APPENDIX 4 ECOLOGICAL ASSESSMENT AP04

ecology & heritage partners

Final Report

Biodiversity Assessment for the proposed Poultry Farm in Torrumbarry, Victoria

Prepared for

McLean Farms Australia Pty Ltd (C/-RMA Engineers)

August 2025

Ecology and Heritage Partners Pty Ltd

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Ecology and Heritage Partners acknowledge the Traditional Owners of the country we live and work on, and we pay our respect to Elders past, present and emerging.

CONTENTS

1 INTRODUCTION

1.1 Background

Ecology and Heritage Partners Pty Ltd was commissioned by McLean Farms Australia Pty Ltd (C/-RMA Engineers) to undertake a Biodiversity Assessment for the proposed Poultry Farm (i.e. 'Project 4G') at Torrumbarry, Victoria.

At present, McLean Farms operations are predominantly located in south-east Queensland, with eggs exported throughout Australia from this location. In response to the current shortage, and forecast increase in demand for eggs and egg products across Australia, McLean Farms are increasing production.

We understand that McLean Farms Australia Pty Ltd (C/-RMA Engineers) is proposing to submit a planning application in order to facilitate future development works, including the establishment of an Integrated Egg Laying operation within the Torrumbarry area. This will consist of a Rearing Farm, Cage Free Layer Farm, Free Range Layer Farm and Composting Facility.

The purpose of this assessment was to identify the extent and type of native vegetation present within the subject sites and to determine the likely presence of significant flora and fauna species and/or ecological communities.

McClean Farms Australia engaged Ecology and Heritage Partners Pty Ltd to undertake this assessment prior to finalisation of the development footprint, with the specific intent of revising their proposed infrastructure layout in order to avoid impacts to ecological values identified on-site.

This report presents the results of the assessment and discusses the potential ecological and legislative implications associated with the proposed action, and outlines measures implemented by McClean Farms Australia to avoid and minimise proposed impacts to native vegetation.

1.2 Site Context

1.2.1 Broader Torrumbarry Property

The broader property is located at Torrumbarry and is approximately 190 kilometres north-west of Melbourne's CBD (Figure 1). The Torrumbarry Property covers approximately 4,100 hectares, comprised of three separate sections. The northern section (approximately 1,600 hectares) is bound by Murray Valley Highway to the south, Murray River to the north, Gunbower Creek to the west, and Bail Road and agricultural land to the east. The western section (approximately 130 hectares) is bound by Murray Valley Highway to the north, Davis Road to the west, and rural agricultural properties to the east and south. The eastern section (approximately 2,400 hectares) is bound by Murray Valley Highway and Baillieu Lagoon Wildlife Reserve to the north, Roslynmead Road to the west, Baillieu Road and agricultural land to the east, and agricultural land to the south.

The Torrumbarry Property comprises several parcels of land, including:

- LP206281 (Lot 4)

- PP3663 (Lot 24~3, 23~3, 16~7, 16A~7, 18~7, 19~7, 12~7, 7~7 and 6~2)
- PS429220 (Lot 2)
- PS403267 (Lot 2)
- LP86931 (Lot 1)
- PS547702 (Lot 1 and 2)
- PS404891 (Lot 2)

The Torrumbarry Property is currently used for agricultural purposes, with most sections either used for livestock grazing or cropping. Whilst the majority of surrounding land comprises agricultural land, there are numerous scattered parks and reserves existing in proximity to the Torrumbarry Property, including one reserve within the Torrumbarry Property boundary. Gunbower Creek Frontage exists as a Natural Features Reserve under the *Crown Land (Reserves) Act* within the westernmost section of the Torrumbarry Property, and immediately adjacent to both the western and northern borders. This land is managed for public purpose, in particular for the protection of natural features. Murphy Swamp Wildlife Reserve is also immediately adjacent to the eastern boundary of the Torrumbarry Property, while Baillieu Lagoon Wildlife Reserve and River Murray Reserve are immediately adjacent to the north-east boundary, and Welton Nature Conservation Reserve (NCR) is adjacent to the northern boundary.

McIntyre Road Grassland Bushland Reserve is approximately 0.71 kilometres west, and Patho Plains Railway NCR exists 0.9 kilometres south-west. In addition, Terrick Terrick National Park is situated within 2.1 kilometres of the southern Torrumbarry Property boundary, whilst Gunbower National Park and Gunbower Island State Forest exists approximately 1.9 kilometres north and 'Turrumberry Bushland Reserve' exists 2.26 kilometres east.

Several waterbodies are scattered throughout the Torrumbarry Property, including a small intermittently-inundated wetland and two ephemeral lignum swamps, and a large episodically-inundated temporary shallow wetland/claypan within the northern section. A small ephemeral shallow wetland/claypan also exists within the eastern section. Numerous drainage lines and tributaries off Gunbower Creek intersect much of the Torrumbarry Property, with farm dams also scattered throughout all three Torrumbarry Property sections. Gunbower National Park and River Murray Reserve to the north form part of the Ramsar-listed 'Gunbower Forest' wetland of international importance. Other significant waterbodies in the surrounds include Kow Swamp (a very large permanent freshwater lake) 11 kilometres west, in addition to several medium to large temporary lignum swamps and wetlands within five kilometres of the Torrumbarry Property (in all directions).

1.2.2 Subject Site

Within the Torrumbarry Property, there are four separate proposed Subject Sites. All proposed impacts will be restricted to these Subject Sites, which have been specifically selected for the proposed shed locations based on the limited presence of modelled native vegetation and/or wetlands in these areas, and their previous disturbance from cropping and farming activities, as opposed to much of the surrounding land which has not been disturbed. No impacts are proposed to any additional areas of the broader Torrumbarry Property, which will continue to be cropped or grazed as per the current farm operations.

These Subject Sites include:

1. ‘Pollocks Block Rearing Farm’ to the west (herein referred to as ‘Pollocks Subject Site’);
2. ‘Warwick Block Cage Free Layer Farm’ to the north (herein referred to as ‘Warwick Subject Site’);
3. 'Organic Nutrients' Composting Facility to the east (herein referred to as ‘OGN Subject Site’); and,
4. ‘T-Block Free Range Layer Farm’ to the south (herein referred to as ‘T-Block Subject Site’).

Following the initial on-site biodiversity assessment, the layout of the T-Block Subject Site underwent significant alterations with the intent of avoiding and minimising impacts to ecological values, and to retain native vegetation wherever feasible. These measures are further discussed in Section 5.1.

According to the Victorian Department of Energy, Environment and Climate Action (DEECA) NatureKit Map (DEECA 2025a), the Torrumbarry Property is located within the Victorian Riverina bioregion, North Central Catchment Management Authority (CMA) and Campaspe Shire Council municipality.

2 SUMMARY OF CLAUSE 52.17 APPLICATION REQUIREMENTS

Clause 52.17 Native Vegetation outlines the requirements for a permit to remove, destroy or lop native vegetation, including dead vegetation, under the Victoria Planning Provisions. There are 11 application requirements that must be met in order to satisfy this clause (Table S1).

Table S1. Application requirements for a permit to remove native vegetation (Table 6 in Department of Environment, Land, Water and Planning [DELWP] 2017).

No.	Application Requirement	Response
Application requirements under the Detailed Assessment Pathway		
1	Information about the native vegetation to be removed, including: • The assessment pathway and reason for the assessment pathway; • A description of the native vegetation to be removed; • Maps showing the native vegetation and property in context; and • The offset requirement that will apply if the native vegetation is approved to be removed.	Refer to Section 4.1, Section 5.2, Figure 2, Appendix 3 (NVR Report) and Appendix 4
2	Topographic and land information relating to the native vegetation to be removed, showing ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate.	Refer to Section 1.2 and Figure 1.
3	Recent dated photographs of the native vegetation to be removed.	Refer to Section 4.1
4	Details of any other native vegetation that was permitted to be removed on the same property with the same ownership as the native vegetation to be removed, where the removal occurred in the five-year period before the application to remove native vegetation is lodged.	No native vegetation has been removed by the proponent within the property within the past five years
5	An avoid and minimise statement. The statement describes any efforts to avoid the removal of and minimise the impacts on the biodiversity and other values of native vegetation, and how these efforts focussed on areas of native vegetation that have the most value.	Refer to Section 5.1
6	A copy of any Property Vegetation Plan contained within an agreement made pursuant to section 69 of the *Conservation, Forests and Lands Act 1987* that applies to the native vegetation to be removed.	Not applicable
7	Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required when the creation of defendable space is in conjunction with an application under the Bushfire Management Overlay.	Not applicable as the vegetation clearance is not for defendable space
8	If the application is under Clause 52.16, a statement that explains how the proposal responds to the Native Vegetation Precinct Plan considerations at decision guideline 8.	Not applicable as the application responds to Clause 52.17
9	An offset statement providing evidence that an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines.	Refer to Section 5.2.3

No.	Application Requirement	Response
10	A site assessment report of the native vegetation to be removed, including: • A habitat hectare assessment of any patches of native vegetation, including the condition, extent (in hectares), Ecological Vegetation Class and bioregional conservation status. • The location, number, circumference (in centimetres measured at 1.3 metres above ground level) and species of any large trees within patches. • The location, number, circumference (in centimetres measured at 1.3 metres above ground level) and species of any scattered trees, and whether each tree is small or large.	Refer to Figure 2, Appendix 1.2 (habitat hectares assessment) and Appendix 1.3 (tree information)
11	Information about impacts on rare or threatened species habitat, including the relevant section of the Habitat importance map for each rare or threatened species requiring a species offset.	Refer to Section 3.3 and Appendix 3 (NVR Report)

3 METHODS

3.1 Desktop Assessment

The desktop assessment was completed for the entire extent of the broader Torrumbarry Property, as outlined in Figure 1. Please note that no impacts are proposed to occur outside the Subject Sites (as specified in Section 1.2.2 and Figure 2).

Relevant literature, online-resources and databases were reviewed to provide an assessment of flora and fauna values associated with the Torrumbarry Property. The following information sources were reviewed:

- The DEECA NatureKit Map (DEECA 2025a) and Native Vegetation Regulation (NVR) Map (DEECA 2025b) for:
    - Modelled data for location risk, native vegetation patches, scattered trees and habitat for rare or threatened species; and,
    - The extent of historic and current Ecological Vegetation Classes (EVCs).
- EVC benchmarks (DEECA 2025c) for descriptions of EVCs within the relevant bioregion;
- The Victorian Biodiversity Atlas (VBA) for previously documented flora and fauna records within the project locality (DEECA 2025d);
- The Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) Protected Matters Search Tool (PMST) for matters of National Environmental Significance (NES) protected under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (DCCEEW 2025);
- Relevant listings under the Victorian *Flora and Fauna Guarantee Act 1988* (FFG Act), including the latest Threatened (DEECA 2025e) and Protected (DEECA 2024) Lists;
- The online VicPlan Map (Department of Transport and Planning [DTP] 2025) to ascertain current zoning and environmental overlays in the Torrumbarry Property; and,
- Aerial photography of the Torrumbarry Property.

3.2 Field Assessment

The field assessment was restricted to the proposed Subject Sites within the Torrumbarry Property (i.e. Pollocks, Warwick, OGN and T-Block), as outlined in Figure 1. Some vegetation within the immediate surrounds of these Subject Sites was also assessed (see Figure 2b, c and g), however, no works are proposed to any areas of the Torrumbarry Property outside the specified Subject Sites.

The field assessment was undertaken by a habitat hectare assessor, who is accredited by DEECA in the habitat hectare assessment methodology, on 16 and 17 June 2025 to obtain information on flora and fauna values within the proposed Subject Site. The Subject Site was walked, with all commonly observed vascular flora and fauna species recorded (including dead vegetation), significant records mapped, and the overall condition of vegetation and habitats noted. EVCs were determined with reference to DEECA pre-1750 and extant EVC mapping (DEECA 2025a) and their published descriptions (DEECA 2025c).

Where native vegetation was identified a habitat hectare assessment was undertaken following the methodology described in the Vegetation Quality Assessment Manual (Department of Sustainability and Environment [DSE] 2004).

3.3 Removal, Destruction or Lopping of Native Vegetation (the Guidelines)

Under the *Planning and Environment Act 1987,* Clause 52.17 of the Campaspe Planning Scheme requires a planning permit to remove, destroy or lop any native vegetation, including dead native vegetation (specifically a standing dead tree with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level). The assessment process for the clearing of vegetation follows the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) (Department of Environment, Land, Water and Planning [DELWP] 2017).

3.3.1 New buildings and works in the Farming Zone and Rural Activity Zone Exemption

Listed in the table of exemptions under Clause 52.17-7 of the Campaspe Planning Scheme is a condition for new buildings and works in the Farming Zone and Rural Activity Zone. The purpose of this exemption is to not require a permit for a limited amount of native vegetation removal to enable construction of a new dwelling in the Farming Zone or the Rural Activity Zone (DELWP 2017b). The maximum extent of native vegetation that may be removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five-year period must not exceed any of the following:

- 1 hectare of native vegetation which does not include a tree.
- 15 small native trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level.
- 5 large native trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

The native vegetation removed must not exceed any of the specified limits, but it can include a combination of these. If relying on this exemption, records should be kept of the date, amount and type of native vegetation that is removed to ensure that the removals remain within the exemption limits during the specified time period (DELWP 2017b).

3.3.2 Planted Vegetation Exemption

Listed in the table of exemptions under Clause 52.17-7 is a condition for Planted Vegetation. This exemption allows for native vegetation to be removed, destroyed or lopped that was either planted, or grown as a result of direct seeding.

The purpose of this exemption is to not require a permit for the removal of native vegetation which has either been planted (e.g. planting a seedling or an established plant) or grown from direct seeding (e.g. placing a seed in the ground in any manner) (DELWP 2017b). This exemption does not apply to native vegetation planted or grown with public funding for the primary purposes of enhancing biodiversity or protection of land, unless the funding agency (or its successor) provides written agreement to the landholder to remove the native vegetation (DELWP 2017b). Biodiversity purposes include improving rare and threatened species habitat,

improving the condition or extent of native vegetation or improving the functioning of an ecosystem and its delivery of ecosystem services (DELWP 2017b). It does not include planting that may have biodiversity benefits, but that the main purpose of the planting was amenity, such as along a road. Written agreement allows the funding agency to place conditions on the native vegetation removal which does not undermine the original purpose of the funding. Public funding includes money provided by any level of government or public authority. It may then be passed on to another organisation or authority to administer, or to provide in grants to third parties (DELWP 2017b).

3.4 Assessment Qualifications and Limitations

This report has been written based on the quality and extent of the ecological values and habitat considered to be present or absent at the time of the desktop and/or field assessments being undertaken.

The field assessment was undertaken during a sub-optimal season for the identification of flora and fauna species (i.e. winter) and was restricted to the proposed Subject Sites. The 'snapshot' nature of a standard biodiversity assessment, along with sub-optimal timing of the survey, meant that migratory, transitory or uncommon fauna species may have been absent from typically occupied habitats at the time of the field assessment. In addition, annual or cryptic flora species such as those that persist via underground tubers may also be absent.

A comprehensive list of all terrestrial flora and fauna present within the Subject Sites was not undertaken as this was not the objective of the assessment. Rather a list of commonly observed species within the Subject Sites was recorded to inform the habitat hectare assessment and assist in determining the broader biodiversity values present within the Torrumbarry Property.

Ecological values identified within the Subject Sites were recorded using a hand-held GPS or tablet with an accuracy of +/-3 metres. This level of accuracy is considered to provide an accurate assessment of the ecological values present within the Subject Sites; however, this data should not be used for detailed surveying purposes.

The terrestrial flora and fauna data collected during the field assessment and information obtained from relevant desktop sources is considered sufficient to inform an accurate assessment of the ecological values present within the Subject Sites.

4 RESULTS

4.1 Modelled Vegetation within the Torrumbarry Property

Based on the DEECA NatureKit Map (DEECA 2025a) and aerial imagery, the Torrumbarry Property mostly comprises large expanses of introduced and planted vegetation (i.e. agricultural crops, pastureland and windrows), with large patches of native vegetation and scattered native trees present within all three sections of Torrumbarry Property.

Specific details relating to modelled Ecological Vegetation Classes (EVCs) are provided below.

4.1.1 Modelled Patches of Native Vegetation

According to modelled extent (2005) native vegetation mapping (DEECA 2025a), native vegetation in the Torrumbarry Property is representative of four EVCs: Plains Grassland (EVC 132), Plains Woodland (EVC 803), Lignum Swamp (EVC 104) and Lignum Swampy Woodland (EVC 823).

Plains Grassland EVC

Plains Grassland (PG) is usually treeless vegetation to one metre high. This EVC is usually dominated by an array of graminoids and herbs (e.g. Plump Spear-grass *Austrostipa aristiglumis* and Blue Devil *Eryngium ovinum*), however occasional shrubs may also be present (e.g. Curved Rice-flower *Pimelea curviflora s.s.*) (DEECA 2025c).

According to NatureKit (2025a), this EVC is the dominant vegetation class across all three Torrumbarry Property sections. It is mapped across the entire lower half of the western section, most of the upper third of the eastern section, and occurs as small to large patches scattered throughout the centre of the northern section (Plate 1; Plate 2; Plate 3).

One large PG patch is modelled within the Pollocks Subject Site, and several small scattered patches of PG are modelled across the Warwick, T-Block and OGN Subject Sites (Plate 1; Plate 2; Plate 3).

Plains Woodland EVC

Plains Woodland (PW) occupies a range of geologies primarily persisting on the fertile soils of flat or undulating plains at low elevations. It is characterised as an open Eucalypt woodland to 15 metres tall (with species such as Grey Box *Eucalyptus microcarpa*, Yellow Box *E. melliodora* and River Red Gum *E. camaldulensis*) with a sparse shrub layer (e.g. Golden Wattle *Acacia pycnantha*) and a diverse ground layer of grasses, herbs and often chenopods (e.g. Saloop *Einadia hastata* and Rough Spear-grass *Austrostipa scabra*) (DEECA 2025c).

PW is the second most dominant EVC across the Torrumbarry Property, and is largely associated with waterbodies throughout the site. Large patches of PW are mapped across the outer western, northern and eastern boundaries of the northern section, whilst one small patch exists in the north-eastern corner of the eastern section, and a small patch exists in the south-east corner of western section (Plate 1; Plate 2; Plate 3).

The PW patch in the western section falls within Pollocks Subject Site, while one very small PW patch is modelled in the south of T-Block Subject Site. There are no PW patches modelled within Warwick or OGN Subject Sites (Plate 1; Plate 2; Plate 3).

Lignum Swamp EVC

Lignum Swamp (LS) is a typically treeless shrubland that grows 4 metres tall and is characterised by robust (sometimes patchy) lignum. The widespread wetland vegetation type occurs on heavy soils in low rainfall areas, where infrequent inundation occurs due to local runoff or river overbank flows. Vegetation predominantly comprises medium shrubs (e.g. Tangled Lignum *Muehlenbeckia florulenta*) and large herbs (e.g. Dock *Rumex* spp).

This EVC is mapped to occur as two small patches along the eastern border of the northern section, one small patch in the south of the southern section, and several small patches in the south and along the western border of the eastern section (Plate 1; Plate 2; Plate 3).

One small LS patch is modelled in the Pollocks Subject Site, whilst two of the small LS patches in the east partially intersect the T-Block boundary. No LS patches are modelled within the Warwick or OGN Subject Sites (Plate 1; Plate 2; Plate 3).

Lignum Swampy Woodland EVC

Lignum Swampy Woodland (LSW) is characterised by a low Eucalypt and Acacia woodland up to 15 metres tall, including canopy species such as Black Box *Eucalyptus largiflorens* and River Red Gum *E. camaldulensis*. The understorey is dominated by robust and relatively dense Lignum (i.e. Tangled Lignum) and other medium shrubs (e.g. Nitre Goosefoot *Chenopodium nitrariaceum*), whilst the ground layer includes a component of obligate wetland flora that is able to persist even if dormant over dry periods, including a variety of herbs and graminoids (e.g. Common Nardoo *Marsilea drummondii* and Common Spike-sedge *Eleocharis acuta*).

This EVC is modelled to occur as several large patches in the east of the eastern Torrumbarry Property (Plate 3). However, no LSW patches are modelled to occur within the Subject Sites (i.e. T-Block, OGN, Warwick and Pollocks) (Plate 1; Plate 2; Plate 3).

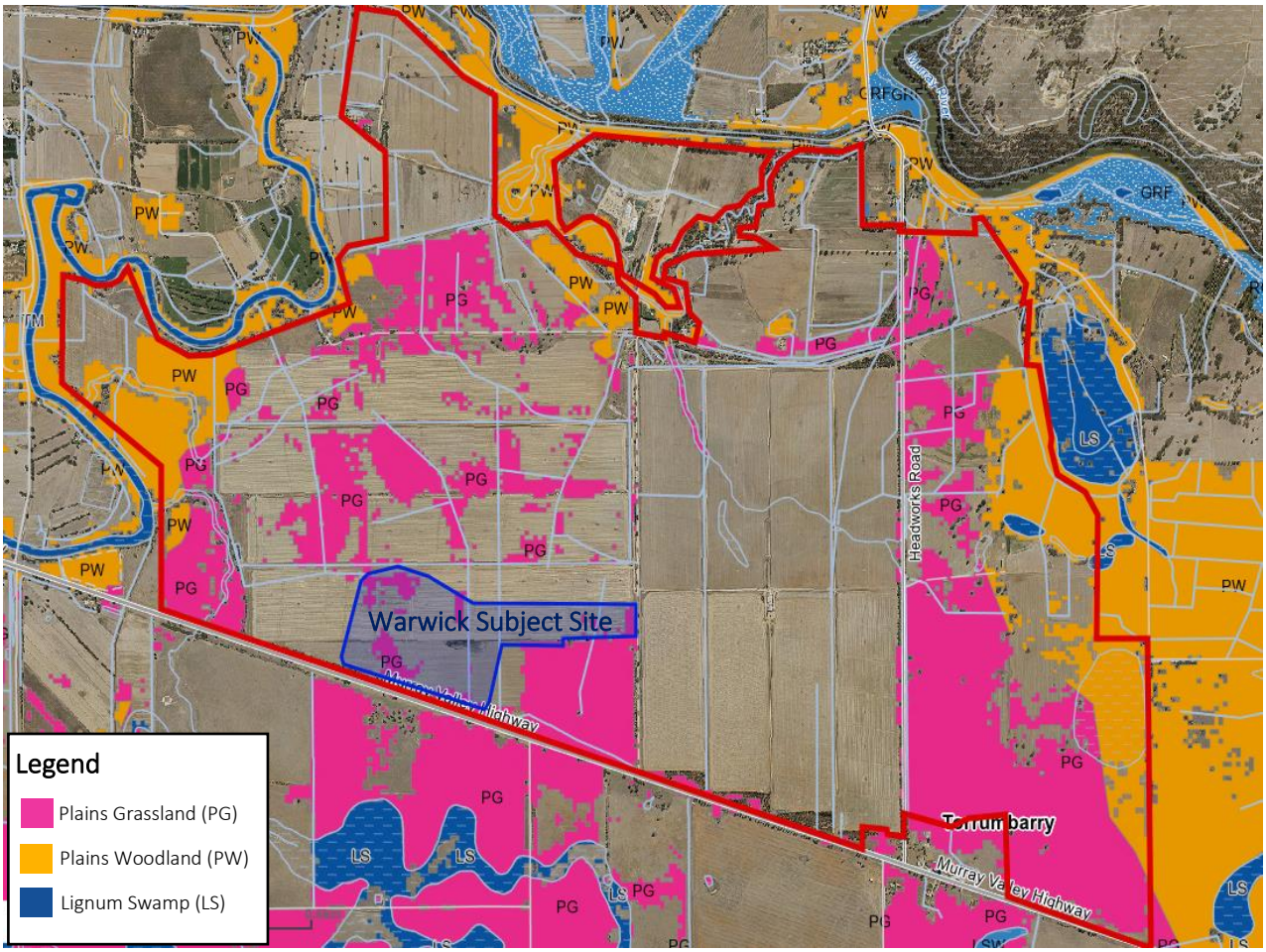

Plate 1. EVCs modelled in DEECA's NatureKit Map across the northern section of the Torrumbarry Property outlined in red (with Warwick Subject Site outlined in blue) (DEECA 2025a).

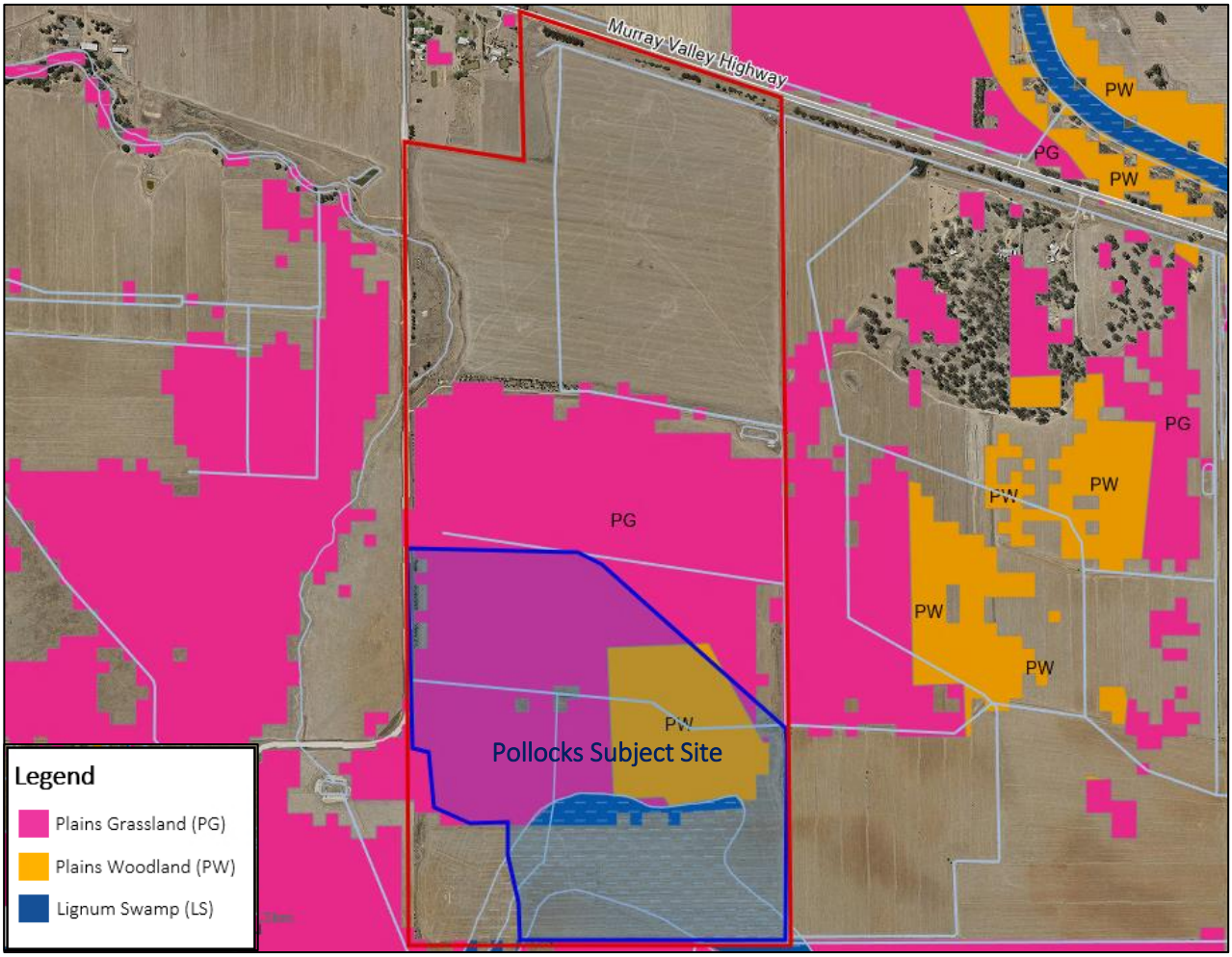

Plate 2. EVCs modelled in DEECA's NatureKit Map across the western section of the Torrumbarry Property outlined in red (with Pollocks Subject Site outlined in blue) (DEECA 2025a).

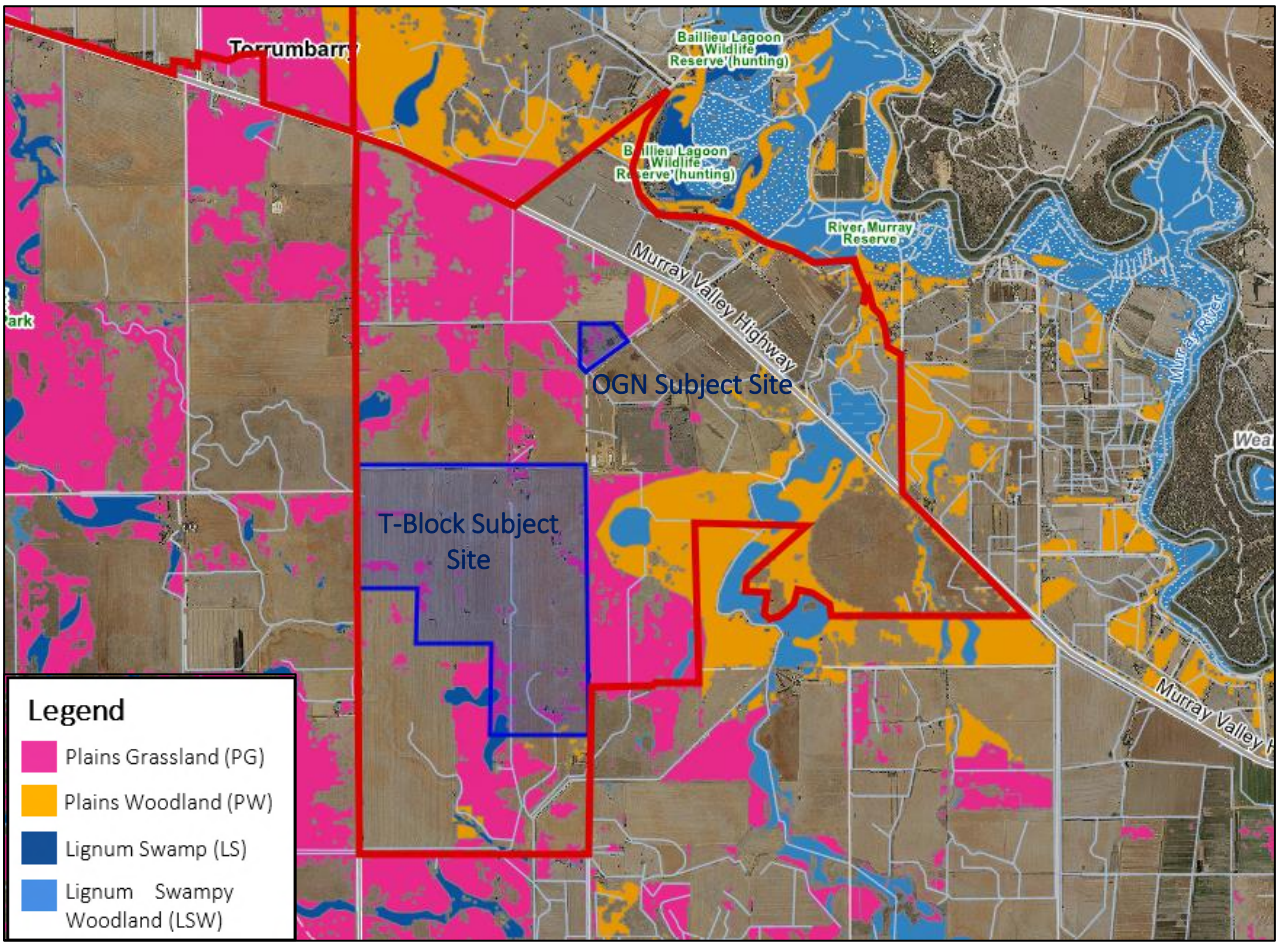

Plate 3. EVCs modelled in DEECA's NatureKit Map across the eastern section of the Torrumbarry Property outlined in red (with T-Block and OGN Subject Sites outlined in blue) (DEECA 2025a).

4.1.2 Modelled Current Wetlands

According to aerial imagery and the Current Wetland Type (2025) modelling in DEECA's NatureKit Map (DEECA 2025a), Gunbower National Park and River Murray Reserve to the north of the Torrumbarry Property form part of the Ramsar-listed 'Gunbower Forest' wetland of international importance. Numerous drainage lines and tributaries off Gunbower Creek are mapped to intersect much of the Torrumbarry Property, in addition to multiple intermittently inundated wetlands, temporary lignum swamps and farm dams scattered throughout the Torrumbarry Property.

Specifically, the northern section of the Torrumbarry Property (Plate 4) is modelled to comprise seven small (i.e. less than 8 hectares) intermittently inundated dams, one medium temporary lignum swamp (approximately 2.4 hectares), and a large episodically inundated temporary shallow wetland/claypan (approximately 35.5 hectares).

Two small (i.e. less than 8 hectares) intermittent dams are modelled within the western section (Plate 5).

The eastern section (Plate 6) is modelled to contain one large (approximately 40 hectares) and 17 small (i.e. less than 8 hectares) intermittently inundated dams. One small (approximately 0.94 hectares) and one very large (i.e. 'Murphy Swamp', approximately 19.31 hectares) seasonally inundated temporary shallow wetland/claypans also exist in this section.

Other than five small episodic dams modelled across the T-Block Subject Site, no wetlands are modelled to occur within the other three Subject Sites (i.e. OGN, Warwick and Pollocks) (Plate 4; Plate 5; Plate 6).

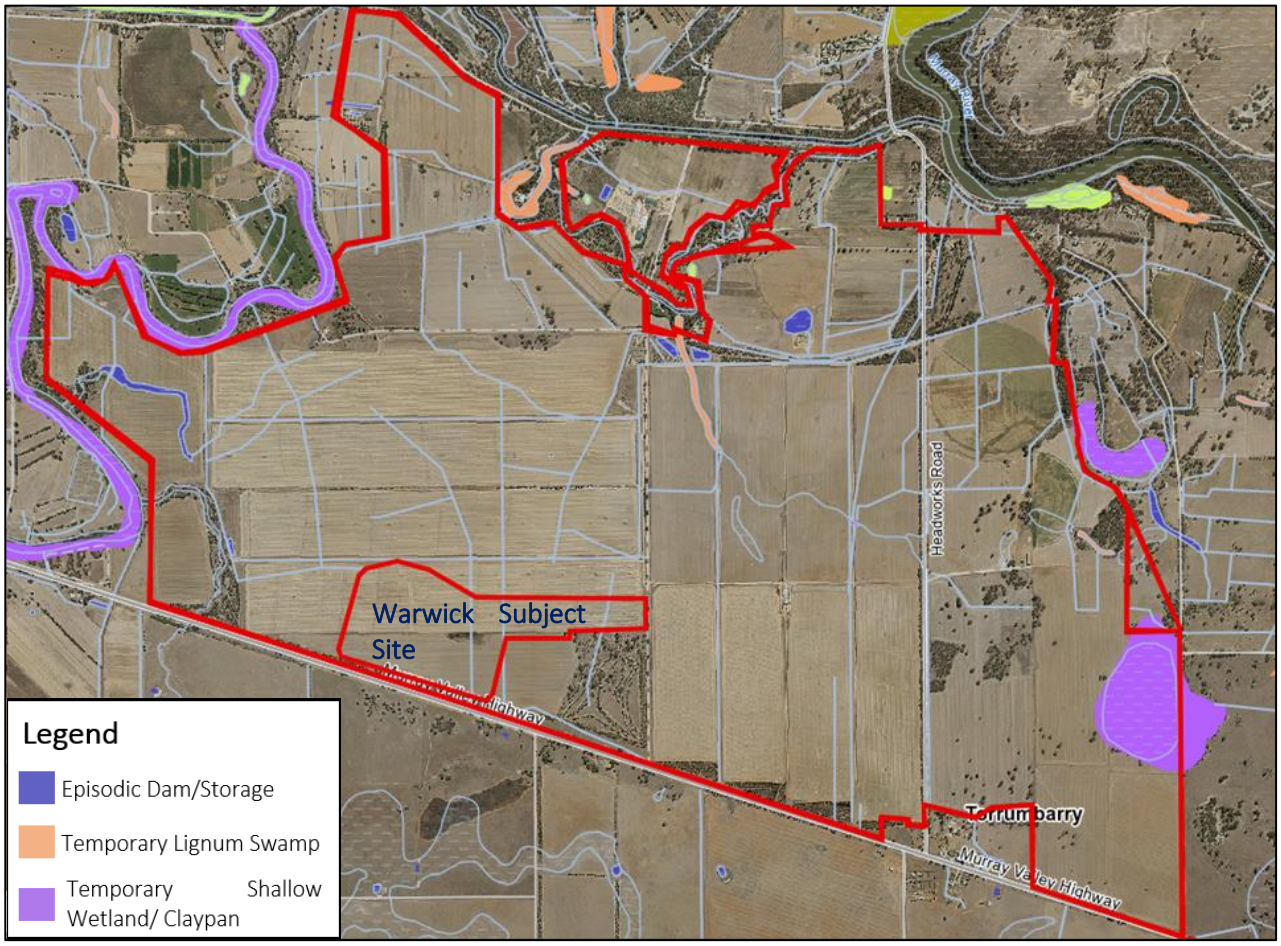

Plate 4. Current Wetlands (2025) modelled in DEECA's NatureKit Map across the northern section of the Torrumbarry Property outlined in red (DEECA 2025a).

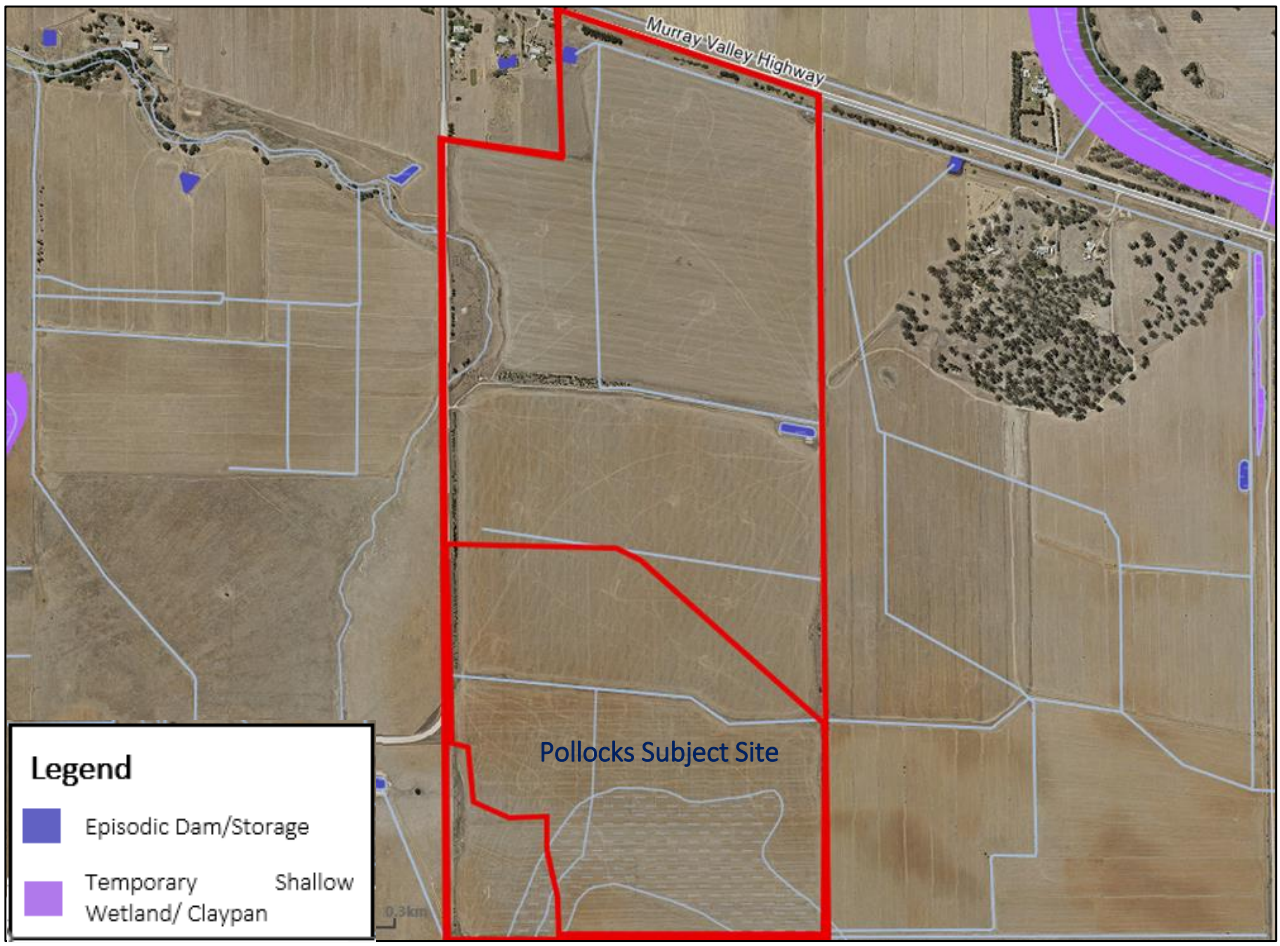

Plate 5. Current Wetlands (2025) modelled in DEECA's NatureKit Map across the western section of the Torrumbarry Property outlined in red (DEECA 2025a).

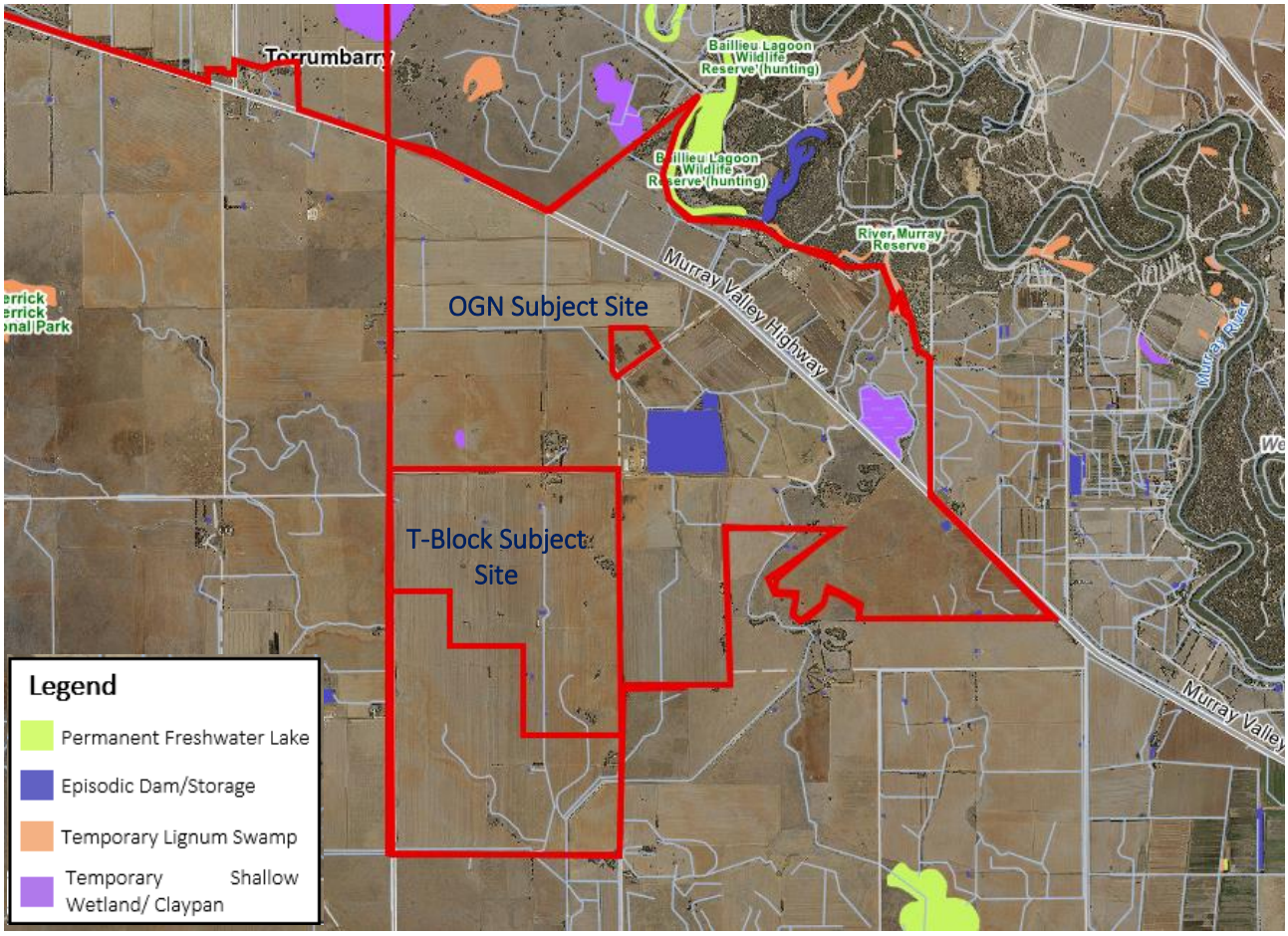

Plate 6. Current Wetlands (2025) modelled in DEECA's NatureKit Map across the eastern section of the Torrumbarry Property outlined in red (DEECA 2025a).

4.2 Surveyed Vegetation within the Subject Sites

As determined by the on-site biodiversity assessment, several patches of native vegetation and scattered native trees were present within the proposed Subject Sites. The remainder of the Subject Sites comprised introduced and planted vegetation, present as agricultural crops and pasture grass.

Forty-four (44) flora species were observed within the proposed Subject Sites, including 18 indigenous and 26 non-indigenous species. A list of all flora species recorded during the field assessment are provided in Appendix 1.1. Specific details relating to observed EVCs are provided below.

4.2.1 Patches of Native Vegetation

Native vegetation that was mapped within the proposed Subject Sites was representative of two EVCs: Plains Grassland (EVC 132) and Plains Woodland (EVC 803). The presence of these EVCs is generally consistent with the modelled extent (2005) native vegetation mapping (DEECA 2025a), however, they were observed to be significantly smaller and more patchily distributed compared with the modelled extent described in Section 3.1.

The results of the habitat hectare assessment are provided in Appendix 1.2.

Plains Grassland EVC

Plains Grassland (PG) was present within the proposed Subject Sites as highly modified fragments. Four patches of PG were mapped; PG1 – PG4.

PG1 was present within, and on the banks of, a dry farm dam within the proposed Subject Sites and was comprised of Spear-grass *Austrostipa* spp., Wallaby-grass *Rytidosperma* spp., Black Roly-poly *Sclerolaena muricata,* Berry Saltbush *Atriplex semibaccata*, Ruby Saltbush *Enchylaena tomentosa* var. *tomentosa* and Woolly New Holland Daisy *Vittadinia gracilis* (Plate 7; Figure 2g).

PG2-4 were predominantly comprised of mats of Berry Saltbush and Ruby Saltbush under planted windrows within the proposed Subject Sites (Plate 8; Plate 9; Plate 10; Figure 2e).

Exotic species including Paddy Melon *Cucumis myriocarpus* subsp. *myriocarpus,* Common Heliotrope *Heliotropium europaeum* and Ox-tongue *Helminthotheca echioides* were commonly observed within patches of Plains Grassland.

Plate 7. Low quality Plains Grassland patch (PG1) along the eastern edge of the T-Block Subject Site (Ecology and Heritage Partners Pty Ltd 16/06/2025).

Plate 8. Low quality Plains Grassland patch (PG2) in the north of the T-Block Subject Site under a planted windrow (Ecology and Heritage Partners Pty Ltd 16/06/2025).

Plate 9. Low quality Plains Grassland patch (PG3) along the northern edge of the T-Block Subject Site (Ecology and Heritage Partners Pty Ltd 16/06/2025).

Plate 10. Small, low quality Plains Grassland patch (PG4) in the north of the T-Block Subject Site (Ecology and Heritage Partners Pty Ltd 16/06/2025).

Plains Woodland EVC

Plains Woodland (PW) was the dominant EVC present within the proposed Subject Sites and was of low to moderate quality. 15 patches of PW were mapped; PW1-PW15.

PW1, PW2, PW11 and PW12 were comprised of a canopy dominated by River Red-gum over a highly modified understorey including Berry Saltbush, Ruby Saltbush, Hedge Saltbush *Rhagodia spinescens,* Black Roly-poly *Sclerolaena muricata,* Common Heliotrope, and weeds such as African Boxthorn *Lycium ferocissimum* and Horehound *Marrubium vulgare* (Plate 11; Plate 12; Plate 13; Plate 14; Figure 2g; Figure 2k). The understorey of PW3 and PW13 was similar in composition to the aforementioned patches, with Grey Box the dominant canopy species (Plate 15; Plate 16; Figure 2e; Figure 2j).

PW4 comprised a canopy of Yellow Box over an understorey dominated by Berry Saltbush, Ruby Saltbush, Wallaby-grass, Spear-grass and Witch Grass, with the exotic Horehound also present in moderate numbers (Plate 17; Figure 2h). PW5 and PW7-10 comprised a similar understorey to PW4, with a higher concentration

Yellow Box in the canopy layer (most of which were large trees) and Hedge Saltbush in the understorey (Plate 18; Plate 19; Plate 20; Plate 21; Figure 2h). Two Bulokes *Allocasuarina luehmannii* were also present within PW10.

PW6 was comprised of a canopy of Buloke over a predominantly exotic understorey (Plate 22; Figure 2i), and was consistent with the description for the EPBC Act-listed ecological community Buloke Woodlands of the Riverina and Murray-Darling Depression Bioregions and the FFG Act-listed Grey Box – Buloke Grassy Woodland Community.

PW14 comprised a stand of small River Red-gums over an understorey dominated by native and exotic grassed, with Berry Saltbush and Ruby Saltbush also present (Plate 23; Figure 2d).

PW15 was predominantly comprised of saltbushes under a single large Black Box (Plate 24; Figure 2b).

Plate 11. A patch of Plains Woodland (PW1) in the south of the T-Block Subject Site (Ecology and Heritage Partners Pty Ltd 16/06/2025).

Plate 12. A patch of Plains Woodland (PW2) comprised of large canopy trees over a predominantly exotic understorey in the south of the T-Block Subject Site (Ecology and Heritage Partners Pty Ltd 16/06/2025).

Plate 13. A patch of Plains Woodland (PW11) within the Torrumbarry Property, east of the T-Block Subject Site (Ecology and Heritage Partners Pty Ltd 16/06/2025).

Plate 14. A patch of Plains Woodland (PW12) located on the eastern boundary of the T-Block Subject Site (Ecology and Heritage Partners Pty Ltd 16/06/2025).

Plate 15. A patch of Plains Woodland (PW3) along the eastern edge of the T-Block Subject Site (Ecology and Heritage Partners Pty Ltd 16/06/2025).

Plate 16. A patch of Plains Woodland (PW13) along the eastern edge of the T-Block Subject Site (Ecology and Heritage Partners Pty Ltd 16/06/2025).

Plate 17. A patch of Plains Woodland (PW4) along the eastern edge of the T-Block Subject Site (Ecology and Heritage Partners Pty Ltd 16/06/2025).

Plate 18. A patch of Plains Woodland (PW5) along the eastern edge of the T-Block Subject Site (Ecology and Heritage Partners Pty Ltd 16/06/2025).

Plate 19. A patch of Plains Woodland (PW7) along the eastern edge of the T-Block Subject Site (Ecology and Heritage Partners Pty Ltd 16/06/2025).

Plate 20. A patch of Plains Woodland (PW8) along the eastern edge of the T-Block Subject Site (Ecology and Heritage Partners Pty Ltd 16/06/2025).

Plate 21. A patch of Plains Woodland (PW9) in the east of the T-Block Subject Site (Ecology and Heritage Partners Pty Ltd 16/06/2025).

Plate 22. A patch of Plains Woodland (PW6) in the east of the T-Block Subject Site, comprised of Bulokes over a predominantly exotic understorey (Ecology and Heritage Partners Pty Ltd 16/06/2025).

Plate 23. A patch of Plains Woodland (PW14) along the northern edge of the T-Block Subject Site (Ecology and Heritage Partners Pty Ltd 16/06/2025).

Plate 24. A patch of Plains Woodland (PW15) located outside the eastern edge of the Warwick Subject Site (Ecology and Heritage Partners Pty Ltd 16/06/2025).

4.2.2 Large Trees in Patches

86 Large Trees in Plains Woodland patches were present (Figure 2). Most of these specimens were Yellow Box (41) and River Red-gum (27), with occasional Buloke (9) and Grey Box (8), and a single Black Box also present (Plate 25; Plate 26; Plate 27; Plate 28; Plate 29; Appendix 1.3).

Of these, 59 trees were observed to contain small hollows, 10 contained medium hollows and seven contained large hollows.

Plate 25. Large tree (Yellow Box) in PW5 (Tree 86 on Figure 2) (Ecology and Heritage Partners Pty Ltd 17/06/2025).

Plate 26. Large tree (Yellow Box) in PW5 (Tree 90 on Figure 2) (Ecology and Heritage Partners Pty Ltd 17/06/2025).

Plate 27. Large tree (Yellow Box) in PW9 (Tree 45 on Figure 2) (Ecology and Heritage Partners Pty Ltd 17/06/2025).

Plate 28. Large trees (Yellow Box) in PW9 (Tree 46 and 47 on Figure 2) (Ecology and Heritage Partners Pty Ltd 17/06/2025)

Plate 29. Large trees (Bulokes) in PW6 (Tree 42 [foreground] on Figure 2) (Ecology and Heritage Partners Pty Ltd 17/06/2025).

4.2.3 *Small Trees in Patches*

28 Small Trees in Plains Woodland patches were present (Figure 2), which were predominantly Yellow Box (19), with occasional River Red-gum (5), Grey Box (2) and *Eucalyptus* spp. stags (2) (Plate 30; Plate 31; Appendix 1.3).

Of these, four trees were observed to contain small hollows.

Plate 30. Small tree (Yellow Box) in a patch of PW7 (Tree 113 on Figure 2) (Ecology and Heritage Partners Pty Ltd 17/06/2025).

Plate 31. Small tree (Yellow Box) in a patch of PW5 (Tree 119 on Figure 2) (Ecology and Heritage Partners Pty Ltd 17/06/2025).

4.2.4 *Scattered Trees*

25 scattered trees (10 River Red-gum, 7 Buloke, 4 Yellow Box, 3 Grey Box and 1 stag) were recorded within the proposed Subject Sites, which consisted of 20 large and 5 small scattered trees (Figure 2; Appendix 1.3). These trees would have once formed part of the Plains Woodland EVC; however, the understorey vegetation contained predominantly introduced species (mainly exotic pasture grasses) and the trees no longer formed a patch of native vegetation (Plates 29-32).

Of these, 13 trees were observed to contain small hollows, and one contained a large hollow.

Plate 32. Small scattered tree (Grey Box) within the T-Block Subject Site (Tree 136 on Figure 2) (Ecology and Heritage Partners Pty Ltd 17/06/2025).

Plate 33. Large scattered tree (dead stag) within the T-Block Subject Site (Tree 95 on Figure 2) (Ecology and Heritage Partners Pty Ltd 17/06/2025).

Plate 34. Large scattered tree (Buloke) within the T-Block Subject Site (Tree 104 on Figure 2) (Ecology and Heritage Partners Pty Ltd 17/06/2025).

Plate 35. Large scattered tree (Yellow Box) within the T-Block Subject Site (Tree 48 on Figure 2) (Ecology and Heritage Partners Pty Ltd 17/06/2025).

4.2.5 Introduced and Planted Vegetation

Areas not supporting native vegetation had a high cover (>99%) of exotic flora species which were direct-seeded for agricultural crops (Plate 36). Ornamental plantings and windrows were present in the vicinity of dwellings and sheds, with Sugar Gum *Eucalyptus cladocalyx*, Swamp Yate *Eucalyptus occidentalis,* Swamp Mallet *Eucalyptus spathulata* subsp. *spathulata* regularly observed within windrows (Plate 37).

Non-native areas that had not been recent cropped were dominated by exotic pasture grasses. Scattered native grasses were generally present in these areas, however they did not have the required 25% relative cover to be considered a patch.

Noxious weeds, as defined under the *Catchment and Land Protection Act 1994* (CaLP Act), were present within the proposed Subject Sites, with African Boxthorn, Spear Thistle *Cirsium vulgare,* Horehound and Bathurst Burr *Xanthium spinosum* scattered in limited numbers within the Subject Sites (Plate 38; Plate 39). African Boxthorn is also a Weed of National Significance (WoNS).

Plate 36. Direct seeded crop within the Torrumbarry Property (Ecology and Heritage Partners Pty Ltd 16/06/2025).

Plate 37. Planted windrow on the western edge of the T-Block Subject Site (Ecology and Heritage Partners Pty Ltd 16/06/2025).

Plate 38. Horehound within the Torrumbarry Property (Ecology and Heritage Partners Pty Ltd 16/06/2025).

Plate 39. African Boxthorn within the Torrumbarry Property (Ecology and Heritage Partners Pty Ltd 16/06/2025).

4.3 Fauna Habitat

4.3.1 Native and Introduced Grasslands

Most of the proposed Subject Sites consisted of paddocks which had been recently cultivated and planted out for cropping purposes, likely to be used as a foraging resource by common generalist bird species which are tolerant of modified open areas. Fauna observed using this habitat included; Australian Magpie *Cracticus tibicen*, Magpie-lark *Grallina cyanoleuca* and European Rabbit *Oryctolagus cuniculus*. The European Rabbit is listed as a pest animal under the CaLP Act.

Four patches of native grassland occurred throughout the proposed Subject Site. These were of low quality and floristic composition due to historical land use and were predominantly comprised of Berry Saltbush and Ruby Saltbush, with Spider Grass, Wallaby-grass and Spear-grass sporadically observed. Within the broader Torrumbarry Property, grassland vegetation within the roadsides was comprised of exotic and native grasses.

Habitat attributes of the native grassland are suitable for an array of common native fauna, including snakes, lizards and skinks, and grassland birds. Diurnal and nocturnal raptors are also likely to forage across these areas, with Whistling Kite *Haliastur sphenurus* and Black-shouldered Kite *Elanus axillaris* observed during the field assessment. A mob of Eastern Grey Kangaroo *Macropus giganteus* was also observed within the broader Torrumbarry Property.

Areas of native grassland in the Torrumbarry Property, particularly those with a high cover of Wallaby-grasses *Rytidosperma* spp. may provide low quality habitat for the nationally significant Golden Sun Moth *Synemon Plana*, Plains-wanderer *Pedionomus torquatus* or Blue-winged Parrot *Neophema chrysostoma*

4.3.2 Woodland and Scattered Trees

Woodland patches and scattered trees occurred throughout the Torrumbarry Property and provide an important resource for arboreal fauna. Most of the eucalypts were mature, providing an array of various sized hollows, bark fissures and crevices. Specifically, this included 76 small, 10 medium and 8 large tree hollows. These are likely to be used for shelter and nesting by a range of hollow-dependent fauna including parrots, microbats, possums, gliders and owls. Scattered trees provide habitat for more mobile fauna species, vantage points and nesting areas for diurnal and nocturnal raptors, as well as steppingstones for more mobile fauna moving through the subject sites, enhancing landscape permeability for native fauna.

Species observed utilising woodland and scattered trees within the subject sites included Galah *Eolophus roseicapilla,* Crested Pigeon *Ocyphaps lophotes,* Eastern Rosella *Platycercus eximius* and Red-rumped Parrot *Psephotus haematonotus*.

4.3.3 Planted Vegetation

Planted vegetation was located throughout the subject sites as windrows or as ornamental plantings around outbuildings. These areas provide foraging, roosting and nesting habitat for mobile generalist fauna including locally common birds and microbats. Species observed using this habitat includes Noisy Miner *Manorina melanocephala*, Superb Fairy-wren *Malurus cyaneus* and Scarlet Robin *Petroica boodang*.

4.3.4 Rivers and Creeks

Murray River occurs immediately north of the Torrumbarry Property, while Gunbower Creek adjoins the western boundary. Gunbower National Park and River Murray Reserve to the north form part of the Ramsar-listed 'Gunbower Forest' wetland of international importance. Numerous drainage lines and tributaries off Gunbower Creek intersect much of the Torrumbarry Property. These channels, in addition to the intermittently-inundated wetlands, temporary lignum swamps and farm dams scattered throughout the Torrumbarry Property, are likely to provide habitat for a range of common wetland bird species. Habitat variables were assessed within the Subject Sites during the field assessment, which determined little to no cover of fringing, floating, submerged and emergent vegetation of any waterbodies present, which were also dry at the time of assessment. Whilst waterbodies in the greater Torrumbarry Property may support significant amphibians such as Growling Grass Frog *Litoria Raniformis* and Sloane's Froglet *Crinia sloanei,* and significant waterbirds such as Australian Painted Snipe *Rostratula australis* or Australasian Bittern *Botaurus poiciloptilus*, it is unlikely that depressions/dams in the Subject Sites receive adequate inundation to provide suitable habitat for such species. These species may move through the Torrumbarry Property en route to more suitable habitat

(e.g. waterbodies within the greater Torrumbarry Property, or 'Kow Swamp' and temporary lignum swamps/wetlands within five kilometres of the Torrumbarry Property).

4.3.5 Constructed Waterbodies

There were several constructed waterbodies throughout the Subject Site in the form of farm dams and irrigation channels, which were completely dry at the time of assessment (Plate 40; Plate 41). Once filled (i.e. via irrigation or following a rain event), these may provide a water resource to a range of common fauna species such as Eastern Grey Kangaroo, as well as suitable foraging for numerous common aquatic birds. These dams appeared to be highly impacted by cattle (i.e. pugging) and contained little to no fringing vegetation. Exotic grasses were present within modified paddocks surrounding these dams. One dam within the Subject Sites comprised some native vegetation in the form of Plains Grassland (i.e. PG1), however, other depressions had been cropped over or were otherwise devoid of native vegetation.

The proximity of these dams to nearby Campaspe River and Murray River makes them a potential low quality breeding resource for Growling Grass Frog, with nearby drainage lines offering further accessibility between the dams and suitable habitat within the creek line. However, this is highly dependent upon inundation frequency and it is considered highly unlikely that these constructed waterbodies will provide suitable floating, emergent and fringing vegetation for the species (or other significant fauna) to utilise for breeding purposes. Suitably vegetated and inundated waterbodies may however occur within the greater Torrumbarry Property.

Plate 40. Bathurst Burr in front of drainage channel (Ecology and Heritage Partners Pty Ltd 17/06/2025).

Plate 41. Irrigation Point just outside OGN Subject Site (Ecology and Heritage Partners Pty Ltd 17/06/2025).

4.4 Significance Assessment

4.4.1 Flora

Five nationally significant (i.e. under the EPBC Act) and 32 State significant (i.e. under the FFG Act) flora species have previously been recorded within 10 kilometres of the Torrumbarry Property (DEECA 2025d) (Figure 3). An additional 13 nationally significant species which have not been previously recorded but have the potential to occur in the locality were also nominated in the PMST (DCCEEW 2025) (Appendix 1.4).

16 specimens of the State significant Buloke, which is listed as Critically Endangered under the FFG Act (DEECA 2025e), were recorded within the T-Block Subject Site (Figure 2). These specimens occurred as scattered trees, and within Plains Woodland patches PW6 and PW10.

Based on the native vegetation patches identified during the site assessment, there is suitable habitat within the T-Block Subject Site for six State significant flora species, considered to have a moderate likelihood of occurrence (see likelihood ranking key in Appendix 1.4) within patches PW4 and PW5, as the understorey of these patches contained a moderate coverage of native grasses.

Table 1. Significant flora species considered to have a moderate or high likelihood of occurrence within the proposed Subject Sites (Appendix 1.4).

Scientific name	Common name	EPBC	FFG	Suitable habitat within the Subject Sites
STATE SIGNIFICANCE				
Austrostipa trichophylla	Trichopylla Spear-grass	-	cr	Occurs in woodland formations.
Convolvulus graminetinus	Grassland Bindweed	-	en	Grassland or woodland communities, on relatively fertile soils sometimes prone to inundation.
Eriochlamys squamata	Scaly Mantle	-	en	Woodland on clay/clayey loam soils, or raised sandy areas within saline or gypseous flats. Associated with semi-arid grasslands, Buloke and Box woodlands, perennial tussock grasses, low shrubs, prostrate chenopods and *Rhagodia spinescens*.
Leptorhynchos orientalis	Annual Buttons	-	en	Woodland, open grassland and swamp margins of Subject Sites.
Podolepis linearifolia	Basalt Podolepis	-	vu	Usually grows on heavy clay soils in grasslands but is also recorded in grassy woodlands, open forests and around swamps.
Ptilotus erubescens	Hairy Tails	-	en	Relatively fertile soils supporting grassland and woodland communities.

Based on the site location, highly modified environmental values present, and a lack of recent records or other relevant indications of presence (see Appendix 1.4 for criteria), additional significant flora species are considered unlikely to occur within the proposed Subject Sites. In particular, aquatic and wetland species are unlikely to occur, as there is a low likelihood that depressions, dams and irrigation channels in the proposed Subject Sites receive suitable inundation and/or provide adequate aquatic and fringing vegetation.

Although not assessed during the current assessment, roadside reserves within the Torrumbarry Property are also likely to support woodland and grassland habitat. Pending confirmation of proposed impacts to roadside reserves and on-site assessments of vegetation in these areas, targeted surveys may be required for EPBC Act listed flora species listed in Appendix 1.4 (e.g. Red Swainson-pea *Swainsona plagiotropis* and Spiny Rice-flower *Pimelea spinescens*).

4.4.2 *Fauna*

22 nationally significant and/or migratory (i.e. under the EPBC Act) and 26 State significant (i.e. under the FFG Act) fauna species have previously been recorded within 10 kilometres of the Torrumbarry Property (DEECA 2025d) (Figure 4). An additional 14 nationally significant species which have not been previously recorded but have the potential to occur in the locality were also nominated in the PMST (DCCEEW 2025) (Appendix 2.1).

Based on the native vegetation identified during the site assessment (see Section 3.2.1), there is low to moderate quality habitat for four nationally significant and seven State significant fauna species occurring within the proposed Subject Sites (see likelihood ranking key in Appendix 1.2) (Table 2).

Table 2. Significant fauna species considered to have a moderate likelihood of occurrence within the proposed Subject Sites (Appendix 2.1).

Scientific name	Common name	EPBC	FFG	Suitable habitat within the Subject Site
NATIONAL SIGNIFICANCE				
Aphelocephala leucopsis	Southern Whiteface	VU	-	Forages in open woodlands with herbaceous understorey of grasses and shrubs, and leaf litter. Builds nests in hollow limbs, stumps or foliage of shrubs and small trees.
Climacteris picumnus	Brown Treecreeper	VU	-	Dry open woodland with an open grassy understorey and occasional shrubs (e.g. river red gum woodlands with an open understorey in the upper Murray River). Suitable nesting hollows present.
Falco hypoleucos	Grey Falcon	VU	vu	Hunts in lightly timbered arid woodland and treeless areas. However, nesting habitat absent (i.e. tall tree in riparian area / along a watercourse).
Stagonopleura guttata	Diamond Firetail	VU	vu	Forages in grassy woodlands or wooded farmlands containing River Red Gum, Yellow Gum or Buloke, often near permanent water. However, nesting habitat largely absent (i.e. in trees and shrubs with dense foliage).
STATE SIGNIFICANCE				
Antigone rubicunda	Brolga	-	en	Potential foraging habitat as pasture, seed and stubble crops near shallow freshwater wetlands.
Burhinus grallarius	Bush Stone-curlew	-	cr	Open, grassy woodland with sparse ground cover, fallen timber and leaf litter, and River Red Gum, Grey Box, Black Box and Yellow Box (and a general lack of a shrubby understory). Sometimes roost/nest in recently ploughed paddocks.
Falco (Hierofalco) subniger	Black Falcon	-	cr	Grassland, woodland and farmland with nearby streams and wetlands, and dead/large old trees for perching and nesting.
Hieraaetus morphnoides	Little Eagle	-	vu	Open grassy woodland with Yellow Box and River Red-gum, often where wetlands and irrigated farmlands adjoin River Red Gum woodlands and forests.
Ninox connivens	Barking Owl	-	cr	Open woodlands, frequently in edge habitats between woodlands and wooded farmland, using large hollow-bearing trees (River Red-gum and Grey Box) for nesting. Often near rivers and swamps.

Scientific name	Common name	EPBC	FFG	Suitable habitat within the Subject Site
Pomatostomus temporalis	Grey-crowned Babbler	-	vu	Open Box-Gum woodland with Grey Box, Black Box, Yellow Box and Buloke.
Sminthopsis crassicaudata	Fat-tailed Dunnart	-	vu	Open woodland, low shrublands and agricultural land (such as unimproved pasture) with fallen timber, logs, rocks or soil cracks.

Note: *Optimal timing based on breeding/active season, or when the species can be reliably identified using other morphological features. EPBC Act Significance: CR – Critically Endangered; EN – Endangered; VU – Vulnerable; State Significance: ce – Critically Endangered; e – Endangered; v – Vulnerable.

There is a moderate likelihood that the EPBC Act listed Southern Whiteface, Brown Treecreeper, Grey Falcon and Diamond Firetail may occasionally utilise the Plains Woodland patches within the T-Block Subject Site for foraging and/or hunting purposes. However, the scattered woodland patches identified within the T-Block Subject Site are highly fragmented and subject to a high level of disturbance (particularly the sparse, highly modified understorey vegetation), and are likely too small to sustain healthy populations of these four species.

These patches are unlikely to provide suitable breeding habitat for Diamond Firetail, which relies on trees and shrubs with dense foliage and high grass cover for nesting. Similarly, tree hollows within the study area may provide some preferred breeding habitat characteristics for Brown Treecreeper and Southern Whiteface, however, the T-Block Subject Site does not provide the dense grasses and foliage that these species require for nest building material. According to the published DCCEEW Conservation Advice for these species (DCCEEW 2023a; DCCEEW 2023b), these PW patches don't meet the requirements to be considered habitat critical to the survival of either Brown Treecreeper or Southern Whiteface (i.e. relatively undisturbed woodland with native understorey). Suitable breeding habitat is also absent for Grey Falcon, as this species nests in tall trees predominantly located along watercourses, which do not exist within the Subject Site. These EPBC Act-listed species are significantly more likely rely on habitat within the stands of native woodland that exist in the immediate surrounding landscape (e.g. Gunbower National Park, River Murray Reserve, Welton Nature Conservation Reserve and McIntyre Road Grassland Bushland Reserve) for both breeding and foraging purposes, and may visit the Subject Site on occasion. Given that proposed impacts are restricted to highly modified woodland patches which are unlikely to support healthy populations or breeding activity for these nationally significant species, the proposed action is highly unlikely to result in a significant impact to these matters of national environmental significance.

Based on the modified nature of the Subject Site, landscape context and the proximity of previous records, other significant fauna species are considered unlikely to utilise habitat within the Subject Site for foraging or breeding purposes due to the lack of suitable and/or important habitat features. In particular, aquatic and wetland-specialist fauna are unlikely to occur (e.g. Sloane's Froglet *Crinia sloanei*, Common Greenshank *Tringa nebularia*, Growling Grass Frog *Litoria raniformis*), as there is a low likelihood that depressions, dams and irrigation channels in the Subject Site receive suitable inundation and/or provide adequate aquatic and fringing vegetation.

Despite there being over 1,000 Plains-wanderer *Pedionomus torquatus* records scattered throughout the local area (including multiple recent record), these are largely restricted to large stands of high quality grassland (i.e. Terrick Terrick National Park; Figure 4). The low quality, disjunct grassland patches in the proposed Subject

Sites are highly unlikely to provide suitable habitat for Plains-wanderer, as they do not meet this species' specific habitat requirements (which entail semi-arid native grasslands or paddocks with a diversity of plant species, 50% bare ground, 40% herbs, forbs and grasses and 10% vegetation litter).

Despite one 1967 record of Hooded Robin *Melanodryas cucullata* located within Torrumbarry Property boundary, the limited low quality woodland patches in the T-Block Subject Site don't comprise the species' preferred habitat characteristics (i.e. complex ground layer, open understorey and grassy areas).

White-throated Needletail *Hirundapus caudacutus* may fly over the T-Block Subject Site opportunistically or when foraging. However, this species' breeding activity is restricted to the Northern Hemisphere and the species is very rarely recorded landing in Australia. There is therefore a low likelihood that White-throated Needletail would rely on trees within the Subject Site for roosting during the non-breeding season.

There are also several very recent records of South-eastern Long-eared Bat *Nyctophilus corbeni* in the local area, however, these records are restricted to larger patches of remnant forest vegetation existing to the north along the Murray River. Research indicates that this species prefers large tracts of dense forest and woodland habitats, which is absent from the Subject Sites.

4.4.3 Ecological Communities

Eight nationally listed ecological communities are predicted to occur within 10 kilometres of the Torrumbarry Property (DCCEEW 2025):

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

Table 3. Occurrence likelihood and rationale for significant ecological communities predicted to occur within 10 kilometres of the Torrumbarry Property.

Ecological Community	Status	Likely Presence within Subject Sites?	Rationale for likelihood of presence/absence
Grey Box – Buloke Grassy Woodland Community	FFG Act-listed	Yes	Observed within Torrumbarry Property / Subject Sites. Refer to additional detail below.
Buloke Woodlands of the Riverina and Murray-Darling Depression Bioregions	EPBC Act-listed	Yes	Observed within Torrumbarry Property / Subject Sites.

Ecological Community	Status	Likely Presence within Subject Sites?	Rationale for likelihood of presence/absence
			Refer to additional detail below.
Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains	EPBC Act-listed	No	Vegetation within the Subject Sites did not meet the condition thresholds that define this nationally significant community due to the absence of key indicator species (such as *Amphibromus* spp, *Glyceria* spp, and *Lachnagrostis* spp). No wetland areas were observed within the Subject Sites.
Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia	EPBC Act-listed	No	Vegetation within the Subject Sites did not meet the condition thresholds that define this nationally significant community due to the absence of key indicator species (Grey Box was not a dominant canopy species within woodland patches), the low diversity of native flora and/or high cover of exotic vegetation.
Natural Grasslands of the Murray Valley Plains	EPBC Act-listed	No	Native grassland vegetation within the Subject Sites was highly modified and did not meet the condition thresholds that define this nationally significant community due to the low diversity of native flora.
Weeping Myall Woodlands	EPBC Act-listed	No	Weeping Myall *Acacia pendula* was not observed within any patch of native vegetation within the Subject Sites, therefore this ecological community was not present
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	EPBC Act-listed	No	While several patches of native vegetation within the Subject Sites met one or more of the key diagnostic characteristics for this ecological community (overstorey dominated by Yellow Box, and tussock grasses within the ground layer), no patches within the Subject Sites met the condition thresholds that define this nationally significant community due to the low diversity of native flora and/or high cover of exotic vegetation.
Plains mallee box woodlands of the Murray Darling Depression, Riverina and Naracoorte Coastal Plain Bioregions	EPBC Act-listed	No	Vegetation within the Subject Sites did not meet the community description due to the absence of key indicator species (Black Mallee Box *Eucalyptus porosa,* Bull Mallee *Eucalyptus behriana,* Square-fruited Mallee *Eucalyptus calycogona*, Dumosa Mallee *Eucalyptus Dumosa*).
Mallee Bird Community of the Murray Darling Depression Bioregion.	EPBC Act-listed	No	Vegetation within the Subject Sites did not meet the habitat description for the ecological community due to the absence of key indicator species (Mallee Eucalypt species) and minimum patch size required to support the community. Mallee specialist and dependent bird species are unlikely to utilise vegetation within the Torrumbarry Property (e.g. Malleefowl *Leipoa ocellata* or Crested Bellbird *Oreoica gutturalis*).

Vegetation within the T-Block Subject Site was consistent with the condition thresholds for the nationally significant Buloke Woodlands of the Riverina and Murray Darling Depression Bioregions. One FFG Act-listed ecological community is also present in the T-Block Subject Site, being Grey Box – Buloke Grassy Woodland.

These communities largely correspond to a patch of Plains Woodland EVC within the T-Block Subject Site, and meets the relevant description and characteristics described for these communities (DEECA 2025c).

Buloke Woodlands of the Riverina and Murray-Darling Depression Bioregions (EPBC Act-listed)

The 'Buloke Woodlands of the Riverina and Murray Darling Depression Bioregions' ecological community (herein Buloke Woodlands) encompasses a number of closely related woodland communities in which Buloke *Allocasuarina luehmannii* is usually a dominant or co-dominant tree (Cheal *et al.* 2011). The Buloke Woodlands occur substantially within the Riverina and Murray Darling Depression bioregions (Cheal *et al.* 2011). Concentrations of scattered trees and/or small patches of Plains Woodland, where Buloke was the dominant or co-dominant species, were consistent with the description of the threatened ecological community, noting that Buloke Woodlands now exist as a patchy, highly fragmented, mostly highly degraded, community across much of its former range. The total extent of Buloke Woodlands within the Subject Site is 0.112 hectares (Figure 2).

A single patch of Buloke Woodland was identified within the proposed Subject Site and was highly modified, present as a small patch of native vegetation or as scattered trees in relatively close proximity (note that no understorey condition thresholds exist for this community) (PW6, Figure 2i).

Grey Box – Buloke Grassy Woodland Community (FFG Act-listed)

The FFG Act-listed Grey Box – Buloke Grassy Woodland Community was present within the T-Block Subject Site correlating with mapped areas of Plains Woodland dominated by Grey Box and/or Buloke, largely due to the density of each structurally significant species. These areas were consistent with the description of the threatened ecological community and occur where either Grey Box or Buloke occur in isolation (i.e. lacking the other species). The Grey Box – Buloke Grassy Woodland Community occurred in areas which were highly modified, present as patches or scattered trees, where either species is the dominant or co-dominant species. Noting that in these areas, Grey Box and Buloke rarely occur in conjunction. The total extent of Grey Box – Buloke Grassy Woodland community within the T-Block Subject Site is 0.112 hectares.

5 REMOVAL, DESTRUCTION OR LOPPING OF NATIVE VEGETATION (THE GUIDELINES)

5.1 Avoid and Minimise Statement

The location of the proposed Project 4G in Torrumbarry has been identified by McLean Farms as an ideal location for expansion and the increase in egg production capacity. This is due to the geographic, infrastructure and commercial attributes in the region which provide the opportunity for development of a new Integrated Egg Layer Farm. The relevant attributes of the subject site include the following:

- Access to large quantities of locally grown grain and key ingredients to poultry feed.
- Available feed mills with suitable expertise which allow production of high-quality poultry feed blends suitable for egg layer birds.
- Proximity to major markets (including both Melbourne and Sydney) and efficient access to the State Road network.
- Ideal climate conditions (in terms of temperature and humidity) for poultry production.
- Access to high quality and reliable water sources, as well as existing supply infrastructure.
- Access to key infrastructure networks including roads, power and telecommunications.
- Ideal land types and topography, which are suitable for the construction of the necessary layer sheds.
- Large expanses of historically cleared land with minimal development constraints.
- Separation from other poultry farms and land uses which would present a biosecurity risk.
- A large land holding, available for purchase, which has sufficient space for construction of an Integrated Egg Laying operation.

This combination of factors is present in very few locations and as such, the purchase of the Torrumbarry Property and the development of an Integrated Egg Laying operation on the site is of critical importance to McLean Farms, and more broadly for the egg industry across Australia.

Within the site, the layout to the proposed farms has been specifically designed with consideration for a range of factors, including:

- Compliant buffer distances to sensitive receptors in accordance with the EPA Guidelines.
- Location of development within historically cleared and cultivated areas wherever possible.
- Flooding, stormwater and earthworks considerations.
- Provision of efficient access to the existing road network.
- Provision of efficient connections to power, water supply and telecommunications infrastructure.
- Meeting all Animal Welfare and Biosecurity Requirement, including compliance with free range areas for the T-Block Farm. Specifically, the following factors were considered:

- Climate: the Subject Site was selected as it has low relative humidity and low rainfall which assist in preventing nutrient loss in local waterbodies and transfer of disease;
- Stormwater: Site locations were chosen to avoid overland flow paths and avoid onsite ponding;
- Required buffer zones: odour and acoustic buffer zones from receptors, land use buffer zone (e.g. township), buffer zones from intensive livestock areas, buffer zone from ecological habitats and water sources, and buffer zones from other Poultry facilities;
- Separation between rearing and other laying farms: the free-range farm poses the biggest risk associated with contracting infections. As such, a minimum five kilometre buffer zone of separation has been implemented (this is in line with the lockdown offset requirements should an infectious breakout occur at a facility);
- Wildlife monitoring: A monitoring program will be implemented to assess and monitor wildlife movements around the site. This is consistent with McLeans Farms existing practices, with a focus on monitoring, counting and identifying the health of local wildlife;
- Invasive species control: McLeans current practices involve the active control of invasive species, as they pose a significant disease transfer risk; and,
- Human movement: In order to restrict the spread of disease via human movements, McLeans Farms will implement a strict matrix for inter-staff facility travel, vehicle movements, bird movements and contractor movements around the facilities.

Meeting all these requirements, while still achieving a viable project that will deliver the necessary supply of eggs into the Australian market has resulted in the final development layout.

Where practicable, the siting of the sheds and infrastructure, including accessways and fencing, has been designed to avoid native vegetation, particularly in the T-Block Subject Site where the layout has been designed specifically to retain all FFG Act listed Bulokes, 82 of the 86 Large Trees in patches, 23 of the 25 Scattered Trees, 27 of the 28 Small Trees in patches, and 4 of the 5 Small Scattered Trees. As such the removal of native vegetation has been minimised to a small number of individual trees, which cannot be avoided while still meeting the project requirements listed above. Infrastructure siting has also allowed the retention of 10 native vegetation patches, with total removal proposed for one Plains Grassland patch and partial removal proposed for eight Plains Woodland patches. Appropriate offsets will be secured for this removal.

As per Table 8 of the *Assessors Handbook: Applications to remove, destroy or lop native vegetation* (DEECA 2025g), losses are associated with vegetation containing a low-high Strategic Biodiversity Value (i.e. between 0.100 to 0.680) and the condition score of the vegetation is in the low to moderate range (i.e. 0.26 to 0.36). However, impacts have been minimised through avoiding impacts to Large Trees by restricting works predominantly to existing disturbed areas, and by micro-siting proposed infrastructure to avoid TPZ encroachment. A construction buffer of two metres has also been allowed around all buildings, roads and drainage infrastructure to capture any unintended impacts associated with the works; however, this is a worst-case scenario, and impacts will be unlikely to extend this distance along the whole of the access road.

The development footprint has been specifically designed to avoid and/or minimise the loss of native vegetation through the following measures. Those mitigation measures that were refined over different iterations of the concept plan to minimise the loss of native vegetation are described below:

- McLean Farms engaged Ecology and Heritage Partners prior to finalisation of their development plans, in order to make an informed decision regarding the location of the proposed infrastructure, and the associated impacts on biodiversity values within the Subject Sites. After reviewing the results of the site assessment and following advice provided by Ecology and Heritage Partners, McClean Farms altered their plans with the specific intent of impacting the least amount of native vegetation possible.
- The original concept plan for this site included the proposed buildings, roads and drainage infrastructure directly impacting 80-90% of native vegetation within the T-Block Subject Site. Following the field assessment to map patches of native vegetation, the concept plan was revised to reduce the impact to native vegetation patches and trees, with a specific focus on large and hollow-bearing trees (scattered and in patches), and FFG Act listed species present on-site. Specific changes to the development footprint within the T-Block Subject Site included:
    - Where possible, micro-siting has occurred to position native trees within open range areas, rather than in the footprint of proposed infrastructure. While direct impacts are proposed to vegetation in areas of sheds, roads and drainage infrastructure, vegetation within range areas will only be partially impacted. This is because ranging poultry are expected to impact low-lying understorey vegetation, while trees within range areas will remain fully intact and retained, with little to no impacts to tree health or survival expected to occur as a result of poultry access.
    - Along the northern boundary, the amenities block and site access have been shifted to the west, minimising impacts on PW13, PG2, PG3 and PG4, and Trees 101 and 100 (Figure 2e).
    - In the north-west, the intersection has been modified to minimise the impact of earthworks on Tree 103 (Figure 2f). This tree is not proposed to be removed by the works, however is considered lost for the purpose of Native Vegetation Removal and Offset calculations due to TPZ encroachment. An arborist assessment would be required to determine if this tree can be feasibly retained despite this encroachment.
    - In the north-east corner, the eastern shed access track has been shifted to the west to minimise earthworks impact on PW11, PW12 and PG1 (Figure 2g). These areas can now be fully retained.
    - In north-east section, range area fencing has been modified to incorporate scattered trees 48 and 49 (Figure 2g). Channels and drainage strategy in this area have also been modified to minimise impacts to Tree 105, PW9 and PW10 (Figure 2f; Figure 2h).
    - Along the eastern boundary, range fencing has been modified to incorporate part of PW5 around TPZs (i.e. Tree 77 and 119) (Figure 2h). Shed access and ranging has also been modified to minimise impact on PW4 and PW5. The TPZ of Tree 114 is encroached on (and therefore considered lost for the purpose of native vegetation removal calculations), however the tree can be retained (viability of retention may be subject to an arborist

assessment). Rerouting this access track to the south would result in poor intersection design, increasing operator risk.

- By removing Tree 86, access to the southern sheds has been modified to minimise earthworks impacts PW4 and PW5 (Figure 2h). Greater modifications to the design avoiding Tree 86 would severely impact the practicality of operations for this site.
- Sheds have been shifted south to significantly increase the separation distance between infrastructure and the FFG Act and EPBC Act Listed Community at PW6 (Figure 2i). This Ecological Community will be subject to chicken ranging, with all trees retained and only understorey vegetation considered lost.
- In the south-east, the ranging areas of four sheds have been modified to significantly increase the separation between infrastructure and PW1 and PW2 (Figure 2k). Ranging has been modified to incorporate PW3, and therefore all trees in this path will be retained (Figure 2j).
- In the south-east corner, channels and drainage strategy have been modified to minimise impacts on PW1. All trees will be retained in this patch (Figure 2k).

No feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal.

5.2 Residual Impacts to Native Vegetation

The below clearing scenario is based on the minimal width of roads, sheds and infrastructure to be constructed, and has been prepared based on a proposed development footprint by the proponent in consultation with Ecology and Heritage Partners following the implementation of the avoid and minimise principals. The development footprint indicates that all native vegetation disturbance will occur in the southern portion of the Torrumbarry Property (i.e. T-Block Subject Site) in patches of Plains Grassland (i.e. PG2) and Plains Woodland (i.e. PW1 to PW10), in addition to removal of two scattered trees (Figure 2). The impact footprint includes a two-metre buffer around all buildings, roads and drainage infrastructure to compensate for any unintended impacts during construction.

As explained in Section 4.1, ranging poultry are expected to impact low-lying understorey vegetation while having little to no impact on the health and survival of trees. Impacts within open range areas are therefore assumed for understorey vegetation only, with all large canopy trees to be retained.

5.2.1 Vegetation proposed to be removed

The Subject Site is within Location 2, with 1.152 hectares of native vegetation proposed to be removed. As such, the permit application falls under the Detailed assessment pathway (Table 4).

Condition scores for vegetation proposed to be removed are provided in Appendix 1.2.

Table 4. Removal of Native Vegetation (the Guidelines) (DELWP 2017a).

Assessment pathway	Detailed
Location category	2
Total extent (including past and proposed) (ha)	1.152
Extent of past removal (ha)	0.000
Extent of proposed removal – Patches (ha)	1.051
Extent of proposed removal – Scattered trees (ha)	0.102
Total Large Trees to be removed (no.)	5
Large patch trees to be removed (no.)	4
Large scattered trees to be removed (no.)	1
Small scattered trees to be removed (no.)	1
EVC Conservation Status of vegetation to be removed	Endangered (Plains Woodland and Plains Grassland)

5.2.2 Offset Requirements

The offset requirements for native vegetation removal for the proposed development are 0.2030 General Habitat Units and 5 Large Trees.

A summary of the offset requirements associated with the proposed vegetation losses is presented in Table 5 and the Native Vegetation Removal (NVR) Report is presented in Appendix 3.

Table 5. Offset Requirements.

General Offsets Required	0.2030 General Habitat Units
Large Trees	5
Vicinity (catchment/council)	North Central CMA / Campaspe Shire Council municipality
Minimum Strategic Biodiversity Value*	0.2213

***The minimum Strategic Biodiversity Value is 80% of the weighted average score across habitat zones where a General offset is required.

5.2.3 Offset Strategy

According to DEECAs Native Vegetation Offset Register (DEECA 2025f), there are ten offset sites within the North Central CMA or Campaspe Shire Council municipality that can be used to satisfy the General Habitat Unit and Large Tree offset requirements.

An offset register search statement identifying the relevant offsite sites is provided in Appendix 4, which provides evidence that the offset obligation can be secured without any difficulty should a permit be provided for the project.

6 LEGISLATIVE AND POLICY IMPLICATIONS

6.1 *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth)

The EPBC Act is administered by the DCCEEW and provides a national framework for the protection of heritage and the environment, and the conservation of biodiversity. The EPBC Act establishes a Commonwealth process for the assessment of proposed actions that are likely to have a significant impact on matters of National Environmental Significance (NES), or on Commonwealth land. An action (i.e. project, development, undertaking, activity or series of activities), requires approval from the Commonwealth Environment Minister if it is likely to have a significant impact on any matters of NES

6.1.1 Implications

One ecological community (Buloke Woodlands of the Riverina and Murray Darling Depression Bioregions) listed under the EPBC Act was identified within the Subject Site. The proposed removal of 0.112 hectares of this community is unlikely to constitute a significant impact under the EPBC Act, given the small size and modified nature of this patch. However, the proponent may decide to submit a referral for determination under the EPBC Act by the Commonwealth Environment Minister at DCCEEW, to ensure greater certainty that Commonwealth assessment requirements are met.

There is low to moderate quality habitat within the proposed Subject Site (i.e. T-Block) for four nationally significant fauna species (Southern Whiteface, Brown Treecreeper, Grey Falcon and Diamond Firetail). However, project impacts are restricted to highly modified and fragmented patches unlikely to support breeding activity or healthy populations of these species, and thus the proposed action is highly unlikely to result in a significant impact to these species. As such, an EPBC Act referral is unlikely to be required regarding these matters of national environmental significance.

6.2 *Flora and Fauna Guarantee Act 1988* and *Flora and Fauna Guarantee Act* (Victoria)

The FFG Act is the primary legislation dealing with biodiversity conservation and sustainable use of native flora and fauna in Victoria. Proponents are required to apply for an FFG Act Permit to 'take' listed and/or protected flora species, listed vegetation communities and listed fish species in areas of public land (i.e. within road reserves, drainage lines and public reserves). An FFG Act permit is generally not required for removal of species or communities on private land, or for the removal of habitat for a listed terrestrial fauna species.

The *Flora and Fauna Guarantee Amendment Act 2019* (the Amendment Act) came into effect on 1 June 2020. The Amendment Act strengthens the framework for the protection of Victoria's biodiversity, with one of the main amendments now obligating all public authorities to have consideration of biodiversity to ensure decisions and policies are made with proper consideration of the potential impacts on biodiversity.

The declared FFG Act Protected Flora list was updated and gazetted on 16 May 2024, which classifies Protected Flora into two categories. These categories are Restricted Use Protected Flora and Generally Protected Flora. The FFG Act uses the term 'protected flora other than restricted use protected flora' instead of 'generally

protected flora', however the term 'generally protected flora' is the accepted and commonly used phrase to improve clarity. Flora species listed as threatened under the FFG Act are classified as Generally Protected Flora. A permit is required to destroy, remove or take Generally Protected Flora for any reason, whereas a permit is not required to destroy, remove or take Restricted Use Protected Flora for 'incidental use', including such purposes as development. Flora identified as either Restricted Use Protected Flora or Generally Protected Flora are provided in Appendix 1.1.

6.2.1 Implications

There are confirmed records of one flora species (Buloke) listed as Critically Endangered under the FFG Act and one ecological community (Grey Box – Buloke Grassy Woodland community) listed as threatened under the FFG Act.

There is also suitable habitat within the proposed Subject Site (i.e. T-Block) for six flora species (Trichopylla Spear-grass, Grassland Bindweed, Scaly Mantle, Annual Buttons, Basalt Podolepis and Hairy Tails) and seven fauna species (Brolga, Bush Stone-curlew, Black Falcon, Little Eagle, Barking Owl, Grey-crowned Babbler and Fat-tailed Dunnart) listed under the FFG Act. The Torrumbarry Property and all Subject Sites are privately owned, and as such a permit under the FFG Act is not required (unless impacts to listed and/or protected flora species and vegetation communities are proposed within public land, e.g. road reserves and drainage lines).

6.3 Planning and Environment Act 1987 (Victoria)

6.3.1 Local Planning Scheme

The Torrumbarry Property is located within the Campaspe Shire Council. The following zoning and overlays apply (DTP 2025):

- Land Subject to Inundation Overlay (LSIO)
- Specific Controls Overlay – Schedule 2 (SCO2)
- Farming Zone – Schedule 1 (FZ1)
- Transport Zone – Schedule 2 (TRZ2)
- Environmental Significance Overlay – Schedule 1 (ESO1)
- Public Conservation and Resource Zone (PCRZ)

Farming Zone – Schedule 1 (FZ1)

As outlined in the Campaspe Planning Scheme, the requirement to obtain a permit to impact native vegetation under Clause 52.17 does not apply to native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the construction of a building or works used for Agricultural production in the Farming Zone. The maximum extent of native vegetation that may be removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five-year period must not exceed the parameters outlined above in Section 2.3.

A permit under Clause 52.17 is required for the current proposed development as the extent of native vegetation proposed to be removed, destroyed or lopped exceeds the maximum extent under this exemption

(i.e. removal of greater than one hectare of treeless native vegetation, 15 small native trees and 5 large native trees).

A permit is also not required to remove, destroy or lop native vegetation within the Subject Site that was either planted or grown as a result of direct seeding.

Environmental Significance Overlay – Schedule 1 (ESO1)

The ESO and ESO1 applies to the Torrumbarry Property. The purpose of the ESO (Clause 42.01) is to protect the environs of the Murray River recognising its importance for biodiversity, nature conservation, flooding, economic development, cultural values, recreation and tourism. Under ESO1, a permit is required to remove, destroy or lop any vegetation (including dead vegetation) and carry out works that do not meet any of the listed exclusions.

However, the Subject Sites exists outside the ESO1 overlay (Figure 2), and a permit under this overlay is therefore not required for the proposed impacts to native vegetation.

Public Conservation and Resource Zone (PCRZ)

The PCRZ applies to the Torrumbarry Property. The purpose of the PCRZ (Clause 36.03) is to protect and conserve the natural environment and natural processes for their historic, habitat or cultural values, and to provide facilities which assist in public education of the natural environment with minimal degradation of the natural environment or natural processes.

However, the Subject Sites exists outside the PCRZ area, and a permit under this zone is therefore not required for the proposed project impacts.

6.3.2 The Guidelines

The State Planning Policy Framework and the decision guidelines at Clause 12.01 Biodiversity and Clause 52.17 Native Vegetation require Planning and Responsible Authorities to have regard for the Guidelines (DELWP 2017a).

6.3.3 Implications

The Subject Site is within Location 2, with 1.152 hectares of native vegetation proposed to be removed from the proposed Subject Sites. As such, the permit application falls under the Detailed assessment pathway. The offset requirement for native vegetation removal is 0.2030 General Habitat Units and 5 Large Trees. A planning permit from the Campaspe Shire Council is required to remove, destroy or lop any native vegetation under Clause 52.17.

6.4 *Catchment and Land Protection Act 1994* (Victoria)

The CaLP Act contains provisions relating to catchment planning, land management, noxious weeds and pest animals. Landowners are responsible for the control of any infestation of noxious weeds and pest fauna species to minimise their spread and impact on ecological values.

6.4.1 *Implications*

Four weeds listed as noxious under the CaLP Act were recorded during the assessment (African Boxthorn, Spear Thistle, Horehound and Bathurst Burr). Similarly, there is evidence that the Subject Site is currently occupied by one pest fauna species listed under the CaLP Act (European Rabbit). Listed noxious weeds and pests should be appropriately controlled throughout the Subject Site.

6.5 *Wildlife Act 1975* and Wildlife Regulations 2013 (Victoria)

The *Wildlife Act 1975* (and associated Wildlife Regulations 2013) is the primary legislation in Victoria providing for protection and management of wildlife. Authorisation for habitat removal may be obtained under the *Wildlife Act 1975* through a licence granted under the *Forests Act 1958*, or under any other Act such as the *Planning and Environment Act 1987*. With the exception of pest animals declared under the CaLP Act or wildlife declared to be unprotected wildlife, the *Wildlife Act 1975* makes it an offence to hunt, take or destroy protected or threatened wildlife without authorisation.

The Subject Site contains several dams, drainage channels and depressions, but these were dry at the time of assessment. Unless these waterbodies become inundated after heavy rainfall or via irrigation, they are unlikely to hold native aquatic fauna such as turtles, frogs and/or fish and therefore won't require inspection or fauna translocation prior to construction works commencing.

It is recommended that on-site vegetation (particularly mature hollow-bearing trees) be inspected by an ecologist to determine the likely presence of native fauna and ensure that fauna is translocated before the vegetation is removed.

Any persons engaged to remove, salvage, hold or relocate native fauna during construction must hold a current Management Authorisation under the *Wildlife Act 1975* or under any other Act issued by DEECA.

6.6 *Water Act 1989* (Victoria)

The proposed Subject Sites contained several dams, drainage channels and depressions, but these were dry at the time of assessment. Unless these waterbodies become inundated after heavy rainfall or via irrigation, they are unlikely to hold native aquatic fauna.

A 'works on waterways' permit from the North Central CMA is unlikely to be required, unless any action impacts on waterways within the Subject Site. Additionally, where structures are installed within or across waterways that potentially interfere with the passage of fish or the quality of aquatic habitat, these activities should be referred to DEECA with the North Central CMA included for comment.

7 MITIGATION MEASURES

Recommended measures to mitigate impacts upon terrestrial values present within the Subject Site include:

- Minimise impacts to native vegetation and habitats through construction and micro-siting techniques, including fencing retained areas of native vegetation during construction. If indeed necessary, trees should be lopped or trimmed rather than removed. Similarly, soil disturbance and sedimentation within wetlands adjacent to the Subject Site should be avoided or kept to a minimum, to avoid, or minimise impacts to fauna habitats;
- All contractors should be aware of ecologically sensitive areas to minimise the likelihood of inadvertent disturbance to areas marked for retention. Native vegetation (areas of sensitivity) should be included as a mapping overlay on any construction plans;
- Tree Protection Zones (TPZs) must be implemented to prevent indirect losses of native vegetation to be retained during construction activities (Standards Australia 2025). A Notional Root Zone (NRZ) applies to a tree and is a specific area below and above the ground that is designed to protect a tree's root system and crown, with a radius of 12 x the Diameter at Standard Height (DSH). The TPZ is the physical protection fencing/barrier that will be installed around a tree during development and is generally the same diameter as the calculated NRZ. As a minimum, the TPZ should consider the following:
    - A TPZ of trees should be a radius no less than two metres or greater than 15 metres;
    - Construction, related activities and encroachment (i.e. earthworks such as trenching that disturb the root zone) should be excluded from the TPZ;
    - Where encroachment is 10% or more of the total area of the TPZ, the tree should be considered as lost and offset accordingly (unless an arboricultural report specifies otherwise);
    - Directional drilling may be used for works within the TPZ without being considered encroachment. The directional bore should be at least 600 millimetres deep;
    - The above guidelines may be varied if a qualified arborist confirms the works will not significantly damage the tree (including stags / dead trees). In this case the tree would be retained, and no offset would be required; and,
    - Where the minimum standard for a TPZ has not been met an offset may be required.
- Removal of any habitat trees or shrubs (particularly hollow-bearing trees or trees/shrubs with nests) should be undertaken between February and September to avoid the breeding season for most fauna species. If any habitat trees or shrubs are proposed to be removed, this should be undertaken under the supervision of an appropriately qualified zoologist to salvage and translocate any displaced fauna. A Fauna Management Plan may be required to guide the salvage and translocation process;
- Construction stockpiles, machinery, roads, and other infrastructure should be placed away from areas supporting native vegetation, Large Trees and/or wetlands;
- Ensure that best practice sedimentation and pollution control measures are undertaken at all times, in accordance with Environment Protection Authority (EPA) guidelines where relevant (e.g. EPA 2020;

EPA 2023; Victorian Stormwater Committee 1999) to prevent offsite impacts to waterways and wetlands adjacent to the Subject Site; and,

- Implement ongoing maintenance of retained native vegetation areas, including removal of rubbish and controlling environmental and/or noxious weeds; and,
- Where retention of hollow-bearing trees is not possible, hollowing-bearing tree trunks must be salvaged during tree removal procedures and relocated to areas of retained native vegetation.

8 SUMMARY OF LEGISLATION IMPLICATIONS

Further requirements associated with development of the Subject Site, as well as additional studies or reporting that may be required, are provided in Table 6.

Table 6. Further requirements associated with development of the Subject Site.

Relevant Legislation	Implications	Further Action
Environment Protection and Biodiversity Conservation Act 1999	One ecological community (Buloke Woodlands of the Riverina and Murray Darling Depression Bioregions) listed under the EPBC Act was identified within the Subject Site. The proposed removal of 0.112 hectares of this community is unlikely to constitute a significant impact under the EPBC Act, given the small size and modified nature of this patch. However, the proponent may decide to submit a referral for determination under the EPBC Act by the Commonwealth Environment Minister at DCCEEW, to ensure greater certainty that Commonwealth assessment requirements are met. There is low to moderate quality habitat within the proposed Subject Site (i.e. T-Block) for four nationally significant fauna species (Southern Whiteface, Brown Treecreeper, Grey Falcon and Diamond Firetail). However, project impacts are restricted to highly modified and fragmented patches unlikely to support breeding activity or healthy populations of these species, and thus the proposed action is highly unlikely to result in a significant impact to these species. As such, an EPBC Act referral is unlikely to be required regarding these matters of national environmental significance.	The proponent may decide to submit a referral for determination under the EPBC Act by the Commonwealth Environment Minister, to ensure greater certainty that Commonwealth assessment requirements are met.

Relevant Legislation	Implications	Further Action
Flora and Fauna Guarantee Act 1988	There are confirmed records of one flora species (Buloke) listed as Critically Endangered under the FFG Act and one ecological community (Grey Box – Buloke Grassy Woodland community) listed as threatened under the FFG Act. There is also suitable habitat within the proposed Subject Site (i.e. T-Block) for six flora species (Trichopylla Spear-grass, Grassland Bindweed, Scaly Mantle, Annual Buttons, Basalt Podolepis and Hairy Tails) and seven fauna species (Brolga, Bush Stone-curlew, Black Falcon, Little Eagle, Barking Owl, Grey-crowned Babbler and Fat-tailed Dunnart) listed under the FFG Act. The Torrumbarry Property and all Subject Sites are privately owned, and as such a permit under the FFG Act is not required (unless impacts to listed and/or protected flora species and vegetation communities are proposed within public land, e.g. road reserves and drainage lines).	No further requirements.
Planning and Environment Act 1987	The Subject Site is within Location 2, with 1.152 hectares of native vegetation proposed to be removed from the proposed Subject Sites. As such, the permit application falls under the Detailed assessment pathway. The offset requirement for native vegetation removal is 0.2030 General Habitat Units and 5 Large Trees. A planning permit from the Campaspe Shire Council is required to remove, destroy or lop any native vegetation under Clause 52.17.	Prepare and submit a Planning Permit application.
Catchment and Land Protection Act 1994	Four weed species (African Boxthorn, Spear Thistle, Horehound and Bathurst Burr) and evidence of one pest species (European Rabbit) listed under the CaLP Act were recorded within the Subject Site. To meet requirements under the CaLP Act, listed noxious weeds and pests should be appropriately controlled throughout the Subject Site.	Listed noxious weeds and pests should be appropriately controlled throughout the Subject Site. Planning Permit conditions may include a requirement for a Weed and Pest Management Plan.
Wildlife Act 1975	The Subject Site contains several dams, drainage channels and depressions, but these were dry at the time of assessment. Unless these waterbodies become inundated after heavy rainfall or via irrigation, they are unlikely to hold native aquatic fauna and therefore won't require inspection or fauna translocation prior to construction works commencing. Any persons engaged to conduct salvage and relocation or general handling of terrestrial fauna species must hold a current Management Authorisation.	Ensure wildlife specialists hold a current Management Authorisation.

9 CONCLUSION

McLean Farms are proposing to increase egg production in response to Australia's current shortage and expected increase in egg product demand across Australia. In order to achieve this, McLean Farms are proposing to establish an Integrated Egg Laying operation within Torrumbarry, Victoria.

Prior to finalisation of the development footprint, McClean Farms engaged Ecology and Heritage Partners to undertake a Biodiversity Assessment. This current assessment identified that the Subject Site predominantly comprised agricultural crops and introduced pasture grass, with native vegetation present only within the T-Block Subject Site as four patches of Plains Grassland and fifteen patches of Plains Woodland, with 25 scattered trees, 86 Large and 28 Small Trees in patches present across the site. This included 16 specimens of the State significant Buloke, and a patch of vegetation representative of an EPBC Act- and FFG Act-listed ecological community. Suitable habitat was also identified within the T-Block Subject Site for four EPBC Act-listed fauna species, and for six flora and seven fauna species listed under the FFG Act.

After reviewing the results of the site assessment and following advice provided by Ecology and Heritage Partners, McClean Farms significantly altered their proposed infrastructure layout with the specific intent of impacting the least amount of native vegetation possible (refer to Section 5.1). As a result, the proposed works will involve the retention of all FFG Act-listed Bulokes, 10 native vegetation patches, 82 of the 86 Large Trees in patches, 23 of the 25 Scattered Trees and 27 of the 28 Small Trees in patches within the T-Block Subject Site. A planning permit from the Campaspe Shire Council is required for the proposed removal, destruction or lopping of native vegetation under Clause 52.17. For all proposed residual impacts to native vegetation, the offset requirement for native vegetation removal is 0.2030 General Habitat Units and 5 Large Trees. According to the Native Vegetation Offset Register (DEECA 2025f), there are ten available offset sites that can be used to satisfy the project offset requirements.

Project impacts are restricted to highly modified and fragmented patches of native vegetation, and as such, the proposed action is unlikely to result in significant impacts to any nationally significant flora or fauna species. The proposed removal of 0.112ha of the EPBC Act-listed Buloke Woodlands Community is unlikely to constitute a significant impact, given the small size and modified nature of this patch. However, the proponent may decide to submit a referral for determination under the EPBC Act by the Commonwealth Environment Minister at DCCEEW, to ensure greater certainty that Commonwealth assessment requirements are met.

As the Torrumbarry Property is privately owned, a permit under the FFG Act is not required for the proposed impacts to the FFG Act-listed community and species' habitat identified within the Subject Site.

REFERENCES

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FIGURES

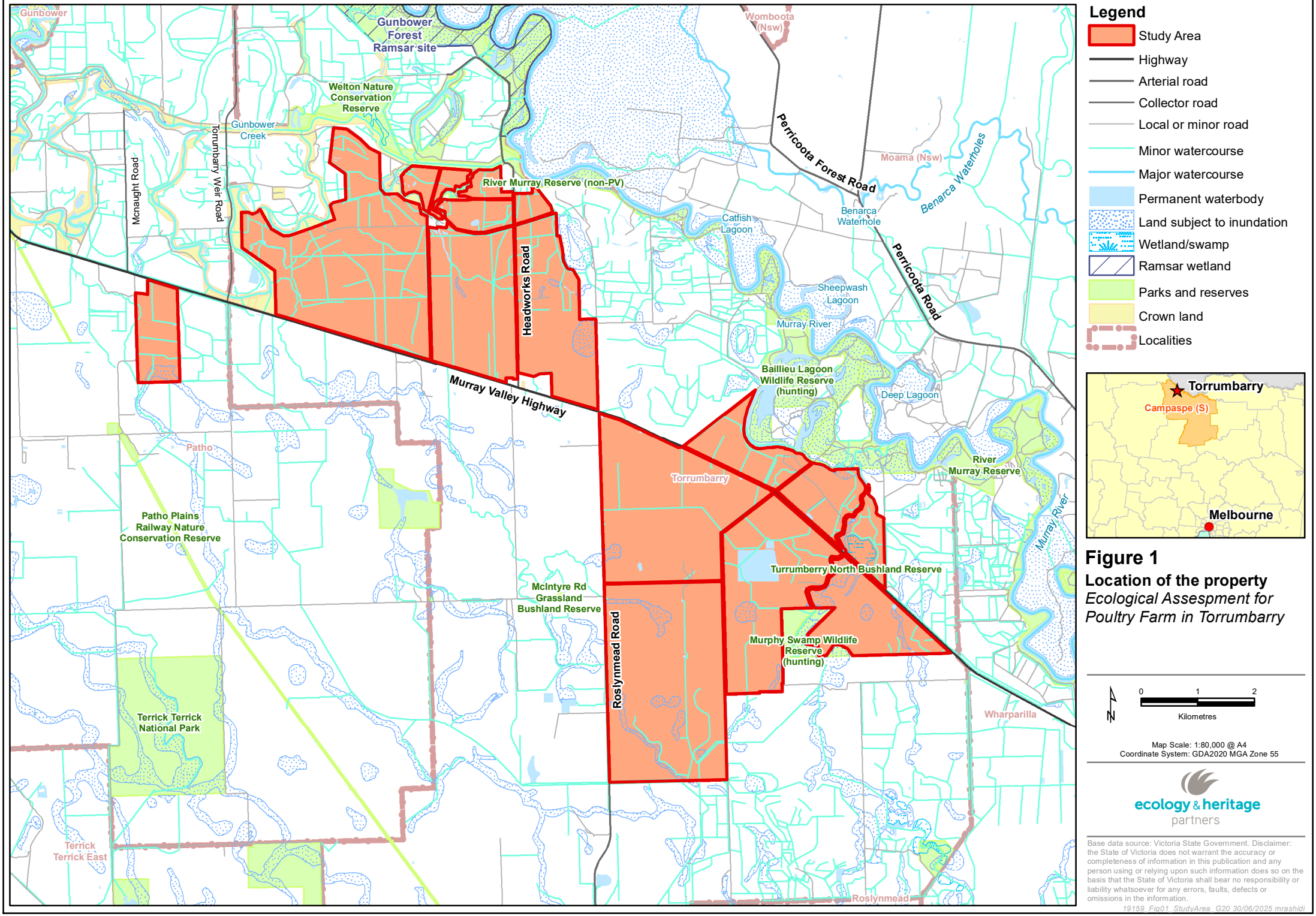


Figure 1

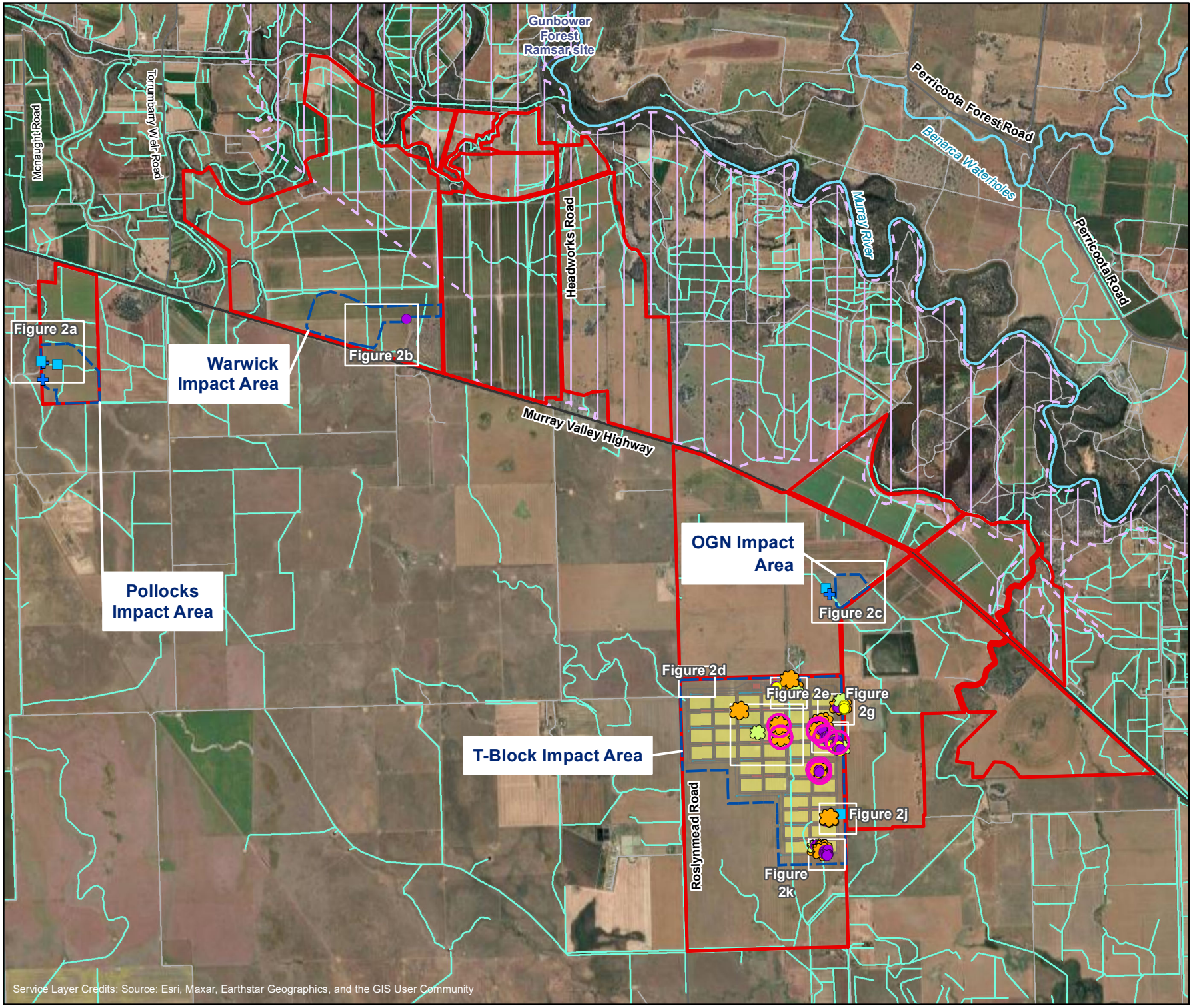
Location of the property

Ecological Assesspment for Poultry Farm in Torrumbarry

Map Scale: 1:80,000 @ A4
Coordinate System: GDA2020 MGA Zone 55

ecology & heritage partners

19159_Fig01_StudyArea_G20 30/06/2025 mrashidi



Legend

- Torrumbarry Property
- Subject Sites
- Buildings
- Drains
- Ranges
- Roads
- Environmental Significance Overlay - Schedule 1
- Scattered Large Tree
- Scattered Small Tree
- Large Tree in patch
- Small Tree in patch
- FFG Act Listed species
- CaLP
- WoNS

Ecological Vegetation classes

- Plains Grassland (EVC
- Plains Woodland (EVC

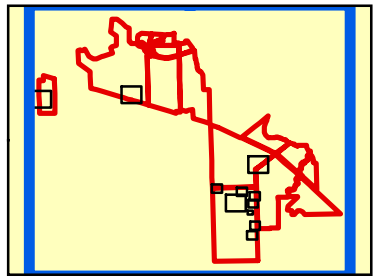


Figure 2 Overview

Ecological features

Ecological Assessment for Poultry Farm in Torrumbarry

N

0 950 1,900

Metres

Map Scale: 1:65,000 @ A4
Coordinate System: GDA2020 MGA Zone 55

ecology & heritage partners

19159_Fig02_EcoFeatMB_G20 12/08/2025 psorensen

Legend

- Torrumbarry Property
- Subject Sites
- CaLP
- WoNS
- Planted vegetation

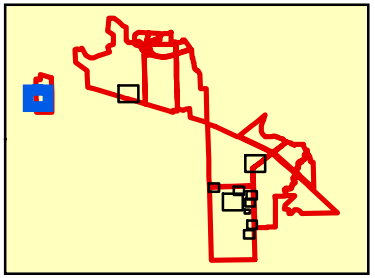


Figure 2a

Ecological features

Ecological Assessment for Poultry Farm in Torrumbarry

0 60 120

Metres

Map Scale: 1:4,000 @ A4
Coordinate System: GDA2020 MGA Zone 55

ecology & heritage partners

19159_Fig02_EcoFeatMB_G20 12/08/2025 psorensen

Legend

- Torrumbarry Property
- Subject Sites
- Large Tree in patch

Ecological Vegetation classes

- Plains Woodland (EVC 803)

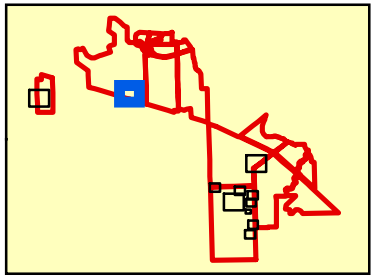


Figure 2b

Ecological features

Ecological Assessment for Poultry Farm in Torrumbarry

0 60 120

Metres

Map Scale: 1:4,000 @ A4
Coordinate System: GDA2020 MGA Zone 55

ecology & heritage partners

19159_Fig02_EcoFeatMB_G20 12/08/2025 psorensen

Legend

- Torrumbarry Property
- Subject Sites
- CaLP
- WoNS

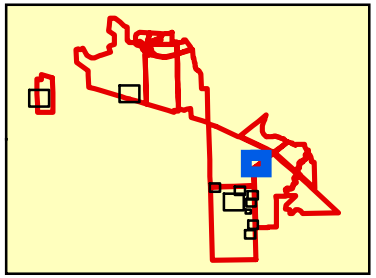


Figure 2c

Ecological features

Ecological Assessment for Poultry Farm in Torrumbarry

N

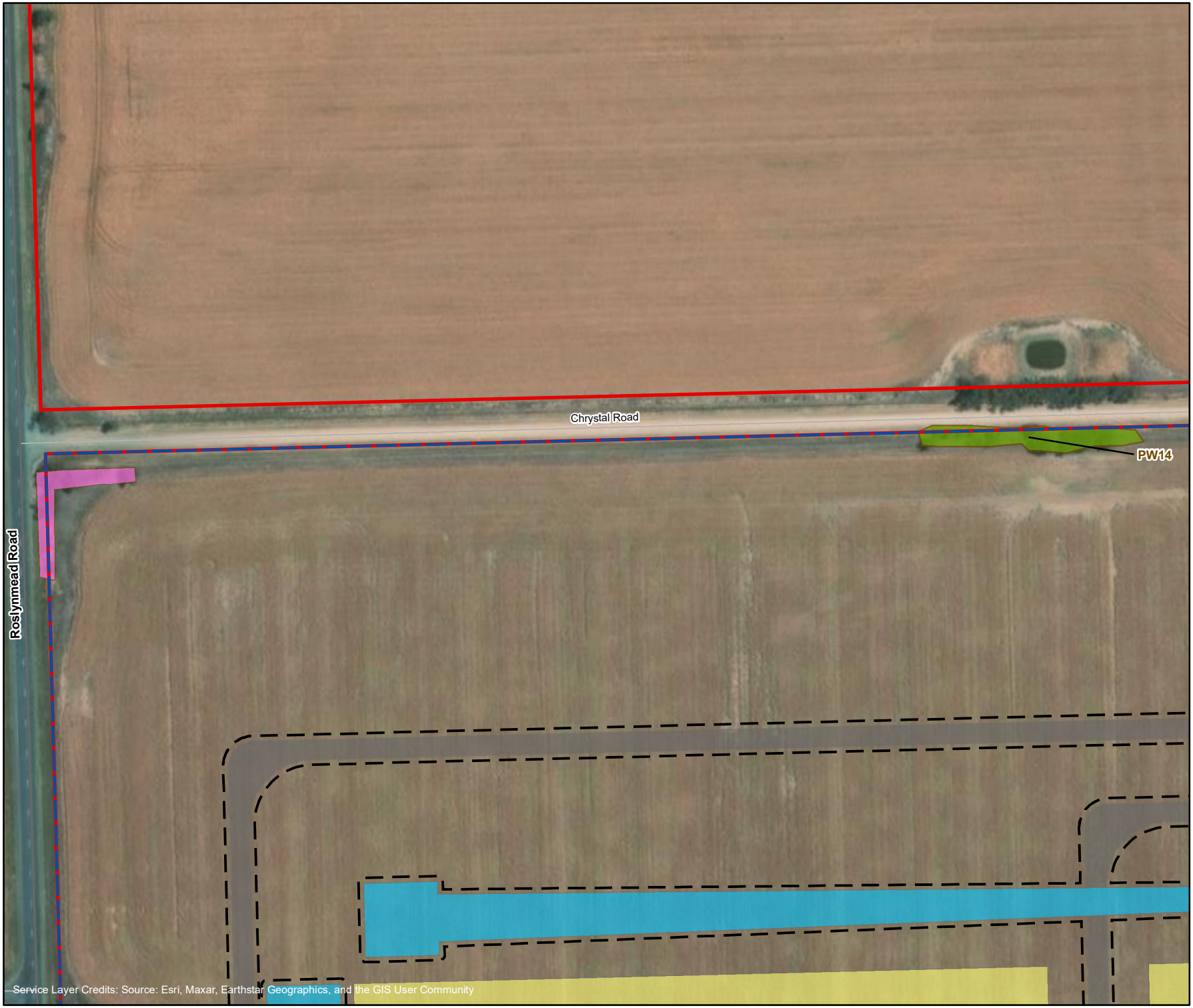
0 60 120

Metres

Map Scale: 1:4,000 @ A4
Coordinate System: GDA2020 MGA Zone 55

ecology & heritage partners

19159_Fig02_EcoFeatMB_G20 12/08/2025 psorensen



Legend

- Torrumbarry Property
- Subject Sites
- Construction buffer
- Drains
- Ranges
- Roads
- Planted vegetation

Ecological Vegetation classes

- Plains Woodland (EVC 803)

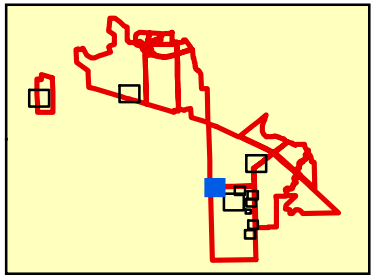


Figure 2d

Ecological features

Ecological Assessment for Poultry Farm in Torrumbarry

N

0 30 60

Metres

Map Scale: 1:2,000 @ A4
Coordinate System: GDA2020 MGA Zone 55

ecology & heritage partners

19159_Fig02_EcoFeatMB_G20 12/08/2025 psorensen

Legend

- Torrumbarry Property
- Subject Sites
- Construction buffer
- Buildings
- Drains
- Ranges
- Roads
- Scattered Large Tree
- Scattered Small Tree
- Large Tree in patch
- Small Tree in patch
- Tree impacted - direct impact
- Planted vegetation

Ecological Vegetation classes

- Plains Grassland (EVC 132)
- Plains Woodland (EVC 803)
- Impacted vegetation

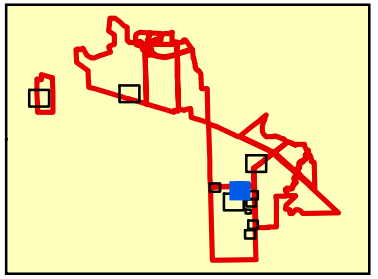


Figure 2e

Ecological features

Ecological Assessment for Poultry Farm in Torrumbarry

N

0 30 60

Metres

Map Scale: 1:2,000 @ A4
Coordinate System: GDA2020 MGA Zone 55

ecology & heritage partners

19159_Fig02_EcoFeatMB_G20 12/08/2025 psorensen

Legend

- Torrumbarry Property
- Subject Sites
- Construction buffer
- Buildings
- Drains
- Ranges
- Roads
- Scattered Large Tree
- Scattered Small Tree
- FFG Act Listed species
- Tree impacted - direct impact

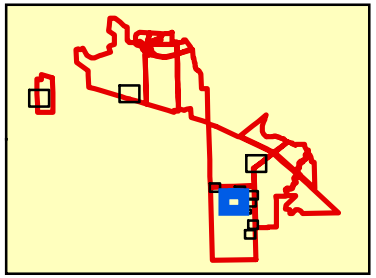


Figure 2f

Ecological features

Ecological Assessment for Poultry Farm in Torrumbarry

N

0 60 120

Metres

Map Scale: 1:4,000 @ A4
Coordinate System: GDA2020 MGA Zone 55

ecology & heritage partners

19159_Fig02_EcoFeatMB_G20 12/08/2025 psorensen

Legend

- Torrumbarry Property
- Subject Sites
- Construction buffer
- Buildings
- Drains
- Ranges
- Roads
- Scattered Large Tree
- Scattered Small Tree
- Large Tree in patch
- Small Tree in patch
- Tree impacted - indirect impact

Ecological Vegetation classes

- Plains Grassland (EVC 132)
- Plains Woodland (EVC 803)
- Impacted vegetation

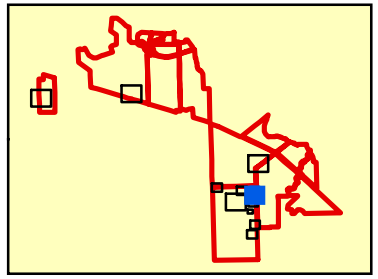


Figure 2g

Ecological features

Ecological Assessment for Poultry Farm in Torrumbarry

N

0 30 60

Metres

Map Scale: 1:2,000 @ A4
Coordinate System: GDA2020 MGA Zone 55

ecology & heritage partners

Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Legend

- Torrumbarry Property
- Subject Sites
- Construction buffer
- Buildings
- Drains
- Ranges
- Roads
- Scattered Large Tree
- Scattered Small Tree
- Large Tree in patch
- Small Tree in patch
- FFG Act Listed species
- Tree impacted - indirect impact
- CaLP
- WoNS

Ecological Vegetation classes

- Plains Woodland (EVC 803)
- Impacted vegetation
- Partially impacted vegetation

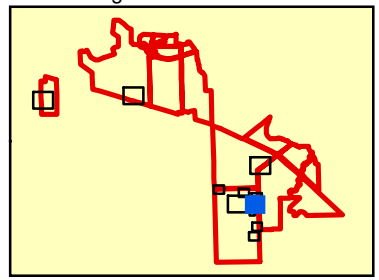


Figure 2h

Ecological features

Ecological Assessment for Poultry Farm in Torrumbarry

N

0 30 60

Metres

Map Scale: 1:2,000 @ A4
Coordinate System: GDA2020 MGA Zone 55

ecology & heritage partners

19159_Fig02_EcoFeatMB_G20 12/08/2025 psorensen

Legend

- Torrumbarry Property
- Subject Sites
- Construction buffer
- Buildings
- Ranges
- Roads
- Scattered Large Tree
- Large Tree in patch
- FFG Act Listed species
- WoNS

Ecological Vegetation classes

- Plains Woodland (EVC 803)
- Partially impacted vegetation

FFG Act Listed

- Grey Box - Buloke Grassy Woodland Community

EPBC Act Listed

- Buloke Woodlands of the Riverina and Murray-Darling Depression Bioregions

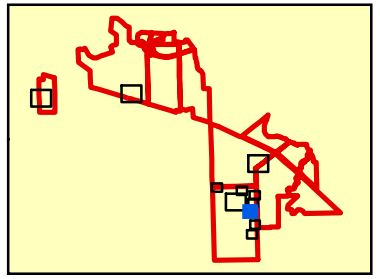


Figure 2i

Ecological features

Ecological Assessment for Poultry Farm in Torrumbarry

N

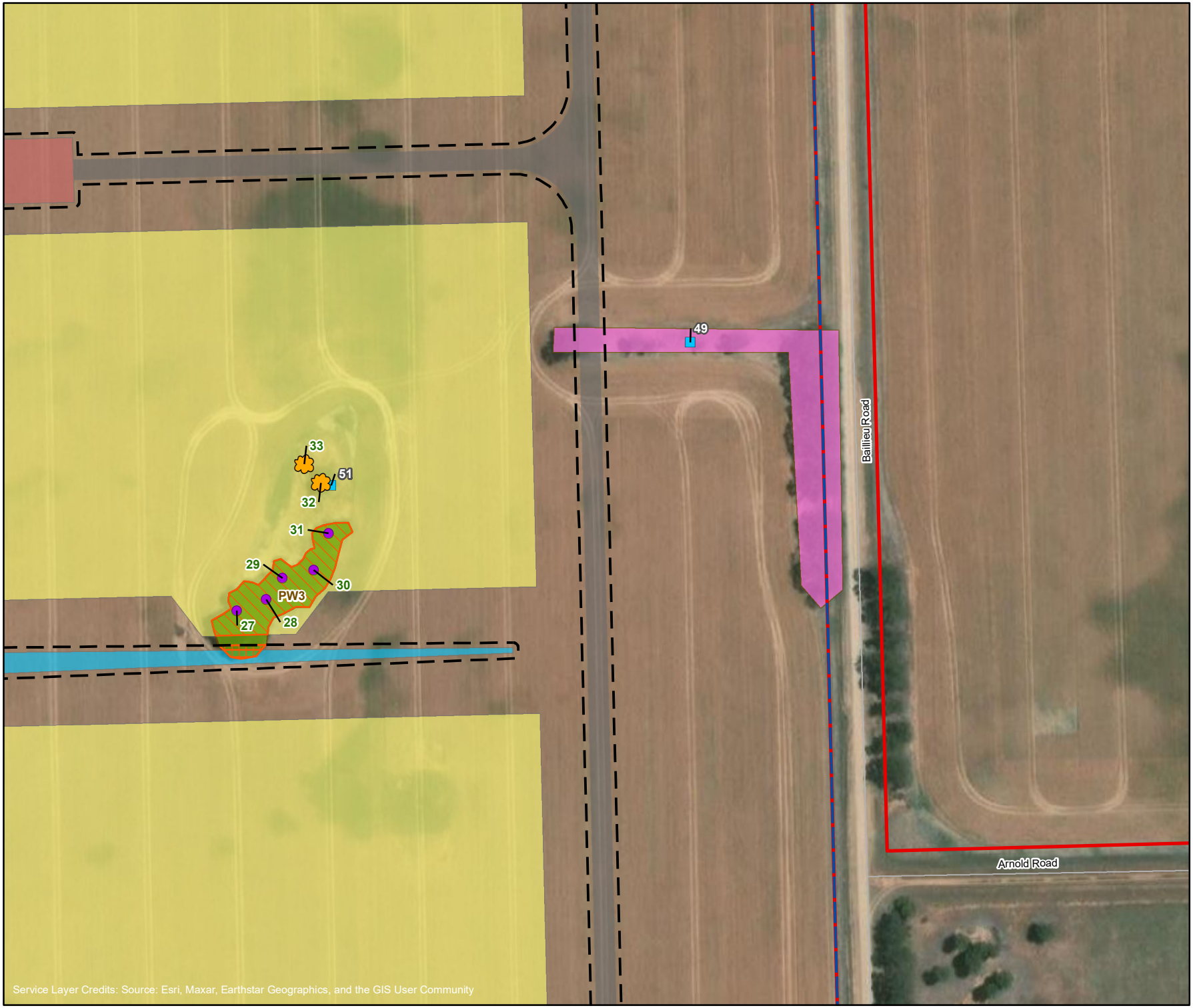
0 15 30

Metres

Map Scale: 1:1,000 @ A4
Coordinate System: GDA2020 MGA Zone 55

ecology & heritage partners

19159_Fig02_EcoFeatMB_G20 12/08/2025 psorensen



Legend

- Torrumbarry Property
- Subject Sites
- Construction buffer
- Buildings
- Drains
- Ranges
- Roads
- Scattered Large Tree
- Large Tree in patch
- WoNS
- Planted vegetation

Ecological Vegetation classes

- Plains Woodland (EVC 803)
- Impacted vegetation
- Partially impacted vegetation

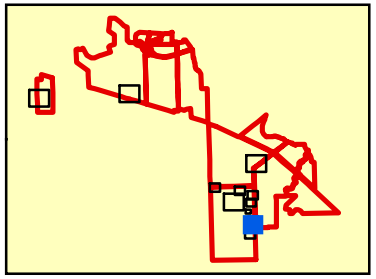


Figure 2j

Ecological features

Ecological Assessment for Poultry Farm in Torrumbarry

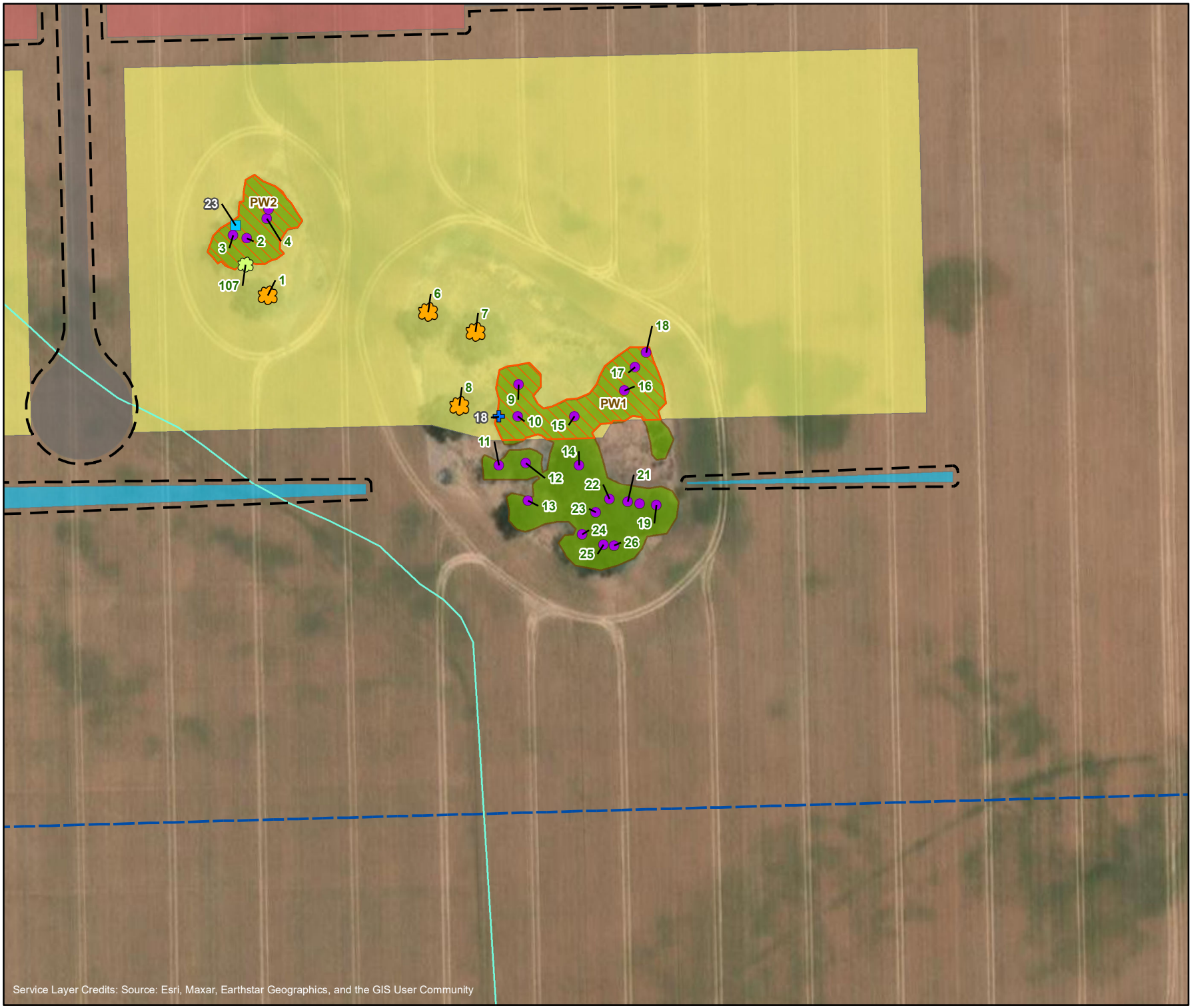
N

0 30 60

Metres

Map Scale: 1:2,000 @ A4
Coordinate System: GDA2020 MGA Zone 55

ecology & heritage partners



Legend

- Torrumbarry Property
- Subject Sites
- Construction buffer
- Buildings
- Drains
- Ranges
- Roads
- Scattered Large Tree
- Scattered Small Tree
- Large Tree in patch
- CaLP
- WoNS

Ecological Vegetation classes

- Plains Woodland (EVC
- Partially impacted vegetation

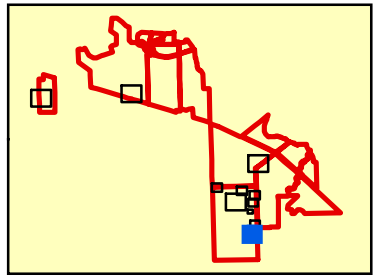


Figure 2k

Ecological features

Ecological Assessment for Poultry Farm in Torrumbarry

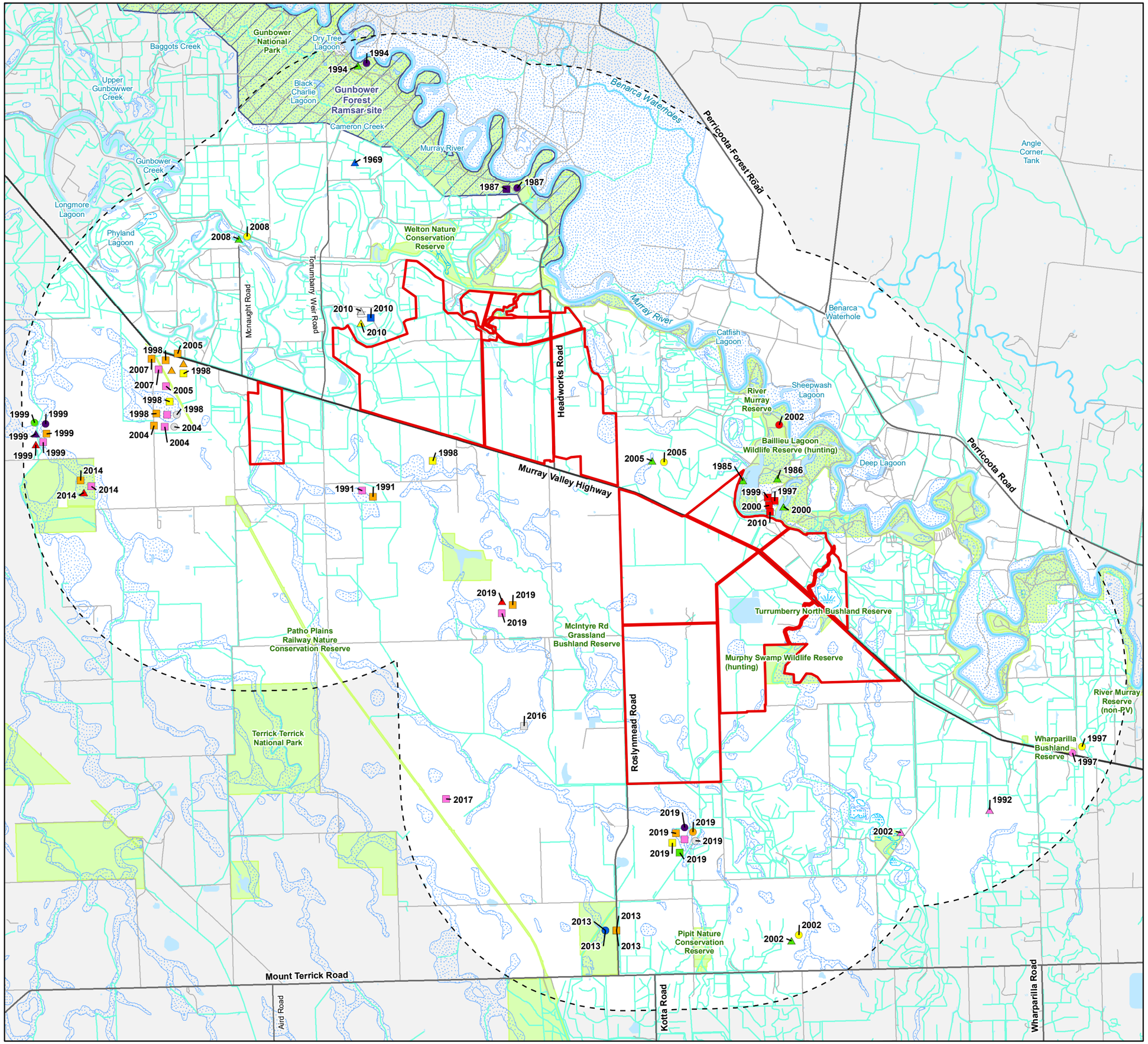
N

0 30 60

Metres

Map Scale: 1:2,000 @ A4
Coordinate System: GDA2020 MGA Zone 55

ecology & heritage partners



Legend

Torrumbarry Property

Significant flora

- Annual Buttons
- Ausfeld's Wattle
- Basalt Podolepis
- Buloke
- Cut-leaf Burr-daisy
- Dwarf Swainson-pea
- Fuzzy New Holland Daisy
- Long Eryngium
- Narrow Goodenia
- Northern Sandalwood
- Red Swainson-pea
- Scaly Mantle
- Silky Swainson-pea
- Slender Bottle-washers
- Slender Darling-pea
- Smooth Minuria
- Spear-grass
- Spiny Lignum
- Spiny Rice-flower
- Umbrella Grass
- Umbrella Wattle
- Wavy Marshwort
- Weeping Myall
- Yakka Grass

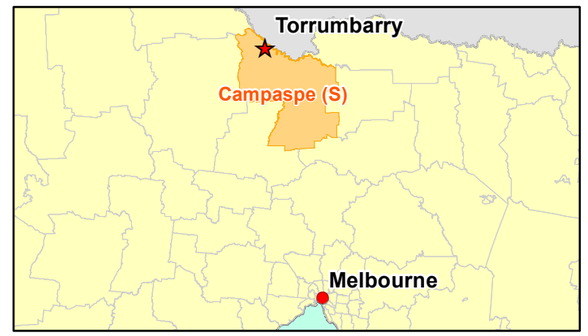


Figure 3

Previously documented significant flora within 5km of the property

Ecological Assessment for Poultry Farm in Torrumbarry

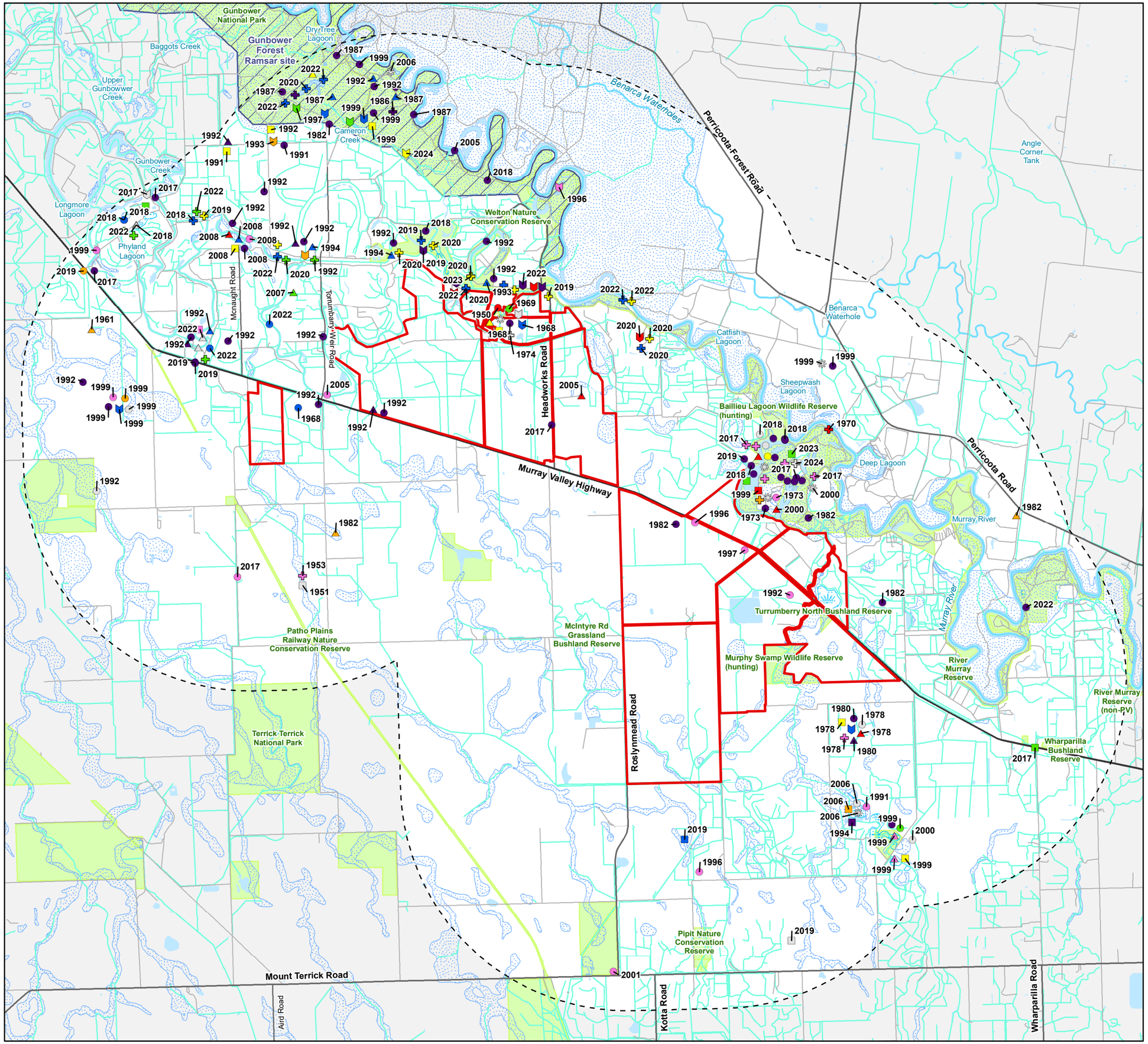
N

0 2 4

Kilometres

Map Scale: 1:80,000 @ A3
Coordinate System: GDA2020 MGA Zone 55

ecology & heritage partners



Legend

- Torrumbarry Property

Significant fauna

- Australasian Shoveler
- Barking Owl
- Black Falcon
- Blue-billed Duck
- Blue-winged Parrot
- Broad-shelled Turtle
- Brolga
- Brown Treecreeper
- Bush Stone-curlew
- Carpet Python
- Common Greenshank
- Diamond Firetail
- Eastern Great Egret
- Fat-tailed Dunnart
- Flat-headed Galaxias
- Freckled Duck
- Freshwater Catfish
- Grey-crowned Babbler
- Growling Grass Frog
- Hooded Robin
- Inland Dotterel
- Lace Monitor
- Latham's Snipe
- Little Eagle
- Little Egret
- Macquarie Perch
- Magpie Goose
- Murray Cod
- Murray River Turtle
- Murray-Darling Rainbowfish
- Musk Duck
- Platypus
- Plumed Egret
- Silver Perch
- Sloane's Froglet
- South-eastern Long-eared Bat
- Southern Pygmy Perch (Murray-Darling lineage)
- Southern Whiteface
- Squirrel Glider
- Trout Cod
- White-bellied Sea-Eagle

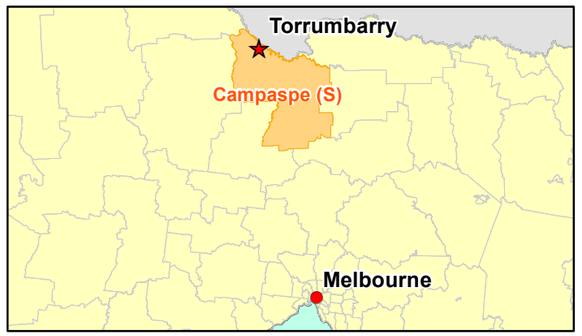


Figure 4

Previously documented significant fauna within 5km of the property

Ecological Assessment for Poultry Farm in Torrumbarry

0 2 4

Kilometres

Map Scale: 1:80,000 @ A3
Coordinate System: GDA2020 MGA Zone 55

ecology & heritage partners

APPENDIX 1 FLORA

Appendix 1.1 Flora Results

Legend:

cr Listed as critically endangered under the FFG Act (DEECA 2025e)
C Listed as a noxious weed under the CaLP Act
w Weed of National Significance
^ Naturally growing (i.e. non-planted) indigenous species to the Subject Site
+ Naturally growing indigenous species that also occurs as planted indigenous vegetation to the Subject Site
* Planted indigenous species to the Subject Site
# Planted Victorian (non-indigenous) and Australian species

Table A1.1. Flora within the Subject Site.

Scientific Name	Common Name	Notes
INDIGENOUS SPECIES		
Allocasuarina luehmannii	Buloke	cr
Atriplex semibaccata	Berry Saltbush	^
Austrostipa spp.	Spear-grass	^
Chloris truncata	Windmill Grass	^
Enchylaena tomentosa var. *tomentosa*	Ruby Saltbush	^
Enteropogon acicularis	Spider Grass	^
Eucalyptus camaldulensis	River Red-gum	^
Eucalyptus largiflorens	Black Box	^
Eucalyptus melliodora	Yellow Box	^
Eucalyptus microcarpa	Grey Box	+
Juncus spp.	Rush	^
Maireana decalvans s.l.	Black Cotton-bush	^
Panicum decompositum var. *decompositum*	Native Millet	^
Rhagodia spinescens	Hedge Saltbush	^
Rytidosperma spp.	Wallaby-grass	^
Sclerolaena muricata	Black Roly-poly	^
Sida corrugata	Variable Sida	^
Vittadinia gracilis	Woolly New Holland Daisy	^
NON-INDIGENOUS OR INTRODUCED SPECIES		
Aizoon pubescens	Galenia	-
Arctotheca calendula	Cape Weed	-

Scientific Name	Common Name	Notes
Bromus hordeaceus	Soft Brome	-
Casuarina cunninghamiana subsp. *cunninghamiana*	River Oak	#
Cenchrus clandestinus	Kikuyu	-
Cirsium vulgare	Spear Thistle	C
Citrullus amarus	Camel Melon	-
Cucumis myriocarpus subsp. *myriocarpus*	Paddy Melon	-
Cynodon dactylon var. *dactylon*	Couch	-
Erigeron bonariensis	Flaxleaf Fleabane	-
Eucalyptus cladocalyx	Sugar Gum	#
Eucalyptus occidentalis	Swamp Yate	#
Eucalyptus spathulata subsp. *spathulata*	Swamp Mallet	#
Heliotropium europaeum	Common Heliotrope	-
Helminthotheca echioides	Ox-tongue	-
Lolium rigidum	Wimmera Rye-grass	-
Lycium ferocissimum	African Box-thorn	C w
Malva parviflora	Small-flower Mallow	-
Marrubium vulgare	Horehound	C
Phalaris aquatica	Toowoomba Canary-grass	-
Plantago lanceolata	Ribwort	-
Romulea rosea	Onion Grass	-
Rumex crispus	Curled Dock	-
Schinus molle	Pepper Tree	#
Vicia sativa	Common Vetch	-
Xanthium spinosum	Bathurst Burr	C

Appendix 1.2 Habitat Hectare Assessment

Table A1.2. Habitat Hectare Assessment Table.

Vegetation Zone		PW1	PW2	PW3	PW4	PW5	PW6
Bioregion		Victorian Riverina	Victorian Riverina	Victorian Riverina	Victorian Riverina	Victorian Riverina	Victorian Riverina
EVC		Plains Woodland	Plains Woodland	Plains Woodland	Plains Woodland	Plains Woodland	Plains Woodland
EVC Number		803	803	803	803	803	803
EVC Conservation Status		Endangered	Endangered	Endangered	Endangered	Endangered	Endangered
Site Condition /75	Large Trees /10	10	10	10	4	7	9
	Tree Canopy Cover /5	5	3	3	5	5	5
	Lack of Weeds /15	0	0	0	4	2	0
	Understorey /25	5	5	5	5	5	5
	Recruitment /10	5	0	0	0	5	0
	Organic Matter /5	3	3	3	5	5	5
	Logs /5	3	5	5	0	0	5
	Treeless EVC Multiplier	1.00	1.00	1.00	1.00	1.00	1.00
	Subtotal =	31.00	26.00	26.00	23.00	29.00	29.00
Landscape Context /25	Patch Size /10	1	1	1	1	2	1
	Neighbourhood /10	1	1	1	1	2	1
	Distance to Core Area /5	1	1	1	1	1	1
	Subtotal =	3	3	3	3	5	3
Habitat Points /100		34	29	29	26	34	32
Habitat Score		**0.34**	**0.29**	**0.29**	**0.26**	**0.34**	**0.32**

Vegetation Zone		PW7	PW8	PW9	PW10	PW11	PW12
Bioregion		Victorian Riverina	Victorian Riverina	Victorian Riverina	Victorian Riverina	Victorian Riverina	Victorian Riverina
EVC		Plains Woodland	Plains Woodland	Plains Woodland	Plains Woodland	Plains Woodland	Plains Woodland
EVC Number		803	803	803	803	803	803
EVC Conservation Status		Endangered	Endangered	Endangered	Endangered	Endangered	Endangered
Site Condition /75	Large Trees /10	10	10	10	9	0	9
	Tree Canopy Cover /5	5	5	5	5	5	5
	Lack of Weeds /15	0	0	0	0	7	0
	Understorey /25	5	5	5	5	5	5
	Recruitment /10	0	0	0	0	0	0
	Organic Matter /5	5	5	3	5	5	5
	Logs /5	0	0	0	0	0	2
	Treeless EVC Multiplier	1.00	1.00	1.00	1.00	1.00	1.00
	Subtotal =	25.00	25.00	23.00	24.00	22.00	26.00
Landscape Context /25	Patch Size /10	1	1	1	1	1	1
	Neighbourhood /10	1	1	1	1	1	1
	Distance to Core Area /5	1	1	1	1	1	1
	Subtotal =	3	3	3	3	3	3
Habitat Points /100		28	28	26	27	25	29
Habitat Score		**0.28**	**0.28**	**0.26**	**0.27**	**0.25**	**0.29**

Vegetation Zone		PW13	PW14	PW15	PG1	PG2	PG3	PG4
Bioregion		Victorian Riverina	Victorian Riverina	Victorian Riverina	Victorian Riverina	Victorian Riverina	Victorian Riverina	Victorian Riverina
EVC		Plains Woodland	Plains Woodland	Plains Woodland	Plains Grassland	Plains Grassland	Plains Grassland	Plains Grassland
EVC Number		803	803	803	132	132	132	132
EVC Conservation Status		Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered
Site Condition /75	Large Trees /10	0	0	9	0	0	0	0
	Tree Canopy Cover /5	5	5	5	0	0	0	0
	Lack of Weeds /15	7	9	7	6	9	9	9
	Understorey /25	5	5	5	5	5	5	5
	Recruitment /10	0	5	5	3	3	3	3
	Organic Matter /5	5	5	5	5	2	2	3
	Logs /5	0	0	4	0	0	0	0
	Treeless EVC Multiplier	1.00	1.00	1.00	1.36	1.36	1.36	1.36
	Subtotal =	22.00	29.00	40.00	25.84	25.84	25.84	27.20
Landscape Context /25	Patch Size /10	1	1	1	1	1	1	1
	Neighbourhood /10	1	1	1	1	1	1	1
	Distance to Core Area /5	1	1	1	1	1	1	1
	Subtotal =	3	3	3	3	3	3	3
Habitat Points /100		25	32	43	29	29	29	30
Habitat Score		**0.25**	**0.32**	**0.43**	**0.29**	**0.29**	**0.29**	**0.30**

Appendix 1.3 Scattered Trees and Large Trees in Patches

Table A1.3. Scattered Trees and Large Trees in Patches.

Note: Small Hollow = diameter less than 20cm, Medium Hollow = diameter between 20 and 50cm, Large Hollow = diameter greater than 50cm; DBH = Diameter at Breast Height; TPZ = Tree Protection Zone; cr = critically endangered.

Object ID	Tree ID (Figure 2)	Species Name	Common Name	DBH (cm)	Size Class	Scattered / Patch	FFG Act listing	Hollow size (if present)	Status
19	1	*Eucalyptus camaldulensis*	River Red-gum	105	Large	Scattered	-	Small	Retained
20	107	*Eucalyptus camaldulensis*	River Red-gum (stag)	67	Small	Scattered	-	Small	Retained
21	2	*Eucalyptus microcarpa*	Grey Box	141	Large	Patch	-	Small	Retained
22	3	*Eucalyptus camaldulensis*	River Red-gum	70	Large	Patch	-	-	Retained
24	4	*Eucalyptus camaldulensis*	River Red-gum	83	Large	Patch	-	Small	Retained
25	5	*Eucalyptus camaldulensis*	River Red-gum	107	Large	Patch	-	Small	Retained
27	6	*Eucalyptus camaldulensis*	River Red-gum	133	Large	Scattered	-	Small	Retained
28	7	*Eucalyptus camaldulensis*	River Red-gum	139	Large	Scattered	-	Small	Retained
29	8	*Eucalyptus camaldulensis*	River Red-gum	142	Large	Scattered	-	Small	Retained
30	9	*Eucalyptus camaldulensis*	River Red-gum	118	Large	Patch	-	Small	Retained
31	10	*Eucalyptus camaldulensis*	River Red-gum	120	Large	Patch	-	Small	Retained
32	11	*Eucalyptus camaldulensis*	River Red-gum	93	Large	Patch	-	Small	Retained
33	12	*Eucalyptus camaldulensis*	River Red-gum	100	Large	Patch	-	Small	Retained
34	13	*Eucalyptus camaldulensis*	River Red-gum	158	Large	Patch	-	Medium	Retained
35	14	*Eucalyptus camaldulensis*	River Red-gum	117	Large	Patch	-	Medium	Retained
36	15	*Eucalyptus camaldulensis*	River Red-gum	151	Large	Patch	-	Medium	Retained
37	16	*Eucalyptus camaldulensis*	River Red-gum	104	Large	Patch	-	Small	Retained

Object ID	Tree ID (Figure 2)	Species Name	Common Name	DBH (cm)	Size Class	Scattered / Patch	FFG Act listing	Hollow size (if present)	Status
38	17	*Eucalyptus camaldulensis*	River Red-gum	121	Large	Patch	-	Small	Retained
39	18	*Eucalyptus camaldulensis*	River Red-gum	165	Large	Patch	-	Small	Retained
40	19	*Eucalyptus camaldulensis*	River Red-gum	107	Large	Patch	-	Medium	Retained
41	20	*Eucalyptus camaldulensis*	River Red-gum	126	Large	Patch	-	Large	Retained
42	21	*Eucalyptus camaldulensis*	River Red-gum	95	Large	Patch	-	Small	Retained
43	22	*Eucalyptus camaldulensis*	River Red-gum	90	Large	Patch	-	Medium	Retained
44	23	*Eucalyptus camaldulensis*	River Red-gum	80	Large	Patch	-	Small	Retained
45	24	*Eucalyptus camaldulensis*	River Red-gum	93	Large	Patch	-	Small	Retained
46	25	*Eucalyptus camaldulensis*	River Red-gum	101	Large	Patch	-	Small	Retained
47	26	*Eucalyptus camaldulensis*	River Red-gum	121	Large	Patch	-	Small	Retained
52	27	*Eucalyptus microcarpa*	Grey Box	118	Large	Patch	-	Small	Retained
53	28	*Eucalyptus microcarpa*	Grey Box	141	Large	Patch	-	Large	Retained
54	29	*Eucalyptus microcarpa*	Grey Box	70	Large	Patch	-	Small	Retained
55	30	*Eucalyptus microcarpa*	Grey Box	85	Large	Patch	-	Small	Retained
56	31	*Eucalyptus microcarpa*	Grey Box	105	Large	Patch	-	Large	Retained
57	32	*Eucalyptus microcarpa*	Grey Box	91	Large	Scattered	-	Small	Retained
58	33	*Eucalyptus* sp.	Stag	70	Large	Scattered	-	Small	Retained
59	108	*Eucalyptus melliodora*	Yellow Box	10	Small	Patch	-	-	Retained
60	34	*Eucalyptus melliodora*	Yellow Box	88	Large	Patch	-	Small	Retained
63	109	*Eucalyptus melliodora*	Yellow Box	50	Small	Scattered	-	Small	Retained
66	35	*Allocasuarina luehmannii*	Buloke	53	Large	Scattered	cr	-	Retained

Object ID	Tree ID (Figure 2)	Species Name	Common Name	DBH (cm)	Size Class	Scattered / Patch	FFG Act listing	Hollow size (if present)	Status
67	36	*Allocasuarina luehmannii*	Buloke	42	Large	Scattered	cr	-	Retained
68	37	*Allocasuarina luehmannii*	Buloke	46	Large	Scattered	cr	-	Retained
69	38	*Allocasuarina luehmannii*	Buloke	43	Large	Scattered	cr	-	Retained
70	39	*Allocasuarina luehmannii*	Buloke	44	Large	Patch	cr	Small	Retained
71	40	*Allocasuarina luehmannii*	Buloke	58	Large	Patch	cr	-	Retained
72	41	*Allocasuarina luehmannii*	Buloke	63	Large	Patch	cr	Small	Retained
73	42	*Allocasuarina luehmannii*	Buloke	60	Large	Patch	cr	-	Retained
74	43	*Allocasuarina luehmannii*	Buloke	40	Large	Patch	cr	-	Retained
75	44	*Allocasuarina luehmannii*	Buloke	59	Large	Patch	cr	Small	Retained
80	45	*Eucalyptus melliodora*	Yellow Box	100	Large	Patch	-	Small	Removed (TPZ impact)
82	46	*Eucalyptus melliodora*	Yellow Box	95	Large	Patch	-	Small	Removed (TPZ impact)
83	47	*Eucalyptus melliodora*	Yellow Box	95	Large	Patch	-	Small	Retained
84	48	*Eucalyptus melliodora*	Yellow Box	105	Large	Scattered	-	Small	Retained
85	49	*Eucalyptus melliodora*	Yellow Box	82	Large	Scattered	-	Small	Retained
86	110	*Eucalyptus melliodora*	Yellow Box	52	Small	Patch	-	-	Retained
87	111	*Eucalyptus melliodora*	Yellow Box	65	Small	Patch	-	-	Retained
88	50	*Eucalyptus melliodora*	Yellow Box	79	Large	Patch	-	Small	Retained
89	112	*Eucalyptus melliodora*	Yellow Box	67	Small	Patch	-	-	Retained
90	51	*Eucalyptus melliodora*	Yellow Box	74	Large	Patch	-	Small	Retained
91	52	*Eucalyptus melliodora*	Yellow Box	90	Large	Patch	-	Small	Retained
92	53	*Allocasuarina luehmannii*	Buloke	63	Large	Patch	cr	-	Retained

Object ID	Tree ID (Figure 2)	Species Name	Common Name	DBH (cm)	Size Class	Scattered / Patch	FFG Act listing	Hollow size (if present)	Status
93	54	*Allocasuarina luehmannii*	Buloke	72	Large	Scattered	cr	Small	Retained
94	55	*Eucalyptus melliodora*	Yellow Box	85	Large	Patch	-	Small	Retained
95	56	*Eucalyptus melliodora*	Yellow Box	76	Large	Patch	-	-	Retained
96	57	*Eucalyptus melliodora*	Yellow Box	77	Large	Patch	-	Small	Retained
97	58	*Eucalyptus melliodora*	Yellow Box	73	Large	Patch	-	Small	Retained
98	59	*Allocasuarina luehmannii*	Buloke (stag)	56	Large	Patch	cr	-	Retained
99	60	*Eucalyptus melliodora*	Yellow Box	105	Large	Patch	-	Small	Retained
100	61	*Eucalyptus melliodora*	Yellow Box	75	Large	Patch	-	Small	Retained
101	62	*Eucalyptus melliodora*	Yellow Box	91	Large	Patch	-	Small	Retained
102	63	*Eucalyptus melliodora*	Yellow Box	85	Large	Patch	-	Small	Retained
103	113	*Eucalyptus melliodora*	Yellow Box	56	Small	Patch	-	Small	Retained
104	64	*Eucalyptus melliodora*	Yellow Box	131	Large	Patch	-	Medium	Retained
105	65	*Eucalyptus melliodora*	Yellow Box	91	Large	Patch	-	Small	Retained
106	114	*Eucalyptus melliodora*	Yellow Box	60	Small	Patch	-	Small	Retained
107	66	*Eucalyptus melliodora*	Yellow Box	89	Large	Patch	-	Medium	Retained
109	67	*Eucalyptus melliodora*	Yellow Box (stag)	97	Large	Patch	-	Small	Retained
110	68	*Eucalyptus melliodora*	Yellow Box	99	Large	Patch	-	Small	Retained
111	69	*Eucalyptus melliodora*	Yellow Box	107	Large	Patch	-	Small	Retained
112	115	*Eucalyptus melliodora*	Yellow Box	66	Small	Patch	-	-	Retained
113	116	*Eucalyptus melliodora*	Yellow Box	59	Small	Patch	-	-	Retained
114	70	*Eucalyptus melliodora*	Yellow Box	71	Large	Patch	-	-	Retained

Object ID	Tree ID (Figure 2)	Species Name	Common Name	DBH (cm)	Size Class	Scattered / Patch	FFG Act listing	Hollow size (if present)	Status
115	117	*Eucalyptus melliodora*	Yellow Box	64	Small	Patch	-	-	Retained
116	71	*Eucalyptus melliodora*	Yellow Box	82	Large	Patch	-	-	Retained
117	72	*Eucalyptus melliodora*	Yellow Box	77	Large	Patch	-	Small	Retained
118	73	*Eucalyptus melliodora*	Yellow Box	85	Large	Patch	-	Small	Retained
119	118	*Eucalyptus melliodora*	Yellow Box	68	Small	Patch	-	Small	Retained
120	74	*Eucalyptus melliodora*	Yellow Box	88	Large	Patch	-	Small	Retained
121	75	*Eucalyptus melliodora*	Yellow Box	94	Large	Patch	-	Medium	Retained
122	76	*Eucalyptus melliodora*	Yellow Box	95	Large	Patch	-	Small	Retained
123	77	*Eucalyptus melliodora*	Yellow Box	100	Large	Patch	-	Small	Retained
124	119	*Eucalyptus melliodora*	Yellow Box	66	Small	Patch	-	-	Retained
125	78	*Eucalyptus melliodora*	Yellow Box	125	Large	Patch	-	Small	Retained
126	120	*Eucalyptus melliodora*	Yellow Box	35	Small	Patch	-	-	Retained
127	121	*Eucalyptus melliodora*	Yellow Box	51	Small	Patch	-	-	Retained
128	79	*Allocasuarina luehmannii*	Buloke	57	Large	Patch	-	Small	Retained
129	80	*Eucalyptus melliodora*	Yellow Box	75	Large	Patch	-	Small	Retained
130	81	*Eucalyptus melliodora*	Yellow Box	79	Large	Patch	-	Small	Retained
131	82	*Eucalyptus melliodora*	Yellow Box	85	Large	Patch	-	Small	Retained
132	83	*Eucalyptus microcarpa*	Grey Box	76	Large	Patch	-	Small	Retained
133	84	*Eucalyptus melliodora*	Yellow Box	98	Large	Patch	-	Small	Retained
134	85	*Eucalyptus melliodora*	Yellow Box	106	Large	Patch	-	Small	Retained
135	122	*Eucalyptus melliodora*	Yellow Box	54	Small	Patch	-	Small	Retained

Object ID	Tree ID (Figure 2)	Species Name	Common Name	DBH (cm)	Size Class	Scattered / Patch	FFG Act listing	Hollow size (if present)	Status
136	86	*Eucalyptus melliodora*	Yellow Box	77	Large	Patch	-	Small	Removed (TPZ impact)
137	87	*Eucalyptus melliodora*	Yellow Box	85	Large	Patch	-	Small	Retained
138	88	*Eucalyptus melliodora*	Yellow Box	93	Large	Patch	-	Small	Retained
139	89	*Eucalyptus melliodora*	Yellow Box	100	Large	Patch	-	Small	Retained
140	123	*Eucalyptus melliodora*	Yellow Box	55	Small	Patch	-	-	Retained
141	124	*Eucalyptus melliodora*	Yellow Box	55	Small	Patch	-	-	Retained
142	125	*Eucalyptus melliodora*	Yellow Box	55	Small	Patch	-	-	Retained
143	126	*Eucalyptus melliodora*	Yellow Box	52	Small	Patch	-	-	Removed (TPZ impact)
144	127	*Eucalyptus melliodora*	Yellow Box	35	Small	Patch	-	-	Retained
145	90	*Eucalyptus melliodora*	Yellow Box	83	Large	Patch	-	Small	Removed (TPZ impact)
146	91	*Eucalyptus melliodora*	Yellow Box	99	Large	Patch	-	Large	Retained
147	92	*Eucalyptus camaldulensis*	River Red-gum	99	Large	Scattered	-	-	Retained
148	93	*Eucalyptus camaldulensis*	River Red-gum	127	Large	Patch	-	Small	Retained
150	94	*Eucalyptus camaldulensis*	River Red-gum	196	Large	Patch	-	Large	Retained
151	95	*Eucalyptus camaldulensis*	River Red-gum (stag)	99	Large	Scattered	-	Large	Retained
152	96	*Eucalyptus camaldulensis*	River Red-gum	96	Large	Patch	-	Medium	Retained
153	97	*Eucalyptus camaldulensis*	River Red-gum	152	Large	Patch	-	Medium	Retained
154	98	*Eucalyptus camaldulensis*	River Red-gum	119	Large	Patch	-	Large	Retained
155	99	*Eucalyptus camaldulensis*	River Red-gum	138	Large	Patch	-	Large	Retained
160	128	*Eucalyptus camaldulensis*	River Red-gum	15	Small	Scattered	-	-	Retained
163	129	*Eucalyptus* sp.	Eucalyptus stag	44	Small	Patch	-	-	Retained

Object ID	Tree ID (Figure 2)	Species Name	Common Name	DBH (cm)	Size Class	Scattered / Patch	FFG Act listing	Hollow size (if present)	Status
164	130	*Eucalyptus* sp.	Eucalyptus stag	40	Small	Patch	-	-	Retained
165	131	*Eucalyptus camaldulensis*	River Red-gum	45	Small	Patch	-	-	Retained
166	132	*Eucalyptus camaldulensis*	River Red-gum	40	Small	Patch	-	-	Retained
167	133	*Eucalyptus camaldulensis*	River Red-gum	37	Small	Patch	-	-	Retained
168	134	*Eucalyptus camaldulensis*	River Red-gum	44	Small	Patch	-	-	Retained
169	135	*Eucalyptus camaldulensis*	River Red-gum	25	Small	Patch	-	-	Retained
172	100	*Eucalyptus camaldulensis*	River Red-gum	70	Large	Scattered	-	-	Retained
173	136	*Eucalyptus microcarpa*	Grey Box	49	Small	Scattered	-	-	Removed (TPZ impact)
177	101	*Eucalyptus melliodora*	Yellow Box	71	Large	Scattered	-	-	Retained
179	137	*Eucalyptus microcarpa*	Grey Box	43	Small	Patch	-	-	Retained
180	102	*Eucalyptus microcarpa*	Grey Box	72	Large	Patch	-	-	Retained
181	138	*Eucalyptus microcarpa*	Grey Box	55	Small	Patch	-	-	Retained
182	103	*Eucalyptus camaldulensis*	River Red-gum	174	Large	Scattered	-	Small	Removed (TPZ impact)
184	139	*Eucalyptus microcarpa*	Grey Box	50	Small	Scattered	-	-	Retained
186	104	*Allocasuarina luehmannii*	Buloke	54	Large	Scattered	cr	-	Retained
187	105	*Allocasuarina luehmannii*	Buloke	75	Large	Scattered	cr	Small	Retained
192	106	*Eucalyptus largiflorens*	Black Box	150	Large	Patch	-	Small	Retained

Appendix 1.4 Significant Flora Species

Significant flora within 10 kilometres of the Subject Site is provided in the Table A1.4.3 at the end of this section, with Tables A1.4.1 and A1.4.2 below providing the background context for the values in Table 1.4.3.

Table A1.4.1 Conservation status of each species for each Act/policy. The values in this table correspond to Columns 5 to 7 in Table A1.4.3.

EPBC Act (*Environment Protection and Biodiversity Conservation Act 1999*):		FFG Act (*Flora and Fauna Guarantee Act 1988*):	
EX	Extinct	ex	Extinct
CR	Critically endangered	cr	Critically endangered
EN	Endangered	en	Endangered
VU	Vulnerable	vu	Vulnerable
#	Listed on the Protected Matters Search Tool		

Table A1.4.2 Likelihood of occurrence rankings: Habitat characteristics assessment of significant flora species previously recorded within 10 kilometres of the Subject Site, or that may potentially occur within the Subject Site to determine their likelihood of occurrence. The values in this table correspond to Column 8 in Table A1.4.3.

1	Known Occurrence	• Recorded within the Subject Site recently (i.e. within ten years).
2	High Likelihood	• Previous records of the species in the local vicinity; and/or, • The Subject Site contains areas of high-quality habitat.
3	Moderate Likelihood	• Limited previous records of the species in the local vicinity; and/or • The Subject Site contains poor/low quality habitat.
4	Low Likelihood	• Poor/low quality habitat for the species, however other evidence (such as lack of records or environmental factors) indicates there is a very low likelihood of presence.
5	Unlikely	• No suitable habitat and/or outside the species range.

Table A1.4.3 Significant flora recorded within 10 kilometres of the Torrumbarry Property.

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in T-Block Subject Site	Rationale for likelihood of occurrence
NATIONAL SIGNIFICANCE							
Amphibromus fluitans #	River Swamp Wallaby-grass	-	-	VU	-	4	Unlikely suitable habitat within the Subject Site (i.e. swampy/wetland areas). Nearest record >25km away.
Austrostipa wakoolica #	Wakoolica Spear-grass	-	-	EN	-	4	Confined to floodplains of the Murray River tributaries and generally found in open woodland. Limited suitable habitat available within the Torrumbarry Property (unlikely in Subject Sites).
Brachyscome muelleroides #	Mueller Daisy	-	-	VU	en	4	Potential habitat within seasonally inundated depressions/swamps of Torrumbarry Property (unlikely in Subject Sites). Nearest record >50km east of the Torrumbarry Property from 2007.
Lepidium aschersonii #	Spiny Peppercress	-	-	VU	en	5	Majority of previous records from the volcanic plains between Geelong and Hamilton in the south of Victoria. Nearest record >200km south west of the Torrumbarry Property in the Grampians.
Lepidium hyssopifolium #	Basalt Pepper-cress	-	-	EN	en	5	Predominantly restricted to southern Victoria, with only a few scattered records further north (closest record >60km north-west of Torrumbarry Property).
Lepidium monoplocoides #	Winged Pepper-cress	-	-	EN	en	4	Potential habitat in open woodland areas however no records within 10km of the Torrumbarry Property.
Maireana cheelii	Chariot Wheels	3	2010	VU	en	4	Potential habitat within areas of seasonally wet, heavy red loam or clay soils in the Torrumbarry Property (unlikely in Subject Sites).
Myriophyllum porcatum #	Ridged Water-milfoil	-	-	VU	cr	4	Potential habitat within wetlands and farm dams of the Torrumbarry Property (unlikely in Subject Sites).

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in T-Block Subject Site	Rationale for likelihood of occurrence
Pimelea spinescens subsp. spinescens	Spiny Rice-flower	9	2021	CR	cr	4	Recent records (<5 years) within 8km, and historic records (>20 years) within 1.5km. Limited suitable habitat in Torrumbarry Property and Subject Sites (i.e. lowland grassland). Low quality, degraded grassland patches in Subject Sites unlikely to support this species (potentially suitable habitat in roadside reserves).
Sclerolaena napiformis #	Turnip Copperburr	-	-	EN	cr	4	Generally found in high quality grassland and grassy woodland habitat. No previous records within 10km of the Torrumbarry Property. Low quality, degraded grassland patches in Subject Sites unlikely to support this species (potentially suitable habitat in roadside reserves).
Senecio behrianus	Stiff Groundsel	3	2008	EN	cr	4	Small population within 8km of the Torrumbarry Property, however no known wild populations within the Torrumbarry Property or Subject Sites.
Swainsona murrayana	Slender Darling-pea	30	2019	VU	en	4	Potential habitat within the Torrumbarry Property around seasonally inundated flats and lake/wetland margins (unlikely in Subject Sites). Multiple recent records within 4km.
Swainsona plagiotropis	Red Swainson-pea	36	2019	VU	en	4	Potential limited habitat within grasslands on heavy soils in Torrumbarry Property. Multiple recent records within 4km. Low quality, degraded grassland patches in Subject Sites unlikely to support this species (potentially suitable habitat in roadside reserves).
STATE SIGNIFICANCE							
Acacia ausfeldii	Ausfeld's Wattle	1	2002	-	en	4	Mostly restricted to the western Goldfields bioregion around Bendigo and Heathcote, but with one stand along the Murray River (<1.3km north of Torrumbarry Property).

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in T-Block Subject Site	Rationale for likelihood of occurrence
Acacia oswaldii	Umbrella Wattle	9	2008	-	cr	5	Potential habitat within semi-arid woodland areas. Multiple records within 5km, including four records between 75m to 1km from Torrumbarry Property. Not observed in Subject Sites during assessment.
Acacia pendula	Weeping Myall	2	2002	-	cr	4	Rare in Victoria, with isolated occurrences near Echuca. Potential habitat within swampy/wetland areas of Torrumbarry Property (unlikely in Subject Sites). One record <4km from Torrumbarry Property.
Allocasuarina luehmannii	Buloke	8	2008	-	cr	1	Confirmed as present within the Subject Site of the Torrumbarry Property.
Austrostipa trichophylla	Trichopylla Spear-grass	2	2010	-	en	3	Rare in Victoria, known from scattered sites (including <300m from Torrumbarry Property). Potential habitat within woodland areas. Potential habitat withinPW4 and PW5 within the Subject Site.
Calotis anthemoides	Cut-leaf Burr-daisy	4	1999	-	cr	4	Limited potential habitat within open grassland areas (in depressions or damp areas). Multiple historic records within 5km. Low quality, degraded grassland patches in Subject Sites unlikely to support this species (potentially suitable habitat in roadside reserves).
Centipeda pleiocephala	Tall Sneezeweed	1	1999	-	en	4	Potential habitat within swampy/wetland and riparian areas of Torrumbarry Property (unlikely in Subject Sites).
Convolvulus graminetinus	Grassland Bindweed	1	2015	-	en	3	Rare in Victoria. Potential habitat in woodland or grassland areas. Potential habitat within PW4 and PW5 within the Subject Site.
Craspedia haplorrhiza	Plains Billy-buttons	1	1992	-	en	4	Potential habitat within swampy/wetland areas and seasonally wet depressions of Torrumbarry Property (unlikely in Subject Sites). Prefers Lignum Swamp and Black Box Woodland with gilgai formations.

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in T-Block Subject Site	Rationale for likelihood of occurrence
Cullen parvum	Small Scurf-pea	1	2001	-	en	4	Very rare in Victoria, where it is known from a few localities (including <6km from Torrumbarry Property). Potential habitat within grassland and grassy woodland areas subject to irregular flooding.
Cullen tenax	Tough Scurf-pea	1	1913	-	en	4	Potential habitat within limited grassland areas in Torrumbarry Property. Low quality, degraded grassland patches in Subject Sites unlikely to support this species (potentially suitable habitat in roadside reserves).
Digitaria divaricatissima var. divaricatissima	Umbrella Grass	1	2010	-	en	4	Potential habitat within swampy/wetland areas of Torrumbarry Property (unlikely in Subject Sites). Record within 400km of Torrumbarry Property.
Duma horrida subsp. horrida	Spiny Lignum	6	2019	-	cr	4	Potential habitat within swampy/wetland areas of Torrumbarry Property (unlikely in Subject Sites). Multiple records within 5km, including one 2019 record within 2.7km of Torrumbarry Property.
Enneapogon gracilis	Slender Bottle-washers	1	2010	-	vu	4	Confined in Victoria to the upper reaches of the Snowy River and its tributaries, with a disjunct isolated record (likely introduced) near Patho in northern Victoria, <300m north-west of Torrumbarry Property.
Eriochlamys squamata	Scaly Mantle	16	2019	-	en	3	Potential habitat of woodlands on heavier clay soils in Torrumbarry Property. Numerous records within 1.8km, including one from 2019 and a historic record within 800m of Torrumbarry Property. Potential habitat within PW4 and PW5 within the Subject Site.
Eryngium paludosum	Long Eryngium	9	2019	-	en	4	Potential habitat within wetlands and seasonally inundated plains of Torrumbarry Property (unlikely in Subject Sites). Multiple records within 5km (including one <2.5km away).

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in T-Block Subject Site	Rationale for likelihood of occurrence
Fimbristylis dichotoma	Common Fringe-sedge	1	2005	-	en	4	Potential habitat within ephemeral streams and semi swampy grassy woodland within the Torrumbarry Property (unlikely in Subject Site). Associated with *Eucalyptus blakelyi* and *E sideroxylon*.
Goodenia macbarronii	Narrow Goodenia	1	2016	-	en	4	Rare in Victoria where it is mostly confined to areas between Wedderburn and Moyhu in the northeast and north to the Murray River. One isolated record occurs within 2.5km of Torrumbarry Property. Habitat specialist of Spring Soak Wetland and gilgai depressions in Plains Grassy Wetland.
Leptorhynchos orientalis	Annual Buttons	3	2019	-	en	3	Currently only known with certainty in Victoria from open grassland in Terrick Terrick NP and surrounds, with 3 records <1.5km from Torrumbarry Property. Potential habitat in woodland, grassland and swamp margins of Torrumbarry Property. Potential habitat within PW4 and PW5 within the Subject Site.
Minuria integerrima	Smooth Minuria	1	1987	-	vu	4	Potential habitat within wetlands and seasonally inundated plains of Torrumbarry Property (unlikely in Subject Sites). Single record occurs <3km of Torrumbarry Property.
Myoporum montanum	Waterbush	2	1997	-	en	4	Limited suitable habitat in the Torrumbarry Property (not Subject Sites), with species known from mallee and riparian woodland communities
Myriophyllum striatum	Striped Water-milfoil	1	1999	-	en	4	Potential habitat within wetlands and streams within the Torrumbarry Property (unlikely in Subject Sites).
Nymphoides crenata	Wavy Marshwort	2	1969	-	en	4	Potential habitat within wetlands and streams within the Torrumbarry Property (unlikely in Subject Sites). Record <3km of Torrumbarry Property.
Panicum laevinode	Pepper Grass	2	2015	-	vu	4	Potential habitat within grassland, grassy Red Gum forests and pasture in Torrumbarry Property (on land prone to inundation). Low quality,

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in T-Block Subject Site	Rationale for likelihood of occurrence
							degraded grassland patches in Subject Sites unlikely to support this species.
Podolepis linearifolia	Basalt Podolepis	1	2019	-	en	3	Potential habitat in grassland, grassy woodland, open forest and swamps in Torrumbarry Property. Record < 1.3km from Torrumbarry Property. Potential habitat within PW4 and PW5 within the Subject Site.
Ptilotus erubescens	Hairy Tails	2	1999	-	cr	3	Potential habitat in grassland and woodland in Torrumbarry Property. Potential habitat within PW4 and PW5 within the Subject Site.
Santalum lanceolatum	Northern Sandalwood	6	2010	-	cr	5	Currently only known with certainty in Victoria from 4 small populations- in dry rocky country, including in Torrumbarry (with six records <500m from Torrumbarry Property). Not observed in Subject Sites during assessment.
Sida fibulifera	Pin Sida	1	2000	-	en	4	In Victoria it is confined to red-loam or clay-loam soils near the Murray River between Hattah-Kulkyne and Mildura. Most record are clustered further northwest, with scattered isolated records closer to Torrumbarry Property (closest record 9km south-west in Terrick Terrick NP)
Sporobolus caroli	Yakka Grass	5	2015	-	en	4	Potential habitat within wetlands and seasonally inundated plains of Torrumbarry Property (unlikely in Subject Sites).
Swainsona phacoides	Dwarf Swainson-pea	2	2013	-	en	4	Rare in Victoria, mostly confined to the north-west downstream of Echuca. Occurs mostly on low dunes or sandy rises associated with lakes of the Murray River, and is largely confined to Semi-arid Herbaceous Cypress-Pine Woodlands with sandy, calcareous soils (unlikely in Torrumbarry Property). Records <3.2km from Torrumbarry Property.

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in T-Block Subject Site	Rationale for likelihood of occurrence
Swainsona sericea	Silky Swainson-pea	3	2019	-	en	4	Potential habitat within grassland and grassy woodland areas of Torrumbarry Property, but specifically occurs on heavy, cracking clays on gilgai puffs. One 2019 record <1.5km from Torrumbarry Property. Low quality, degraded grassland patches in Subject Sites unlikely to support this species (potentially suitable habitat in roadside reserves).
Vittadinia cuneata var. morrisii	Fuzzy New Holland Daisy	1	1997	-	en	4	Largely concentrated in the Wimmera (north and south of Little Desert, east of Charlton and Wedderburn), with outlying records further east. Only one historic record nearby (<4km away), with the nearest recent record (<15 years old) over 70km away. Potential habitat within woodlands, grasslands and Buloke Woodlands in Torrumbarry Property.

Data Sources: Victorian Biodiversity Atlas (DEECA 2025d); Protected Matters Search Tool (DCCEEW 2025).

APPENDIX 2 FAUNA

Appendix 2.1 Significant Fauna Species

Significant fauna within 10 kilometres of the Torrumbarry Property is provided in the Table A2.1.3 at the end of this section, with Tables A2.1.1 and A2.1.2 below providing the background context for the values in Table 2.1.3.

Table A2.1.1 Conservation status of each species for each Act/policy. The values in this table correspond to Columns 5 to 8 in Table A2.1.3.

EPBC (*Environment Protection and Biodiversity Conservation Act 1999*):				FFG (*Flora and Fauna Guarantee Act 1988*):			
EX	Extinct	VU	Vulnerable	ex	Extinct	vu	Vulnerable
CR	Critically endangered	CD	Conservation Dependent	cr	Critically endangered	cd	Conservation Dependent
EN	Endangered	#	Listed on the Protected Matter Search Tool	en	Endangered	M	Migratory

Table A2.1.2 Likelihood of occurrence rankings: Habitat characteristics assessment of significant fauna species previously recorded within 10 kilometres of the Torrumbarry Property, or that may potentially occur within the Torrumbarry Property to determine their likelihood of occurrence. The values in this table correspond to Column 9 in Table A2.1.3.

1	Known Occurrence	• Recorded within the project area recently (i.e. within 10 years).
2	High Likelihood	• Likely resident in the Torrumbarry Property and/or Subject Site based on site observations, database records, or expert advice; and/or, • Recent records (i.e. within five years) of the species in the local area (DEECA 2025d); and/or, • The Torrumbarry Property and/or Subject Site contains the species' preferred habitat.
3	Moderate Likelihood	• The species is likely to visit the Torrumbarry Property and/or Subject Site regularly (i.e. at least seasonally); and/or, • Previous records of the species in the local area (DEECA 2025d); and/or, • The Torrumbarry Property and/or Subject Site contains some characteristics of the species' preferred habitat.

4	Low Likelihood	• The species is likely to visit the Torrumbarry Property and/or Subject Site occasionally or opportunistically whilst en route to more suitable sites; and/or, • There are only limited or historical records of the species in the local area (i.e. more than 20 years old); and/or, • The Torrumbarry Property and/or Subject Site contains few or no characteristics of the species' preferred habitat.
5	Unlikely	• No previous records of the species in the local area; and/or, • The species may fly over the Torrumbarry Property and/or Subject Site when moving between areas of more suitable habitat; and/or, • Out of the species' range; and/or, • No suitable habitat present.

Table A2.1.3. Significant fauna within 10 kilometres of the Torrumbarry Property.

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in T-Block Subject Site	Rationale for likelihood of occurrence
NATIONAL SIGNIFICANCE							
Aphelocephala leucopsis	Southern Whiteface	17	2001	VU	-	3	One record in greater Torrumbarry Property (1968), and one other record within 2km. Torrumbarry Property likely contains suitable habitat for the species, whilst limited low-med quality habitat patches occur in the Subject Site (open woodlands with understorey of grasses and/or shrubs, and leaf litter).
Aprasia parapulchella #	Pink-tailed Worm-lizard	-	-	VU	en	4	No previous records. Torrumbarry Property and Subject Site unlikely to provide suitable habitat (i.e. sloping, open woodland areas with native grassy ground layers, particularly dominated by Kangaroo Grass)

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in T-Block Subject Site	Rationale for likelihood of occurrence
Bidyanus bidyanus	Silver Perch	18	2023	EN	en	5	Recent records of the species in the local area, including two records within 2km of the Torrumbarry Property (most recently 2020). No suitable waterways within the Subject Site, but potentially suitable waterways in greater Torrumbarry Property (although unlikely to have species' preferred free flowing waters in main river channels).
Botaurus poiciloptilus #	Australasian Bittern	-	-	EN	cr	4	No previous records. No suitable waterbodies within the Subject Site (low likelihood that depressions, dams or grasslands receive suitable inundation), but potentially suitable habitat in greater Torrumbarry Property (e.g. well-vegetated wetlands).
Calidris acuminata #	Sharp-tailed Sandpiper	-	-	VU	-	4	No previous records. Unlikely suitable waterbodies within the Subject Site (low likelihood that depressions, dams or grasslands receive suitable inundation), but potentially suitable habitat in greater Torrumbarry Property (e.g. Shallow inland freshwater wetlands, mudflats and flooded fields)
Calidris ferruginea #	Curlew Sandpiper	-	-	CR	cr	4	No previous records. Unlikely suitable waterbodies within the Subject Site (low likelihood that depressions, dams or grasslands receive suitable inundation), but potentially suitable habitat in greater Torrumbarry Property (e.g. muddy margins of lakes, dams and floodwaters).
Climacteris picumnus	Brown Treecreeper	164	2024	VU	-	3	Recent records of the species in the local area, including four records within the greater Torrumbarry Property boundary (as recent as 2017), and 24 records within 2km of the boundary (most recent 2019).

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in T-Block Subject Site	Rationale for likelihood of occurrence
							Suitable woodland habitat likely present in both Torrumbarry Property and Subject Site (i.e. dry open woodlands with an open grassy understorey and occasional shrubs, or woodland subject to periodic inundation, e.g. river red gum woodlands with an open understorey in the upper Murray River)
Craterocephalus fluviatilis #	Murray Hardyhead	-	-	EN	cr	5	No suitable waterways within the Subject Site, but potentially suitable waterways in greater Torrumbarry Property (i.e. sheltered edges of still water bodies and wetlands with submerged vegetation)
Crinia sloanei	Sloane's Froglet	2	1993	EN	en	4	Only two historical records in the local area, including one record within 2km of the Torrumbarry Property. Potentially suitable habitat in greater Torrumbarry Property (e.g. temporary ponds, wetlands, depressions and farm dams), but low likelihood of movement through limited grassland patches and irrigation channels in Subject Site if inundation occurs.
Dasyurus viverrinus	Eastern Quoll	1	1895	EN	en-x	5	Only one historical record, and now considered extinct in the wild in Victoria.
Euastacus armatus	Murray Spiny Crayfish	4	1935	VU	th	5	No suitable waterways within the Subject Site, but potentially suitable waterways in greater Torrumbarry Property (e.g. small streams with fast-flowing water and abundant woody habitat)
Falco hypoleucos #	Grey Falcon	-	-	VU	vu	3	Potentially suitable habitat in Torrumbarry Property and Subject Sites (i.e. lightly timbered arid woodland). Records are highly scattered across Victoria, with one record 10.03km north-west of the Torrumbarry

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in T-Block Subject Site	Rationale for likelihood of occurrence
							Property, and most other records within farmland less than 20km south of the Murray River.
Galaxias rostratus	Flat-headed Galaxias	1	1954	CR	vu	4	Only one historical record in the local area; a 1954 record within 2km of Torrumbarry Property. No suitable waterbodies within the Subject Site (low likelihood that depressions/dams receive suitable inundation), but potentially suitable waterways in greater Torrumbarry Property (e.g. wetlands, lakes and rivers, with still or slow flowing waters)
Gallinago hardwickii	Latham's Snipe	2	1999	VU, M	-	5	Occurs in permanent and ephemeral wetlands. Suitable habitat may be present within the Torrumbarry Property, but unlikely in the Subject Sites (low likelihood that depressions/dams receive suitable inundation or provide fringing and emergent vegetation).
Grantiella picta #	Painted Honeyeater	-	-	VU	vu	4	No previous records. Limited suitable habitat in Torrumbarry Property (i.e. dry open forests and woodlands, known to use farmland with remnant vegetation and scattered trees) although preferred food source of Mistletoe not observed in Subject Sites.
Hemiaspis damelii #	Grey Snake	-	-	EN	-	5	Distribution not known to occur in Victoria
Hirundapus caudacutus #	White-throated Needletail	-	-	VU	vu	4	The species may fly over the Torrumbarry Property opportunistically or when foraging, but is unlikely to roost within the site. Records within Victoria are highly scattered across the State. The closest records are 10.1km north-west and 15km south-east.

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in T-Block Subject Site	Rationale for likelihood of occurrence
Lathamus discolor #	Swift Parrot	-	-	CR	cr	4	Prefers eucalypt forests and woodlands, but may occasionally utilise Grey, Yellow and Black Box in the Torrumbarry Property for foraging.
Leipoa ocellata #	Malleefowl	-	-	VU	vu	5	No suitable habitat, and no historical records in local area (closest record over 60km away).
Litoria raniformis	Growling Grass Frog	9	1961	VU	vu	4	Nine historical records of the species in the local area. No suitable waterways within the Subject Site (low likelihood that depressions/dams/irrigation channels receive suitable inundation and support aquatic vegetation), but potentially suitable wetlands in greater Torrumbarry Property (i.e. still or slow moving water with emergent, floating and fringing vegetation).
Lophochroa leadbeateri leadbeateri #	Pink Cockatoo (eastern)	-	-	EN	-	4	May occasionally forage in Torrumbarry Property habitat (i.e. mallee and box eucalypts in arid and semi-arid woodland)
Maccullochella macquariensis	Trout Cod	7	2022	EN	en	5	Recent records of the species in the local area, including three records within 2km of the Torrumbarry Property (most recently 2022). No suitable waterways within the study or Subject Site (i.e. woody instream areas of permanent flowing rivers with suitable cover).
Maccullochella peelii	Murray Cod	51	2023	VU	en	5	Recent records of the species in the local area, including 8 records within 2km of the Torrumbarry Property (most recently 2023). No suitable waterways within the Subject Site, but potentially suitable waterways in greater Torrumbarry Property (e.g. occasional use of clear rocky streams or slow-flowing turbid billabongs, although the species is a main-channel specialist).

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in T-Block Subject Site	Rationale for likelihood of occurrence
Macquaria australasica	Macquarie Perch	1	1970	EN	en	5	One 1970 record within 2km of Torrumbarry Property. No suitable waterways within the impact or Torrumbarry Property (as it is primarily a riverine species).
Melanodryas cucullata	Hooded Robin	9	2021	EN	vu	4	One record in greater Torrumbarry Property (1967). Local records largely confined to Terrick Terrick NP. Potential habitat in the Torrumbarry Property (i.e. dry eucalypt woodlands and shrublands with an open understorey, some grassy areas and a complex ground layer), but limited low quality woodland in Subject Site unlikely to support species.
Nannoperca australis (Murray-Darling lineage)	Southern Pygmy Perch (Murray-Darling lineage)	4	2023	VU	vu	4	Recent records of the species in the local area. No suitable waterways within the Subject Site, but potentially suitable waterways in greater Torrumbarry Property (e.g. low-gradient waterways and floodplains with slow flowing or still water and aquatic macrophyte cover or wood at shallow depths).
Neophema chrysostoma	Blue-winged Parrot	2	1999	VU	-	4	One record in greater Torrumbarry Property (1969). Potential low quality habitat in the study and Subject Site (i.e. grasslands, grassy woodlands and paddocks). May pass through en route to higher quality habitat.
Nyctophilus corbeni	South-eastern Long-eared Bat	4	2024	VU	en	4	Recent records in the local area. Known to prefer large tracts of dense forest and woodland habitats (majority of previous records restricted to larger patches of remnant vegetation to the north). Woodland vegetation in Torrumbarry Property may be suitable(i.e. box and Buloke woodlands, river red gum forest, with hollows for roosting), but unlikely in Subject Sites.

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in T-Block Subject Site	Rationale for likelihood of occurrence
Pedionomus torquatus	Plains-wanderer	1497	2022	CR	cr	4	Nearly 1500 records scattered throughout local area, including multiple recent records. Large grassland patches in greater Torrumbarry Property may contain suitable habitat characteristics (i.e. semi-arid native grasslands or paddocks with a diversity of plant species, 50% bare ground, 40% herbs, forbs and grasses and 10% vegetation litter). Low quality, disjunct grassland patches in Subject Sites highly unlikely to provide suitable habitat.
Plegadis falcinellus	Glossy Ibis	3	2017	M	-	5	No suitable habitat in Subject Sites, and unlikely suitable habitat in Torrumbarry Property (i.e. well-vegetated wetlands, floodplains, mangroves and ricefields)
Polytelis swainsonii	Superb Parrot	1	1996	VU	en	4	Limited suitable habitat in both study and Subject Sites (i.e. mature hollow-bearing trees in box-gum woodland). May pass through en route to higher quality habitat.
Rhipidura rufifrons	Rufous Fantail	1	2004	M	-	5	No suitable habitat (i.e. rainforest, dense wet forests, swamp woodlands and mangroves), although the species may occasionally occupy more open habitats when migrating north for winter.
Rostratula australis #	Australian Painted Snipe	-	-	EN	cr	5	Unlikely suitable waterbodies within the Subject Site (low likelihood that depressions/dams receive suitable inundation), but potentially suitable waterways in greater Torrumbarry Property (e.g. shallow freshwater wetlands, particularly with grass).
Stagonopleura guttata	Diamond Firetail	11	2021	VU	vu	3	Recent records of the species in the local area. One record in greater Torrumbarry Property (1968), and

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in T-Block Subject Site	Rationale for likelihood of occurrence
							one record within 2km (1978). Both Torrumbarry Property and Subject Site contain potentially suitable habitat (i.e. grassy woodlands or wooded farmlands containing River Red Gum, Yellow Gum or Buloke, often near permanent water)
Synemon plana #	Golden Sun Moth	-	-	VU	vu	4	Most records are clustered at least 100km south of the Torrumbarry Property, with a few scattered records further north (including within 12km of the Torrumbarry Property). Very limited suitable habitat in Subject Sites (i.e. low quality native grassland patches with sporadic Wallaby-grass and Spear-grass), however suitable habitat likely occurs in broader Torrumbarry Property and roadside reserves (pending assessment).
Tringa nebularia	Common Greenshank	1	2006	EN, M	en	4	Unlikely suitable waterbodies within the Subject Site (low likelihood that depressions/dams receive suitable inundation), but potentially suitable waterways in greater Torrumbarry Property (e.g. open muddy or rocky shores of lakes, swamps, ponds, large rivers, or flooded grasslands)
STATE SIGNIFICANCE							
Anseranas semipalmata	Magpie Goose	1	2014	-	vu	4	One record within 2km of the Torrumbarry Property. Unlikely suitable waterbodies within the Subject Site (low likelihood that depressions, dams or grasslands receive suitable inundation), but potentially suitable habitat in greater Torrumbarry Property (e.g. Shallow wetlands, floodplains and wet grasslands).
Antigone rubicunda	Brolga	45	2018	-	en	3	Recent records of the species in the local area, including three records in greater Torrumbarry Property (most recently 1997). Potentially suitable

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in T-Block Subject Site	Rationale for likelihood of occurrence
							breeding habitat in greater Torrumbarry Property (i.e. freshwater meadows or shallow freshwater marshes), and potentially suitable foraging habitat in Subject Site (i.e. pasture, seed and stubble crops).
Ardea alba modesta	Eastern Great Egret	7	2023	-	vu	4	Recent records of the species in the local area, including two records within 2km (most recently 2023). Potentially suitable habitat in Torrumbarry Property (i.e. shallow wetlands including ponds, marshes, tidal mudflats and damp grasslands), but low quality farm dams and small grassland patches in Subject Site unlikely to provide suitable habitat (low likelihood that depressions, dams or grasslands receive suitable inundation).
Ardea intermedia plumifera	Intermediate (Plumed) Egret	3	2017	-	cr	4	One record in greater Torrumbarry Property (1974). Unlikely suitable waterbodies within the Subject Site (low likelihood that depressions, dams or grasslands receive suitable inundation, or provide suitable aquatic vegetation), but potentially suitable habitat in greater Torrumbarry Property (e.g. freshwater wetlands, floodplains and wet grasslands with dense aquatic vegetation).
Biziura lobata	Musk Duck	9	2022	-	vu	4	Recent records of the species in the local area, including six records within 2km of the Torrumbarry Property (most recently 2017). No suitable habitat in Torrumbarry Property or Subject Site (i.e. deep wetlands with abundant aquatic flora).
Burhinus grallarius	Bush Stone-curlew	5	2019	-	cr	3	Recent records of the species in the local area. Small patches of potentially suitable habitat in Torrumbarry Property and Subject Site (i.e. Grassy and open

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in T-Block Subject Site	Rationale for likelihood of occurrence
							woodland with low sparse ground cover, fallen timber and leaf litter, a general lack of a shrubby understory, with River Red Gum, Grey Box, Black Box and Yellow Box).
Chelodina expansa	Broad-shelled Turtle	66	2024	-	en	4	Recent records of the species in the local area, including three records within 2km of Torrumbarry Property (most recently 2022). No suitable waterways within the Subject Site, but potentially suitable waterways in greater Torrumbarry Property (i.e. main river channel, or deeper temporary or permanent wetland sites close to a main river channel)
Egretta garzetta	Little Egret	4	2024	-	en	4	Recent records of the species in the local area, with one record in the greater Torrumbarry Property (1974) and one record within 2km (2024). No suitable waterways within the Subject Site, but potentially suitable waterways in greater Torrumbarry Property (i.e. terrestrial wetlands with shallow open water or exposed banks, with abundant aquatic vegetation and little emergent vegetation).
Emydura macquarii	Murray River Turtle	191	2024	-	cr	4	Recent records of the species in the local area, including three records within 2km of Torrumbarry Property (most recently 2020).No suitable waterways within the Subject Site, but potentially suitable waterways in greater Torrumbarry Property (i.e. mainly in river channels and backwaters, but also in ponds close to the river)
Falco subniger	Black Falcon	11	2019	-	cr	3	Recent records of the species in the local area. Potentially suitable habitat in both Torrumbarry Property and Subject Site (i.e. shrublands, grasslands,

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in T-Block Subject Site	Rationale for likelihood of occurrence
							woodlands and farmlands with nearby streams and wetlands, and dead/large old trees for perching and nesting).
Haliaeetus leucogaster	White-bellied Sea-Eagle	11	2019	-	en	4	Recent records of the species in the local area, with one record in greater Torrumbarry Property (1950). Nearby records largely restricted to Murray River and large open wetlands. No suitable habitat in Torrumbarry Property or Subject Site (i.e. Large areas of open water such as larger rivers, swamps, lakes), but species may occasionally fly over.
Hieraaetus morphnoides	Little Eagle	10	2001	-	vu	3	One record within greater Torrumbarry Property (1992). Potentially suitable habitat in Torrumbarry Property and Subject Site (i.e. Open grassy woodland with Yellow Box and Red Gum, often where wetlands and irrigated farmlands adjoin River Red Gum woodlands and forests).
Melanotaenia fluviatilis	Murray-Darling Rainbowfish	35	2022	-	en	5	Recent records of the species in the local area, including six records within 2km (most recently 2022). No suitable waterways within the Subject Site, but potentially suitable waterways in greater Torrumbarry Property (i.e. lowland reaches of the Murray River and tributaries, preferring slow-flowing rivers and creeks, but also inhabiting connected wetlands and billabongs).
Morelia spilota metcalfei	Carpet Python	1	1999	-	en	5	One 1999 record within 2km of Torrumbarry Property. No suitable habitat within the Subject Site, but potentially suitable habitat in greater Torrumbarry Property (i.e. River Red Gum forests and Black Box woodlands along major watercourses, with hollow-

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in T-Block Subject Site	Rationale for likelihood of occurrence
							bearing trees and logs, large rock outcrops, and thick litter or shrub cover)
Ninox connivens	Barking Owl	2	1996	-	cr	3	One 1950 record on Torrumbarry Property boundary. Potentially suitable habitat in Torrumbarry Property and Subject Site (i.e. open woodlands and open forests, frequently in edge habitats between woodlands and wooded farmland, using large hollow-bearing trees (River Red-gum and Grey Box) for nesting. Often near rivers and swamps)
Ornithorhynchus anatinus	Platypus	3	2021	-	vu	5	Recent records of the species in the local area. Very unlikely to be suitable habitat in Torrumbarry Property (i.e. rivers, creeks or lakes with stony bottoms, earthy banks and high plant cover)
Oxyura australis	Blue-billed Duck	1	2017	-	vu	5	One 2017 record within 2km of the Torrumbarry Property. No suitable habitat in Torrumbarry Property or Subject Site (i.e. deep water in large permanent wetlands and swamps with dense aquatic vegetation).
Peltohyas australis	Inland Dotterel	1	2007	-	vu	3	One 2007 record within 2km of Torrumbarry Property. Limited suitable habitat in Torrumbarry Property and Subject Site (i.e. Sparsely vegetated areas with low shrub cover. Occupy plains in the mid-Murray Valley, including sandy wheat paddocks before crop growth. Often on roadsides)
Petaurus norfolcensis	Squirrel Glider	2	1996	-	vu	4	Some habitat characteristics in Torrumbarry Property and Subject Site (i.e. River Red Gum and mixed species forests and woodlands with abundant mature trees, but prefers substantial understorey of Acacia spp.)

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in T-Block Subject Site	Rationale for likelihood of occurrence
Pogona barbata	Bearded Dragon	4	2021	-	vu	4	Recent records of the species in the local area. Limited suitable habitat in Torrumbarry Property and Subject Site (prefers treed habitats within the Dry Sclerophyll Forest and Box-Ironbark Forest ecosystems, but sometimes occurs marginally in Red Gum and Black-Box woodland ecosystems).
Pomatostomus temporalis	Grey-crowned Babbler	8	2018	-	vu	3	Recent records of the species in the local area, including one 2005 record within the greater Torrumbarry Property and three other records within 2km, most recently 2000). Potentially suitable habitat in both Torrumbarry Property and Subject Site (i.e. open Box-Gum Woodlands with Grey Box, Black Box, Yellow Box and Buloke).
Sminthopsis crassicaudata	Fat-tailed Dunnart	37	2021	-	vu	3	Recent records of the species in the local area, including one 2019 record within 2km of the Torrumbarry Property. Most records concentrated around Terrick Terrick NP. Potentially suitable habitat in both Torrumbarry Property and Subject Site (i.e. open woodland, low shrublands and agricultural land such as unimproved pasture)
Spatula rhynchotis	Australasian Shoveler	8	2018	-	vu	4	Recent records of the species in the local area, including three records within 2km of the Torrumbarry Property (most recently 2018). No suitable habitat within the Subject Site, but potentially suitable waterways in greater Torrumbarry Property (i.e. large, shallow lakes, mostly in permanent, well-vegetated freshwater swamps with areas of open water)
Stictonetta naevosa	Freckled Duck	4	2018	-	en	4	Torrumbarry Property unlikely to contain suitable habitat characteristics (i.e. Permanent swamps or

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in T-Block Subject Site	Rationale for likelihood of occurrence
							freshly flooded creeks containing Cumbungi and tangled Lignum)
Tandanus tandanus	Freshwater Catfish	13	2022	-	en	5	Recent records of the species in the local area, including two records within 2km of the Torrumbarry Property (most recently 2022). No suitable waterways within the Subject Site, and unlikely suitable waterways in greater Torrumbarry Property. (i.e. require slow-flowing streams, lakes and shallow lagoons, with cover such as wood and macrophytes. Often move between floodplain and riverine habitats)
Varanus varius	Lace Monitor	8	2008	-	en	4	Three records within 2km of Torrumbarry Property (most recent 1994). Some habitat characteristics in Torrumbarry Property, and less in Subject Site (i.e. treed Red Gum and Black Box Woodlands, along forested corridors of major watercourses such as Murray River)

Data Sources: Victorian Biodiversity Atlas (DEECA 2025d); Protected Matters Search Tool (DCCEEW 2025).

APPENDIX 3 NATIVE VEGETATION REMOVAL (NVR) REPORT

Native Vegetation Removal Report

NVRR ID: 310_20250812_ZGX

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: 12/08/2025

Local Government Area: CAMPASPE SHIRE

Shapefile name:
EHP19159_Torrumbarry_Patches_VG20_12082025.shp
EHP19159_Torrumbarry_Trees_VG20_01082025.shp

Site assessor name: Jared McGuiness

Registered Aboriginal Party: Yorta Yorta

Coordinates: 144.55080, -36.06790

Address:
174 BAILLIEU ROAD TORRUMBARRY 3562
192 BAILLIEU ROAD TORRUMBARRY 3562
190 BAILLIEU ROAD TORRUMBARRY 3562
173 BAILLIEU ROAD TORRUMBARRY 3562
161 BAILLIEU ROAD TORRUMBARRY 3562

Summary of native vegetation to be removed

Assessment pathway	**Detailed 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): 1.152*	**1.152**	*Extent of past removal (ha)*	*0*
		Extent of proposed removal - Patches (ha)	*1.051*
		Extent of proposed removal - Scattered Trees (ha)	*0.102*
No. Large Trees proposed to be removed	**5**	*No. Large Patch Trees*	*4*
		No. Large Scattered Trees	*1*
No. Small Scattered Trees	1		

Offset requirements if approval is granted

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

General Offset amount [1]	**0.2030 General Habitat Units**
Vicinity	North Central CMA or CAMPASPE SHIRE LGA
Minimum strategic biodiversity value score [2]	0.2213
Large Trees*	5
***The total number of Large Trees that the offset must protect**	**5** Large Trees to be protected in either the General, Species or combination across all habitat units protected

NB: values within tables in this document may not add to the totals shown above due to rounding
Appendix 1 includes information about the native vegetation to be removed
Appendix 2 includes information about the rare or threatened species with mapped habitat at the site
Appendix 3 includes the following figures

- Location map
- Strategic Biodiversity Value map
- Condition map
- Endangered EVCs map
- Aerial photograph showing mapped native vegetation
- Property in context
- Habitat Importance maps

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.

Next steps

Any proposal to remove native vegetation must meet the application requirements of the Detailed Assessment Pathway and it will be assessed under the Detailed Assessment Pathway.

If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority. The responsible authority will refer your application to DEECA for assessment, as required. **This report is not a referral assessment by DEECA.**

This *Native vegetation removal report* must be submitted with your application for approval to remove, destroy or lop native vegetation.

Refer to the Guidelines for a full list of application requirements This report provides information that meets the following application requirements:

- The assessment pathway and reason for the assessment pathway.
- A description of the native vegetation to be removed (partly met).
- Maps showing the native vegetation and property (partly met).
- Information about the impacts on rare or threatened species.
- The offset requirements determined in accordance with Section 5 of the Guidelines that apply if approval is granted to remove native vegetation.

Additional application requirements must be met including:

- Topographical and land information
- Recent dated photographs.
- Details of past native vegetation removal.
- An avoid and minimise statement.
- A copy of any Property Vegetation Plan as applicable.
- A defendable space statement as applicable.
- A statement about the Native Vegetation Precinct Plan (NVPP) as applicable.
- A site assessment report including a habitat hectare assessment of any patches of native vegetation and details of trees.
- An offset statement that explains that an offset has been identified and how it will be secured.

Appendix 1: Description of native vegetation to be removed

The Species-General Offset Test was applied to your proposal. This test determines if the proposed removal of native vegetation has a proportional impact on any rare or threatened species habitats above the Species Offset threshold. The threshold is set at 0.005 per cent of the mapped habitat value for a species. When the proportional impact meets or exceeds the Species Offset threshold, a Species Offset is required. This test is completed for all species with mapped habitat at the site. Multiple Species Offsets will be required if the Species Offset threshold is exceeded for multiple species.

Where a zone requires Species Offset(s), the Species Habitat Units for each species in that zone are calculated by the following equation in accordance with the Guidelines: ***Species Habitat Units = extent without overlap x condition score x species landscape factor x 2, where the species landscape factor = 0.5 + (habitat importance score/2)***

The Species Offset amount(s) required is the sum of all Species Habitat Units per zone.

Where a zone does not require a Species Offset, the General Habitat Units in that zone 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**	**HI Score**	**Habitat Units**	**Offset Type**
1-a	Patch	-	VRiv0803	Endangered	yes	0.340	-	0.146	0.146	0.566	-	0.029	General
10-j	Patch	-	VRiv0803	Endangered	no	0.290	-	0.007	0.007	0.390	-	0.002	General
11-k	Patch	-	VRiv0803	Endangered	no	0.360	2	0.071	0.071	0.250	-	0.024	General
12-l	Patch	-	VRiv0803	Endangered	no	0.260	-	0.011	0.011	0.655	-	0.004	General

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**	**HI Score**	**Habitat Units**	**Offset Type**
13-m	Patch	-	VRiv0803	Endangered	no	0.260	-	0.001	0.001	0.680	-	0.000	General
14-n	Patch	-	VRiv0803	Endangered	no	0.260	2	0.047	0.047	0.160	-	0.011	General
2-b	Patch	-	VRiv0803	Endangered	yes	0.290	-	0.077	0.077	0.380	-	0.012	General
3-c	Patch	-	VRiv0803	Endangered	yes	0.290	-	0.098	0.098	0.390	-	0.015	General
4-d	Patch	-	VRiv0803	Endangered	yes	0.360	-	0.181	0.181	0.252	-	0.031	General
5-e	Patch	-	VRiv0803	Endangered	yes	0.320	-	0.028	0.028	0.100	-	0.004	General
6-f	Patch	-	VRiv0803	Endangered	yes	0.280	-	0.166	0.166	0.170	-	0.020	General
7-g	Patch	-	VRiv0803	Endangered	yes	0.280	-	0.076	0.076	0.169	-	0.009	General
8-h	Patch	-	VRiv0803	Endangered	yes	0.270	-	0.100	0.100	0.161	-	0.012	General
9-i	Patch	-	VRiv0132	Endangered	no	0.290	-	0.042	0.042	0.170	-	0.011	General
103-tr	Scattered Tree	174	VRiv0803	Endangered	no	0.200	1	0.070	0.070	0.200	-	0.013	General
136-tr	Scattered Tree	49	VRiv0803	Endangered	no	0.200	-	0.031	0.031	0.190	-	0.006	General

Appendix 2: Information about impacts to rare or threatened species' habitats on site

This table identifies all rare or threatened species with mapped habitat at the site and the proportional impact associated with the proposed native vegetation removal.

Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Small-leaf Bluebush	Maireana microphylla	503865	Endangered	Dispersed	Habitat importance map	0.0005
Yarran Wattle	Acacia omalophylla	500069	Endangered	Dispersed	Habitat importance map	0.0001
Annual Buttons	Leptorhynchos orientalis	501944	Endangered	Dispersed	Habitat importance map	0.0001
Turnip Copperburr	Sclerolaena napiformis	503991	Endangered	Dispersed	Habitat importance map	0.0001
Basalt Podolepis	Podolepis linearifolia	504658	Endangered	Dispersed	Habitat importance map	0.0001
Brolga	Grus rubicunda	10177	Vulnerable	Dispersed	Habitat importance map	0.0000
Black Falcon	Falco subniger	10238	Vulnerable	Dispersed	Habitat importance map	0.0000
Grey-crowned Babbler	Pomatostomus temporalis temporalis	10443	Endangered	Dispersed	Habitat importance map	0.0000
Bearded Dragon	Pogona barbata	12177	Vulnerable	Dispersed	Habitat importance map	0.0000
Ausfeld's Wattle	Acacia ausfeldii	500013	Vulnerable	Dispersed	Habitat importance map	0.0000
Umbrella Wattle	Acacia oswaldii	500070	Vulnerable	Dispersed	Habitat importance map	0.0000
Weeping Myall	Acacia pendula	500073	Endangered	Dispersed	Habitat importance map	0.0000
Buloke Mistletoe	Amyema linophylla subsp. orientalis	500217	Vulnerable	Dispersed	Habitat importance map	0.0000
Twin-leaf Bedstraw	Asperula gemella	500280	Rare	Dispersed	Habitat importance map	0.0000
Small Water-fire	Bergia trimera	500387	Vulnerable	Dispersed	Habitat importance map	0.0000

Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Buloke	Allocasuarina luehmannii	500678	Endangered	Dispersed	Habitat importance map	0.0000
Umbrella Grass	Digitaria divaricatissima var. divaricatissima	501045	Vulnerable	Dispersed	Habitat importance map	0.0000
Flat Spike-sedge	Eleocharis plana	501144	Vulnerable	Dispersed	Habitat importance map	0.0000
Cane Grass	Eragrostis australasica	501184	Vulnerable	Dispersed	Habitat importance map	0.0000
Long Eryngium	Eryngium paludosum	501238	Vulnerable	Dispersed	Habitat importance map	0.0000
Soft Sunray	Leucochrysum molle	501647	Vulnerable	Dispersed	Habitat importance map	0.0000
Erect Peppercress	Lepidium pseudopapillosum	501909	Endangered	Dispersed	Habitat importance map	0.0000
Button Immortelle	Leptorhynchos waitzia	501949	Vulnerable	Dispersed	Habitat importance map	0.0000
Chariot Wheels	Maireana cheelii	502099	Vulnerable	Dispersed	Habitat importance map	0.0000
Small Monkey-flower	Elacholoma prostrata	502196	Rare	Dispersed	Habitat importance map	0.0000
Smooth Minuria	Minuria integerrima	502201	Rare	Dispersed	Habitat importance map	0.0000
Spiny Lignum	Duma horrida subsp. horrida	502230	Rare	Dispersed	Habitat importance map	0.0000
Waterbush	Myoporum montanum	502240	Rare	Dispersed	Habitat importance map	0.0000
Small Scurf-pea	Cullen parvum	502773	Endangered	Dispersed	Habitat importance map	0.0000
Tough Scurf-pea	Cullen tenax	502776	Endangered	Dispersed	Habitat importance map	0.0000
Hairy Tails	Ptilotus erubescens	502825	Vulnerable	Dispersed	Habitat importance map	0.0000
Swamp Buttercup	Ranunculus undosus	502915	Vulnerable	Dispersed	Habitat importance map	0.0000
Branching Groundsel	Senecio cunninghamii var. cunninghamii	503104	Rare	Dispersed	Habitat importance map	0.0000

Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Twiggy Sida	Sida intricata	503143	Vulnerable	Dispersed	Habitat importance map	0.0000
Yakka Grass	Sporobolus caroli	503227	Rare	Dispersed	Habitat importance map	0.0000
Slender Darling-pea	Swainsona murrayana	503321	Endangered	Dispersed	Habitat importance map	0.0000
Dwarf Swainson-pea	Swainsona phacoides	503323	Endangered	Dispersed	Habitat importance map	0.0000
Red Swainson-pea	Swainsona plagiotropis	503324	Endangered	Dispersed	Habitat importance map	0.0000
Downy Swainson-pea	Swainsona swainsonioides	503328	Endangered	Dispersed	Habitat importance map	0.0000
Small Burr-grass	Tragus australianus	503418	Rare	Dispersed	Habitat importance map	0.0000
Rye Beetle-grass	Tripogon loliiformis	503455	Rare	Dispersed	Habitat importance map	0.0000
Winged New Holland Daisy	Vittadinia pterochaeta	503542	Vulnerable	Dispersed	Habitat importance map	0.0000
Yellow-tongue Daisy	Brachyscome chrysoglossa	503654	Vulnerable	Dispersed	Habitat importance map	0.0000
Pale Plover-daisy	Leiocarpa leptolepis	503782	Endangered	Dispersed	Habitat importance map	0.0000
Riverine Flax-lily	Dianella porracea	504266	Vulnerable	Dispersed	Habitat importance map	0.0000
Pepper Grass	Panicum laevinode	504808	Vulnerable	Dispersed	Habitat importance map	0.0000
Spiny Rice-flower	Pimelea spinescens subsp. spinescens	504823	Endangered	Dispersed	Habitat importance map	0.0000
Southern Swainson-pea	Swainsona behriana	504944	Rare	Dispersed	Habitat importance map	0.0000
Silky Swainson-pea	Swainsona sericea	504946	Vulnerable	Dispersed	Habitat importance map	0.0000
Riverina Bitter-cress	Cardamine moirensis	505032	Rare	Dispersed	Habitat importance map	0.0000
Fuzzy New Holland Daisy	Vittadinia cuneata var. morrisii	505060	Rare	Dispersed	Habitat importance map	0.0000

Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Late-flower Flax-lily	Dianella tarda	505085	Vulnerable	Dispersed	Habitat importance map	0.0000
Arching Flax-lily	Dianella sp. aff. longifolia (Benambra)	505560	Vulnerable	Dispersed	Habitat importance map	0.0000
Scaly Mantle	Eriochlamys squamata	505661	Vulnerable	Dispersed	Habitat importance map	0.0000

Habitat Group

- Highly localised habitat means there is 2,000 hectares or less mapped habitat for the species.
- Dispersed habitat means there is more than 2,000 hectares of mapped habitat for the species.

Habitat Impacted

The Species General Offset test, as described in Section 5.3.1 of the Guidelines, is used to determine if proposed native vegetation removal will result in a proportionally significant impact on the habitat value of rare or threatened species. The test is applied where the native vegetation proposed for removal:

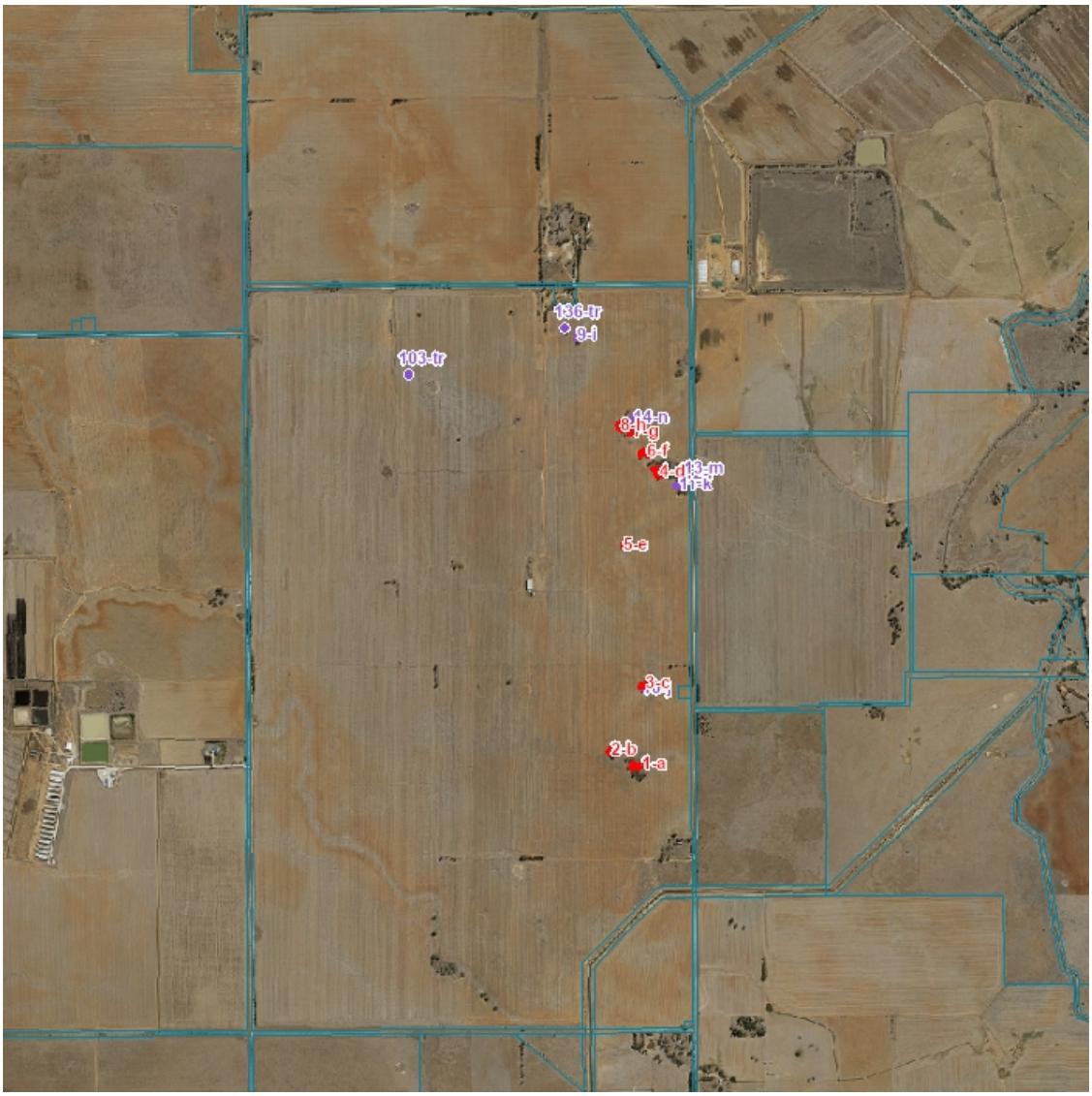
- Intersects the Habitat Importance Map for a rare or threatened species; or
- Intersects the 'top ranking' modelled habitat for a rare or threatened species with dispersed habitat, as identified in its Top Ranking Habitat Importance Map.

Top Ranking Maps consist of the 2,000 hectares of habitat with the highest Habitat Importance Scores for each dispersed species.

The 'Habitat impacted' column identifies whether the Habitat Importance Map or its Top Ranking Map was used to determine the proportional impact for a species with dispersed habitat.

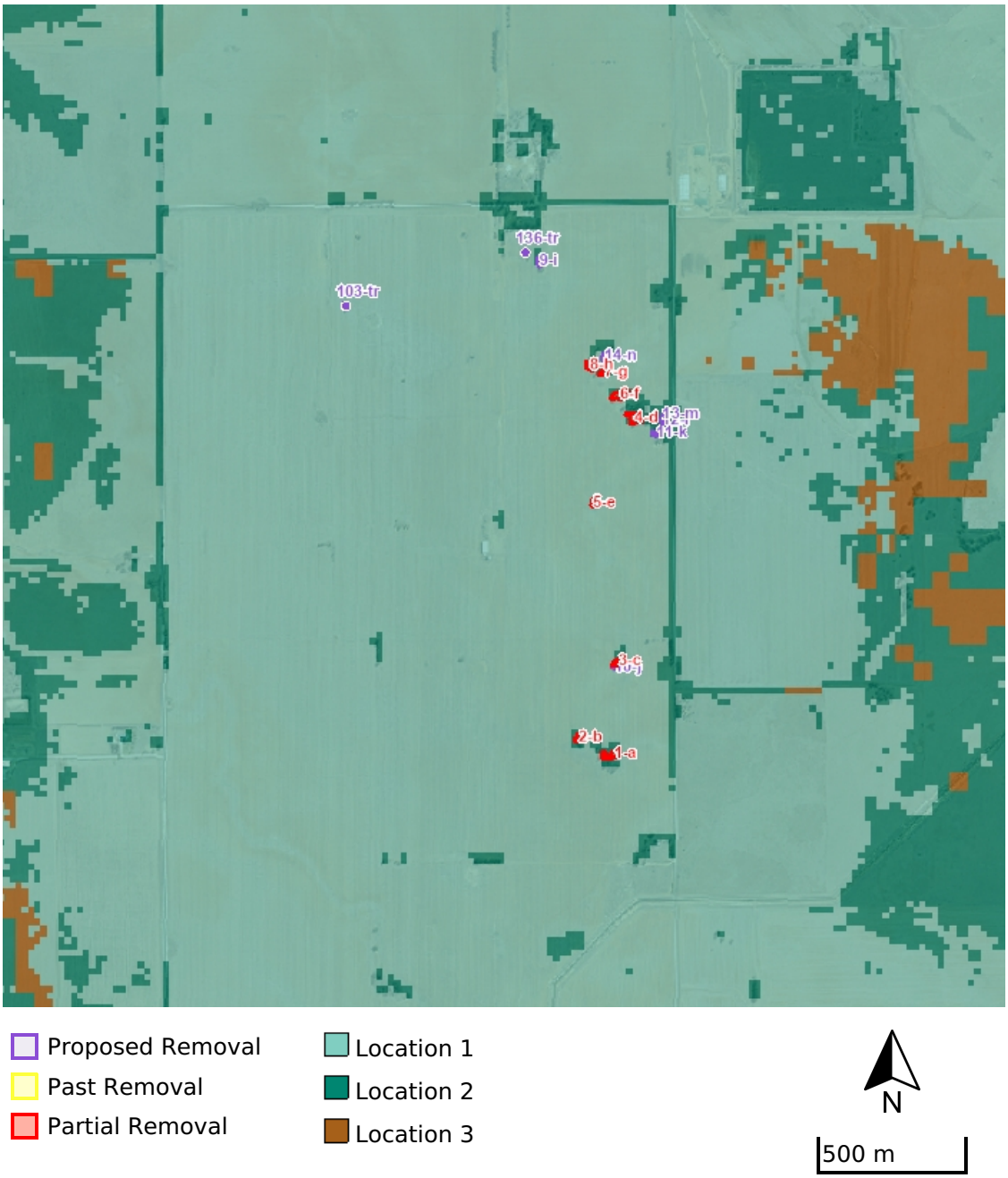
Appendix 3: Images of mapped native vegetation

1. Property in context

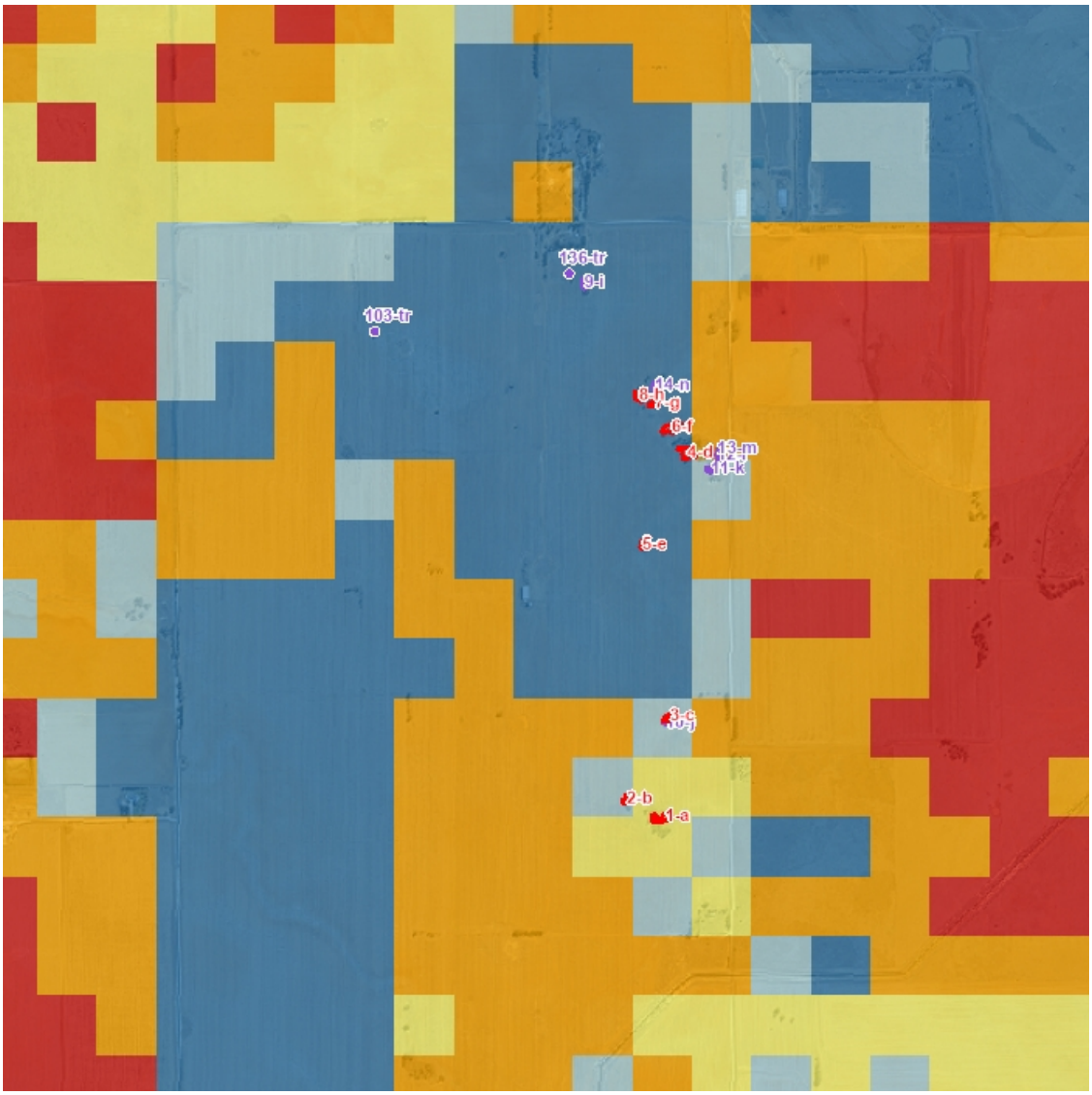


2. Aerial photograph showing mapped native vegetation

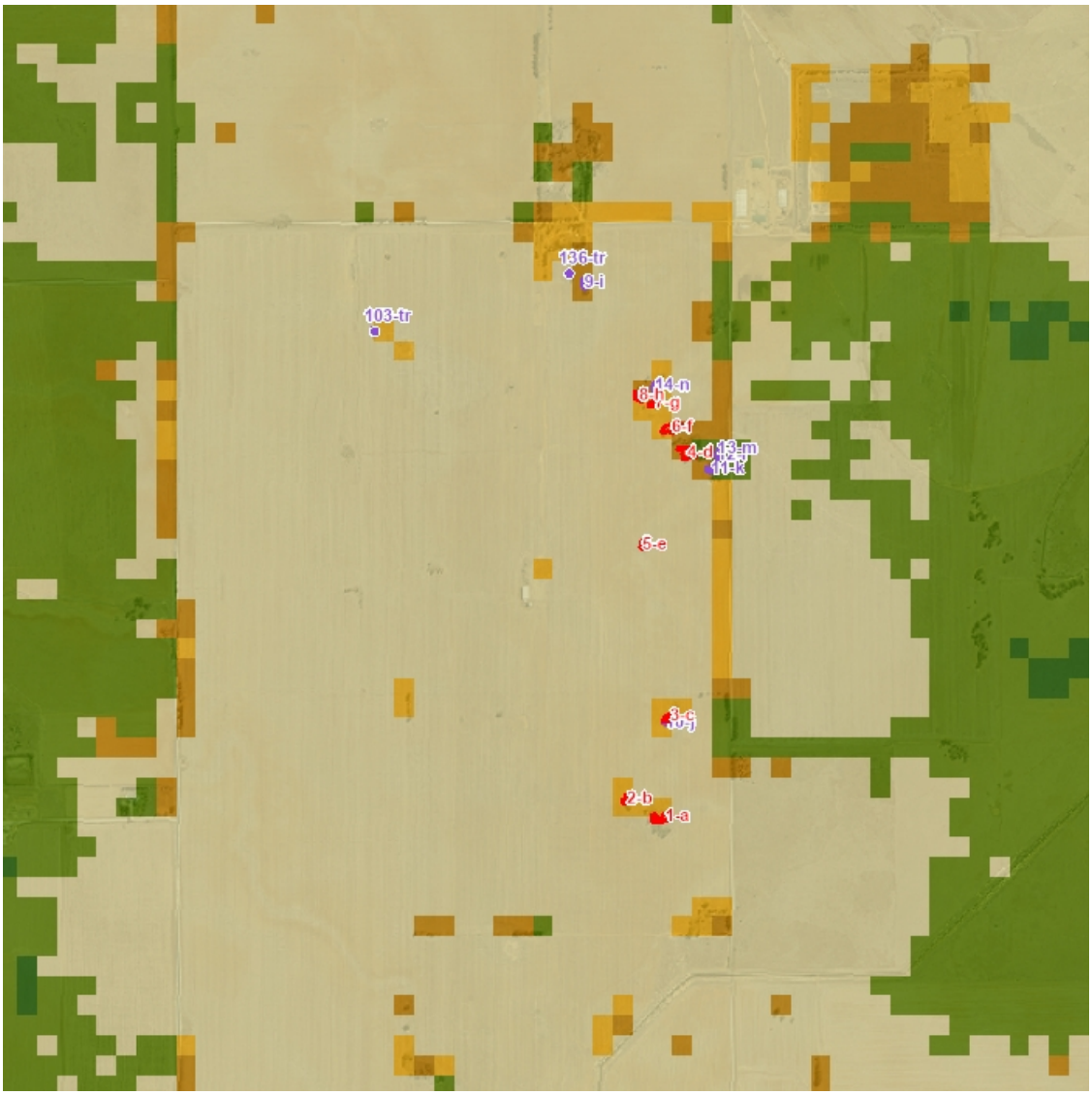
3. Location Risk Map



4. Strategic Biodiversity Value Score Map



5. Modelled Condition Score Map



Proposed Removal
Past Removal
Partial Removal

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

N

500 m

6. Modelled Endangered EVCs

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

N

500 m

7. Habitat Importance maps

Not Applicable

APPENDIX 4 AVAILABLE NATIVE VEGETATION CREDITS

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: 12/08/2025 06:20 **Report ID: 31273**

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.203	0.2213	5	CMA	North Central
			or LGA	Campaspe Shire

Details of available native vegetation credits on 12 August 2025 06:20

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-3031	2.701	92	North Central	Pyrenees Shire	Yes	Yes	No	VegLink
BBA-3052_01	5.917	167	North Central	Northern Grampians Shire	Yes	Yes	No	VegLink
TFN-C1702	16.952	16	North Central	Gannawarra Shire	Yes	Yes	No	TFN
VC_CFL-3056_01	2.844	86	North Central	Loddon Shire	Yes	Yes	No	VegLink
VC_CFL-3071_01	0.224	42	North Central	Loddon Shire	Yes	Yes	No	VegLink
VC_CFL-3076_01	7.819	46	North Central	Pyrenees Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3773_01	1.200	545	North Central	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3815_01	7.869	61	North Central	Central Goldfields Shire	Yes	Yes	No	VegLink
VC_CLO-2451_01	1.798	13	North Central	Greater Bendigo City	No	Yes	No	Ethos
VC_TFN-09554_01	13.291	382	North Central	Macedon Ranges Shire	Yes	Yes	No	Bio Offsets

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)

There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_CFL-3701_01	10.574	18	Goulburn Broken, North Central	Greater Bendigo City	Yes	Yes	No	Bio Offsets
VC_CFL-3742_01	12.301	410	North Central	Loddon Shire	Yes	Yes	No	Contact NVOR

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

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
IDES	Indigenous Design Environmental Services Pty Ltd	(03) 9437 0555		www.idecological.com.au
Nillumbik SC	Nillumbik Shire Council	(03) 9433 3316	offsets@nillumbik.vic.gov.au	www.nillumbik.vic.gov.au
TFN	Trust for Nature	8631 5888	offsets@tfn.org.au	www.trustfornature.org.au
VegLink	Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 546	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges SC	Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vic.gov.au	www.yarraranges.vic.gov.au

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