearly identify the actions undertaken and efforts made throughout the planning process to avoid the removal of, and minimise impacts on, the biodiversity and other values of native vegetation.

On a strategic level, the proposed location for the BESS has been selected due to the location of the existing Hazelwood Power Station to Rowville Terminal 220 kV transmission line. The transmission line provides the BESS with connection to the electricity grid. Therefore, it is beneficial for the BESS to be located close to this existing infrastructure.

At a site planning level, efforts have been made to avoid and minimise impacts to native vegetation where possible, without undermining the key objectives of the Project. As mentioned in Section 1, in early 2024 Aurecon was commissioned by ZEN Energy to prepare a Fatal Flaw Assessment report which provided a preliminary environmental evaluation of the proposed BESS. This report included information on ecological constraints, results from the site survey and outlined opportunities to retain ecological values and recommendations for locating of Project infrastructure to avoid ecological impacts. Following this initial assessment, the Proponent has adopted the avoid and minimise approach by refining the design of the Project footprint to incorporate the key recommendations. This process has led to the final design footprint as shown in Figure 4, which has allowed for the retention of all trees and all patches of native vegetation with the exception of a small area of Swamp Scrub (0.04 ha) which is required to be removed for the site access road. This section of the patch contains no threatened species or threatened ecological communities and is of a low quality due to historic clearance for an old farm track, resulting in degraded regrowth. The location of the BESS itself contains limited ecological value as it is within grazed agricultural farmland comprised of sown pasture grasses and scattered rows of planted vegetation.

Efforts to avoid native vegetation detailed above are commensurate with the biodiversity and other values of the native vegetation in the Study Area. The proportion of retention is considered to be appropriate and has aimed at retaining the values with the highest value and connectivity (e.g. along the tributary of Shady Creek). There are no feasible opportunities for further avoidance of vegetation that would not have a significant impact to the capacity of the Project, any further avoidance would undermine the key objectives.

Native vegetation offsets

Native vegetation offsets would be required to compensate for any approved removal of native vegetation. A Native Vegetation Removal Report (NVRR) has been acquired to detail the relevant offset requirements and is provided in Appendix H.

A summary of the native vegetation removal details and offset requirements as per the NVRRs is provided in Table 7 below.

Table 7. Summary of information from the NVRRs

Removal and offset details	Information requirement	Project information from NVRR
Removal details	Risk based pathway	Intermediate
	Total extent of native vegetation removal	0.04 ha
	Location Category	Location 2
Offset details	Offset requirements	0.022 general habitat units, with the following requirements: ■ must be located in West Gippsland CMA or Baw Baw Shire Council ■ must have minimum strategic biodiversity value (SBV) of 0.6640 ■ must include the protection of 0 large trees.

Offset statement

An online search of the Native Vegetation Credit Register (NVCR) on 11 March 2025 has shown that the required general offset is currently available for purchase for either access option (DEECA, 2025). Evidence that the required offset is available is provided in Appendix I. The required offset would need to be secured prior to commencement of the proposed action.

5.3.5 Wildlife Act 1975 and Wildlife Regulations 2002

The main legislation for protecting and managing fauna in Victoria is the *Wildlife Act 1975*. This covers indigenous vertebrate species (except declared pest species), invertebrate species listed under the FFG Act and some introduced game species. A Management Authorisation permit would be required under the Act if

salvage and relocation of fauna are to be undertaken as part of any removal of habitat associated with the works. Dependent on the final project design, a Management Authorisation permit may be required.

5.3.6 *Catchment and Land Protection Act 1994*

The *Catchment and Land Protection Act 1994* (CaLP Act) identifies and classifies certain species as noxious weeds or pest animals and provides a system of controls on noxious species.

The CaLP Act also provides a legislative framework for the management of private and public land and sets out the responsibilities of land managers, stating that they must take all reasonable steps to:

- Avoid causing or contributing to land degradation which causes or may cause damage to land of another land owner;
- Protect water resources;
- Conserve soil;
- Eradicate regionally prohibited weeds;
- Prevent the growth and spread of regionally controlled weeds; and
- Prevent the spread of, and as far as possible eradicate, established pest animals.

The Study Area contains the following noxious weeds listed as regionally controlled within the West Gippsland Catchment Management Authority region:

- Blackberry (*Rubus fruticosus spp. agg*)
- Spear Thistle (*Cirsium vulgare*)
- Sweet Briar Rose (*Rosa rubiginosa*).

Appropriate weed control and hygiene measures should be outlined in the Construction and Operational Environmental Management Plans for the Project.

5.4 Recommendations

The following recommendations are provided to further assist the detailed design of the Project:

- At the time of approved vegetation removal, a suitably qualified wildlife handler should be onsite to undertake salvage and translocation of any nesting fauna. This is likely to be a condition of any permit for vegetation removal.
- Implement appropriate TPZs (see Table 4) around trees to be retained within proximity to the Disturbance Area to ensure these values are not impacted during construction.
- Implement appropriate weed control and hygiene measures to ensure high threat weeds are not spread during construction.

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TSSC 2008. Commonwealth Listing Advice on Natural Temperate Grassland of the Victorian Volcanic Plain. Department of the Environment, Water, Heritage and the Arts.

Appendix A – Protected Matters Search Tool

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 18-Feb-2025

Summary

Matters of National Environment Significance

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

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	None
Listed Threatened Species:	39
Listed Migratory Species:	9

Other Matters Protected by the EPBC Act

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

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

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

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	19
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

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

State and Territory Reserves:	None
Regional Forest Agreements:	2
Nationally Important Wetlands:	None
EPBC Act Referrals:	8
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	1
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar Wetlands)		[Resource Information]
Ramsar Site Name	Proximity	Buffer Status
Gippsland lakes	50 - 100km upstream from Ramsar site	In feature area

Listed Threatened Species			[Resource Information]
Status of Conservation Dependent and Extinct are not MNES under the EPBC Act. Number is the current name ID.			
Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Callocephalon fimbriatum Gang-gang Cockatoo [768]	Endangered	Species or species habitat likely to occur within area	In feature area
Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062]	Vulnerable	Species or species habitat may occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat may occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Melanodryas cucullata cucullata South-eastern Hooded Robin, Hooded Robin (south-eastern) [67093]	Endangered	Species or species habitat may occur within area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat known to occur within area	In feature area
Pycnoptilus floccosus Pilotbird [525]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area	In feature area
Stagonopleura guttata Diamond Firetail [59398]	Vulnerable	Species or species habitat may occur within area	In feature area
FISH			
Galaxiella pusilla Eastern Dwarf Galaxias, Dwarf Galaxias [56790]	Endangered	Species or species habitat likely to occur within area	In feature area
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area	In feature area
FROG			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Litoria raniformis			
Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828]	Vulnerable	Species or species habitat known to occur within area	In feature area
MAMMAL			
Dasyurus maculatus maculatus (SE mainland population)			
Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat may occur within area	In feature area
Isoodon obesulus obesulus			
Southern Brown Bandicoot (eastern), Southern Brown Bandicoot (south-eastern) [68050]	Endangered	Species or species habitat may occur within area	In buffer area only
Mastacomys fuscus mordicus			
Broad-toothed Rat (mainland), Tooarrana [87617]	Endangered	Species or species habitat may occur within area	In buffer area only
Petauroides volans			
Greater Glider (southern and central) [254]	Endangered	Species or species habitat likely to occur within area	In feature area
Petaurus australis australis			
Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Potorous tridactylus trisulcatus			
Long-nosed Potoroo (southern mainland) [86367]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Pseudomys fumeus			
Smoky Mouse, Konoom [88]	Endangered	Species or species habitat may occur within area	In buffer area only
Pseudomys novaehollandiae			
New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Pteropus poliocephalus			
Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour may occur within area	In feature area
PLANT			
Amphibromus fluitans			
River Swamp Wallaby-grass, Floating Swamp Wallaby-grass [19215]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Caladenia tessellata			
Thick-lipped Spider-orchid, Daddy Long-legs [2119]	Vulnerable	Species or species habitat may occur within area	In feature area
Dianella amoena			
Matted Flax-lily [64886]	Endangered	Species or species habitat likely to occur within area	In feature area
Eucalyptus strzeleckii			
Strzelecki Gum [55400]	Vulnerable	Species or species habitat known to occur within area	In feature area
Glycine latrobeana			
Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Pomaderris vacciniifolia			
Round-leaf Pomaderris [4256]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
Prasophyllum spicatum			
Dense Leek-orchid [55146]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Pterostylis chlorogramma			
Green-striped Greenhood [56510]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Thesium australe			
Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat may occur within area	In feature area
Xerochrysum palustre			
Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat likely to occur within area	In feature area
REPTILE			
Lissolepis coventryi			
Swamp Skink, Eastern Mourning Skink [84053]	Endangered	Species or species habitat likely to occur within area	In feature area

Listed Migratory Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Apus pacificus](#) Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Migratory Terrestrial Species			
[Hirundapus caudacutus](#) White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Motacilla flava](#) Yellow Wagtail [644]		Species or species habitat may occur within area	In feature area
Migratory Wetlands Species			
[Actitis hypoleucos](#) Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
[Calidris acuminata](#) Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Calidris ferruginea](#) Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
[Calidris melanotos](#) Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
[Gallinago hardwickii](#) Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Pandion haliaetus](#) Osprey [952]		Species or species habitat likely to occur within area	In buffer area only

Other Matters Protected by the EPBC Act

Listed Marine Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area overfly marine area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area	In buffer area only
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area overfly marine area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Sterna striata White-fronted Tern [799]		Migration route may occur within area	In buffer area only

Extra Information

Regional Forest Agreements [Resource Information]

Note that all areas with completed RFAs have been included. Please see the associated resource information for specific caveats and use limitations associated with RFA boundary information.

RFA Name	State	Buffer Status
Central Highlands RFA	Victoria	In feature area
Gippsland RFA	Victoria	In buffer area only

EPBC Act Referrals [Resource Information]

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				
Installation of replacement crude-condensate pipeline, Vic	2014/7202	Controlled Action	Post-Approval	In buffer area only
Not controlled action				
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
INDIGO Central Submarine Telecommunications Cable	2017/8127	Not Controlled Action	Completed	In feature area
Regional Fast Rail Project - Latrobe Valley Country Works Package	2002/654	Not Controlled Action	Completed	In buffer area only
Not controlled action (particular manner)				
Gippsland Rail Line Upgrade - Longwarry East to Traralgon	2019/8564	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
INDIGO Marine Cable Route Survey (INDIGO)	2017/7996	Not Controlled Action (Particular Manner)	Post-Approval	In feature area
Regional Fibre Optic Project (RFOP)	2003/916	Not Controlled Action	Post-Approval	In buffer area only

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action (particular manner)				
		(Particular Manner)		
Referral decision				
All actions taken in response to the current severe bushfires in Victoria.	2009/4787	Referral Decision	Completed	In feature area

Bioregional Assessments			[Resource Information]
SubRegion	BioRegion	Website	Buffer Status
Gippsland	Gippsland Basin	BA website	In feature area

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data is available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance on the contents of this report.

3 DATA SOURCES

Threatened ecological communities

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

Threatened, migratory and marine species

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

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions when time permits.

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

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

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded breeding sites; and
- seals which have only been mapped for breeding sites near the Australian continent

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

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

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

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

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

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

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Appendix B – Permitted clearing assessment (the Guidelines)

This section describes the Victorian permitted clearing guidelines and methods of applying those guidelines.

Risk-based Pathway

In Victoria, a permit is required to remove, destroy or lop native vegetation under Clause 52.17 of the Victorian Planning Provisions (VPP) empowered by the Victorian *Planning and Environment Act 1987*. These provisions are outlined in various guidelines discussed below.

In December 2017, the Victorian State Government released a set of reforms to regulate the approval and conditions associated with vegetation clearing.

The *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) outline how impacts on Victoria's biodiversity are assessed and the appropriate risk based pathway when an application to remove native vegetation is lodged (DELWP 2017a). The Guidelines are an incorporated document in all Victorian Planning Schemes and are applied alongside other requirements of the planning scheme when an application for a permit to remove native vegetation is considered by the responsible authority.

The risk based pathway approach categorises an application into one of three pathways. Taken from DELWP 2017a:

- Basic – limited impacts on biodiversity.
- Intermediate – could impact on large trees, endangered EVCs, and sensitive wetlands and coastal areas.
- Detailed – could impact on large trees, endangered EVCs, sensitive wetlands and coastal areas, and could significantly impact on habitat for rare or threatened species.

The location of the vegetation removal is then assessed in terms of significance for biodiversity. Three location categories have been assigned by DELWP (2017a) and in terms of importance include:

- Location 3 – includes locations where the removal of less than 0.5 hectares of native vegetation could have a significant impact on habitat for a rare or threatened species.
- Location 2 – includes locations that are mapped as endangered EVCs and/or sensitive wetlands and coastal areas (section 3.2.1) and are not included in Location 3.
- Location 1 – includes all remaining locations in Victoria.

Once the risk pathway and the location significance are known the application assessment pathway can be determined as per the table below.

Extent of native vegetation to be removed Content	Location 1	Location 2	Location 3
Less than 0.5 hectares and not including any large trees	Basic	Intermediate	Detailed
Less than 0.5 hectares and including one or more large trees	Intermediate	Intermediate	Detailed
0.5 hectares or more	Detailed	Detailed	Detailed

The vegetation removal pathway then determines the level of assessment and information required in an application to remove, lop or destroy native vegetation.

Appendix C – Vegetation Quality Assessment Results

Habitat Hectare Criteria		Max score	HZ1	HZ2	HZ3	HZ4	HZ5	HZ6	HZ7	HZ8	HZ9
Site Condition	**Area (ha)**		0.036	0.41	0.043	0.2	0.45	0.13	0.049	0.038	0.042
	Bioregion		Gippsland Plain								
	EVC		53	83	53	53	53	53	53	53	53
	Large Old Trees	10	N/A	9	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Canopy Cover	5	0	4	0	0	5	4	4	0	0
	Lack of Weeds	15	9	2	2	2	9	6	6	9	9
	Understorey	25	5	5	5	5	5	5	5	5	5
	Recruitment	10	6	5	0	0	10	10	3	6	6
	Organic Matter	5	3	4	3	3	5	4	3	3	3
	Logs	5	0	2	0	0	0	0	0	0	0
	Total Site Score		23	31	10	10	34	29	21	23	23
	Standardiser		1.15	1	1.15	1.15	1.15	1.15	1.15	1.15	1.15
	Standardised Score		26.45	31	11.5	11.5	39.1	33.35	24.15	26.45	26.45
Landscape Value	Patch Size	10	1	1	1	1	1	1	1	1	1
	Neighbourhood	10	0	0	0	0	0	0	0	0	0
	Distance to Core	5	0	0	0	0	0	0	0	0	0
	Total Landscape Score		1	1	1	1	1	1	1	1	1
Final score	**Habitat Score (out of 100)**	100	27.45	32	12.5	12.5	40.1	34.35	25.15	27.45	27.45
	Condition Score (out of 1)	1	0.27	0.32	0.13	0.13	0.4	0.34	0.25	0.27	0.27

Appendix D – Recorded species list

Table D-1 Flora and fauna species recorded during the ecological site assessment

Origin	Common Name	Scientific Name
*	Barley Grass	*Hordeum vulgare*
*	Bidgee-widgee	*Acaena novae-zelandiae*
*, N	Blackberry	*Rubus fruticosus*
	Blackwood	*Acacia melanoxylon*
*	Cats Ear	*Hypochaeris radicata*
*	Cocksfoot	*Dactylis glomerata*
*	Common Bamboo	*Bambusa vulgaris*
*	Creeping Buttercup	*Ranunculus repens*
*	Curly Dock	*Rumex crispus*
*	Fen Sedge	*Carex gaudichaudiana*
*	Forget-me-knot	*Myosotis Sp.*
E	Green Scentbark	*Eucalyptus fulgens*
	Mistletoe	*Mistletoe Sp.*
*	Paspalum	*Paspalum Sp.*
	Prickly Teatree	*Leptospermum continentale*
	Rush	*Juncus Sp.*
P	Scrambling Coral-fern	*Gleichenia microphylla*
	Sedge	*Carex Sp.*
*	Soursob	*Oxalis pes-caprae*
*, N	Spear Thistle	*Cirsium vulgare*
	Spiny-head Mat-rush	*Lomandra longifolia*
	Spotted Knotweed	*Persicaria praetermissa*
	Swamp Gum	*Eucalytpus ovata*
	Swamp Paperbark	*Melaleuca ericifolia*
*, N	Sweet Briar Rose	*Rosa rubiginosa*
	Thatch Saw-sedge	*Gahnia radula*
	Woolly Tea-tree	*Leptospermum lanigerum*
*	Yorkshire Fog	*Holcus lanatus*

Legend: * = introduced, N = noxious weed, # = uncertain origin; FFG Act (status under the FFG Act): P = protected, E = endangered.

Appendix E – Likelihood of Occurrence for threatened flora

Table B-1 Likelihood of occurrence analysis for threatened flora

Scientific Name	Common Name	Conservation Status		Habitat Preference	Count of sightings	Last Record	Likelihood of occurrence
		FFG Act	EPBC Act				
Thesium australe	Austral Toadflax	E	V	Once widespread across Victoria, but all recent collections are from highland areas in the vicinity of Wulgulmerang and it is believed to have become extinct across most of its Australian range due to loss of habitat and grazing. Grows in grasslands, woodlands and herbfields, usually in damp situations.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Glycine latrobeana	Clover Glycine	V	V	Widespread but of sporadic occurrence and rarely encountered. Grows mainly in grasslands and grassy woodlands.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Prasophyllum spicatum	Dense Leek-orchid	CR	V	Grows in coastal heath and sandhills. Localised across southern Victoria in coastal heathland and near-coastal heathy forest on sandy soils. Flowers Aug-Nov.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Pterostylis chlorogramma	Green-striped Greenhood	E	V	Apparently localised in Victoria, but exact range uncertain due to confusion with closely allied species. Grows in moist areas of heathy and shrubby forest, on well-drained soils.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Eucalyptus fulgens	Green Scentbark	E		Occurs east from Healesville and Woori Yallock to the Latrobe Valley near Driffield.	1	21/11/2006	**Known** – 7 individuals recorded within the Study Area.
Dianella amoena	Matted Flax-lily	CR	E	Lowland grasslands, grassy woodlands, valley grassy forest and creeklines of herb-rich woodlands.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Amphibromus fluitans	River Swamp Wallaby-grass		V	Permanent swamps, lagoons, billabongs and dams.		PMST	Low – no habitat and no records within 5 km of the Study Area.

Scientific Name	Common Name	Conservation Status		Habitat Preference	Count of sightings	Last Record	Likelihood of occurrence
		FFG Act	EPBC Act				
Pomaderris vacciniifolia	Round-leaf Pomaderris	CR	CR	Largely confined to moist forest and scrubs in the upper catchment of the Yarra, Plenty and Yea Rivers in an area bounded by Healesville, Marysville and Whittlesea, but also in the Tyers-Walhalla areas.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Eucalyptus strzeleckii	Strzelecki Gum	CR	V	Largely restricted to the western section of the Strzelecki Range, from Neerim South in the north, south to Foster, and with a few isolated records from the Otway ranges. Favours ridges, slopes and streambanks and deep fertile soils.	54	5/6/2008	**High** – numerous records and potential habitat on site.
Xerochrysum palustre	Swamp Everlasting	CR	V	Occurs in lowland swamps, usually on black cracking clay soils, scattered from near the South Australian border north-west of Portland to Bairnsdale district, but rare due to habitat depletion.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Caladenia tessellata	Thick-lipped Spider-orchid		V	Apparently confined to eastern Victoria from near-coastal heathy woodlands to open forests on well-drained sandy soils.		PMST	Low – no habitat and no records within 5 km of the Study Area.

Legend: EPBC Act (Status under the EPBC Act): CR = critically endangered, EN = endangered, VU = vulnerable, M = migratory; FFG Act (Status under the FFG Act): CR = critically endangered, EN = endangered, VU = vulnerable

Appendix F – Likelihood of Occurrence for threatened fauna

Table C-1 Likelihood of occurrence analysis for threatened fauna

Scientific Name	Common Name	Conservation Status		Habitat Preference	Count of sightings	Last Record	Likelihood of occurrence
		FFG Act	EPBC Act				
Birds							
Botaurus poiciloptilus	Australasian Bittern	E	CR	Frequents reedbeds, and other vegetation in water such as cumbungi, lignum and sedges.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Rostratula australis	Australian Painted-Snipe	E	CR	Inhabits shallow terrestrial freshwater (occasionally brackish) wetlands, including temporary and permanent lakes, swamps and claypans. Also use inundated or waterlogged grassland or saltmarsh, dams, rice crops, sewage farms and bore drains.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Neophema chrysostoma	Blue-winged Parrot	V		Inhabits a range of habitats from coastal, sub-coastal and inland areas, right through to semi-arid zones. Throughout their range they favour grasslands and grassy woodlands. They are often found near wetlands both near the coast and in semi-arid zones.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Climacteris picumnus	Brown Treecreeper	V		Found in the drier open forests and woodlands		PMST	Low – no habitat and no records within 5 km of the Study Area.
Actitis hypoleucos	Common Sandpiper	V	M	Utilises a wide range of coastal wetlands and some inland wetlands, with varying levels of salinity, and is mostly found around muddy margins or rocky shores and rarely on mudflats.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Calidris ferruginea	Curlew Sandpiper	CR	CR, M	Intertidal mudflats in sheltered coastal areas. Non-tidal swamps, lakes and lagoons near the coast, and ponds in saltworks and sewage farms.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Stagonopleura guttata	Diamond Firetail	V	V	Found in open grassy woodland, heath and farmland or grassland with scattered trees		PMST	**Moderate** – potential habitat within the Study Area including farmland, grassy woodland and scattered trees.

Scientific Name	Common Name	Conservation Status		Habitat Preference	Count of sightings	Last Record	Likelihood of occurrence
		FFG Act	EPBC Act				
Apus pacificus	Fork-tailed Swift			Almost exclusively aerial. In Australia, they mostly occur over inland plains but sometimes above foothills or in coastal areas		PMST	Low – no habitat and no records within 5 km of the Study Area.
Callocephalon fimbriatum	Gang-gang Cockatoo	E	E	During summer, the Gang-gang Cockatoo is found in tall mountain forests and woodlands, with dense shrubby understoreys. In winter, Gang-gangs will move to lower altitudes into drier, more open forests and woodlands. At this time, they may be seen by roadsides and in parks and gardens of urban areas. They require tall trees for nest hollows.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Falco hypoleucos	Grey Falcon	V	V	Usually restricted to shrubland, grassland and wooded watercourses of arid and semi-arid regions, although it is occasionally found in open woodlands near the coast.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Gallinago hardwickii	Latham's Snipe	V	M	Occurs in a range of permanent and ephemeral wetlands including freshwater wetlands with low, dense vegetation (e.g. swamps, flooded grasslands or heathlands, around bogs and other water bodies)		PMST	Low – no habitat and no records within 5 km of the Study Area.
Pandion haliaetus	Osprey		M	Occur in littoral and coastal habitats and terrestrial wetlands of tropical and temperate Australia and offshore islands. Found in coastal areas but occasionally travel inland along major rivers, particularly in northern Australia		PMST	Low – no habitat and no records within 5 km of the Study Area.
Grantiella picta	Painted Honeyeater	V	V	Found in dry open forests and woodlands and is strongly associated with mistletoe.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Calidris melanotos	Pectoral Sandpiper		M	Prefers shallow fresh to saline wetlands and is found at coastal lagoons, estuaries, bays, swamps, lakes, inundated grasslands, saltmarshes, river pools, creeks, floodplains and artificial wetlands.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Pycnoptilus floccosus	Pilotbird	V	V	Found in wet and dry sclerophyll forests with dense undergrowth and woodlands occupying dry slopes and ridges		PMST	Low – no habitat and no records within 5 km of the Study Area.

Scientific Name	Common Name	Conservation Status		Habitat Preference	Count of sightings	Last Record	Likelihood of occurrence
		FFG Act	EPBC Act				
Anthochaera phrygia	Regent Honeyeater	CR	CR	Primarily occurs in box-ironbark woodland but also occurs in other forest types. Mainly feeds on nectar from eucalypts and mistletoes with movements governed by the flowering of select eucalypt species.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Calidris acuminata	Sharp-tailed Sandpiper		V, M	Prefers muddy edges of shallow fresh or brackish wetlands, with inundated or emergent sedges, grass, saltmarsh or other low vegetation.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Melanodryas cucullata	South-eastern Hooded Robin	E	V	Found in lightly timbered woodland, mainly dominated by acacia and/or eucalypts.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Lathamus discolor	Swift Parrot	CR	CR	Breeds in Tasmania and overwinters in Victoria. Found in dry sclerophyll forests and woodlands, suburban parks and gardens where it feeds on the nectar of flowering eucalypts, namely Grey, Red Ironbark, Mugga Ironbark, Yellow Gum and White Box. Also feed on lerp psyllids amongst Red Gum.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Hirundapus caudacutus	White-throated Needletail	V, M	V	Almost exclusively aerial, over a wide variety of habitats.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Motacilla flava	Yellow Wagtail		M	Data deficient in Australia. Typically in Europe where the species favours wet meadows, marshland, grassy and muddy lakeshores. Occurs in fields and often near livestock during migration.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Amphibians							
Litoria raniformis	Growling Grass Frog	V	V	Persists in waterways and other aquatic habitats in the greater Melbourne region. Key habitat features for the species includes submerged vegetation for egg-laying, rocks and logs for basking, permanent freshwater lagoons for breeding and cracks, as well as debris and dense vegetation for refuge.	2	21/11/2006	**Moderate** – some nearby records and potential habitat within the unnamed tributary.
Fish							

Scientific Name	Common Name	Conservation Status		Habitat Preference	Count of sightings	Last Record	Likelihood of occurrence
		FFG Act	EPBC Act				
Prototroctes maraena	Australian Grayling	E	V	Occurs in streams and rivers on the eastern and southern flanks of the Great Dividing Range, from Sydney, southwards to the Otway Ranges of Victoria and in Tasmania. The species is found in fresh and brackish waters of coastal lagoons.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Galaxiella pusilla	Dwarf Galaxias	E	E	Slow flowing, still shallow permanent and temporary freshwater habitats.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Mammals							
Mastacomys fuscus mordicus	Broad-toothed Rat	V	V	Occurs in a range of habitat types, from alpine habitats to swamps. Habitat suitability largely determined by the availability of cover and food (grasses).		PMST	Low – no habitat and no records within 5 km of the Study Area.
Petauroides volans	Greater Glider (southern and central)	V	E	Greater Gliders are distributed throughout forested parts of eastern Victoria, including inland and southern falls of the Great Dividing Range, as well as the Strzelecki and Strathbogie Ranges. Greater Gliders are forest dependent and prefer older tree age classes in moist forest types. Typically found in highest abundance in taller, montane, moist eucalypt forests with relatively old trees and abundant hollows.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Pteropus poliocephalus	Grey-headed Flying-fox	V	V	Requires foraging resources and roosting sites. The primary food source is blossom from Eucalyptus and related genera but commonly forages on fruit trees in urban areas. Two known Flying Fox camps occur in the greater Melbourne region including one at Yarra Bend and one at Doveton.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Potorous tridactylus trisulcatus	Long-nosed Potoroo (southern mainland)	V	V	In general, the Long-nosed Potoroo occurs in a range of vegetation types from coastal scrub and heathy woodland to wet sclerophyll forest and rainforest.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Pseudomys novaehollandiae	New Holland Mouse	E	V	Across the species' range, the New Holland Mouse is known to inhabit open heathland, open woodland with a heathland understorey, and vegetated sand dunes.		PMST	Low – no habitat and no records within 5 km of the Study Area.

Scientific Name	Common Name	Conservation Status		Habitat Preference	Count of sightings	Last Record	Likelihood of occurrence
		FFG Act	EPBC Act				
Ornithorhynchus anatinus	Platypus	V		Inhabits freshwater streams, ranging from alpine creeks to tropical lowland rivers; also lakes, shallow reservoirs and farm dams. Prefers areas with steep, vegetated banks in which to burrow; entrances concealed under overhangs or vegetation.	1	27/11/2021	Low – no habitat within the Study Area.
Pseudomys fumeus	Smoky Mouse	E	E	Occurs in a wide variety of habitats, from heath to dry sclerophyll forest, especially along ridgetops. Prefers areas of dense ground cover, such as in heaths, or in areas with grass tussocks, rocks and logs.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Isoodon obesulus obesulus	Southern Brown Bandicoot (south-eastern)	E	E	Inhabits areas of dense ground cover in heathland, shrubland, sedgeland, heathy open forest and woodland. Suitable habitat includes any areas of vegetation (native or introduced) within the species range, that comprises an understorey vegetation structure with 50–80% foliage cover in the 0.2–1 m height range.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Dasyurus maculatus maculatus (SE mainland population)	Spot-tailed Quoll	E	E	Temperate and subtropical rainforests in mountain areas wet schlerophyll forest lowland forests open and closed eucalypt woodlands.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Petaurus australis australis	Yellow-bellied Glider (south-eastern)	V	V	Found at altitudes between sea level to 1400 m above sea level and has a widespread but patchy distribution from south-eastern QLD to near the SA-Vic border in eucalypt-dominated woodlands and forests, including both wet and dry sclerophyll forests.		PMST	Low – no habitat and no records within 5 km of the Study Area.
Reptiles							
Lissolepis coventryi	Swamp Skink	E	E	Often restricted to densely vegetated swamps and associated watercourses, and adjacent wet heaths (Melaleuca or Leptospermum thickets), sedgelands and saltmarshes. Can occur in association with freshwater and saltmarsh environments.		PMST	**Moderate** – potential habitat within swamp scrub adjacent to the unnamed tributary.

Legend: EPBC Act (Status under the EPBC Act): CR = critically endangered, EN = endangered, VU = vulnerable, M = migratory; FFG Act (Status under the FFG Act): CR = critically endangered, EN = endangered, VU = vulnerable

Appendix G – Historical aerial imagery

Image A: Google Earth aerial image dated Nov 2024

Image B: Google Earth aerial image dated Jan 2011 (showing clearing within the northern boundary of the property)

Aerial Imagery 2024

713 Yarragon-Shady Creek Road, Yarragon, VIC 3823

Aerial Imagery 2010

713 Yarragon-Shady Creek Road, Yarragon, VIC 3823

Aerial Imagery 1991

713 Yarragon-Shady Creek Road, Yarragon, VIC 3823

Appendix H – Native Vegetation Removal Report

Native Vegetation Removal Report

NVRR ID: 305_20250311_PBZ

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: 11/03/2025

Local Government Area: BAW BAW SHIRE

Shapefile name: P528157_NVR_Patch_20250311.shp

Site assessor name: Leah Smyth

Registered Aboriginal Party: Gunaikurnai

Coordinates: 146.07212, -38.14634

Address: 713 YARRAGON-SHADY CREEK ROAD
YARRAGON 3823

Regulator Notes

Removal polygons are located:

Summary of native vegetation to be removed

Assessment pathway	**Intermediate Assessment Pathway**		
Location category	Location 2 The native vegetation extent map indicates that this area is typically characterised as supporting native vegetation. Additionally, it is modelled as encompassing an endangered Ecological Vegetation Class, sensitive wetland or sensitive coastal area. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) *Includes endangered EVCs (ha): 0.04*	**0.04**	*Extent of past removal (ha)*	*0*
		Extent of proposed removal - Patches (ha)	*0.040*
		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		

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]	**0.022 General Habitat Units**
Minimum strategic biodiversity value score [2]	0.6640
Large Trees	0
Vicinity	West Gippsland CMA or BAW BAW SHIRE LGA

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

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

1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.
2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.
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.

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.

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?

Application Requirement 7 - Defendable space statement

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

- Describes the bushfire threat; and

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

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

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?

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.

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**
HZ5-a	Patch	-	GipP0053	Endangered	no	0.400	-	0.040	0.040	0.830	0.022

Appendix 2: Images of mapped native vegetation

1. Property in context

Proposed Removal
Past Removal
Partial Removal
Property Boundaries

N

200 m

2. Aerial photograph showing mapped native vegetation

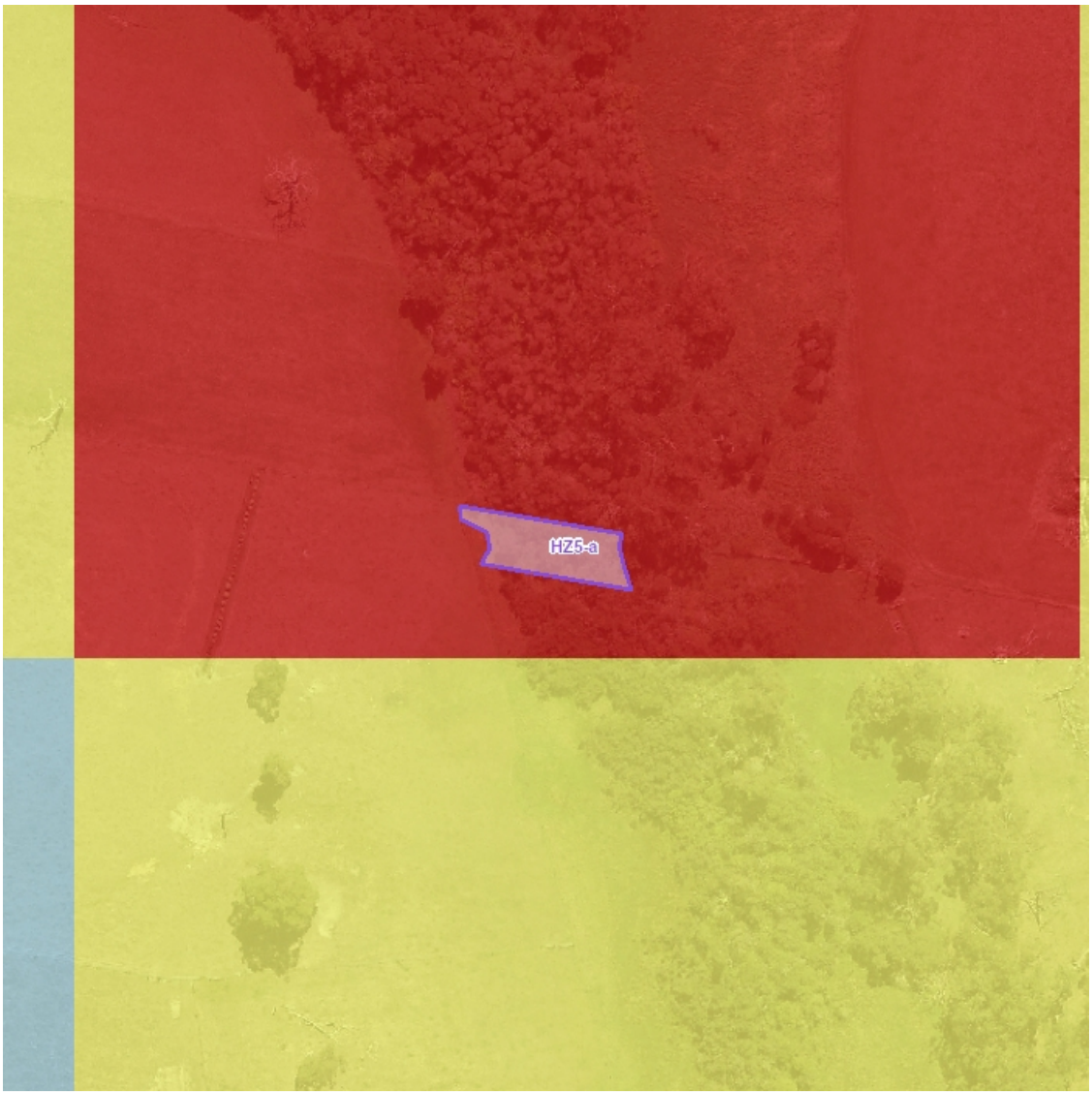
Proposed Removal
Past Removal
Partial Removal

N

35 m

3. Location Risk Map

4. Strategic Biodiversity Value Score Map



5. Condition Score Map

6. Endangered EVCs

Proposed Removal
Past Removal
Partial Removal
Endangered 1750 Ecological Vegetation Classes

N

35 m

Appendix I – Search for native vegetation offsets availability

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: 11/03/2025 03:26

Report ID: 28802

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.022	0.664	0	CMA	West Gippsland
			or LGA	Baw Baw Shire

Details of available native vegetation credits on 11 March 2025 03:26

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0115	2.914	0	West Gippsland	East Gippsland Shire	Yes	Yes	No	Bio Offsets
BBA-0119	3.040	61	West Gippsland	South Gippsland Shire	Yes	Yes	No	VegLink
BBA-0138	12.119	419	West Gippsland	Wellington Shire	Yes	Yes	No	Ecocentric
BBA-0759	18.868	659	West Gippsland	Wellington Shire	Yes	Yes	No	Contact NVOR
BBA-1041	0.514	178	West Gippsland	Wellington Shire	Yes	Yes	No	VegLink
BBA-2321	0.093	16	West Gippsland	Wellington Shire	Yes	Yes	No	Bio Offsets, VegLink
BBA-2348	0.037	0	West Gippsland	Wellington Shire	Yes	Yes	No	VegLink
BBA-2757	0.353	0	West Gippsland	Bass Coast Shire	No	Yes	No	Bio Offsets
BBA-2810	7.758	613	West Gippsland	Latrobe City	Yes	Yes	No	VegLink
BBA-2849	2.678	0	West Gippsland	Wellington Shire	Yes	Yes	No	Abezco, VegLink
BBA-2875	30.427	937	West Gippsland	Wellington Shire	Yes	Yes	No	Abezco
TFN-C1692	0.041	71	West Gippsland	South Gippsland Shire	Yes	Yes	No	Ecocentric, Ethos, VegLink
VC_CFL-2320_02	0.249	0	West Gippsland	Wellington Shire	Yes	Yes	No	VegLink
VC_CFL-3687_01	0.242	54	Melbourne Water	Baw Baw Shire	Yes	Yes	No	Baw Baw SC

VC_CFL-3797_01	16.033	941	West Gippsland	Wellington Shire	Yes	Yes	No	Bio Offsets, Ecocentric, 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)
BBA-2833	5.401	20	West Gippsland	Wellington Shire	Yes	Yes	No	Ethos
BBA-2855	1.258	0	West Gippsland	Wellington Shire	Yes	Yes	No	VegLink
VC_CFL-3696_01	1.544	252	West Gippsland	Bass Coast Shire	Yes	Yes	No	Bio Offsets, Ethos, VegLink
VC_TFN-C2078_01	0.028	46	West Gippsland	Wellington 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)

There are no potential sites listed in the Native Vegetation Credit Register that meet your offset requirements.

LT - Large Trees *CMA - Catchment Management Authority* *LGA - Municipal District or Local Government Authority*

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 avaliable
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

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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