

# ADVERTISED PLAN

RECEIVED  
Department of Environment, Land, Water  
and Planning

22/09/2023



**This copied document to be made available  
for the sole purpose of enabling  
its consideration and review as  
part of a planning process under the  
Planning and Environment Act 1987.  
The document must not be used for any  
purpose which may breach any  
copyright**

**Proposed carpark and storeroom at Winterbrook Chalet:**

## Native vegetation assessment

FINAL REPORT

Prepared for Winterbrook Pty Ltd

7 July 2023

## Biosis offices

### NEW SOUTH WALES

#### Albury

Phone: (02) 6069 9200  
Email: [albury@biosis.com.au](mailto:albury@biosis.com.au)

#### Gosford

Phone: (02) 9101 8700  
Email: [gosford@biosis.com.au](mailto:gosford@biosis.com.au)

#### Newcastle

Phone: (02) 4911 4040  
Email: [newcastle@biosis.com.au](mailto:newcastle@biosis.com.au)

#### Sydney

Phone: (02) 9101 8700  
Email: [sydney@biosis.com.au](mailto:sydney@biosis.com.au)

#### Western Sydney

Phone: (02) 9101 8700  
Email: [sydney@biosis.com.au](mailto:sydney@biosis.com.au)

#### Wollongong

Phone: (02) 4201 1090  
Email: [wollongong@biosis.com.au](mailto:wollongong@biosis.com.au)

### VICTORIA

#### Melbourne

Phone: (03) 8686 4800  
Email: [melbourne@biosis.com.au](mailto:melbourne@biosis.com.au)

#### Ballarat

Phone: (03) 5304 4250  
Email: [ballarat@biosis.com.au](mailto:ballarat@biosis.com.au)

#### Wangaratta

Phone: (03) 5718 6900  
Email: [wangaratta@biosis.com.au](mailto:wangaratta@biosis.com.au)

## Document information

**Report to:** Winterbrook Pty Ltd

**Prepared by:** Jessica Chapman

**Biosis project no.:** 38776

**File name:** 38776.NVA.Winterbrook.Lodge.FIN02.230707

**Citation:** Biosis 2023. Proposed carpark and storeroom at Winterbrook Chalet: Native vegetation assessment. Report for Winterbrook Pty Ltd. Authors: J Chapman, Biosis Pty Ltd, Wangaratta, Victoria. Project no. 38776.

## Document control

Version	Internal reviewer	Date issued
Draft version 01	Ewan Kelly	21/03/2023
Final version 01	Gabi Head-Gray	05/07/2023

## Acknowledgements

Biosis acknowledges the contribution of the following people and organisations in undertaking this study:

- Winterbrook Pty Ltd: Tim Russell
- Department of the Climate Change, Energy, the Environment and Water for access to the Protected Matters Search Tool of the Australian Government

Biosis staff involved in this project were:

- Nicholas Lloyd (fieldwork)
- Sam Panter, Nina Matheis and James Shepherd (mapping)
- Ewan Kelly (quality assurance)

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

**RECEIVED**  
**Department of Environment, Land, Water and Planning**

**22/09/2023**

© Biosis Pty Ltd

This document is subject to copyright and may only be used for the purposes in respect of which it was commissioned and in accordance with the Terms of Engagement of the commission. Unauthorised use of this document in any form whatsoever is prohibited.

Disclaimer:

Biosis Pty Ltd has completed this assessment in accordance with the relevant federal, state and local legislation and current industry best practice. The company accepts no liability for any damages or loss incurred as a result of reliance placed upon the report content or for any purpose other than that for which it was intended.

## Contents

<b>1</b>	<b>Introduction .....</b>	<b>4</b>
1.1	Background.....	4
1.2	Scope of native vegetation assessment .....	4
<b>2</b>	<b>Methods .....</b>	<b>6</b>
2.1	Background research and definitions.....	6
2.2	Definitions of significance .....	6
2.3	Determining likelihood of occurrence of threatened species .....	7
2.4	Site investigation.....	7
2.4.1	Native vegetation assessment.....	7
2.4.2	Permits .....	8
2.4.3	Qualifications .....	8
2.5	Legislation and policy.....	8
2.6	Mapping.....	9
<b>3</b>	<b>Results .....</b>	<b>10</b>
3.1	Vegetation in the study area.....	10
3.2	Threatened species and ecological communities.....	11
3.2.1	Threatened flora species.....	11
3.2.2	Threatened ecological communities.....	11
3.2.3	Threatened fauna species.....	11
3.3	Further survey recommendations.....	11
<b>4</b>	<b>Biodiversity legislation and government policy.....</b>	<b>13</b>
4.1	Commonwealth .....	13
4.1.1	Environment Protection and Biodiversity Conservation Act 1999 .....	13
4.2	State .....	14
4.2.1	Flora and Fauna Guarantee Act 1988 (FFG Act) .....	14
4.2.2	Catchment and Land Protection Act 1994 (CaLP Act).....	14
4.2.3	Planning and Environment Act 1987 (incl. Planning Schemes).....	14
<b>5</b>	<b>Victoria’s Guidelines for the removal, destruction or lopping of native vegetation .....</b>	<b>16</b>
5.1	Proposed removal of native vegetation .....	17
5.1.1	Vegetation quality assessment.....	17
5.2	Determining the assessment pathway.....	20
5.3	Offset requirements.....	20
5.4	Proposed offset strategy .....	21
<b>6</b>	<b>Conclusion and recommendations .....</b>	<b>22</b>
<b>7</b>	<b>References .....</b>	<b>23</b>
	<b>Appendix 1 Flora and threatened ecological communities.....</b>	<b>24</b>

This copied document to be made available  
 for the sole purpose of enabling  
 consideration and review as  
 part of a planning process under the  
 Planning and Environment Act 1987.  
 The document must not be used for any  
 purposes which may breach any  
 copyright

Appendix 2 Native vegetation removal report ..... 30

Appendix 3 NVCR search results ..... 37

Appendix 4 Photos of the study area..... 40

**Tables**

Table 1 Conservation status of threatened species and ecological communities..... 6

Table 2 Summary of vegetation and habitat types within the study area ..... 10

Table 3 Assessment of project in relation to the EPBC Act..... 13

Table 4 Vegetation quality assessment of native vegetation within the study area ..... 18

Table 5 Large trees within patches within the study area ..... 18

Table 6 Summary of DEECA Native Vegetation Removal Report ..... 21

Table 7 Summary of key ecological values, potential implications of developing the study area and recommendations to minimise ecological impacts during the design phase..... 22

Table 8 Flora species recorded from the study area ..... 25

Table 9 Threatened flora species recorded or predicted to occur within 5 km of the study area ..... 26

Table 10 Threatened ecological communities recorded or predicted to occur within 5 km of the study area..... 29

**Figures**

Figure 1 Location of the study area..... 5

Figure 2 Ecological features of the study area, Victoria..... 12

Figure 3 Native vegetation proposed for removal within the study area, Victoria ..... 19

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

**ADVERTISED PLAN**

**RECEIVED**  
 Department of Environment, Land, Water and Planning  
 22/09/2023

# 1 Introduction

## 1.1 Background

Biosis Pty Ltd was commissioned by Tim Russell of Winterbrook Pty Ltd (Winterbrook) to undertake a native vegetation assessment of an area proposed for the construction of three carparks with carports adjacent to the Winterbrook Chalet building and provision of a storeroom under the existing Winterbrook Chalet (the project).

The study area is located approximately 400 metres south-west of the Mount Buller Fire Station and approximately 32 kilometres south-east of Mansfield (Figure 1). It encompasses 0.04 hectares of private land and the adjacent road reserves. It is currently zoned Comprehensive Development Zone (CDZ1), is within the Victorian Alps bioregion, and is in the Goulbourn Broken Catchment Management Authority (CMA).

We understand that Winterbrook Chalet have lodged a planning permit application (PA2201982) to the Department of Transport and Planning (DTP) (formerly Department of Environment, Land, Water and Planning (DELWP)) for the project. To respond to DTP's Request for Further Information (RFI) (issued on 23 December 2022), the following report will encompass the native vegetation assessment and ecological impacts and assessment against relevant ecological legislation. Separate reports will cover the Site Environmental Management Plan (SEMP) and address additional points raised in the DTP's RFI.

## 1.2 Scope of native vegetation assessment

The tasks of the project are identified as follows:

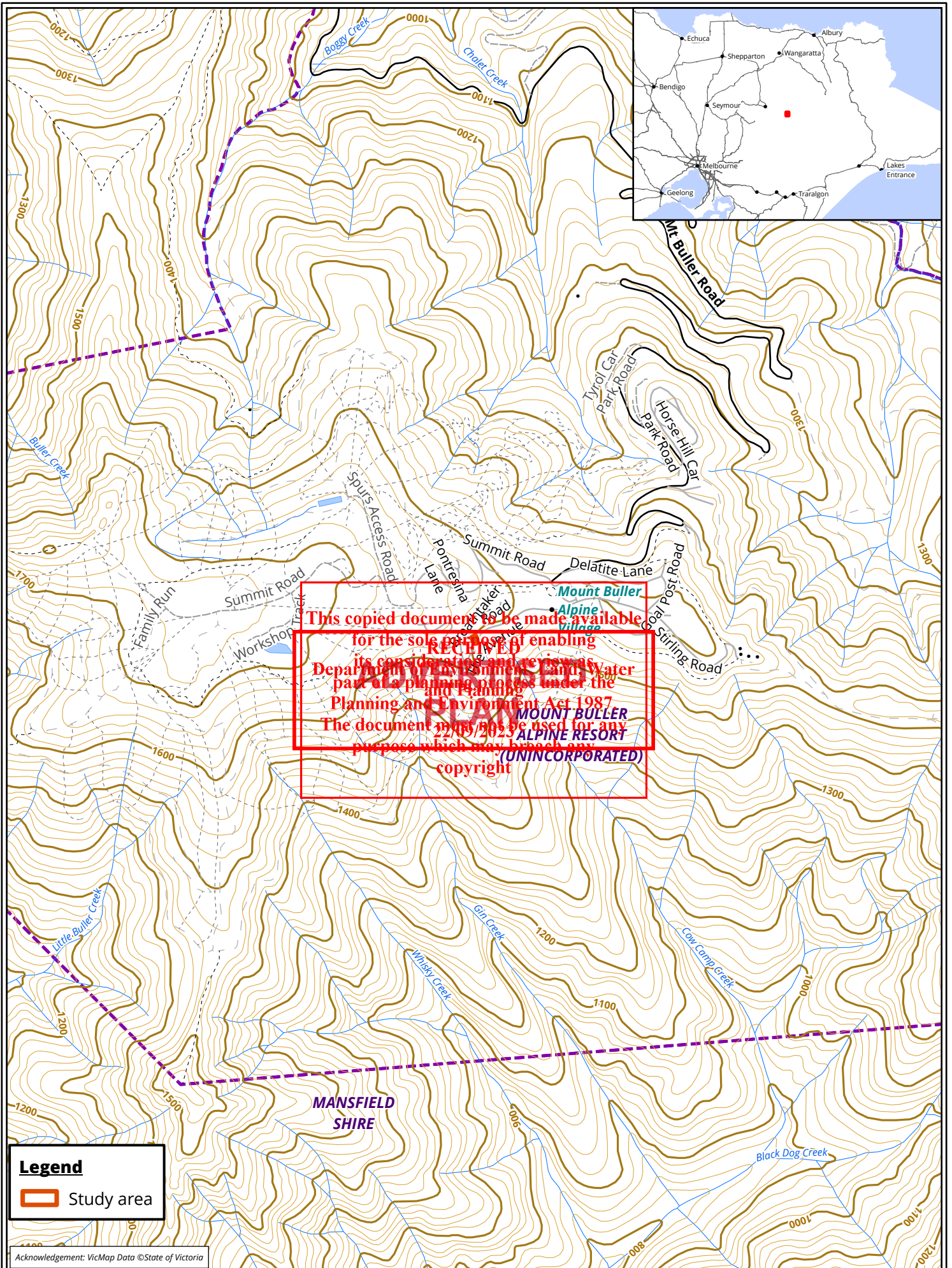
- Map and describe all native vegetation proposed to be removed as part of the project, including the extent and type of native vegetation, the number and size of trees to be removed and the Ecological Vegetation Class (EVC) of native vegetation present on site.
- Describe the steps taken to avoid and minimise the removal of native vegetation (including input from Interlandi Mantesso Architects (IMA) and Winterbrook Chalet).
- Determine the offset requirements for any removal of native vegetation.
- Assess the project against relevant biodiversity legislation and policy, including Victoria's Guidelines for the removal, destruction or lopping of native vegetation ('the Guidelines'), the *Flora and Fauna Guarantee Act 1988* (FFG Act) and the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

**RECEIVED**  
**Department of Environment, Land, Water  
and Planning**

22/09/2023

**ADVERTISED  
PLAN**





**Figure 1 Winterbrook Lodge, 30 The Avenue (Crown Allotment 28), Mt Buller, Victoria**

## 2 Methods

### 2.1 Background research and definitions

Information about flora from within 5 kilometres of the study area (the 'local area') was obtained from relevant biodiversity databases including the Department of Energy, Environment and Climate Action (DEECA) or the Australian Government Department of Climate Change, Energy, Environment and Water (DCCEEW). Records from the following databases were collated and reviewed:

- DEECA's Victorian Biodiversity Atlas (VBA), including the 'VBA\_FLORA25, FLORA100 & FLORA Restricted' and 'VBA\_FAUNA25, FAUNA100 & FAUNA Restricted' datasets.
- DCCEEW's Protected Matters Search Tool for matters protected by the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

Other sources of biodiversity information were examined including:

- DEECA's NatureKit mapping tool
- DEECA's Habitat Importance maps
- DEECA's Native Vegetation Information Management (NVIM) system
- DEECA's Ensym NVR Tool Support team was provided with site-based spatial information in order to generate a Native Vegetation Removal Report for the study area.
- Planning Scheme overlays relevant to biodiversity based on <http://planningschemes.dpcd.vic.gov.au>.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

### 2.2 Definitions of significance

Threatened flora species or communities include those species or communities that are listed under the EPBC Act and/or FFG Act. The conservation status of a species or ecological community is determined by its listing status under Commonwealth or State legislation / policy (Table 1).

**Table 1 Conservation status of threatened species and ecological communities**

Government level	Conservation status
<b>National</b>	Listed as nationally critically endangered, endangered or vulnerable under the EPBC Act
<b>State</b>	Listed as extinct, extinct in the wild, critically endangered, endangered, vulnerable or conservation dependent in Victoria under the FFG Act

Lists of threatened flora species generated from the databases are provided in Appendix 1 (flora) and the species have been assessed to determine their likelihood of occurrence based on the process outlined below.

RECEIVED  
Department of Environment, Land, Water  
and Planning  
  
22/09/2023

## 2.3 Determining likelihood of occurrence of threatened species

Likelihood of occurrence indicates the potential for a species or ecological community to occur regularly within the study area. It is based on expert opinion, information in relevant biodiversity databases and reports, and an assessment of the habitats on site. Likelihood of occurrence is ranked as negligible, low, medium, high, or recorded. The rationale for the rank assigned is provided for each species in Appendix 1 (flora). Those species for which there is little or no suitable habitat within the study area are assigned a likelihood of low or negligible and are not considered further.

Threatened species which have at least medium likelihood of occurrence are given further consideration in this report. The need for targeted survey for these species is also considered.

## 2.4 Site investigation

### 2.4.1 Native vegetation assessment

The native vegetation assessment was undertaken on 1 February 2023 and a list of flora species was collected. This list will be submitted to DEECA for incorporation into the Victorian Biodiversity Atlas. Planted species have not been recorded unless they are naturalised.

Native vegetation is defined in the Victoria Planning Provisions as 'plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses' (Clause 73.01).

The Guidelines classify native vegetation into two categories (DELWP 2017a):

- A **patch** of native vegetation (measured in hectares) is either:
  - An area of native vegetation, with or without trees, where at least 25% of the total perennial understorey cover is native plants.
  - An area with three or more native canopy trees where the drip line (i.e., the outermost boundary of a tree canopy) of each tree touches the drip line of at least one other tree, forming a continuous canopy.
  - Any mapped wetland included in the Current wetlands map, available in DEECA systems and tools.

Patch vegetation is classified into ecological vegetation classes (EVCs). An EVC contains one or more floristic (plant) communities and represents a grouping of broadly similar environments. Definitions of EVCs and benchmarks (condition against which vegetation quality at the site can be compared) are determined by DEECA.

- A **scattered tree** is defined as a native canopy tree that does not form part of a patch of native vegetation.

A canopy tree is a mature tree that is greater than three metres in height and is normally found in the upper layer of a vegetation type. Ecological vegetation class descriptions provide a list of the typical canopy species. A scattered tree is defined as either small or large and is determined using the large tree benchmark for the relevant EVC. The extent of a small, scattered tree is the area of a circle with a 10-metre radius (i.e. 0.031 hectares), while the extent of a large scattered tree is a circle with a 15 metre radius (i.e. 0.070 hectares). A condition score is applied to each scattered tree based on information provided by DEECA's NVIM.

**RECEIVED**  
**Department of Environment, Land, Water**  
**and Planning**  
**22/09/2023**



A Vegetation Quality Assessment (VQA) was undertaken for all patches of native vegetation identified in the study area. This assessment is consistent with DEECA's habitat hectare method (DSE 2004) and the Guidelines (DELWP 2017a). For the purposes of this assessment the limit of the resolution for identification of a patch of native vegetation was taken to be 0.001 habitat hectares (Hha). That is, if a discrete patch native vegetation was present with sufficient cover but its condition and extent would not have resulted in the identification of at least 0.001 habitat hectares, the vegetation patch of vegetation was not mapped or included in the assessment.

Species nomenclature for flora follows the Victorian Biodiversity Atlas (VBA).

The native vegetation assessment did not include a fauna assessment of the site, in order to remain focused on the native vegetation on site for the purposes of the DTP's RFI.

## 2.4.2 Permits

Biosis undertakes native vegetation assessments under the following permits and approvals:

- Permit to Take/Keep Protected Flora issued by DEECA under the *Flora and Fauna Guarantee Act 1988* (FFG Act) (Permit Number 10010194)

## 2.4.3 Qualifications

Ecological surveys provide a sampling of flora at a given time and season. There are a number of reasons why not all species will be detected at a site during survey, such as low abundance, patchy distribution, species dormancy and seasonal conditions. In many cases these factors do not present a significant limitation to assessing the overall flora values of a site.

The current native vegetation assessment was conducted in summer, which is an optimal time for survey in the Australina alps. Sufficient plant material was present on site and allowed for effective identification of flora species.

Native Vegetation Removal Reports are prepared through DEECA's NVIM system or requested through DEECA's Ensym NVR Tool Support team. Biosis supplies relevant site-based spatial information as inputs to DEECA and we are entirely reliant on DEECA's output reports for all assessment pathway applications. Biosis makes every effort to ensure site and spatial information entered into the NVIM, or supplied to DEECA, is an accurate reflection of proposed native vegetation removal. The Native Vegetation Removal Report can be viewed in Appendix 2.

## 2.5 Legislation and policy

The implications for the project were assessed in relation to key biodiversity legislation and policy including:

- Matters listed under the EPBC Act, associated policy statements, significant impacts guidelines, listing advice and key threatening processes.
- Threatened taxa, communities and threatening processes listed under Section 10 of the FFG Act and associated action statements and listing advice.
- Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017a).
- *Planning and Environment Act 1987* – specifically Clauses 12.01-2, 52.17 and Overlays in the Alpine Resorts Planning Scheme.
- Noxious weed and pest animal lists under the *Catchment and Land Protection Act 1994* (CaLP Act).

## 2.6 Mapping

Winterbrook supplied site plans (21024 Winterbrook Lodge – Site Plan). Mapping was conducted using hand-held GPS-enabled tablets and aerial photo interpretation. The accuracy of this mapping is therefore subject to the accuracy of the tablets (generally  $\pm 7$  metres) and dependent on the limitations of aerial photo rectification and registration. Mapping has been produced using a Geographic Information System (GIS). Electronic GIS files which contain our flora spatial data are available to incorporate into design concept plans. However, this mapping may not be sufficiently precise for detailed design purposes.

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

**RECEIVED**  
**Department of Environment, Land, Water and Planning**  
**22/09/2023**

**ADVERTISED  
PLAN**

## 3 Results

The ecological features of the study area are described below and mapped in Figure 2. Species recorded during the native vegetation assessment are listed in Appendix 1 in Table 8. Unless of particular note, these species are not discussed further. Tables of threatened species recorded or predicted to occur in the local area is also provided in those appendices (Table 9), along with an assessment of the likelihood of the species occurring within the study area.

### 3.1 Vegetation in the study area

The study area is within the highly modified setting of the Mount Buller Alpine Resort. Directly bordering the study area is The Avenue Road to the south and Breathtaker Road to the north. Large areas of land within the Resort have been cleared for roads, telecommunications, resort accommodation and ski field development and associated infrastructure. Areas between roads and carparks support largely intact native vegetation. More broadly, the Resort is surrounded by large tracts of sub-alpine, montane and foothill native vegetation that is part of the broader Alpine National Park.

The study area has been highly modified for the construction of, or access to, Winterbrook Chalet. Native vegetation in the form of patches of Sub-alpine Woodland EVC 43 can be found adjacent to the Winterbrook Chalet and scattered native flora. This is the only remaining native vegetation in the broader area does provide habitat for a range of fauna species, however, the study area is highly modified and disturbed, and is unlikely to provide permanent habitat for any threatened native fauna species. The features of the study area are described further in Table 2 and the features are mapped in Figure 2.

This report is surrounded by a red line. The purpose of this is to highlight its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

**Table 2 Summary of vegetation and habitat types within the study area**

Vegetation or habitat type	Description	Location	Significant values
<b>Sub-alpine Woodland EVC 43</b>  <b>Bioregional Conservation Status:</b> Least Concern	<p><b>Structure:</b> Sub-alpine Woodland dominated by Snow Gum <i>Eucalyptus pauciflora</i> to 12 metres tall, containing few large old trees and a grass dominated understorey.</p> <p><b>Character species:</b> The native ground layer supports predominantly native herb and grass species including Bidgee-widgee <i>Acaena novae-zelandiae</i>, Prickly Starwort <i>Stellaria pungens</i>, Common Woodruff <i>Asperula conferta</i>, and Tasman Flax-lily <i>Dianella tasmanica</i>.</p> <p><b>Weeds:</b> Weed cover is moderate due to edge effects and proximity to previously disturbed/cleared areas, with commonly encountered species including Sheep Sorrel <i>Acetosella vulgaris</i>, Spear Thistle <i>Cirsium vulgare</i>, Flatweed <i>Hypochaeris radicata</i> and White Clover <i>Trifolium repens</i> var. <i>repens</i>.</p>	Uncleared areas of the study area.	Sub-alpine Woodland within the study area has potential to support native fauna species, however, due to the disturbed nature of the site and limited remnant vegetation, it is unlikely the study area would support threatened fauna species.
<b>Predominantly introduced vegetation</b>	Predominantly introduced vegetation (PIV) on site includes Sheep Sorrel, Spear Thistle, Flatweed, White Clover and Curled Dock <i>Rumex crispus</i> .	Majority of the study area.	PIV has minimal ecological value for native species.

RECEIVED  
 Department of Environment, Land, Water  
 and Planning  
  
 22/09/2023

## 3.2 Threatened species and ecological communities

### 3.2.1 Threatened flora species

The Environment Protection and Biodiversity Act and the FFG Act listed flora species recorded or predicted to occur within 5 kilometres of the study area are documented in Appendix 1 (flora). An assessment of the likelihood of these species occurring in the study area and an indication of where within the site (i.e., habitats or features of relevance to the species) is included in Appendix 1.

The study area and broader database search area contains records of numerous (51) FFG Act listed flora species, the majority of which were listed as DELWP (now DEECA) advisory list species until the recent changes to the FFG Act. Most of these species are either located outside of the Mount Buller Alpine Resort boundaries or are locally common sub-alpine species. These locally common species are geographically restricted due to their occurrence in the Australian Alps and are thus considered rare at a state level but are regionally common species that in some instances make up most species in the mid and understorey. We have excluded these species from the remainder of this report and focused on flora species that are perceived to be threatened at the local scale, have a medium or high likelihood of occurrence, or were recorded in the study area. Due to the degraded nature of the site and history of disturbance, it is unlikely that EPBC Act species would be present on site.

### 3.2.2 Threatened ecological communities

Threatened ecological communities recorded or predicted to occur within 5 kilometres of the study area:

- Alpine Sphagnum Bogs and Associated Fens (Endangered under the EPBC Act)
- White Box-Yellow Box-Blakely's Red Gum Grassy Woodlands and Derived Native Grassland (Critically Endangered under the EPBC Act).

Vegetation on site is not representative of either of the above threatened ecological communities due to lack of diagnostic flora species and suitable landscape elements.

### 3.2.3 Threatened fauna species

For the purposes of the RFI, this report is a native vegetation assessment report only. As such, only threatened flora species listed under the EPBC Act and FFG Act are considered. Due to the degraded and highly disturbed condition state of the study area, it is unlikely that threatened fauna would occur on site. As such, threatened fauna are not considered further in this native vegetation assessment report.

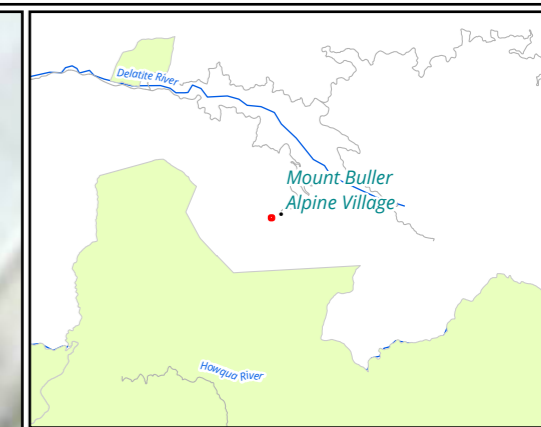
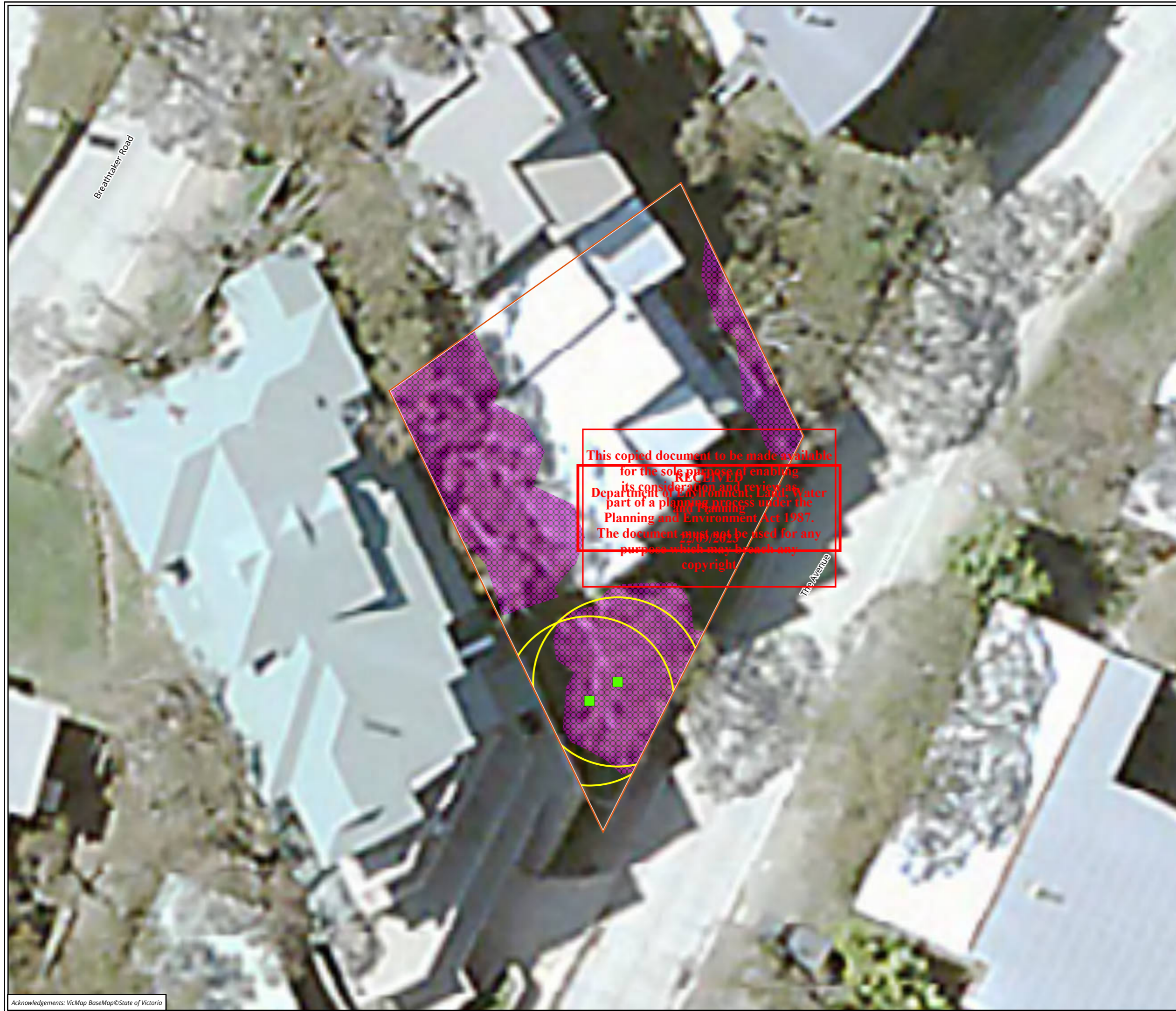
## 3.3 Further survey recommendations

No further surveys are recommended.

**RECEIVED**  
**Department of Environment, Land, Water  
 and Planning**  
 22/09/2023

**ADVERTISED  
 PLAN**



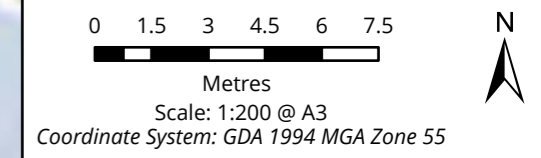


- Legend**
- Study area
  - Large patch tree
  - Tree Protection Zone (TPZ)
- Ecological vegetation class**
- (VAIp0043) Sub-alpine Woodland

RECEIVED  
 This copied document to be made available  
 for the sole purpose of enabling  
 its consideration and review as  
 part of a planning process under the  
 Planning and Environment Act 1987.  
 The document must not be used for any  
 purpose which may breach any  
 copyright.

## ADVERTISED PLAN

**Figure 2 Ecological features of the study area**



Matter: 38776,  
 Date: 26 April 2023,  
 Prepared for: JC, Prepared by: NM, Last edited by: nmatheis  
 Layout: 38776\_F2\_EcoFeatures  
 Project: P:\38700s\38776\Mapping\38776\_Winterbrook\_Chalet\_Carparks\_and\_Storage.aprx



## 4 Biodiversity legislation and government policy

This section provides an assessment of the project in relation to key biodiversity legislation and government policy. This section does not describe the legislation and policy in detail. Where available, links to further information are provided.

### 4.1 Commonwealth

#### 4.1.1 Environment Protection and Biodiversity Conservation Act 1999

The EPBC Act applies to developments and associated activities that have the potential to significantly impact on Matters of National Environmental Significance (MNES) protected under the Act.

Link for further information including a guide to the referral process is available at: <http://www.environment.gov.au/epbc/index.html>.

It includes an assessment against the EPBC Act policy statements published by the Australian Government which provide guidance on the practical application of EPBC Act.

#### Implications for the project

On the basis of criteria outlined in *Matters of National Environmental Significance: Significant Impact Guidelines 1.1* (CoA 2013), we consider it unlikely that the significant impact on any MNES would result from the proposed development. A referral under the EPBC Act is not considered necessary but the proponent may choose to refer the project for legal certainty.

This copied document to be made a public document for the significant impact on any MNES is considered and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**Table 3 Assessment of project in relation to the EPBC Act**

MNES	Project specifics	Assessment against significant impact guidelines
<b>EPBC Act listed species</b>	Eight EPBC Act listed flora species have been recorded or predicted to occur in the project search area. The likelihood of these species occurring in the study area is assessed in Appendix 1.	These species are not likely to occur and development unlikely to constitute a significant impact.
<b>EPBC Act listed ecological communities</b>	Two EPBC Act listed ecological communities have been predicted to occur in the project search area (Appendix 1).	Vegetation on site is not representative of either significant ecological community due to lack of characteristic species and landscape elements.
<b>Wetlands of international importance (Ramsar sites)</b>	The study area is identified as being within the catchment of seven Ramsar sites: Banrock Station Wetland Complex, Barmah Forest, Gunbower Forest, Hattah-kulkyne Lakes, NSW Central Murray State Forests, Riverland and The Coorong and Lakes Alexandrina and Albert Wetland.	The study area does not drain directly into any Ramsar site and the development is not likely to result in a significant impact

**RECEIVED**  
**Department of Environment, Land, Water and Planning**  
**22/09/2023**

## 4.2 State

### 4.2.1 Flora and Fauna Guarantee Act 1988 (FFG Act)

The FFG Act is the key piece of Victorian legislation for the conservation of threatened species and communities and for the management of potentially threatening processes. Under the FFG Act a permit is required from DEECA to 'take' protected flora species. Permit exemptions under the FFG Act generally apply to the non-commercial removal of protected flora from private land, unless there is 'critical habitat' that has been declared on the land. Authorisation under the FFG Act is required to collect, kill, injure or disturb listed fish on private or public land.

Link for further information: <https://www.environment.vic.gov.au/conserving-threatened-species/victorias-framework-for-conserving-threatened-species>

Native vegetation on site is not a FFG act listed threatened community, and the study area contains two protected flora species (Appendix 1). As the site is public land a protected flora permit from DEECA will be required to remove these two species.

### 4.2.2 Catchment and Land Protection Act 1994 (CaLP Act)

The CaLP Act identifies and classifies certain species as noxious weeds or pest animals, and provides a system of controls on noxious species. Declared noxious weeds identified in the study area are listed in Appendix 1.

Winterbrook must take all reasonable steps to eradicate regionally prohibited weeds, prevent the growth and spread of regionally controlled weeds, and prevent the spread of noxious weeds as possible eradicate established pest animals. The State is responsible for eradicating state prohibited weeds from all land in Victoria.

Link for further information: <http://agriculture.vic.gov.au/agriculture/pests-diseases-and-weeds>.

### 4.2.3 Planning and Environment Act 1987 (incl. Planning Schemes)

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

Of particular relevance to the development proposal are controls relating to the removal, destruction or lopping of native vegetation contained within the Alpine Resorts Planning Scheme (the Scheme), including permit requirements. The Scheme (Clause 73.01) defines 'native vegetation' as 'Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses'. It is an objective of Clause 12.01-2 of the State Planning Policy Framework (Native Vegetation Management) that removal of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity.

Clause 52.17 (Native Vegetation) requires a planning permit to remove, destroy or lop native vegetation including some dead native vegetation. Decision guidelines that must be considered by the referral or responsible authority are contained in Section 7 of the Guidelines, and referred to in Clause 52.17-4. Clause 52.17 does not apply if a Native Vegetation Precinct Plan corresponding to the land is incorporated in the Scheme. It should be noted that where native vegetation does not meet the definition of a patch or scattered tree, as described in Section 5, the Guidelines do not apply. However, a permit may still be required to remove, destroy or lop native vegetation under the provisions of the Scheme.

The study area is within a Comprehensive Development Zone (CDZ1) and the provisions of the following overlays relevant to biodiversity apply:

- Bushfire Management Overlay (BMO) Schedule 1
- Erosion Management Overlay (EMO) Schedule 1
- Design and Development Overlay (DDO) Schedule 1 (Area 1).

**RECEIVED**  
**Department of Environment, Land, Water  
and Planning**

**22/09/2023**

## **Victoria's Guidelines for the removal, destruction or lopping of native vegetation**

The Guidelines are incorporated into the Victoria Planning Provisions and all planning schemes in Victoria (DELWP 2017a). The Guidelines replaced the previous incorporated document titled *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (DEPI 2013) on 12 December 2017.

The purpose of the Guidelines is to guide how impacts to biodiversity should be considered when assessing a permit application to remove, destroy or lop native vegetation. The objective for the guidelines in Victoria is 'No net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation'.

A detailed assessment of the implications for the project under the Guidelines is provided in Section 5 of this report. Under the Guidelines, there are three assessment pathways for assessing an application for a permit to remove native vegetation: basic, intermediate and detailed.

A detailed determination of the assessment pathway for the planning application relevant to the proposed development is provided in Appendix 2. In summary, the planning application for removal of native vegetation must meet the requirements of, and be assessed in, the intermediate assessment pathway.

**RECEIVED**  
**Department of Environment, Land, Water  
and Planning**

**22/09/2023**

**This copied document to be made available  
for the sole purpose of enabling  
its consideration and review as  
part of a planning process under the  
Planning and Environment Act 1987.  
The document must not be used for any  
purpose which may breach any  
copyright**

**ADVERTISED  
PLAN**

## 5 Victoria's Guidelines for the removal, destruction or lopping of native vegetation

The Guidelines were introduced in December 2017. They set out and describe the application of Victoria's state-wide policy in relation to assessing and compensating for the removal of native vegetation in order to achieve the objective of 'no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation'.

This objective is to be achieved through Victoria's planning system using an assessment approach that relies on strategic planning and the permit and offset system. The key policy for achieving no net loss to biodiversity is the three-step approach of avoid, minimise and offset:

- **Avoid** the removal, destruction or lopping of native vegetation to ensure that the important biodiversity values of native vegetation continue to be delivered into the future.
- **Minimise** impacts resulting from the removal of native vegetation that cannot be avoided.
- Provide an **offset** to compensate for the biodiversity impact resulting from the removal of native vegetation.

The steps that have been taken during the design of the development to ensure that impacts on biodiversity from the removal of native vegetation have been minimised include:

- Retention of large patch trees in the east of the study area through design alterations.
- Construction of the storeroom inside the existing footprint of the Winterbrook Chalet building.
- Native vegetation to be retained designated as no-go zones and protected during construction (all native vegetation not to be removed).
- Locating temporary site storage and compounds on existing disturbed land to minimise impacts to native vegetation.

The Department of Energy, Environment and Climate Action has provided biodiversity information tools to assist with determining the assessment pathway associated with the removal of native vegetation and the contribution that native vegetation within the study area makes to Victoria's biodiversity.

All planning permit applications to remove native vegetation are assigned to an assessment pathway determined by the extent and location of proposed native vegetation removal. The assessment pathway will dictate the information to be provided in a planning permit application and the decision guidelines the responsible authority (e.g., Council) and/or DEECA as a referral authority will use to assess the permit application.

The biodiversity information tools have two components:

### Site-based information

The site-based information is observable at a particular site. Biosis has collected the requisite site-based information for the assessment against the Guidelines.

RECEIVED  
Department of Environment, Land, Water  
and Planning  
22/09/2023

## Landscape scale information

Landscape scale information requires consideration of information beyond the site. This information is managed by DEECA and can be accessed via the NVIM.

The following section summarises the results of the site-based assessment and the outputs generated by the Native Vegetation Removal Report, which identifies the assessment pathway on which the planning application will be assessed. The full Native Vegetation Removal Report can be viewed in Appendix G.

### 5.1 Proposed removal of native vegetation

The extent of native vegetation patches, the location of large trees within patches and any scattered trees were mapped within the study area (Figure 2) and the condition was assessed in relation to standard methods provided by DSE (2004) and pre-determined EVC benchmarks:

<https://www.environment.vic.gov.au/biodiversity/bioregions-and-evc-benchmarks>. DEECA's Native Vegetation Information Management system was also used to determine vegetation extent and condition.

The proposed removal of native vegetation was assessed in accordance with the concept design provided by Winterbrook Pty Ltd (21024 Winterbrook Lodge – Site Plan).

Spatial data (shapefiles) of proposed vegetation removal were submitted to DEECA's native vegetation support team, who provided a Native Vegetation Removal Report for the project. This is provided in Appendix G and summarised in the following sections.

#### 5.1.1 Vegetation quality assessment

A continuous area of the same EVC is termed a 'habitat zone'. Different habitat zones exist where there are different EVCs present and/or discrete (non-continuous) patches of the same EVC. There is one continuous patch of EVC 43 Sub-alpine Woodland in the study area, which contains two large trees that are impacted and are deemed lost as seen in Figure 3.

The results of the vegetation quality assessment are provided in Table 4 below. The details of large trees in patches to be removed are available in Table 5 below.

**ADVERTISED  
PLAN**

**RECEIVED  
Department of Environment, Land, Water  
and Planning**

**22/09/2023**



**Table 4 Vegetation quality assessment of native vegetation within the study area**

Site ID		1	
Habitat Zone ID		A	
EVC #: Name		EVC 43: Sub-alpine Woodland	
		Max Score	Score
Site Condition	Large Trees	10	10
	Tree Canopy Cover	5	5
	Lack of Weeds	15	4
	Understorey	25	10
	Recruitment	10	10
	Organic Matter	5	5
	Logs	5	0
	Total Site Score		44
Landscape Value	Patch Size	10	7
	Neighbourhood	10	8
	Distance to Core Area	5	5
	Total Landscape Score		20
Habitat points = #/100		100	64
CONDITION SCORE		1	0.64

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**RECEIVED**  
Department of Environment, Land, Water and Planning

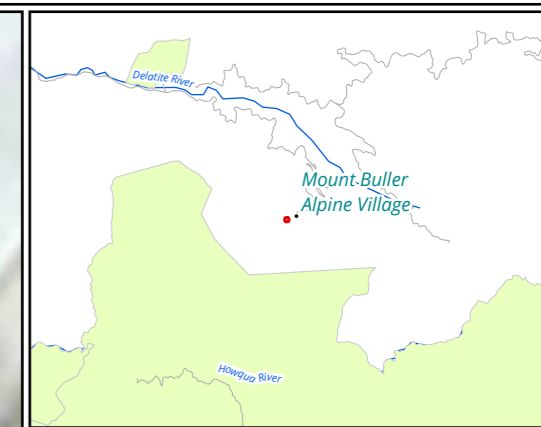
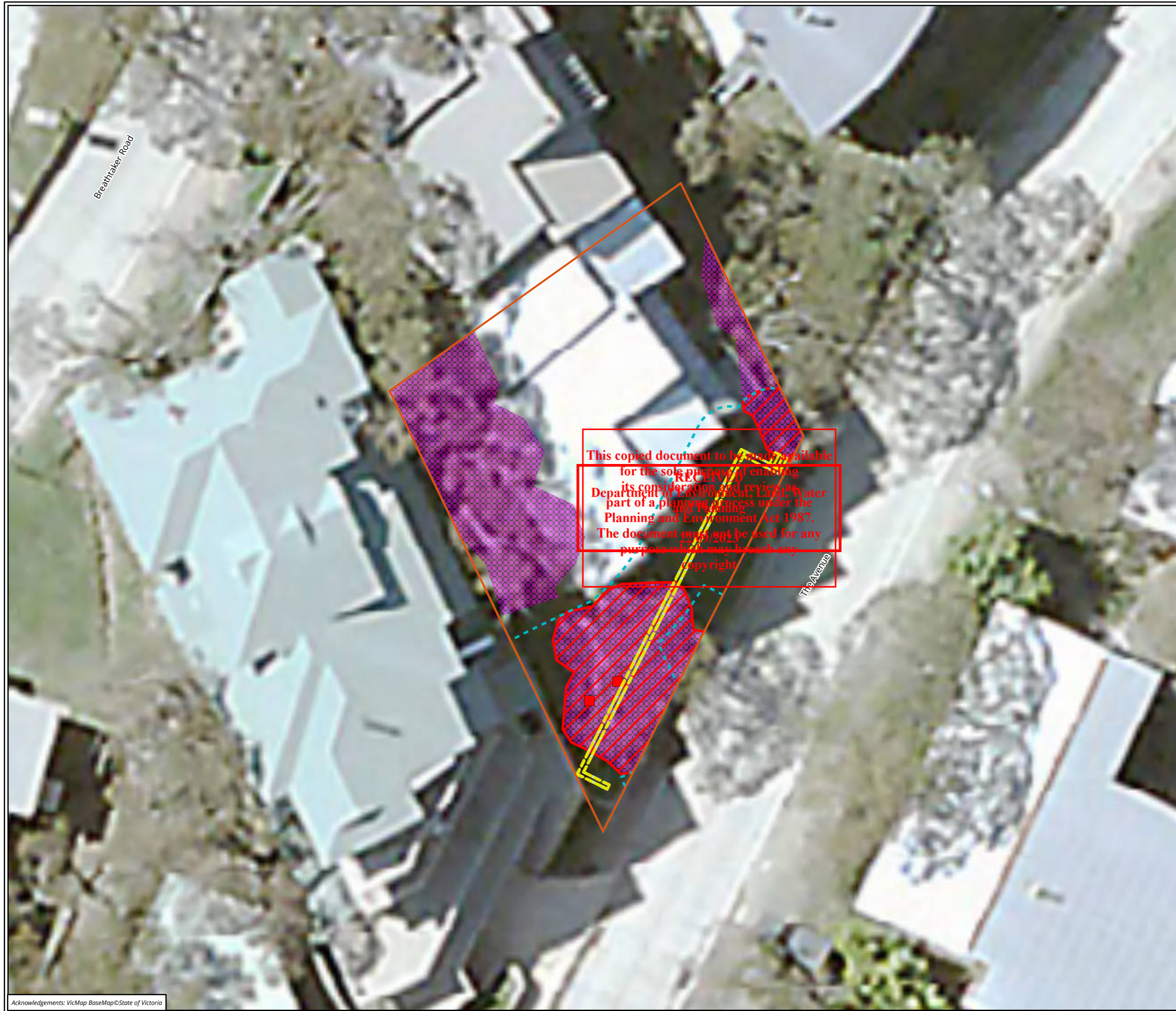
22/09/2023

**Table 5 Large trees within patches within the study area**

Tree #	Scientific name	Common name	Circumference (cm)	EVC	Status
1	<i>Eucalyptus pauciflora</i>	Snow Gum	125.67	EVC 43 Sub-alpine Woodland	Lost
2	<i>Eucalyptus pauciflora</i>	Snow Gum	125.67	EVC 43 Sub-alpine Woodland	Lost

**ADVERTISED  
PLAN**



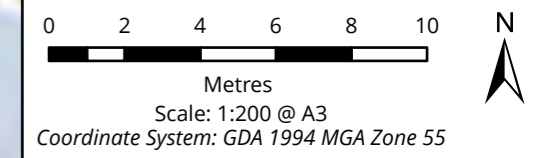


**Legend**

- Study area
- Construction footprint
- Impact footprint
- Native vegetation to be removed
- Large patch tree**
- To be removed
- Ecological vegetation class**
- (VAIp0043) Sub-alpine Woodland

**ADVERTISED PLAN**

**Figure 3 Native vegetation removal**



Matter: 38776,  
Date: 06 July 2023,  
Created for: JC, Created by: NM, Last edited by: nmatheis  
Layout: 38776\_F3\_NativeVegRemoval  
Project: P:\38700s\38776\Mapping\  
38776\_Winterbrook\_Chalet\_Carparks\_and\_Storeroom.aprx



## 5.2 Determining the assessment pathway

Applications to remove native vegetation are categorised into one of three assessment pathways: basic, intermediate or detailed. Two factors are used to determine the assessment pathway for a permit application, the **location** and **extent** of the native vegetation proposed to be removed. Location has been divided into three possible categories by DEECA, and has been pre-determined by DEECA for all locations in Victoria. The location of a particular site is determined using the location map available in the Native Vegetation Information Management (NVIM) system (<http://nvim.depi.vic.gov.au>).

The extent of native vegetation proposed to be removed determines the assessment pathway by considering the following:

- The total area (hectares) of native vegetation (including any patches and scattered trees) proposed to be removed
- Whether any large trees are proposed to be removed, either as scattered trees or occurring in patches.

It is proposed to remove **0.008 hectares** of native vegetation including 2 large trees in patches from within location category 1, therefore the application for removal of this native vegetation must meet the requirements of, and be assessed in, the Intermediate Assessment Pathway. These requirements are provided in Appendix 2.

## 5.3 Offset requirements

In order to ensure a gain to Victoria's biodiversity that is equivalent to the loss resulting from the proposed removal of native vegetation, compensatory offsets are required. Losses and gains are measured in general or species habitat scores or units. The offset must also include at least one large tree for every large tree removed.

Under the Guidelines any losses of vegetation within sites that are assessed under the basic/intermediate assessment pathway can be offset by the provision of a 'general offset'.

The general offset requirements are provided in Appendix 2 and summarized in Table 6 below.

**ADVERTISED  
PLAN**

**RECEIVED**  
**Department of Environment, Land, Water  
and Planning**

**22/09/2023**

**Table 6 Summary of DEECA Native Vegetation Removal Report**

Attribute	Outcome	Notes
<b>Location category</b>	Location 1	The native vegetation is not in an area mapped as an endangered Ecological Vegetation Class. Removal of less than 0.5 hectares in this location will not have a significant impact on any habitat for rare or threatened species.
<b>Native vegetation removal extent</b>	0.008 hectares	0.008 hectares of native vegetation removal including two large trees in patches associated with the current proposed works. No past clearing.
<b>Assessment pathway</b>	Intermediate Assessment Pathway	<0.5 hectares of native vegetation removal and two large trees from within location category 1.
<b>Strategic Biodiversity Value Score</b>	0.900	Strategic Biodiversity Value Score of native vegetation to be removed within the study area.
<b>Modelled habitat for threatened species</b>	No	Extent is below 0.5 hectares and removal will not have a significant impact on any habitat for a rare or threatened species.
<b>Offset type</b>	General species offsets	General species offsets required.
<b>Offset multiplier</b>	1.5x	Offset multiplier for the offsets required.
<b>Offset amount: general habitat units</b>	0.007 general habitat units	GHUs required for offset.
<b>General offset vicinity</b>	Goulburn Broken Catchment Management Authority (CMA) or Mount Buller Alpine Resort (Unincorporated) Council.	The offset site must be located within the same Catchment Management Authority boundary or municipal district as the native vegetation to be removed.
<b>General offset minimum Strategic Biodiversity Value Score</b>	0.720	The general offset units must have a minimum Strategic Biodiversity Value Score of 0.720.
<b>Large tree attributes</b>	Two large trees in patches	The offset must include protection of at least one large tree for every large tree to be removed (in this case, two large trees).

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.**

## 5.4 Proposed offset strategy

Winterbrook intends to purchase the offset credits from the Victorian native vegetation credit register (NVCR).

A quote has been obtained to purchase general habitat units that satisfy the offset requirements as specified in Section 5.3 (Appendix 3). The general offset site is in the Goulburn Broken catchment management area and the Mount Buller Alpine Resort (Unincorporated) council area. The offset site must have 0.007 general habitat units and a minimum strategic biodiversity value score of 0.720.

**RECEIVED**  
**Department of Environment, Land, Water and Planning**  
**22/09/2023**

## 6 Conclusion and recommendations

This section identifies the key ecological features of the study area, provides an outline of potential implications of proposed development on those values and includes recommendations to assist Winterbrook Pty Ltd to design the development to minimise impacts on biodiversity.

The primary measure to reduce impacts to biodiversity values within the study area is to avoid and minimise removal of native vegetation. It is critical that this be considered during the design phase of the project, when key decisions are made about the location of carpark locations and storage room. The results of this assessment should therefore be incorporated into the project design, by adding the flora mapping information into the planning maps and investigating options to retain as much of the mapped native vegetation as possible. Priority should be given to highest value areas and retaining larger areas in preference to numerous smaller ones.

All areas of vegetation/habitat nominated in the design plan as 'retained' are to be treated as no-go zones and are not to be encroached upon as development progresses.

A summary of potential implications of the development of the study area and recommendations to assist Winterbrook Pty Ltd to minimise impacts during the design and construction phase of the project are provided below in Table 7.

**Table 7 Summary of key ecological values, potential implications of developing the study area and recommendations to minimise ecological impacts during the design phase.**

Ecological feature	Implications of development	Recommendations
<b>Native vegetation</b>	The permanent removal of native vegetation, in of patch vegetation including two large trees associated with the current proposal. The application will be assessed on the intermediate assessment pathway.	<p>The permanent removal of native vegetation, in accordance with the Guidelines. Refer to Section 5.</p> <p>Vegetation outside of the construction footprint should be fenced off and sign posted as no-go zones.</p> <p>Environmental inductions should inform contractors of no-go zones.</p> <p>Identify and implement appropriate offsets for vegetation losses as outlined in Section 5.3.</p>
<b>Significant species and ecological communities</b>	No threatened flora species or threatened ecological communities present on site. No threatened fauna recorded on site.	<p>Implement appropriate safeguards to avoid the accidental loss of vegetation during the construction phase of the project.</p> <p>Protect key values by retaining features and including appropriate buffers into design.</p>
<b>Habitat connectivity</b>	Removal of vegetation on historically disturbed land.	As much as possible, reduce development encroachment into undisturbed patch vegetation. Retain fauna habitat linkages within the development and the local area.

The general offset site for this project must have 0.007 general habitat units and a minimum strategic biodiversity value score of 0.720, purchased from the Victorian NVCR (see NVCR search results in Appendix 3.



## 7 References

DELWP 2017a. Guidelines for the removal, destruction or lopping of native vegetation, Department of Environment, Land, Water, and Planning. East Melbourne, Victoria.

[https://www.environment.vic.gov.au/\\_data/assets/pdf\\_file/0021/91146/Guidelines-for-the-removal,-destruction-or-lopping-of-native-vegetation,-2017.pdf](https://www.environment.vic.gov.au/_data/assets/pdf_file/0021/91146/Guidelines-for-the-removal,-destruction-or-lopping-of-native-vegetation,-2017.pdf).

DELWP 2017b. Protecting Victoria's Environment - Biodiversity 2037, Victorian Government Department of Environment, Land, Water and Planning. Melbourne.

DEPI 2013. Permitted clearing of native vegetation - Biodiversity assessment guidelines, Victorian Government Department of Environment and Primary Industries. Melbourne, Victoria.

DEPI 2014. Advisory List of Rare or Threatened Plants in Victoria - 2014, Victorian Government Department of Environment and Primary Industries. East Melbourne, Victoria.

DSE 2004. Native Vegetation: Sustaining a living landscape. Vegetation Quality Assessment Manual – Guidelines for applying the Habitat hectares scoring method. Version 1.3, Victorian Government Department of Sustainability and Environment. Melbourne, Victoria.

DSE 2005b. Ministerial guidelines for assessment of environmental effects under the Environment Effects Act 1978 Seventh edition 2006, Victorian Government Department of Sustainability and Environment. Melbourne, Victoria.

DSE 2009. Advisory List of Threatened Invertebrate Fauna in Victoria - 2009, Victorian Government Department of Sustainability and Environment. East Melbourne, Victoria.

DSE 2013. Advisory List of Threatened Vertebrate Fauna in Victoria - 2013, Victorian Government Department of Sustainability and Environment. Melbourne, Victoria.

RBGV 2020. Flora of Victoria, VICFLORA-Royal Botanic Gardens Victoria. accessed 26 March 2020, <https://vicflora.rbg.vic.gov.au/flora/taxon/92359bf9-5cfa-4dcf-8b4b-f0e62fcdc70c>.

SAC 2013. Flora and Fauna Guarantee Act 1988 – Threatened List: Characteristics of Threatened Communities, Victorian Government Department of Environment, Land, Water and Planning, Melbourne.

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

**RECEIVED**  
**Department of Environment, Land, Water and Planning**  
**22/09/2023**

**ADVERTISED PLAN**

## Appendix 1 Flora and threatened ecological communities

The following abbreviations and symbols are relevant to this Appendix.

Code	Meaning	Reference
<b>National listings (EPBC Act)</b>		
EX	Extinct	Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)
CR	Critically endangered	
EN	Endangered	
VU	Vulnerable	
PMST	Protected Matters Search Tool	
<b>State listings (FFG Act and DEECA Advisory List)</b>		
x	Extinct	Victorian Flora and Fauna Guarantee Act 1988 (FFG Act)
cr	Critically endangered	
e	Endangered	
v	Vulnerable	
t	Threatened	
P	Protected (public land only)	
<b>Weed status (CaLP Act, DCCEW Weeds of National Significance and DEECA Advisory List)</b>		
SP	State prohibited species	Victorian Catchment and Land Protection Act 1994 (CaLP Act)
RP	Regionally prohibited species	
RC	Regionally controlled species	
R	Restricted species	

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.**

**RECEIVED**  
**Department of Environment, Land, Water and Planning**

**22/09/2023**

**ADVERTISED PLAN**

## A1.1 Flora species recorded from the study area

Table 8 Flora species recorded from the study area

Status	Scientific Name	Common Name
<b>Indigenous species</b>		
	<i>Acaena novae-zelandiae</i>	Bidgee-widgee
	<i>Asperula conferta</i>	Common Woodruff
	<i>Dianella tasmanica</i>	Tasman Flax-lily
	<i>Geranium</i> spp.	Crane's Bill
	<i>Poa hiemata</i>	Soft Snow-grass
P	<i>Polystichum</i> spp.	Shield Fern
	<i>Ranunculus</i> spp.	Buttercup
P	<i>Senecio gunnii</i>	Mountain Fireweed
	<i>Stellaria pungens</i>	Prickly Starwort
<b>Introduced species</b>		
	<i>Acetosella vulgaris</i>	Sheep Sorrel
R	<i>Cirsium vulgare</i>	Spear Thistle
	<i>Hypochaeris radicata</i>	Flatweed
	<i>Malva parviflora</i>	Small-flower Mallow
	<i>Phalaris aquatica</i>	Toowoomba Canary-grass
	<i>Rumex crispus</i>	Curled Dock
	<i>Trifolium repens</i> var. <i>repens</i>	White Clover

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

**RECEIVED  
Department of Environment, Land, Water  
and Planning**

**22/09/2023**

**ADVERTISED  
PLAN**

## A1.2 Listed flora species

The following table includes the threatened flora species that have potential to occur within the study area. The list of species is sourced from the Victorian Biodiversity Atlas and the Protected Matters Search Tool.

**Table 9 Threatened flora species recorded or predicted to occur within 5 km of the study area**

Scientific name	Common name	Conservation status			Most recent database record	Other records	Habitat description	Likely occurrence in study area	Rationale for likelihood ranking
		EPBC	VIC	FFG					
<b>National significance</b>									
<i>Prasophyllum morganii</i>	Mignonette Leek-orchid	VU	x	x		PMST	Known from only one location near Cobungra in Snow Gum open forest at about 1000 m ASL. Presumed to be extinct.	<b>Negligible</b>	Not known from this location, no records within the search area, presumed extinct.
<i>Glycine latrobeana</i>	Clover Glycine	VU	v	v		PMST	Grasslands and grassy woodlands, particularly those dominated by Kangaroo Grass.	<b>Negligible</b>	No suitable habitat present, no records from within the search area. Site is disturbed.
<i>Diuris ochroma</i>	Pale Golden Moths	VU	e	e		PMST	Flats and lower slopes just above floodplains in native grassland dominated by Kangaroo Grass Themeda triandra.	<b>Negligible</b>	No suitable habitat present, no records from within the search area. Site is disturbed.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**RECEIVED**  
Department of Environment, Land, Water and Planning  
  
22/09/2023

# ADVERTISED PLAN

Scientific name	Common name	Conservation status			Most recent database record	Other records	Habitat description	Likely occurrence in study area	Rationale for likelihood ranking
		EPBC	VIC	FFG					
<i>Lobelia gelida</i>	Snow Pratia	VU	v	e		PMST	Alpine grasslands, on heavy dark mud around seasonal pools and creek edges.	<b>Negligible</b>	No suitable habitat present, no records from within the search area. Site is disturbed.
<i>Thesium australe</i>	Austral Toad-flax	VU	v	e		PMST	Most commonly in damp grassland and woodland, including subalpine grassy heathlands.	<b>Low</b>	No suitable habitat in the study area. No records from within the search area. Site is disturbed.
<i>Colobanthus curtisiae</i>	Snowy Colobanth	VU	v			PMST	Grassland and grassy woodland; known in Victoria from a small number of records in the Alpine National Park.	<b>Low</b>	No suitable habitat present, no records from within the search area. Site is disturbed.
<i>Senecio psilocarpus</i>	Swamp Fireweed	VU	v			PMST	Seasonally inundated herb-rich swamps, growing on peaty soils or volcanic clays.	<b>Negligible</b>	No suitable habitat present, no records from within the search area. Site is disturbed.

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may infringe any copyright**

**RECEIVED  
Department of Environment, Land, Water and Planning  
22/09/2023**

Scientific name	Common name	Conservation status			Most recent database record	Other records	Habitat description	Likely occurrence in study area	Rationale for likelihood ranking
		EPBC	VIC	FFG					
<i>Pterostylis oreophila</i>	Blue-tongue Greenhood	CR	e			PMST	Damp, shady habitat along watercourses.	<b>Negligible</b>	No suitable habitat present, no records from within the search area. Site is disturbed.

**RECEIVED**  
 Department of Environment, Land, Water  
 and Planning  
 22/09/2023

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

**ADVERTISED  
 PLAN**



## A1.3 Threatened ecological communities

**Table 10 Threatened ecological communities recorded or predicted to occur within 5 km of the study area**

Community Name	Conservation status	Source	Description
<b>National significance</b>			
Alpine Sphagnum Bogs and Associated Fens	Endangered	PMST	Lack of diagnostic flora species and landscape features in the study area.
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	PMST	Lack of diagnostic flora species and landscape features in the study area.

**RECEIVED**  
**Department of Environment, Land, Water**  
**and Planning**

**22/09/2023**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

**ADVERTISED  
 PLAN**

## Appendix 2 Native vegetation removal report

---

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

**RECEIVED  
Department of Environment, Land, Water  
and Planning**

**22/09/2023**

**ADVERTISED  
PLAN**

# Native vegetation removal report

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. The report **is not an assessment by DELWP** 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.

Date of issue: 26/04/2023  
Time of issue: 11:55 pm

## ADVERTISED PLAN

Report ID: BIO\_2023\_164

Project ID 38776\_EnSym\_Removal\_Update20230420

### Assessment pathway

Assessment pathway	Intermediate Assessment Pathway
Extent including past and proposed	0.008 ha
Extent of past removal	0.000 ha
Extent of proposed removal	0.008 ha
No. Large trees proposed to be removed	2
Location category of proposed removal	Location 1 The native vegetation in this area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map), sensitive wetland or coastal area. Removal of less than 0.5 hectares in this location will not have a significant impact on any habitat for a rare or threatened species

This copied document to be made available for the native vegetation is enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.  
The document must not be used for any purpose which may breach any copyright

#### 1. Location map



RECEIVED  
Department of Environment, Land, Water  
and Planning

22/09/2023



Environment,  
Land, Water  
and Planning

OFFICIAL

## Offset requirements if a permit is granted

Any approval granted will include a condition to obtain an offset that meets the following requirements:

<b>General offset amount<sup>1</sup></b>	0.007 general habitat units
Vicinity	Goulburn Broken Catchment Management Authority (CMA) or Mount Buller Alpine Resort (Unincorporated) Council
Minimum strategic biodiversity value score <sup>2</sup>	0.720
Large trees	2 large trees

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 mapped at the site.

Appendix 3 includes maps showing native vegetation to be removed and extracts of relevant species habitat importance maps

**RECEIVED**  
**Department of Environment, Land, Water  
and Planning**

**22/09/2023**

**This copied document to be made available  
for the sole purpose of enabling  
its consideration and review as  
part of a planning process under the  
Planning and Environment Act 1987.  
The document must not be used for any  
purpose which may breach any  
copyright**

**ADVERTISED  
PLAN**

<sup>1</sup> The general offset amount required is the sum of all general habitat units in Appendix 1.

<sup>2</sup> Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

# Native vegetation removal report

## Next steps

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

If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. Council will refer your application to DELWP for assessment, as required. **This report is not a referral assessment by DELWP.**

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

Refer to the *Guidelines for the removal, destruction or lopping of native vegetation* (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 (met unless you wish to include a site assessment)
- Maps showing the native vegetation and property
- 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 that applies
- A defensible space statement as applicable
- A statement about the Native Vegetation Priority Plan as applicable
- An offset statement that explains that all offset has been funded and how it will be secured.

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

**ADVERTISED PLAN**

© The State of Victoria Department of Environment, Land, Water and Planning Melbourne 2023

This work is licensed under a Creative Commons Attribution 4.0 International licence. You are free to re-use the work under that licence, on the condition that you credit the State of Victoria as author. The licence does not apply to any images, photographs or branding, including the Victorian Coat of Arms, the Victorian Government logo and the Department of Environment, Land, Water and Planning logo. To view a copy of this licence, visit <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Authorised by the Victorian Government, 8 Nicholson Street, East Melbourne.

For more information contact the DELWP Customer Service Centre 136 186

[www.delwp.vic.gov.au](http://www.delwp.vic.gov.au)

### Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes or that a permit to remove native vegetation will be granted.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes.

**RECEIVED  
Department of Environment, Land, Water  
and Planning**

**22/09/2023**

# Appendix 1: Description of native vegetation to be removed

All zones require a general offset, the general habitat units each zone is calculated by the following equation in accordance with the Guidelines:

$$\text{General habitat units} = \text{extent} \times \text{condition} \times \text{general landscape factor} \times 1.5, \text{ where the general landscape factor} = 0.5 + (\text{strategic biodiversity value score}/2)$$

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 in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
1-A	Patch	valp0043	Least Concern	2	no	0.640	0.007	0.007	0.900		0.006	General
1-B	Patch	valp0043	Least Concern	0	no	0.640	0.001	0.001	0.900		0.001	General

**ADVERTISED  
PLAN**

**RECEIVED**  
Department of Environment, Land, Water  
and Planning

22/09/2023

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**



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

This is not applicable in the Intermediate Assessment Pathway.

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

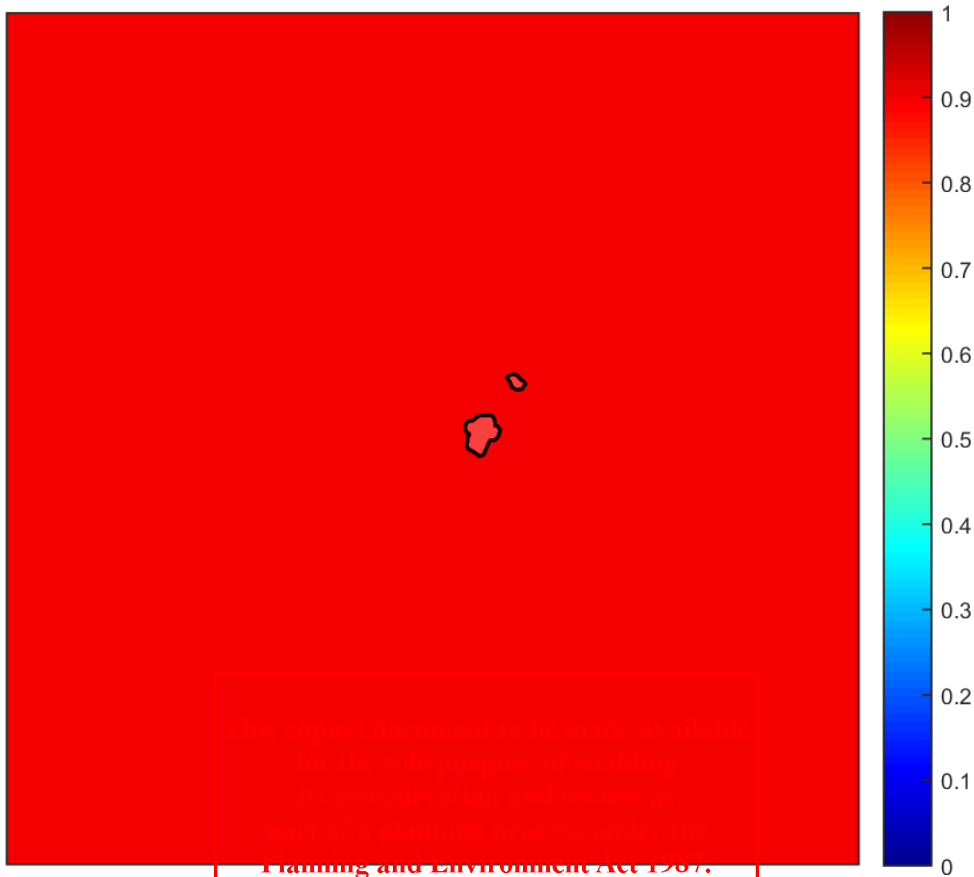
**RECEIVED  
Department of Environment, Land, Water  
and Planning**

**22/09/2023**

**ADVERTISED  
PLAN**

22/09/2023

Appendix 3 – Images of mapped native vegetation  
2. Strategic biodiversity values map



3. Aerial photograph showing mapped native vegetation



Planning and Environment Act 1987.  
The document must not be used for any  
purpose which may breach any  
copyright

**4. Map of the property in context**



**ADVERTISED  
PLAN**

Yellow boundaries denote areas of proposed native vegetation removal.

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

**RECEIVED  
Department of Environment, Land, Water  
and Planning**

**22/09/2023**

## Appendix 3 NVCR search results

---

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

**RECEIVED**  
**Department of Environment, Land, Water and Planning**  
**22/09/2023**

**ADVERTISED  
PLAN**

# 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: 24/04/2023 10:46

Report ID: 18643

**ADVERTISED  
PLAN**

## What was searched for?

### General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.007	0.72	2	CMA	Goulburn Broken
			or LGA	Mount Buller Alpine Resort (Unincorporated)

## Details of available native vegetation credits on 24 April 2023 10:46

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-1145	1.047	53	Goulburn Broken	Mitchell Shire	No	Yes	No	Ethos
BBA-2355	0.011	6	Goulburn Broken	Greater Shepparton City	Yes	Yes	No	VegLink
BBA-2748	0.065	107	Goulburn Broken	Greater Shepparton City	Yes	Yes	No	VegLink
BBA-2865	0.168	139	Goulburn Broken	Greater Shepparton City	Yes	Yes	No	VegLink
BBA-3014	0.025	63	Goulburn Broken	Mitchell Shire	No	Yes	No	Ethos
TFN-C1962	0.097	8	Goulburn Broken, Port Phillip and Westernport	Macedon Ranges Shire	No	Yes	No	Contact NVOR
VC_CFL-2355_03	12.271	96	Goulburn Broken	Greater Shepparton City	Yes	Yes	No	VegLink
VC_CFL-2865_02	0.197	119	Goulburn Broken	Greater Shepparton City	Yes	Yes	No	VegLink
VC_CFL-3790_01	6.382	73	Goulburn Broken	Campaspe Shire	Yes	Yes	No	VegLink

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

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

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

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

**RECEIVED**  
**Department of Environment, Land, Water  
and Planning**  
**22/09/2023**



Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_CFL-3747_01	6.571	150	Goulburn Broken	Mansfield Shire	Yes	Yes	No	VegLink

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

## Next steps

### If applying for approval to remove native vegetation

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

### If you have approval to remove native vegetation

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

## Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
Abezco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@delwp.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Ecocentric	Ecocentric Environmental Consulting	(03) 543 4411	ecocentric@ecocentric.com.au	Not available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
Nillumbik SC	Nillumbik Shire Council	(03) 933 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 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

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

© The State of Victoria Department of Environment, Land, Water and Planning 2023



This work is licensed under a Creative Commons Attribution 4.0 International licence. You are free to re-use the work under that licence, on the condition that you

credit the State of Victoria as author. The licence does not apply to any images, photographs or branding, including the Victorian Coat of Arms, the Victorian Government logo and the Department of Environment, Land, Water and Planning (DELWP) logo. To view a copy of this licence, visit <http://creativecommons.org/licenses/by/4.0/>

For more information contact the DELWP Customer Service Centre 136 186 or the Native Vegetation Credit Register at [nativevegetation.offsetregister@delwp.vic.gov.au](mailto:nativevegetation.offsetregister@delwp.vic.gov.au)

### Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

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

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes

ADVERTISED  
PLAN

RECEIVED  
Department of Environment, Land, Water  
and Planning

22/09/2023

## Appendix 4 Photos of the study area



**Photo 1 Sub-alpine Woodland - Habitat Zone 1A. Looking approximately west. 23 May 2023**



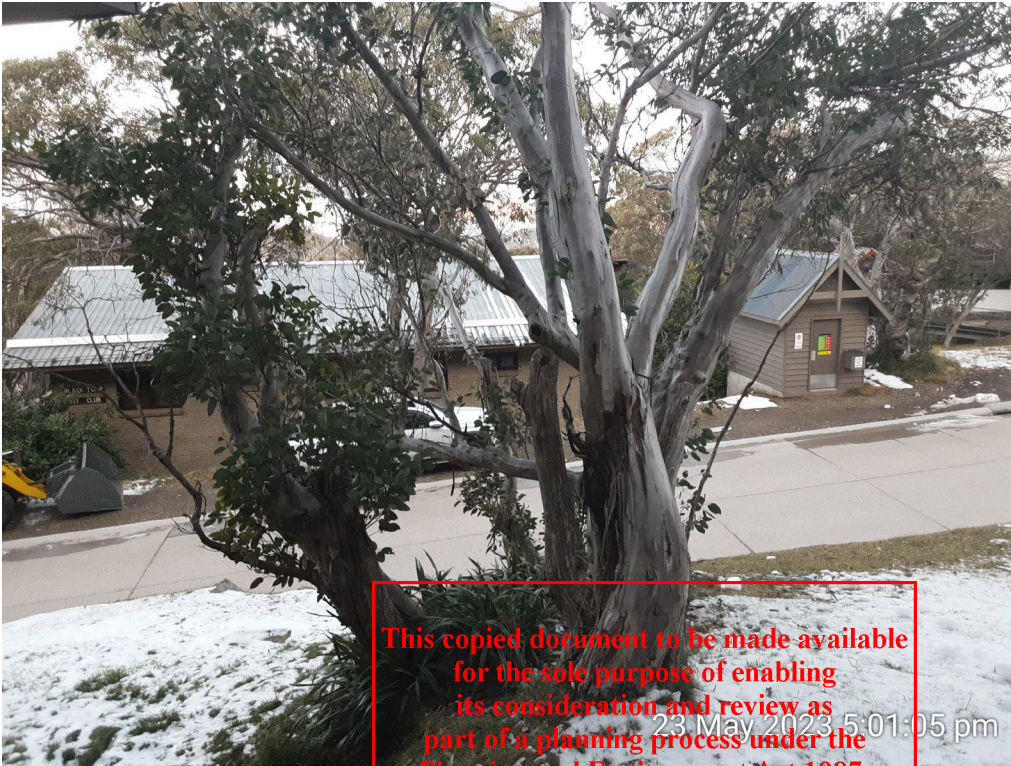
**Photo 2 Sub-alpine Woodland - Habitat Zone 1A. Looking approximately north. 23 May 2023**



# ADVERTISED PLAN

**RECEIVED**  
**Department of Environment, Land, Water  
and Planning**

**22/09/2023**



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The Habitat Zone 1A and looking for proxy purpose which may breach any copyright

**Photo 3 Sub-alpine Woodland and Habitat Zone 1A. Looking approximately south. 23 May 2023**



**Photo 4 Sub-alpine Woodland EVC43. Looking approximately west. 23 May 2023**