



Appendix C:

Biodiversity Assessment 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

**ADVERTISED
PLAN**

**ADVERTISED
PLAN**

Biodiversity Assessment Report

Lot 2 LP34716 & Lot 2 PS817143 Wire Lane, Camperdown VIC 3260



Prepared for Camperdown BESS Pty Ltd

Report 23014, Version 2.1
August 2025

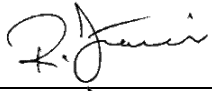
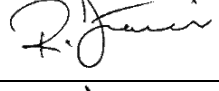
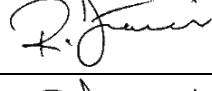
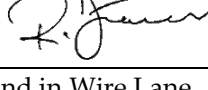
**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

Table of Contents

1	Introduction	4
1.1	Study Area, Surrounding Context and Proposed Works	4
2	Methods.....	13
2.1	Literature Review	13
2.2	Nomenclature and Taxonomy	13
2.3	Field Assessment.....	13
2.4	Biodiversity Assessments Under the Guidelines 2017	14
2.4.1	Assessment Pathways	14
2.4.2	Native Vegetation Offsets	15
2.5	Avoid and Minimise Statement.....	16
2.6	Survey Limitations.....	16
3	Flora Results.....	17
3.1	Description of Vegetation.....	17
3.2	Patches of Native Vegetation.....	17
3.2.1	Mapped Wetlands.....	18
3.2.2	Scattered Trees.....	18
3.2.3	Rare and Threatened Flora Species.....	18
3.3	Determination of Listed Ecological Communities.....	19
4	Fauna Results	19
4.1	Fauna Habitat.....	19
4.2	Habitat Suitability for Rare and Threatened Fauna.....	19
5	Proposed Native Vegetation Removal.....	19
5.1	Offset Requirements.....	19
	Figure 1. Study Area Location and the Extent of Proposed Works, Wiridgil Lane and Wire Lane, Camperdown, Victoria	20
20		
6	Legislation and Regulations	21
6.1	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	21
6.2	<i>Flora and Fauna Guarantee Act 1988</i>	21
6.3	<i>Catchment and Land Protection Act 1994</i>	21
6.4	<i>Wildlife Act 1975</i> and <i>Wildlife Regulations 2002</i> (Victoria)	22
6.5	<i>Planning and Environment Act 1987</i> (The Guidelines 2017).....	22
6.5.1	Implications of the Native Vegetation Clause 52.17.....	23
6.5.2	Minimisation Statement.....	23
6.5.3	Offset Availability	23
7	Conclusions and Recommendations.....	24

References	25
Appendix 1. Flora Recorded in the Study Area	26

Version Control

Version	Responsibility	Name	Date	Signature
1.0	Author & Field Assessment	Richard Francis	03/04/2023	
1.0	Review	Richard Francis	08/06/2023	
2.0	Updated	Richard Francis	07/02/2025	
2.1	Field Assessment	Richard Francis	04/08/2025	
2.1	Updated	Richard Francis	06/08/2025	

Front cover image: The proposed location for the battery storage facility on the subject land in Wire Lane, Camperdown (10/02/2023)

ADVERTISED PLAN

Acknowledgements

Abzeco staff acknowledge the following people for their assistance with this assessment:

- Jeremy Pepper Technical Director, Ecology & Biodiversity at SLR Consulting
- Richard Simmons Principal, Civil & Structural Engineering at SLR Consulting

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

1 Introduction

Abzeco was commissioned by SLR Consulting on behalf of Camperdown BESS to conduct a Biodiversity Assessment for the proposed a battery storage facility on ~49 hectares of land located at Lot 2 LP34716 & Lot 2 PS817143 Wire Lane, Camperdown VIC 3260 (see Figure 1).

The purpose of the Biodiversity Assessment was to identify and document the extent and condition of native vegetation (patches and/or scattered trees), listed ecological communities and habitat for threatened flora and fauna species, as well as to recommend further investigations if required.

This report presents the results of the field assessment discusses potential impacts associated with the proposed works and details relevant Commonwealth, State and local legislative implications and approvals required as part of the project. In particular, the report is intended to inform the planning process, providing an assessment of implications in accordance with the *Guidelines for the removal, destruction and lopping of native vegetation* (the Guidelines, DELWP 2017a). Other relevant legislation requiring consideration is the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), State *Flora and Fauna Guarantee Act 1988* (FFG Act) and *Catchment and Land Protection Act 1994* (CaLP Act).

The report has been prepared following review of updated plans for the proposed battery Storage Facility and a reassessment of the property. This report supersedes an earlier report prepared by Abzeco (dated 07/02/2025).

1.1 Study Area, Surrounding Context and Proposed Works

The development area will affect approximately 16 ha of agricultural land within the 49 ha property. The property is currently used for grazing of livestock. The study area also includes roadside along the southern side of Wiridgil Road down to the intersection with Camperdown- Lismore Road and roadside on Wire Lane between the rail corridor and Wiridgil Road. The paddocks adjoin a rail corridor and road reserves. The study area occurs within the Corangamite Shire Council municipality, the bounds of the Corangamite Catchment Management Authority (CCMA) and the Victorian Volcanic Plain bioregion.

The entire site is subject to the provisions of Schedule 1 to the Farm Zone (FZ1) and is under consideration for the construction of a battery storage facility and associated works (powerline) along adjoining roadside in Wiridgil Road, Camperdown, Victoria.

The study area is currently bounded by similar grazing land to the east, an existing road to the east and north, and rail corridor to the south. Land beyond the roads and rail reserve are similarly used for grazing/agricultural purposes.

The subject land consists of extensive areas of grazed exotic pasture and stands of planted exotic *Cyperus* trees (Image 1). Adjoining roadsides to the north along Wiridgil Road and east along Wire Lane are dominated by a similar sweet of exotic pasture grasses and broadleaf weeds along with a range of planted and naturalised exotic trees and shrubs, some of which are considered noxious and invasive weeds. The adjoining roadsides have existing overhead transmission lines. The rail corridor to the south is dominated by a range of exotic pasture grasses and broadleaf weeds. The property and surrounding land are relatively flat, no crests, ridges, hilltops or slopes exceeding 5% are present (see cover Image and site photos on the following pages).

**ADVERTISED
PLAN**

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



Image 1A. Planted Monterey Cypress *Cupressus macrocarpa* in pasture fronting Wiridgil Road on Lot 2\LP34716. A seasonally wet area is visible as a bright green area within the paddock (Abzeco 10/02/2023)



Image 1B. Planted exotic Monterey Cypress *Cupressus macrocarpa* in pasture fronting Wiridgil Road on Lot 2\LP34716 (Abzeco 04/08/2025)

**ADVERTISED
PLAN**



Image 1C. The location of proposed access and egress to Wiridgil Road on Lot 2\LP34716. Planted exotic Monterey Cyperus and grazing cattle in the background (Abzeco 04/08/2025)



Image 1D. Planted exotic Willows and pasture in the paddock on Wire Lane between the rail reserve and Wiridgil Road on Lot 2\PS817143 (Abzeco 04/08/2025)

**ADVERTISED
PLAN**



Image 1E. A stand of Red Gum *Eucalyptus camaldulensis* on the adjoining dwelling site (185 Wire Lane, Camperdown) which abuts Lot 2/PS81/143 (Abzeco 04/08/2025)



Image 1F. Planted Monterey Cypress and farm structures, Wire Lane on Lot 2/PS81/143 (Abzeco 04/08/2025)

**ADVERTISED
PLAN**



Image 1G. Pasture north of the rail corridor from Wire Lane on Lot 2/PS817143 (Abzeco 04/08/2025)

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**



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

Image 2A. Roadside vegetation on Wiridgil Road west to Camperdown-Lismore Road (Abzeco 10/02/2023)



Image 2B. Roadside vegetation on Wiridgil Road west to Camperdown-Lismore Road (Abzeco 10/02/2023)

**ADVERTISED
PLAN**



Image 2C. Roadside vegetation on Wiridgil Road down to the power sub-station on Camperdown-Lismore Road (Abzeco 10/02/2023)



Image 2D. East up Wiridgil Road from the Sub-station on Camperdown-Lismore Road (Abzeco 04/08/2025)

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**



Image 2E. Roadside vegetation on Wiridgil Road east of Camperdown-Lismore Road (Abzeco 04/08/2025)

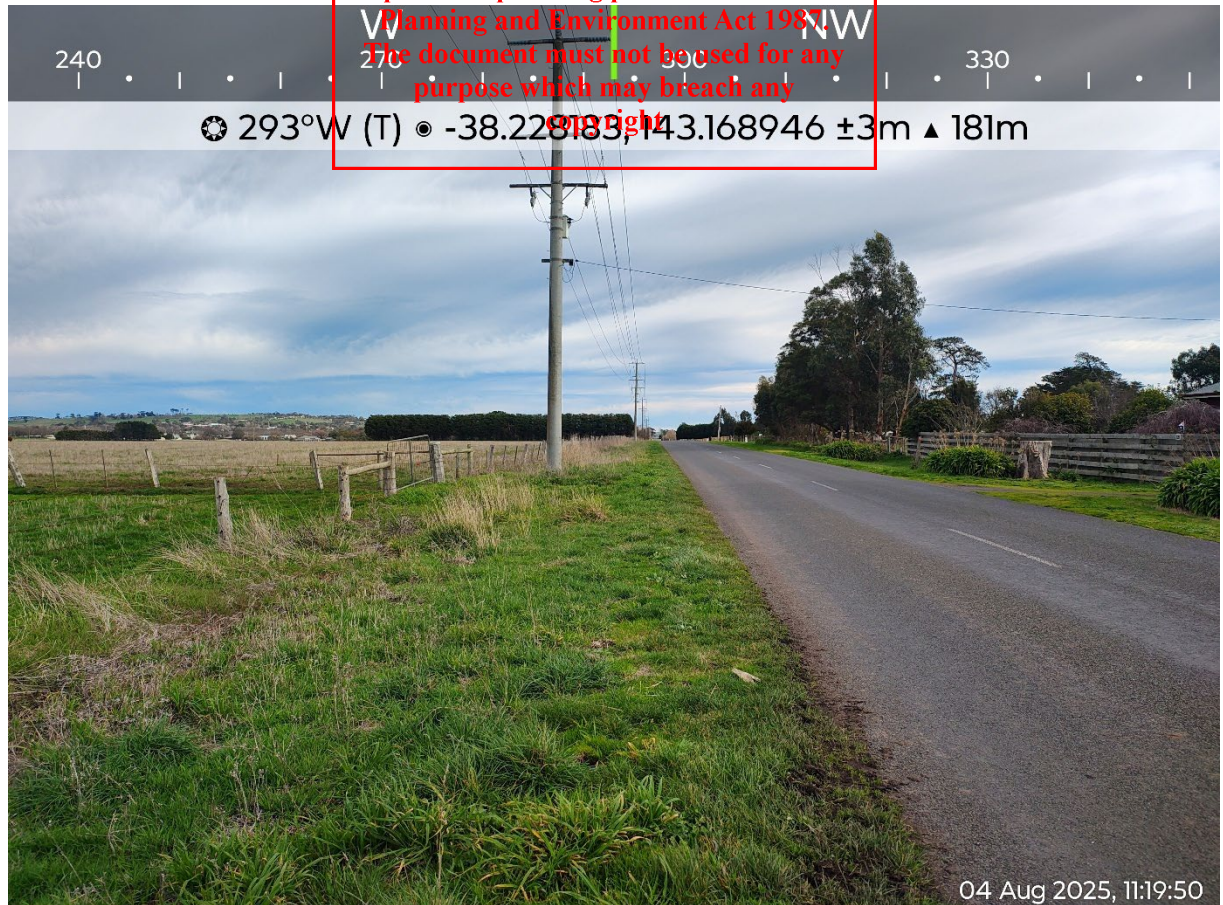


Image 2F. Roadside vegetation on Wiridgil Road west from Lot 2\PS817143 (Abzeco 04/08/2025)

**ADVERTISED
PLAN**



Image 2G. Roadside vegetation (Phalaris) on Wire Lane, north from the rail corridor (Abzeco 04/08/2025)

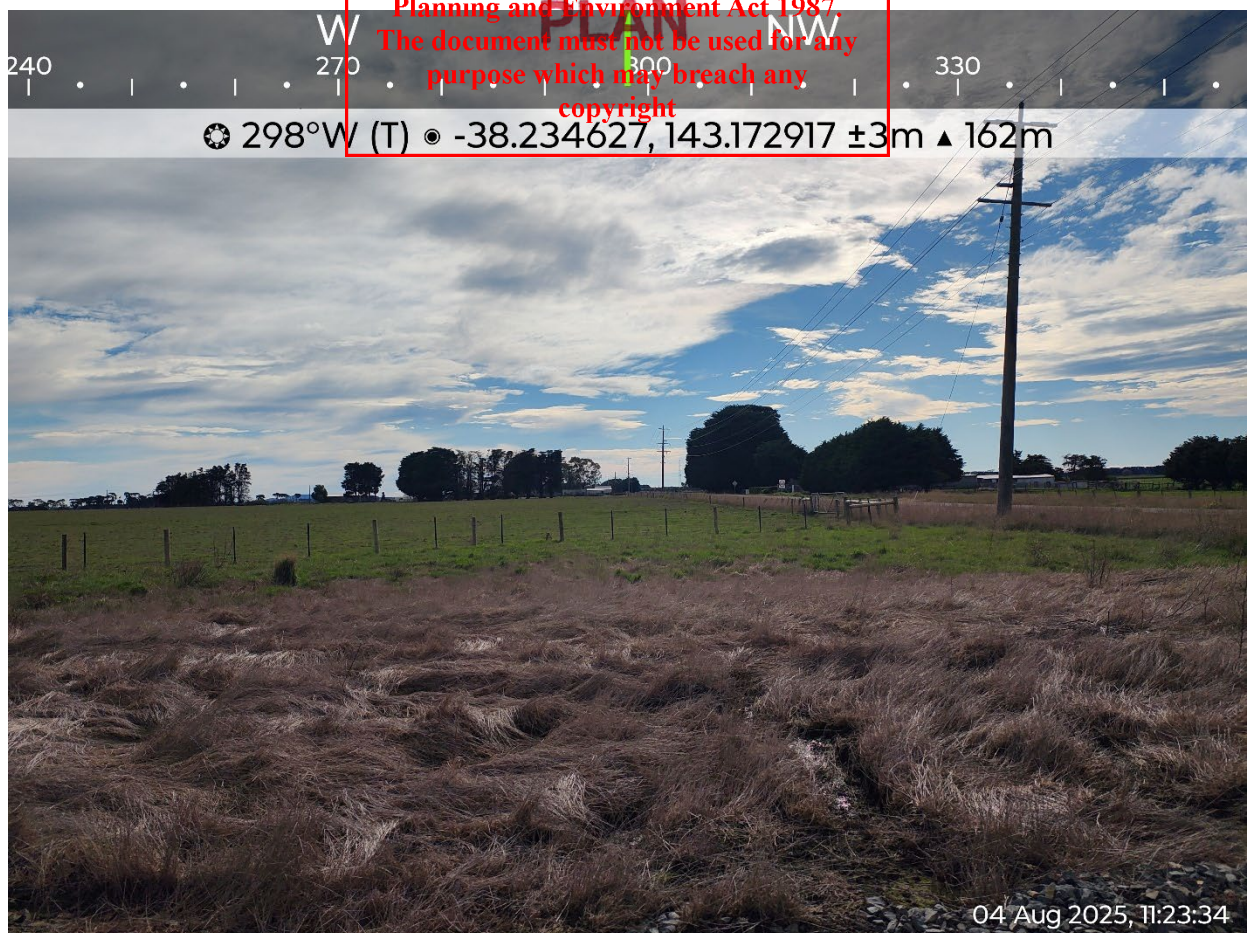


Image 2H. Pasture and roadside vegetation on Wire Lane, north from the rail corridor (Abzeco 04/08/2025)

2 Methods

**ADVERTISED
PLAN**

2.1 Literature Review

Relevant literature and online databases were reviewed prior to the field assessment to obtain information on known ecological values associated with the study area, including the following:

- The DEECA Native Vegetation Information Management (NVIM) Tool (DELWP 2021a) and NatureKit (DELWP 2021b) for modelled data for Location categories (1, 2 and 3), habitat importance mapping for rare and threatened flora and fauna, and the modelled extent of current and historic Ecological Vegetation Classes (EVCs);
- EVC benchmarks for descriptions and characteristics of each bioregion (DELWP 2021c);
- The Victorian Biodiversity Atlas (VBA) for previously documented records of flora and fauna in the locality (DELWP 2021d);
- The Commonwealth Department of Agriculture, Water and the Environment (DAWE) Protected Matters Search Tool (PMST) for matters of National Environmental Significance (MNES) listed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act; DAWE 2021);
- Relevant literature, including the following:
 - The Guidelines (DELWP 2017a) and other explanatory documents relating to measuring value of native vegetation (DELWP 2017b), the Assessor's Handbook (DELWP 2018a), Applicant's Guide (DELWP 2018b) and relevant planning permit exemptions (DELWP 2017c), and,
 - Arboricultural assessment within the study area (G&J Tree Services 2021);
- The latest Threatened List (DELWP 2021e) under the Victorian *Flora and Fauna Guarantee Act 1988* (FFG Act);
- VicPlan online (DELWP 2021f) and Planning Schemes Online (DELWP 2021g) for the zoning and overlays relevant to the study area; and,
- Aerial photography of the study area.

This copied vegetation to (DELWP 2017b), the Assessor's Handbook (DELWP 2018a), Applicant's Guide (DELWP 2018b) and relevant planning permit exemptions (DELWP 2017c), and, Arboricultural assessment within the study area (G&J Tree Services 2021); The document must not be used for any purpose which may breach any copyright

2.2 Nomenclature and Taxonomy

Scientific and common names of plants follow the determinations of Walsh and Stajsic (2007), the Flora of Victoria Online (VicFlora 2021) and the VBA (DELWP 2021d). Names of plants are generally introduced in-text by use of the common name followed by the scientific name, and subsequently only refer to the common name.

Where an asterisk (*) appears in-text as a prefix to all scientific names (flora and fauna), this indicates the entity to be exotic to Victoria or Australia. A hash (#) prior to a plant scientific name denotes those species native to Australia or Victoria but non-indigenous to the study area or to the relevant vegetation type.

2.3 Field Assessment

The field assessment was conducted on the 10th of February 2023 and 4th of August 2025. The entire property (~49ha) and adjoining roadsides on Wire Lane and Wiridgil Lane, down to the intersection with Camperdown Lismore Road, were surveyed in accordance with the *Guidelines* (DELWP 2017a),

and a list of observed vascular flora species and fauna species was compiled. Notes were recorded of any incidental observations of rare or threatened species or their habitat.

Ecological Vegetation Classes (EVCs) were determined using modelled pre-1750s and extant EVC mapping and published descriptions (DELWP 2021b, 2021c). The extent of native vegetation within the study area was mapped using ArcGIS version 10 and Collector™ software, with GPS accuracy of +/-3 metres.

Where a patch of native vegetation was present, a habitat hectare assessment was conducted in accordance with the *Vegetation Quality Assessment Manual: Guidelines for applying the habitat hectares scoring method, Version 1.3* (DSE 2004).

2.4 Biodiversity Assessments Under the Guidelines 2017

Clause 52.17 of the Victorian Planning Provisions and the Victorian *Guidelines for the removal, destruction and lopping of native vegetation* (the Guidelines) are publicly available documents covering regulatory and technical requirements of assessing applications that propose to impact native vegetation. Guidelines for the determination of assessment pathways (DELWP 2017a) and the NVIM tool (DELWP 2018a) provide additional supporting information to assess applications that may impact native vegetation.

In accordance with the Guidelines (DELWP 2017a), native vegetation is defined by two categories (patches and scattered trees) as outlined below.

Patch

A patch of native vegetation is either (DELWP 2017a):

- An area of vegetation where at least 25% of the total perennial understorey plant cover is native;
- Any area with three (3) or more native canopy trees where the drip line of each tree touches the drip line of at least one other tree, forming a continuous canopy; or,
- Any mapped wetland included in the Current wetlands map (DELWP 2017a; 2018a).

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 extent of patches (in hectares) is determined during a field assessment.

Scattered Trees

A native canopy tree that does not form part of a patch.

Scattered trees are assigned to two size classes (Large or Small) based on the Diameter at Breast Height (DBH) benchmark in the applicable EVC (DELWP 2017a). Trees greater than or equal to the Large tree benchmark DBH are considered Large, while trees below the Large tree benchmark DBH are classified as Small.

A Large tree is assigned a default extent of 0.070 hectares (15 metre radius), while a Small tree has a default extent of 0.031 hectares (10 metre radius; DELWP 2017a; 2018a).

2.4.1 Assessment Pathways

An application to remove, destroy or lop native vegetation must be classified as being in the Basic, Intermediate or Detailed assessment pathway, as defined in the Guidelines (DELWP 2017a). The assessment pathway is determined by the modelled Location category (1, 2 or 3) and extent of native vegetation proposed for removal. The total extent is the combined area in hectares of patches and any scattered trees. The applicable assessment pathway is used to determine the level of information

**ADVERTISED
PLAN**

required to adequately inform the biodiversity and planning application assessment process (DELWP 2017a).

Determination of the assessment pathway based on relevant criteria is summarized in Table 1.

Table 1. Assessment pathway matrix (DELWP 2017a)

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

Note: *The determination of the assessment pathway includes any other native vegetation that was approved to be removed, or that was removed without the required approvals, on the same property or on contiguous land in the same ownership as the applicant, in the five year period before the application for a permit is lodged (DELWP 2017a).

The three assessment pathways are defined according to the potential impact on biodiversity in Victoria (DELWP 2017a):

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

The three Location categories are shown on the NVIM tool (DELWP 2021a) and indicate the potential risk to biodiversity from removing a small amount of native vegetation (DELWP 2017a). The Location categories have the following attributes:

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

2.4.2 Native Vegetation Offsets

Offsets are required for any approved removal of native vegetation and are stipulated as a condition on the relevant planning permit. The Guidelines define two types of offsets, General and Species. General offsets are required for all approved removal of native vegetation. Species offsets apply under circumstances where there is proportional impact of the removal of native vegetation on modelled habitat for a rare or threatened species (DELWP 2017a). Where both General and Species offsets are specified, both must be sourced to meet offset requirements.

In addition to General and Species offsets, the offset requirement includes the protection of at least one Large tree for every Large tree being removed. The requirement applies to Large trees in patches as well as scattered trees.

DEECA calculates the offset requirements based on the native vegetation condition scores (from the field-based habitat hectare assessment or the NVIM tool) and modelled biodiversity information. The results are provided by DEECA in a Native Vegetation Removal Report (NVRP).

An application to remove native vegetation must include an offset strategy that identifies the required offset is available and how the offset will be secured if a permit is granted. Offsets can be

secured by obtaining a credit extract from the Native Vegetation Credit Register or establishing and registering a new offset site (first or third party).

2.5 Avoid and Minimise Statement

An avoid and minimise statement is required for all applications under the Guidelines (DELWP 2017a). The statement should describe any actions taken to avoid and minimise impacts on the biodiversity and other values of native vegetation.

Emphasis is placed on the avoidance and minimisation of impacts to areas of native vegetation that have the most value (DELWP 2017b, 2017c). Areas of higher value are generally those containing large, intact or high quality native vegetation (have a high condition score [0.60 or above] and Strategic Biodiversity Value score), areas supporting endangered EVCs, sensitive wetlands or coastal areas, have large and hollow-bearing trees and/or are designated by modelled Location categories 2 or 3 (DELWP 2017a; 2017d).

Other values include the role of native vegetation in ensuring land and water protection, protection of landscape values, and Aboriginal cultural heritage values (DELWP 2017c).

The following information should be provided in the statement where relevant:

- Strategic level planning – any regional or landscape scale strategic planning process that the site has been subject to that avoided and minimised impacts on native vegetation across a region or landscape;
- Site level planning – how the proposed use or development has been sited or designed to avoid and minimise impacts on native vegetation; and,
- That no feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal.

There are also instances where a statement outlining consideration of avoidance and minimisation of impacts on ecological values is required, such as under various Environmental Significance Overlays and Significant Landscape Overlays.

2.6 Survey Limitations

Biodiversity assessments generally do not capture all flora and fauna species present in the study area. Time and seasonal constraints, the lack of diagnostic features, especially when flora species are not flowering or transient fauna, can result in some species being absent or overlooked in short-term studies. For example, some rare and threatened orchids only flower intermittently and when not in flower may be very inconspicuous. Observations of fauna species are likewise limited by weather conditions, seasonality and the cryptic nature of some species.

The initial flora survey was conducted in late summer which is a reasonable period for an ecological survey on an agricultural property in the Camperdown area. The follow-up assessment was conducted during winter. All species encountered displayed adequate material for positive identification, however, some flora species and lifeforms may have been undetectable as they may have already entered a dormancy phase. Targeted surveys for rare or threatened flora and fauna species and detailed zoological survey comprising a range of techniques over different seasons were also not conducted, as these tasks were beyond the scope of works. Despite the stated limitations, given the seasonal conditions, results obtained during the field assessment are considered sufficient to inform a planning permit application. It is unlikely that any material issues were overlooked.

**ADVERTISED
PLAN**

3 Flora Results

**ADVERTISED
PLAN**

3.1 Description of Vegetation

A total of 28 vascular plant species were recorded, 27 of which are exotic introduced species. One stand of naturally occurring indigenous Red Gum trees were recorded on adjoining residential land. No native or local indigenous flora species were recorded from the subject land or roadside. The entire site and adjoining roadsides are dominated by planted and naturalised exotic species. The property has a long history of disturbance and has been historically cleared of all native vegetation, cultivated and sown to pasture grasses. Dominant species include a diverse range of grasses and broadleaf weeds common to managed pastures, such as Wimmera Rye-grass *Lolium rigidum* and Toowoomba Canary-grass *Phalaris aquatica* (Images 4, 5 & 6).



Image 3. View to the west from a central point of the proposed battery storage facility (Abzeco 10/02/2023)



Image 4. View to the east from a central point of the proposed battery storage facility (Abzeco 10/02/2023)

3.2 Patches of Native Vegetation

The study area is historically modelled as supporting Scoria Cone Woodland (EVC 894) with areas of Swamp Scrub (EVC 53), Plains Grassy Wetland (EVC 125), Plains Grassland (EVC 132) and Plains

Grassy Woodland (EVC 55) on the surrounding land. Vegetation across the property and surrounding land has been extensively modified from the natural state. It no longer supports any of the canopy or understorey species considered common to this vegetation type. The study area and surrounds has been modified from the natural state and now supports improved pasture with a range of broadleaf weeds, naturalised and planted exotic trees and shrubs.



Image 5. View east to Wire Lane looking across the proposed location for the facility (Abzeco 10/02/2023)

3.2.1 Mapped Wetlands

Adjoining property to the west of the study area has mapped wetland habitat that extends a short distance across the property boundary into the study area. The field assessment found this area of mapped habitat to support improved pasture managed for grazing. No works are proposed to occur in the area of mapped wetland. The alignment of the proposed overhead transmission line and access track within the subject land is approximately 225m from the mapped wetland.

3.2.2 Scattered Trees

No scattered trees were recorded on the property. This is not surprising given the degree of agricultural modification to the site and local environment.

A stand of Red Gum trees were recorded on adjoining residential land.

3.2.3 Rare and Threatened Flora Species

No EPBC Act-listed, FFG Act Listed or Victorian Advisory Listed flora species were recorded within the study area during the field assessment. The study area does not support suitable habitat for listed flora species. No flora species of conservation significance is considered likely to persist in the study area, on adjoining roadsides or surrounding land.

Given the highly modified condition of the study area and long history of disturbances, proposed works are unlikely to impact any EPBC or FFG Act-listed flora species. Targeted surveys for listed flora species are therefore not required to inform the application.

3.3 Determination of Listed Ecological Communities

The EPBC Act PMST identifies 4 listed threatened ecological communities as having the potential to occur within five kilometres of the study area (DAWE 2023):

- Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains
- White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland
- Natural Temperate Grassland of the Victorian Volcanic Plain
- Grassy Eucalypt Woodland of the Victorian Volcanic Plain

No remnant vegetation remains within the study area. No listed vegetation communities were found to persist on the site or surrounding area. Despite seasonally appropriate condition during the site assessment, due to the degree of modification to seasonally wet areas within the subject lane, wetland species were found to no longer persist within the subject land.

4 Fauna Results

**ADVERTISED
PLAN**

4.1 Fauna Habitat

All habitat within the study area consists of highly modified grazed pasture. All structural elements such as tussock/hummock forming grasses or sedges, inter-tussock spaces, understorey shrubs, rocks and leaf litter are absent. There are three logs from dead trees of unknown origin in pasture adjacent to the rail corridor (see also Image 5). This vegetation is suitable only to fauna species adapted to highly modified pasture environments such as Common Garden Skink *Lampropholis guichenoti*, Australian magpie *Cracticus tibicen* and Red Fox *Vulpes vulpes*.

4.2 Habitat Suitability for Rare and Threatened Fauna

No EPBC Act or FFG Act fauna species were recorded during the field assessment. The subject land is not suitable habitat for or likely to be relied upon by any fauna species listed as of conservation significance.

5 Proposed Native Vegetation Removal

The study area is greater than 0.4 hectares, therefore any planning application must consider Clause 52.17 (Native Vegetation) of the Corangamite Planning Scheme. Based on the results from the field assessment, there is no protected native vegetation on the site or adjoining roadside. The proposed location of the battery storage facility, proposed site access/egress and associated infrastructure along roadsides is free from protected native vegetation.

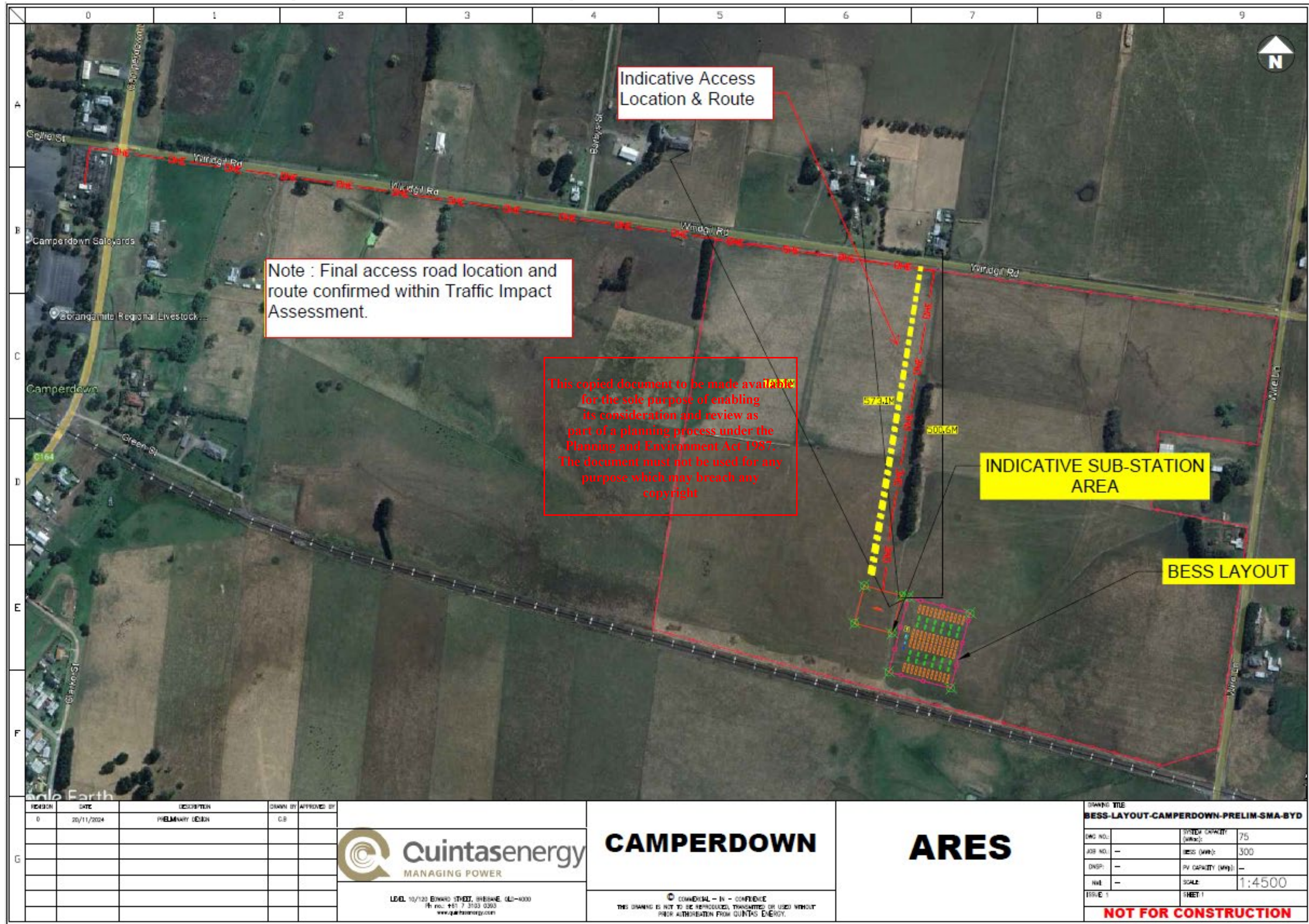
5.1 Offset Requirements

There are no proposed impacts to protected native vegetation. An offset is not required.

**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 1. Study Area Location and the Extent of Proposed Works, Wiridgil Lane and Wire Lane, Camperdown, Victoria



6 Legislation and Regulations

The key biodiversity protection legislation and regulations potentially relevant to the study area are the EPBC Act, the Victorian *FFG Act*, the *CaLP Act*, and the Corangamite Planning Scheme (DELWP 2021f). The Guidelines (DELWP 2017a) is the principal document that informs biodiversity regulation under the planning scheme.

The implications and requirements associated with the relevant legislation are summarised below.

6.1 *Environment Protection and Biodiversity Conservation Act 1999*

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the primary Commonwealth legislation for environment protection. Under the EPBC Act, an action will require approval from the Commonwealth Minister for the Environment if it has, will have, or is likely to have a significant impact on a MNES and it is not subject to certain specified exceptions.

If a project is likely to have a potential significant impact on a matter of NES, a referral to the Commonwealth Minister for the Environment is required. If the Minister considers it likely that a proposed action may have a significant impact on matters of NES, the action may be considered 'controlled' and requires a detailed assessment and the grant of a permit to proceed (DOE 2013).

Implications

EPBC Act-listed flora and fauna species are not present in the study area and no impacts to any matters of NES are likely, therefore a referral to the Commonwealth Minister for the Environment is not required.

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

6.2 *Flora and Fauna Guarantee Act 1988*

The *FFG Act* is the primary State legislation for the protection of native plants, animals and ecological communities on public land and water in Victoria.

Implications

No species or vegetation communities listed or protected under the FFG Act are applicable to the study area.

The land parcel is currently privately owned. The FFG Act applies to land owned or managed by a public authority. Public land is defined as Crown land rather than freehold title. As the subject land tenure will remain private and there are no protected matters on the adjoining roadside, an FFG Act permit to take listed or protected flora (obtained via application to DEECA) is not required.

6.3 *Catchment and Land Protection Act 1994*

The *Catchment and Land Protection Act 1994* (the *CaLP Act*) seeks to protect Victorian land and water resources from degrading processes.

Under the Act, Landowners are required to conserve soil, protect water resources, eradicate 'Controlled' and 'Prohibited' weeds, eradicate pest animals and avoid actions that may result in

land degradation on neighbouring properties. In certain instances, landowners may be served with a Land Management Notice that may prohibit or regulate land use, or specify management actions required to be undertaken on their property.

Implications

One declared noxious weed species Spear Thistle was observed in pasture areas within the study site. This plant did not appear to be spreading, however, seed has the potential to disperse over long distances. Another lister species, Blackberry, were recorded on roadside along the proposed alignment for aerial cable installation.

Landowners have a legal responsibility under the Act to control declared noxious weeds and ensure spreading of weeds is limited and managed during construction works. It is especially important in this instance given the lack of weed presence and agricultural values, that all spoil is removed, ground disturbance is minimised and all equipment is weed, pathogen and contaminant free prior to, during and following construction.

6.4 *Wildlife Act 1975 and Wildlife Regulations 2002* (Victoria)

The *Wildlife Act 1975* and *Wildlife Regulations 2002* are the primary legislation in Victoria providing for the management and protection of wildlife. The objective of the Act is to regulate the conduct of those involved in working with wildlife and establish procedures for the protection and conservation of wildlife and prevention of species extinctions.

Implications

Any persons engaged in the salvage, translocation and/or handling of native fauna during any construction works must have a management authorization under the *Wildlife Act 1975*. The fallen dead trees within the construction footprint are not likely to support rare or threatened wildlife. They are likely to provide habitat for common reptile and frog 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 the
copyright

6.5 *Planning and Environment Act 1987* (The Guidelines 2017)

In Victoria, a permit is required to remove, destroy or lop native vegetation. Regulation of planning proposals with potential impacts to native vegetation is governed by Clause 12.01 (Biodiversity) and Clause 52.17 (Native Vegetation) of Victorian planning schemes. Clause 52.17 references the requirements of the *Victorian Guidelines for the removal, destruction, or lopping of native vegetation* (the Guidelines, DELWP 2017a), which is an incorporated document under Clause 72.04 of all planning schemes (DELWP 2021g).

In accordance with the relevant planning scheme clauses, the Guidelines seek to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation (DELWP 2017a).

Strategic planning plays a primary role in avoiding and minimising the impacts of uses and developments on native vegetation. In Victoria, the three-step approach for ensuring the objective of no net loss is achieved at the permit level are (DELWP 2017a):

- Avoid the removal, destruction or lopping of native vegetation;

**ADVERTISED
PLAN**

- Minimise impacts on Victoria's biodiversity from the removal, destruction and lopping of native vegetation; and,
- Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Referral of Planning Applications

The relevant responsible authorities are required to assess permit applications for the removal, destruction or lopping of native vegetation. The responsible authority is the relevant Council. Under Clause 66 (Referral and Notice Provisions) of planning schemes, DEECA is a recommending referral authority where one or more of the following requirements are met:

- To remove, destroy or lop native vegetation in the Detailed Assessment Pathway;
- To remove, destroy or lop native vegetation if a Property Vegetation Plan applies to the site; or,
- To remove, destroy or lop native vegetation on Crown land which is occupied or managed by the responsible authority.

6.5.1 Implications of the Native Vegetation Clause 52.17

A planning permit to remove, destroy or lop native vegetation is not required. No impacts to protected native vegetation are proposed.

6.5.2 Minimisation Statement

Proposed works do not require a minimisation statement.

6.5.3 Offset Availability

An offset is not required.

**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**

7 Conclusions and Recommendations

The following requirements should be considered as part of proposed development:

- No flora or fauna species, or ecological communities listed under the EPBC Act are relevant to the study area. As such, a referral under the EPBC Act is not required;
- No FFG Act listed flora or fauna species occur in the site or adjoining roadside where works are proposed. Targeted surveys are not required to further inform the proposed development, and a permit under Victoria's *FFG Act* is not required;
- No protected native vegetation is proposed to be impacted by the project;
- A planning permit to remove, destroy or lop native vegetation under Clause 52.17 of the Corangamite Planning Scheme is not required;
- An area of mapped wetlands extends a short distance into the subject land across the western boundary. Mapped wetland is protected under Clause 52.17. The development footprint avoids areas of mapped wetland. No impacts to mapped wetland are proposed or anticipated based on the most recently development plans;
- The mapped wetland area should be identified by a no-go zone throughout the construction period. Appropriate fencing and '*no-go zone environmental protection area*' signage should be in place for the duration of the works period;
- The colonisation and spread of any *CaLP Act* listed noxious weeds must be controlled during and post construction. The spread of weeds and pathogens during construction should be managed through appropriate hygiene protocols for machinery, vehicles and personnel; and,
- Any landscaping and revegetation works should use plants that are indigenous to Corangamite Shire Council and of local provenance.

**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**

References

- DAWE (2025). Protected Matters Search Tool: Interactive Map. URL: <http://www.environment.gov.au/epbc/pmst/>. Commonwealth Department of Agriculture, Water and the Environment, Canberra.
- DELWP (2017a). *Guidelines for the removal, destruction or lopping of native vegetation*. Version 1.0, December 2017. Department of Environment, Land, Water and Planning, East Melbourne.
- DELWP (2017b). *Biodiversity information explanatory document: Measuring value when removing or offsetting native vegetation*. December 2017. Department of Environment, Land, Water and Planning, East Melbourne.
- DELWP (2017c). *Exemptions from requiring a planning permit to remove, destroy or lop native vegetation: Guidance*. December 2017. Department of Environment, Land, Water and Planning, East Melbourne.
- DELWP (2018a). *Assessor's handbook: Applications to remove, destroy or lop native vegetation*. Version 1.1, October 2018. Department of Environment, Land, Water and Planning, East Melbourne.
- DELWP (2018b). *Applicant's guide: Applications to remove, destroy or lop native vegetation*. December 2017. Department of Environment, Land, Water and Planning, East Melbourne.
- DELWP (2021a). Native Vegetation Information Management Tool (NVIM), URL: <https://nvim.delwp.vic.gov.au/>. Department of Environment, Land, Water and Planning, East Melbourne.
- DELWP (2021b). NatureKit. URL: <http://planning-schemes.delwp.vic.gov.au/viewer/?viewer=NatureKit>. Victorian Department of Environment, Land, Water and Planning, East Melbourne.
- DELWP (2021c). Ecological Vegetation Classifications (EVC) Benchmarks for each Bioregion. URL: <https://www.environment.vic.gov.au/biodiversity/bioregions-and-evc-benchmarks>. Victorian Department of Environment, Land, Water and Planning, East Melbourne.
- DELWP (2021d). Victorian Biodiversity Atlas. Sourced from: "VBA_FLORA25", "VBA_FLORA100", "VBA_FAUNA25", "VBA_FAUNA100. Victorian Department of Environment, Land, Water and Planning, East Melbourne.
- DELWP (2021e). VicPlan. URL: <https://mapshare.vic.gov.au/vicplan/>. Victorian Department of Environment, Land, Water and Planning, East Melbourne.
- DELWP (2021f). Planning Schemes Online. URL: <http://planning-schemes.delwp.vic.gov.au/>. Victorian Department of Environment, Land, Water and Planning, East Melbourne.
- DOE (2013). *Significant Impact Guidelines 1.1. Matters of National Environmental Significance*. Commonwealth Department of the Environment, Canberra.
- DSE (2004). *Vegetation quality assessment manual: Guidelines for applying the habitat hectare scoring method*. Version 1.3. Victorian Department of Sustainability Environment, East Melbourne.
- G & J Tree Services (2021). *Arboricultural Impact Assessment Report*, 101 Salisbury St. Wangaratta.
- VicFlora (2021). *Flora of Victoria*, Royal Botanic Gardens Victoria, <https://vicflora.rbg.vic.gov.au>.
- Walsh, N. and Stajsic, V. (2007). *A Census of the Vascular Plants of Victoria*. 8th Edition. Royal Botanic Gardens, Melbourne.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning scheme under the Planning and Environment Act 1987. The document must not be used for any purpose other than that stated. Copyright

Appendix 1. Flora Recorded in the Study Area

Legend:

* – Introduced/exotic species;

- native to Australia or Victoria but non-indigenous to the study area;

P – Planted indigenous, native and introduced species;

W – Weed of National Significance (WONS);

R – Weed listed as regionally restricted under the *Catchment and Land Protection Act* (1994);

C – Weed listed as regionally controlled under the CaLP Act.;

Env – Locally occurring species considered an environmental weed in this location.

Origin	Scientific Name	Common Name	Status
*	<i>Avena fatua</i>	Wild Oat	
*	<i>Brassica rapa</i>	Wild Turnip	
*	<i>Cupressus macrocarpa</i>	Monterey Cypress	
*	<i>Cirsium vulgare</i>	Spear thistle	C
*	<i>Cynodon dactylon</i> var. <i>dactylon</i>	Couch	
*	<i>Cyperus eragrostis</i>	Drain Flat-sedge	
*	<i>Dysphania pumilio</i>	Clammy Goosefoot	
*	<i>Echinochloa crus-galli</i>	South American Barnyard-grass	
	<i>Eucalyptus camaldulensis</i>	River Red Gum	
*	<i>Foeniculum vulgare</i>	Fennel	
*	<i>Fraxinus angustifolia</i>	Desert Ash	
*	<i>Lactuca serriola</i>	Prickly Lettuce	
*	<i>Lactuca serriola</i>	Milk Thistle	
*	<i>Lolium rigidum</i>	Wimmera Rye-grass	
*	<i>Malus domestica</i>	Wild Apple	
*	<i>Malva parviflora</i>	Small-flower Mallow	
*	<i>Modiola caroliniana</i>	Red-flower Mallow	
*	<i>Paspalum dilatatum</i>	Paspalum	
*	<i>Phalaris aquatica</i>	Toowoomba Canary-grass	
*	<i>Plantago lanceolata</i>	Ribwort	
*	<i>Polygonum aviculare</i>	Hogweed	
*	<i>Prunus cerasifera</i>	Cherry Plum	
*	<i>Rubus fruticosus</i>	Blackberry	C
*	<i>Rumex crispus</i>	Curled Dock	
*	<i>Salix babylonica</i>	Weeping Willow	
*	<i>Solanum nigrum</i> s.s.	Black Nightshade	
*	<i>Sonchus oleraceus</i>	Common Sow-thistle	
*	<i>Sylvestris maritima</i>	Milk Thistle	
*	<i>Trifolium repens</i> var. <i>repens</i>	White Clover	
*	<i>Ulmus glabra</i>	Wych Elm	

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