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Mount Buller Zipline

Flora and fauna assessment

Draft Report

Prepared for Buller Ski Lifts

24 February 2026

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- Georgina Zacks (fieldwork)
- Emma Harvey & Philip Gidley (mapping)
- Jeff Yugovic (quality assurance)

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Biosis acknowledges the Aboriginal and Torres Strait Islander peoples as Traditional Custodians of the land on which we live and work.

We pay our respects to the Traditional Custodians and Elders past and present and honour their connection to Country and ongoing contribution to society.

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Summary

Biosis Pty Ltd was commissioned by Buller Ski Lifts to undertake a flora and fauna assessment of a proposed zipline adjacent to the existing Northside Express chairlift on Mount Buller, Victoria. The study area is located on public land (Alpine Resort), less than 1 kilometre north of Mount Buller Village and approximately 30 kilometres south-east of Mansfield, Victoria.

Ecological values

Key ecological values identified within the study area are as follows:

- 0.139 hectares of Montane Damp Forest Ecological Vegetation Class (EVC) 38
- 0.009 hectares of Sub-alpine Woodland EVC 43.
- One large hollow-bearing stag tree in a patch.
- Potential habitat for four species listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and/or the Victorian *Flora and Fauna Guarantee Act 1988* (FFG Act):
 - Gang-gang Cockatoo *Callocephalon fimbriatum*, endangered under the EPBC Act.
 - White-throated Needle-tail *Hirundoapus podiceps*, vulnerable under the EPBC Act and FFG Act.
 - Broad-toothed Rat *Mastacomys fuscus mordicus*, vulnerable under the EPBC Act and FFG Act.
 - Alpine Bog Skink *Pseudemoia cryodroma*, endangered under the EPBC Act and FFG Act.
- Recorded occurrence of Dusty Daisy-bush *Olearia phlogopappa* subsp. *phlogopappa*, endangered under the FFG Act.

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Key government legislation and policy

An assessment of the project in relation to key biodiversity legislation and policy is summarised below.

Legislation/policy	Relevant ecological feature on site	Permit/approval required	Notes
Environmental Protection and Biodiversity Conservation Act 1999	Ten (10) EPBC Act listed flora and 32 fauna species are recorded or predicted to occur within the project search area. Two EPBC Act listed threatened ecological communities (TECs) are predicted to occur within the local area.	Referral under the EPBC Act is not recommended.	Four fauna species have a moderate or greater likelihood of occurrence: <ul style="list-style-type: none"> • Gang-gang Cockatoo • White-throated Needle-tail • Broad-toothed Rat • Alpine Bog Skink Based on the disturbed condition of the vegetation to be impacted and the extent of proposed impact on 0.011 ha of native vegetation, the project is assessed as being unlikely

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Legislation/policy	Relevant ecological feature on site	Permit/approval required	Notes
			to result in significant impacts on any of these species. No EPBC Act listed TECs were recorded within the study area.
Flora and Fauna Guarantee Act 1988	Three threatened and one protected flora species recorded within the study area. Potential habitat for four threatened fauna species.	Protected Flora Permit required. Buller Ski Lifts to consider obligations under the Public Authority Duty as a leaseholder and occupier of public land. Actions required to avoid and minimise impacts on listed species and consideration of FFG Action Statements.	Site is public land (Alpine Resort Crown Land), permit is required to take or destroy protected flora. Public authority duty may need to be addressed by Buller Ski Lifts as a leaseholder on public land.
Planning and Environment Act 1987	All indigenous vegetation to be removed.	Planning permit required to lop or remove native vegetation.	Best practice environmental management on public land requires avoidance, minimisation and offsetting of native vegetation in accordance with the <i>Guidelines for the removal, destruction or lopping of native vegetation</i> .
Catchment and Land Protection Act 1994	One CaLP Act listed weed species was recorded within the study area during the site assessment.		Comply with requirements to control/eradicate exotic species.

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Guidelines for the removal, destruction or lopping of native vegetation (the Guidelines)

Based on the current design, the proposed development will require the removal of 0.011 hectares of native vegetation, from within Location Category 1. Therefore, the planning permit application will be assessed on the Basic Assessment Pathway. The strategic biodiversity value score of the native vegetation proposed for removal is 0.760–0.900.

Buller Ski Lifts have provided an indicative impact area for design of the loading station. This area has been assigned as total loss in the Native Vegetation Removal Report, however the design is subject to alteration and unnecessary removal of native vegetation during construction will be avoided. Furthermore, the unloading station has been designed so that zipline participants land on the roof of the existing chairlift in order to minimise removal of native vegetation on the batter between the Horse Hill Carpark and Northside Express Chairlift.

If a permit is granted, the offset requirements would be 0.004 general habitat units.

The general offset must be within the Goulburn Broken Catchment Management Authority area or the Mount Buller Alpine Resort (Unincorporated) Local Government Area (LGA) and must have a minimum strategic biodiversity value score of 0.6895.

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The applicant may seek to purchase 'third party' specific offset credits via an accredited trading scheme.

Recommendations

The results of this assessment should be incorporated into the project design, by adding the flora and fauna mapping information into the planning maps and investigating options to retain as much of the mapped vegetation/habitats as possible.

Biosis recommends the following actions to maximise avoidance and minimisation of native vegetation removal:

- Conducting project-specific inductions for relevant staff which outline the scope of vegetation removal works and ecological values to be protected, including FFG Act threatened species recorded within the study area.
- Storing of equipment on areas of existing disturbed vegetation or nearby cleared areas (carparks).
- Clear delineation of vegetation removal areas during works.
- Consideration of Tree Protection Zones (TPZ) areas for trees not part of impact footprint.
 - Where TPZs cross into works area appropriate buffers are included to minimise impacts.

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1 Introduction

1.1 Project background

Biosis Pty Ltd was commissioned by Buller Ski Lifts to undertake a flora and fauna assessment of an area of land proposed for a proposed zipline adjacent to the existing Northside Express chairlift on Mount Buller, Victoria. We understand the zipline will be situated on the southern side of the existing chairlift and will be approximately 1.2 kilometres in length. The zipline will require the construction of towers for loading and unloading stations (the study area):

- The loading station will be situated adjacent to the Northside Express chairlift top station.
- The unloading station will be situated on a batter between Horse Hill Car Park and the Northside Express Chairlift bottom station.
- A zipline will connect the two stations for recreational use however, the scope of works is limited to assess the on ground impacts resulting from the construction of the two stations.

1.2 Scope of assessment

The objectives of this investigation are to:

- Describe the vascular flora (ferns, conifers, flowering plants), vertebrate fauna (mammals, birds, reptiles, frogs, fishes) and decapod crustaceans and arachnids observed within the study area.
- Map native vegetation and other habitat features within the study area.
- Conduct a vegetation quality assessment.
- Review the implications of relevant biodiversity legislation and policy, including Victoria's Guidelines for the removal, destruction or lopping of native vegetation ('the Guidelines').
- Identify potential implications of the proposed development and provide recommendations to assist with development design.
- Recommend any further assessments of the study area that may be required e.g. a vegetation impact assessment or targeted searches for threatened species.

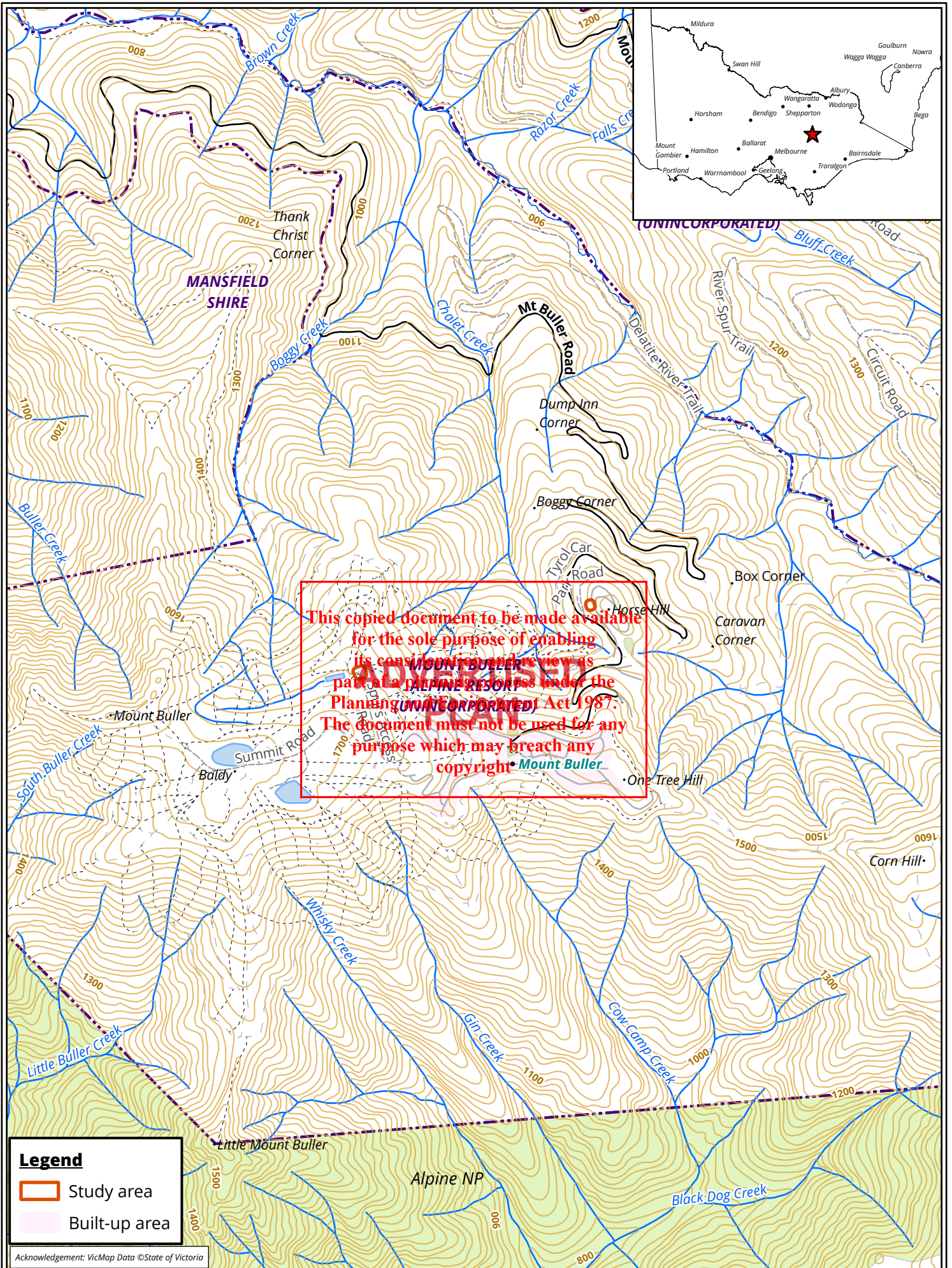
1.3 Location of study area

The study area is located approximately 800 metres north of Mount Buller Village and approximately 30 kilometres south-east of Mansfield (Figure 1). It encompasses approximately 0.37 hectares of public land and the adjacent road reserves. The proposed loading station is on land zoned CDZ – Comprehensive Development Zone while the proposed unloading station is zoned PPRZ – Public Park and Recreation Zone.

The study area is within the:

- Victorian Alps Bioregion
- Management area of Goulburn Broken Catchment Management Authority (CMA)
- Mount Buller Alpine Resort (Unincorporated)
- Traditional lands of the Taungurung

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2 Methods

2.1 Database review

In order to provide an ecological context for the study area, information on flora and fauna from within 10 kilometres of the study area (the 'local area') was obtained from relevant biodiversity databases, many of which are maintained by the Victorian Government Department of Energy, Environment and Climate Action (DEECA) or the Australian Government Department of Climate Change, Energy, the 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 (DSE 2009a)
- 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 Regulations (NVR) Map online application tool
- 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 zones including any precinct structure plans, overlays and particular provisions relevant to biodiversity based on Planning schemes
- Atlas of Living Australia (ALA 2025)
- iNaturalist, eBird databases

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2.2 Definitions of threatened species and communities

Threatened species and communities are listed under the EPBC Act and/or Victorian *Flora and Fauna Guarantee Act 1988* (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

Level of significance	Conservation status
National	Listed as nationally critically endangered, endangered or vulnerable under the EPBC Act
State	Listed as extinct, extinct in the wild, critically endangered, endangered, vulnerable or conservation dependent in Victoria under the FFG Act

Lists of threatened species generated from the databases are provided in Appendix 1 (flora) and Appendix 2 (fauna). Each species has been assessed to determine its likelihood of occurrence as follows.

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2.3 Determining likelihood of occurrence of threatened species

Likelihood of occurrence indicates the potential for a species or ecological community to occur within the study area. It is based on expert opinion, information in relevant biodiversity databases and reports, and an assessment of habitats on the 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) and Appendix 2 (fauna). 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.

Only those species listed under the EPBC Act or the FFG Act (hereafter referred to as 'threatened species') are assessed to determine their likelihood of occurrence. The habitat value for threatened species is calculated by Habitat Importance Modelling produced by DEECA (DELWP 2017). Where threatened species are recorded in the study area this is noted in Appendix 1 (flora) and Appendix 2 (fauna).

Threatened species that have at least a 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 Flora assessment

Flora assessment was undertaken on 11 December 2025 by Georgina Zacks (Senior Botanist). A list of flora species was compiled and will be submitted to DEECA for incorporation into the Victorian Biodiversity Atlas (VBA). Planted species were not recorded unless they were 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 2017b):

- A **patch** of native vegetation (measured in hectares) is one of the following:
 - An area of vegetation, with or without trees, where at least 25% of the total perennial understorey cover is native.
 - 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.
- A **scattered tree** is defined as a native canopy tree that does not form part of a patch.

Patch vegetation is classified into ecological vegetation classes (EVCs), which are the standard unit for classifying vegetation types in Victoria. They are described through a combination of floristics, lifeforms and ecological characteristics, and through an inferred fidelity to particular environmental attributes. Each EVC contains one or more floristic (plant) communities. EVC benchmarks are standard descriptions that allow the vegetation quality on a given site to be determined under the Guidelines (DEECA 2025).

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. EVC benchmarks provide a list of typical canopy species.

A scattered tree is defined as either large or small, and the size class is determined using the large tree benchmark for the relevant EVC. The extent of a large scattered tree is a circle with a 15-metre radius

(i.e. 0.070 hectares) and a small scattered tree is the area of a 10-metre radius circle (i.e. 0.031 hectares). A condition score is applied to each scattered tree based on DEECA's NVR Map.

Vegetation Quality Assessment (VQA) was undertaken for all patches of native vegetation based on DEECA's habitat hectare method (DSE 2004) and the Guidelines (DELWP 2017b). 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). If a discrete patch of native vegetation had sufficient cover but its condition and extent would not result in the identification of at least 0.001 habitat hectares the vegetation patch was not mapped.

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

2.4.2 Fauna assessment

Desktop fauna assessment was undertaken by Wyn Russel (Senior zoologist) to assess the fauna habitat values of the study area, and to determine the likelihood of threatened fauna species occurring. The assessment incorporated a review of database records of significant fauna, along with photographs and vegetation descriptions obtained during the flora assessment.

2.4.3 Permits

Biosis undertakes flora and fauna assessments under the following permits and approvals:

- Wildlife Authorisation issued by DEECA under the Victorian *Wildlife Act 1975* (Permit Number 10011235).
- Permit to Take/Keep Protected Flora issued by DEECA under the FFG Act (Permit Number 10011236).
- Permit to Take Protected Fish issued by DEECA under the FFG Act (Permit Number 10011237).
- Permit to Conduct Research in areas managed by the Parks Victoria issued by DEECA under the Victorian *National Parks Act 1975*, *Crown Land (Reserves) Act 1978* and *Parks Victoria Act 2018* (Permit Number AA-0002306).
- Permit to catch and release fish issued by the Victorian Fisheries Authority under the Victorian *Fisheries Act 1995* (Permit Number RP1220, Personal File Number 13041).
- Approvals 27.24 and 28.24 issued by the Wildlife and Small Institutions Animal Ethics Committee of the Victorian Government.
- Scientific Procedures Fieldwork Licence issued by the Victorian Government Wildlife and Small Institutions Animal Ethics Committee (Licence Number 20020).

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2.5 Qualifications

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

The current flora and fauna assessment was conducted in summer, which is an optimal time for survey due to readily available flowering material in the sup-alpine and alpine region.

Native Vegetation Removal Reports are prepared through DEECA's NVR Map online application. Biosis supplies relevant site-based spatial information as inputs 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 NVR Map is an accurate reflection of proposed native vegetation removal.

2.6 Legislation and policy

Implications for the project in relation to key biodiversity legislation and policy were assessed 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 2017b)
- Native Vegetation Management Plans prepared by Catchment Management Authorities
- *Planning and Environment Act 1987*, specifically Clauses 12.01-2, 52.17 and 66.02 and overlays in the Alpine Resorts Planning Scheme
- Noxious weed and pest animal lists under the *Catchment and Land Protection Act 1994* (CaLP Act)

2.7 Mapping

Buller Ski Lifts supplied site plans and aerial photography on 09 December 2025.

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 ± 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 and fauna spatial data are available to incorporate into design concept plans. However, this mapping may not be sufficiently precise for detailed design purposes.

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3 Results

The ecological features of the study area are described below and mapped in

Figure 2.

Species recorded during the flora and fauna assessment are listed in Appendix 1 (flora) and Appendix 2 (fauna). Unless of particular note these species are not discussed further.

Threatened species recorded or predicted to occur in the local area are also listed in these appendices, along with an assessment of the likelihood of the species occurring within the study area.

3.1 Vegetation and fauna habitat

The study area supports predominantly disturbed sub-alpine and montane vegetation within a valley between gently sloping mountains to the east of Mount Buller summit. Current land use and management have resulted in extensive canopy clearing within the study area, mostly to facilitate recreational snow activities and supporting infrastructure. Patches of sup-alpine woodland and montane forest vegetation persist within the study area which is contiguous with the broader landscape.

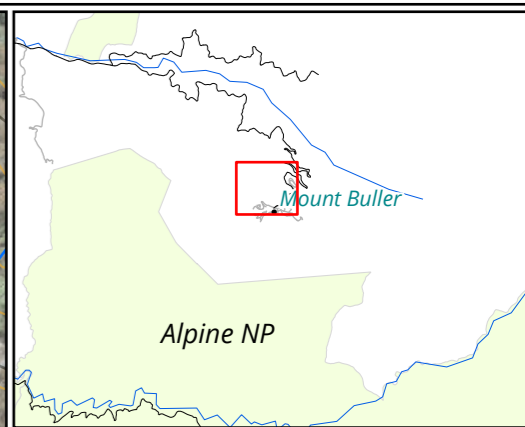
Though the native vegetation within the study area is disturbed, it still provides suitable habitat for a range of native fauna, including potential habitat for threatened species such as Broad-toothed Rat *Mastacomys fuscus mordicus* and Tussock Skink *Pseudemoia pagenstecheri* which are known to persist within ski resorts that have undergone habitat disturbance and are still able to inhabit small patches of understorey vegetation. However, given the condition of the study area, it is unlikely that these areas would form part of regularly utilised foraging, nesting or burrowing habitat.

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- Legend**
- Study area
 - + Threatened flora observation
 - Large tree in patch
- Habitat Zone / EVC**
- (VAIp0038) Montane Damp Forest
 - (VAIp0043) Sub-alpine Woodland
- Hydrology and topography**
- ~ River or creek
 - Contour 10m interval

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Figure 2.1 Ecological features in the study area

0 50 100 150 200
Metres
Scale: 1:5,000 @ A3
Coordinate System: GDA2020 MGA Zone 55

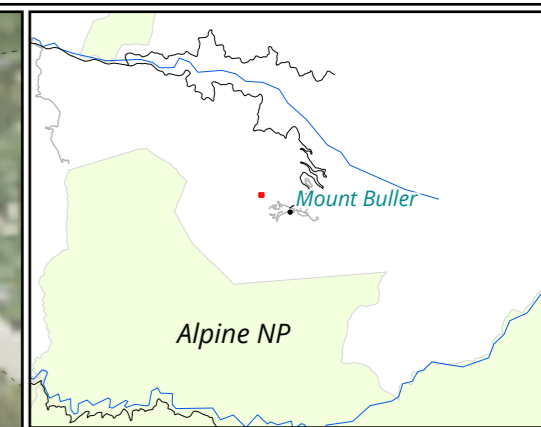


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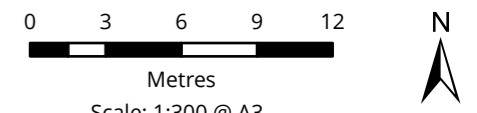
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- Legend**
- Study area
 - Habitat Zone / EVC**
 - (VAIp0043) Sub-alpine Woodland
 - Hydrology and topography**
 - Contour 10m interval

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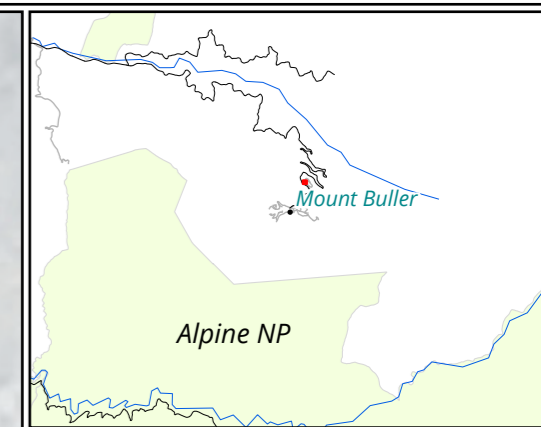
Figure 2.2 Ecological features in the study area



Scale: 1:300 @ A3
 Coordinate System: GDA2020 MGA Zone 55



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- Legend**
- Study area
 - + Threatened flora observation
 - Large tree in patch
- Habitat Zone / EVC**
- (VAIp0038) Montane Damp Forest
- Hydrology and topography**
- Contour 10m interval

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Figure 2.3 Ecological features in the study area

0 3 6 9 12
 Metres
 Scale: 1:300 @ A3
 Coordinate System: GDA2020 MGA Zone 55



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 Date: 24 February 2026,
 Prepared for: CK, Prepared by: MK, Last edited by: eharvey
 Layout: 43877_F2_Ecofeatures
 Project: P:\43800s\43877\Mapping\43877_BullerZipline.aprx

Table 2 Vegetation and habitat types within the study area

Vegetation or habitat type	Description	Location	Significant values
Montane Damp Forest EVC 38	<p>A tall canopy forest to 30 metres dominated by Alpine Ash <i>Eucalyptus delegatensis</i> subsp. <i>delegatensis</i>. The mid-layer is dense, consisting predominantly of Mountain Hickory <i>Acacia obliquinervia</i>, Alpine Shaggy-pea <i>Podolobium alpestre</i> and Dusty Daisy-bush <i>Olearia phlogopappa</i> subsp. <i>flavescens</i>. The understorey is dense with litter and exotic species, with some native herbs and grasses interspersed such as Fireweed Groundsel <i>Senecio linearifolia</i>, Mountain Fireweed <i>Senecio gunnii</i>, Prickly Starwort <i>Stellaria pungens</i> and Ledge Grass <i>Poa hothamensis</i>.</p> <p>Weeds include Common Blackberry <i>Rubus anglocandicans</i>, Cocksfoot <i>Dactylis glomerata</i>, Brown-top Bent <i>Agrostis capillaris</i> var. <i>capillaris</i>, Milfoil <i>Achillea millefolium</i>, Sheep Sorrel <i>Acetosella vulgaris</i> and Apple <i>Malus pumila</i>.</p>	Eastern study area at the unloading station.	<p>Eucalypts in these areas offer possible foraging habitat for Gang-gang Cockatoo.</p>
Sub-alpine Woodland EVC 43	<p>An intact, poor condition woodland with no canopy but characteristic canopy species White Sallee <i>Eucalyptus pauciflora</i> is present as an immature mid-storey species. Shrubs are sparse and scattered, consisting of Alpine Shaggy-pea, Alpine Grevillea <i>Grevillea australis</i> and Alpine Rusty-pods <i>Hovea montana</i>. The understorey is dominated by exotic grasses, though some native herbs and grasses are interspersed throughout the habitat zone, including Bidgee-widgee <i>Acaena novae-zelandiae</i>, Mountain Fireweed and Ledge Grass.</p> <p>The ground layer is almost exclusively dominated by Cocksfoot and Brown-top Bent.</p>	Western study area at the loading station.	Marginally suitable habitat for terrestrial species such as Broad-toothed Rat and Alpine Skink which may use the study area to traverse more broadly through the landscape or forage.
Predominantly introduced vegetation	Much of the study area is disturbed due to regular grazing to keep ski runs clear and low and contains dense swathes of exotic grasses and herbs. Species include Cocksfoot, Brown-top Bent and Sheep Sorrel.	Majority of the study area.	May provide shelter or rat runs for threatened Broad-toothed Rat to traverse through the landscape.

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3.2 Landscape context

The study area is just to the north of Mount Buller Village and surrounds, within the resort ski facilities. The broader landscape supports large tracts of alpine, sub-alpine and montane vegetation depending on aspect and elevation which is contiguous with the adjacent Alpine National Park and State Forests.

The study area has experienced high levels of disturbance due to recreational land use and maintenance including grazing and canopy clearance which has led to a mosaic of cleared linear corridors segmented by remnant or regenerating patch vegetation which is recovering from historical fires including the 2003 Alpine Fires.

3.3 Threatened species and ecological communities

Listed threatened species recorded or predicted to occur within 5 kilometres of the study area or from the relevant catchment (aquatic species) are listed in Appendix 1 (flora) and Appendix 2 (fauna). An assessment of the likelihood of these species occurring in the study area and an indication of where within the site (i.e. which habitats or features of relevance to the species) is included. A summary of those species recorded or with a medium or higher likelihood of occurring in the study area is provided in Table 3.

Table 3 EPBC Act and FFG Act listed species with a medium or higher likelihood of occurrence in the study area

Species name	Listing status		Area of value within the study area
	EPBC Act	FFG Act	
Flora			
Dusty Daisy-bush <i>Olearia phlogopappa</i> subsp. <i>flavescens</i>		e	Recorded in intact forest vegetation around unloading station.
Fauna			
Gang-gang Cockatoo <i>Callocephalon</i> <i>fimbriatum</i>	EN	e	Aerial space above study area and opportunistically foraging in patch trees in Montane Damp Forest.
White-throated Needletail <i>Hirundapus caudacutus</i>	VU	v	Aerial space above study area.
Broad-toothed Rat <i>Mastacomys fuscus</i> <i>mordicus</i>	EN	v	Sub-alpine woodland habitat.
Alpine Bog Skink <i>Pseudemoia cryodroma</i>	EN	e	Sub-alpine woodland habitat.

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3.3.1 Threatened ecological communities

Two EPBC Act listed threatened ecological communities (TECs) are predicted to occur within the local area, including:

- *Alpine Sphagnum Bogs and Associated Fens* (Endangered).
- *White Box-Yellow Box-Blakely-s Red Gum Grassy Woodland and Derived Grassland* (Box Gum Woodland) (Critically Endangered).

Alpine Sphagnum Bogs and Associated Fens is usually associated with alpine or sub-alpine treeless communities and requires relatively moist areas to persist while the Box Gum Woodland community occurs in grassy woodlands at lower elevations, on slopes and foothills outside alpine and sub-alpine areas.

No vegetation within the study area conforms to the key characteristics of either of these TECs.

Two FFG Act listed TECs have distribution in the local area:

- Alpine Bog Community
- Alpine Snowpatch Community

The study area does not contain moist areas to facilitate the presence of Alpine Bog Community and vegetation within the study area does not align with the community description and listed characteristics.

Two vegetation types are associated with Alpine Snowpatch Community: Short-turf Snowpatch and Diuturnal (long-continuing) Snowpatch. Neither of these vegetation types were identified during site assessment. As such, there is no suitable habitat within the study area to support this community.

3.4 Further survey recommendations

Based on the current scope of proposed works and associated impacts, we do not consider there to be any information gaps that would warrant further surveys.

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4 Biodiversity legislation and government policy

This section provides an assessment of the project in relation to key biodiversity legislation and government policy. It 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.

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

The MNES relevant to the project are summarised in Table 4. 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.

Table 4 Assessment of project in relation to the EPBC Act

MNES	Project specifics	Assessment against significant impact guidelines
EPBC Act listed species	Ten (10) EPBC Act listed flora species and 32 fauna species are 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 (flora) and Appendix 2 (fauna).	Four fauna species have a moderate or greater likelihood of occurrence: <ul style="list-style-type: none"> • Gang-gang Cockatoo • White-throated Needletail • Broad-toothed Rat • Alpine Bog Skink Due to the existing disturbed context of the area proposed for development and small scale impacts expected, most of these species are not likely to occur or, unlikely to make significant use of the sites and development unlikely to constitute a significant impact.
EPBC Act listed ecological communities	Two EPBC Act listed ecological communities are recorded or predicted to occur in the project search area.	Vegetation within the study area is not consistent with either of these communities.
Migratory species	Six migratory species are recorded or predicted to occur in the project search area (Appendix 2).	While some of these species would be expected to use the study area on occasion, and some of them may do so regularly or may be resident, it does not provide important habitat for an ecologically significant proportion of any of these species.

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MNES	Project specifics	Assessment against significant impact guidelines
Wetlands of international importance (Ramsar sites)	The study area is identified as being downstream of seven Ramsar sites: Riverland, Hattah-Kulkyne Lakes, Barmah Forest, Gunbower Forest, The Coorong, and Lakes Alexandrina and Albert Wetland, Banrock Station Wetland Complex and NSW Central Murray Forests.	The study area does not drain directly into any Ramsar site, and the development is not likely to result in a significant impact.

On the basis of criteria outlined in the relevant Significant Impact Guidelines (CoA 2013) it is considered unlikely that a significant impact on a MNES would result from the proposed action. Referral of the proposed action to the Australian Government Minister for the Environment to determine whether the action requires approval under the EPBC Act is therefore unlikely to be required.

4.2 State

4.2.1 Flora and Fauna Guarantee Act 1988 (FFG Act)

The FFG Act is a key piece of Victorian legislation on the conservation of threatened species and communities and on the management of potentially threatening processes. Under the Act a permit is required from DEECA to 'take' protected flora species. Permit exemptions under the 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 Act is required to collect, kill, injure or disturb listed fish on private or public land.

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

The FFG Act defines public land as Crown Land or land owned by, or vested in, a public authority, while private land is defined as any land other than public land. A public authority is defined in the FFG Act as a body established for a public purpose by or under any Act and includes:

- an administrative office
- a government department
- a municipal council
- a public entity
- a State-owned enterprise.

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The study area is on Crown Land or land owned by or vested in a public authority (Mt Buller and Mt Stirling Alpine Resort Management Board) and is therefore public land for the purposes of the FFG Act. Three protected flora species are present within the study area and a protected flora permit from DEECA would be required if any of these species will be affected by the proposal. One species listed threatened under the FFG Act is present (see Appendix 1.1) Impacts on FFG Act listed species are also likely to be considered by DEECA as part of assessing a planning permit application for the works.

In addition to the requirement for a protected flora permit, it is a requirement of the FFG Act that a public authority, in performing its functions, must consider the objectives of the FFG Act and the impact on biodiversity. Public authorities are also required to consider the Biodiversity 2037 targets (DELWP 2017c),

action statements, critical habitat determinations and management plans made under the FFG Act. A consideration of the public authority is made in Table 4.

Table 5 Public authority duty consideration of impact on biodiversity (DELWP 2021)

Impact on biodiversity	Response
<p>Long and short-term impacts</p>	<p>Short-term impacts that could arise from the proposed development include:</p> <ul style="list-style-type: none"> • Temporary noise disturbance during construction. • Risk of entrapment of fauna within excavated areas during construction. • Potential for death of individual fauna species during construction. • Potential for indirect impacts during construction such as sediment run-off and erosion (although this will be managed by the project Construction Environmental Management Plan (CEMP)). <p>Long-term impacts that could arise from the proposed development include:</p> <ul style="list-style-type: none"> • Reduction in extent and quality of available habitat. • Increased levels of disturbance due to increased traffic and human presence in the area.
<p>Beneficial and detrimental impacts</p>	<p>Beneficial impacts include:</p> <ul style="list-style-type: none"> • Beneficial impacts unknown and would be subject to detailed mitigation measures. <p>Detrimental impacts include:</p> <ul style="list-style-type: none"> • Removal of habitat and reduction in remaining habitat quality. • Increased human presence within the area during summer months when threatened species are active and breeding.
<p>Direct and indirect impacts</p>	<p>Direct impacts include:</p> <ul style="list-style-type: none"> • Removal of potential habitat for FFG listed species. <p>Indirect impacts include:</p> <ul style="list-style-type: none"> • Increased disturbance by increased traffic and human presence in the area. • Invasion of pest plants (although weed control measurements will be included in the project CEMP). • Increased sediment run-off and erosion (although this will be managed by the project CEMP).
<p>Cumulative impacts</p>	<p>There is no cumulative extent of clearing within the current study area within the last five years. The current project would remove an additional 0.011 hectares.</p>
<p>The impacts of potentially threatening processes</p>	<p>Potentially threatening process already operating in the broader area (not specific to the project) include:</p> <ul style="list-style-type: none"> • Introduction of live fish into waters outside their natural range within a Victorian river catchment after 1770. • Invasion of native vegetation by Blackberry <i>Rubus fruticosus</i> L. agg • Invasion of native vegetation by 'environmental weeds'. • Predation of native wildlife by the cat, <i>Felis catus</i>. • Predation of native wildlife by the introduced Red Fox <i>Vulpes vulpes</i>. • Prevention of passage of aquatic biota as a result of the presence of instream structures. • Loss of terrestrial climatic habitat caused by anthropogenic emissions of greenhouse gases.

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Impact on biodiversity	Response
	<ul style="list-style-type: none"> Reduction in biodiversity of native vegetation by Sambar (<i>Cervus unicolor</i>). Reduction in biomass and biodiversity of native vegetation through grazing by the Rabbit <i>Oryctolagus cuniculus</i>.

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 1.1.

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

Further information is at <https://agriculture.vic.gov.au/biosecurity/protecting-victoria/legislation-policy-and-permits/invasive-species-laws-and-the-catchment-and-land-protection-act-1994>

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'. The 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 3.1, 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.

Under Clause 66.02 a permit application to remove, destroy or lop native vegetation is required to be referred to DEECA as a recommending referral authority if any of the following apply:

- the class of application is on the detailed assessment pathway
- a property vegetation precinct plan applies to the site or
- the native vegetation is on Crown land occupied or managed by the Responsible Authority.

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. Clause 12.01-1S of the Alpine

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Resorts Planning Scheme includes the strategy to avoid impacts of land use and development on important areas of biodiversity.

The need for a permit to remove native vegetation may also be triggered by overlays within the Scheme. The location of the overlays in relation to the study area can be determined via the following link: [Planning schemes](#). The provisions of the following overlays apply to the study area:

- Environmental Significance Overlay – Schedule 1 (ESO1) covers the western portion of the study area.

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 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 Section 5.2. In summary, the planning application for removal of native vegetation must meet the requirements of, and be assessed in, the Basic Assessment Pathway.

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

The Guidelines set out and describe the application of Victoria's statewide 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' (DELWP 2017b).

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.
- **Minimise** impacts resulting from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an **offset** to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

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:

- As much as possible, the design of the top and bottom station footprint utilises area within existing disturbance including the existing Chainlift station roof.
- Avoidance of the removal of large patch trees or hollow bearing trees.
- Locating temporary site storage and material stockpiles on existing disturbed land to minimise impacts on native vegetation and fauna habitat.

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The Department of Energy, Environment and Climate Action provides 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 determines 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.

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 NVR Map.

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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 is in Appendix 4.

5.1 Habitat hectares

A continuous area of the same EVC is termed a 'habitat zone'. Different habitat zones exist where there are different EVCs present within a patch or discrete (non-continuous) patches of one EVC. A vegetation quality assessment (VQA) was conducted for each habitat zone to give it a condition score of between 0 and 1. The condition score is multiplied by the extent of the habitat zone to give a value in habitat hectares. The results of the VQA are provided in Table 6.

The study area supports one large tree within patches of native vegetation. For applications that propose to remove scattered trees, the extent of scattered trees is calculated using the standard extents described in Section 2.4.1. A condition score is applied to each scattered tree based on information provided by DEECA's NVR Map.

The location of the large tree mapped within a vegetation patch is shown in

Figure 2 and further details of this tree is provided in Table 7.

Table 6 Habitat hectares of native vegetation within the study area

EVC # (Figure 2)		EVC 43: Sub-alpine Woodland	EVC 38: Montane Damp Forest	
		Max Score	Score	
Site Condition	Large Trees	10	4	
	Tree Canopy Cover	5	0	
	Lack of Weeds	15	7	
	Understorey	25	15	
	Recruitment	10	5	
	Organic Litter	5	5	
	Logs	5	0	
	Total Site Score		36	12
	Landscape Value	Patch Size	10	8
Neighbourhood		10	5	4
Distance to Core Area		5	4	3
Total Landscape Score			17	8
Habitat points = #/100		100	53	20
CONDITION SCORE		1	0.53	0.20

Table 7 Large trees in patches within the study area

Name	Circumference (cm)	Habitat zone/EVC	Other attributes	Status
Stag/Dead	377	Montane Damp Forest EVC 38	Hollow present	Retained

5.2 Proposed removal of native vegetation

The extent of native vegetation patches, the location of large trees within patches and location of any scattered trees within the study area were mapped (

Figure 2), and the vegetation condition was assessed in relation to standard methods (DSE 2004) and pre-determined EVC benchmarks (DEECA 2025). DEECA's NVR Map was also used to determine vegetation extent and condition.

The proposed removal of native vegetation was assessed in accordance with the concept design provided. Impacts on native vegetation as a result of construction of the loading station are subject to alteration and as such an indicative area of removal has been provided in Figure 3. The Native Vegetation Removal Report reflects total loss of patches of vegetation mapped within this area. However, unnecessary removal of native vegetation will be avoided. The footprint of the unloading station is in a batter between the existing Northside Express Chairlift bottom station and Horse Hill Car Park which will require clearing to accommodate access between the landing zone of the zipline (the roof of the chairlift station) and dismount (car park).

The development proposes to remove 0.011 hectares of native vegetation, comprising 0.011 hectares of patch vegetation. No large trees within patches are proposed to be removed. A Native Vegetation Removal Report was prepared through DEECA's NVR Map online application. This is provided in Appendix 4 and summarised in the following sections.

5.3 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 NVR Map online application tool (<https://mapshare.vic.gov.au/nvr/>).

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 <0.5 hectares of native vegetation and no large trees from within Location Category 1, therefore the application for removal of this native vegetation must meet the requirements of, and be assessed in, the Basic Assessment Pathway. These requirements are provided in Appendix 4.

5.4 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.

The results of the species-general offset test are provided in Appendix 4 and summarised in Table 8.

Table 8 Summary of DEECA Native Vegetation Removal Report

Attribute	Outcome	Notes
Location category	Location Category 1	
Native vegetation removal extent	0.011 hectares	Three patches of native vegetation.
Assessment Pathway	Basic	Location Category 1 with <0.5 hectares of native vegetation patches and no large trees proposed to be removed.
Strategic Biodiversity Value (SBV) Score	0.760–0.900	The SBV score varies according to quality of different patch zones.
Modelled habitat for threatened species	No	Extent is <0.5 hectares and removal will not have a significant impact on any habitat for a rare or threatened species.
Offset type	General	General habitat units.
Offset amount: general habitat units	0.004 units	0.004 general habitat units required.
General offset vicinity	Goulburn Broken CMA or Mount Buller Alpine Resort (Unincorporated) LGA	The offset site must be located within the same Catchment Management Authority boundary or municipal district as the native vegetation to be removed.
General offset minimum Strategic Biodiversity Value Score	0.6895	The offset must have a minimum SBV score of 0.6895.
Large tree attributes	No large trees	The offset must include protection of at least one large tree for every large tree to be removed.

5.5 Proposed offset strategy

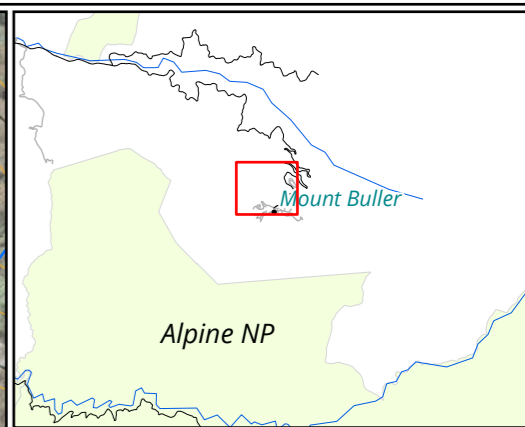
Buller Ski Lifts may purchase the offset credits from the Victorian native vegetation credit register. Offset credit searches have been obtained to purchase general habitat units that satisfy the offset requirements as specified in Section 5.4. The searches are provided in Appendix 5.

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- Legend**
- Study area
 - Impact areas
 - Patch vegetation: proposed removal
 - Large patch tree: proposed retention
 - + Threatened flora observation
- Habitat Zone / EVC**
- (VAIp0038) Montane Damp Forest
 - (VAIp0043) Sub-alpine Woodland
- Hydrology and topography**
- ~ River or creek
 - Contour 10m interval

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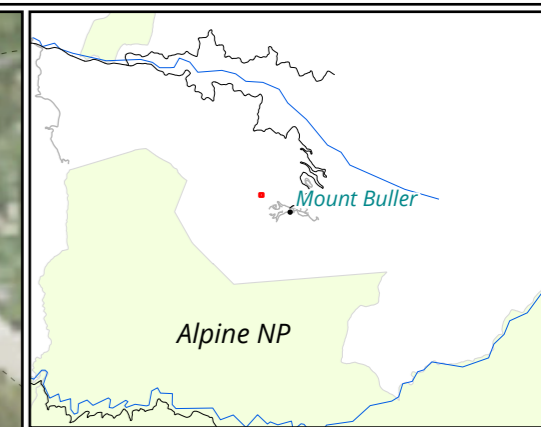
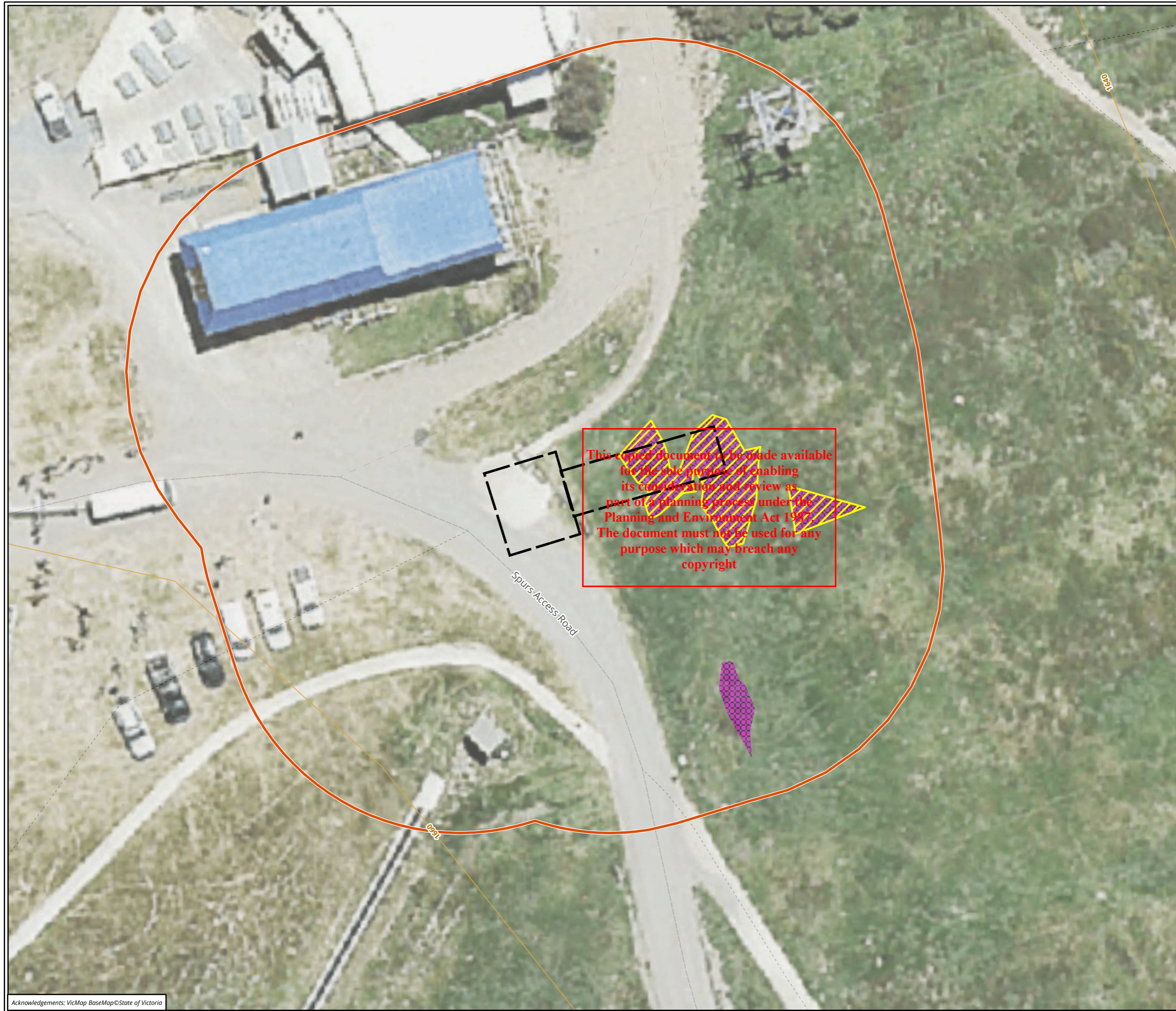
Figure 3.1 Native vegetation proposed for removal

0 50 100 150 200
Metres
Scale: 1:5,000 @ A3
Coordinate System: GDA2020 MGA Zone 55



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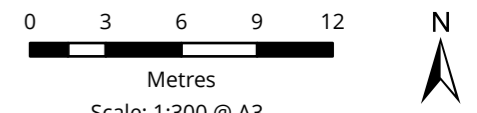
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- Legend**
- Study area
 - Impact areas
 - Patch vegetation: proposed removal
- Habitat Zone / EVC**
- (VAIp0043) Sub-alpine Woodland
- Hydrology and topography**
- Contour 10m interval

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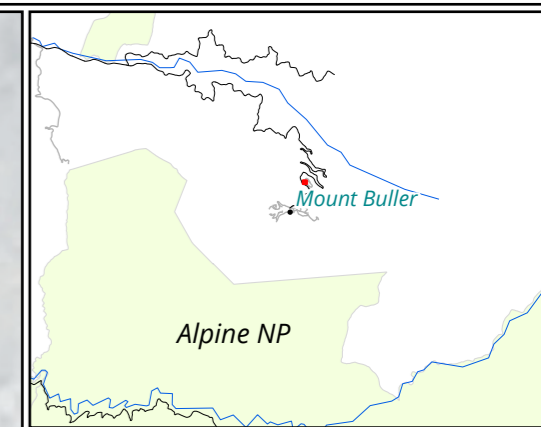
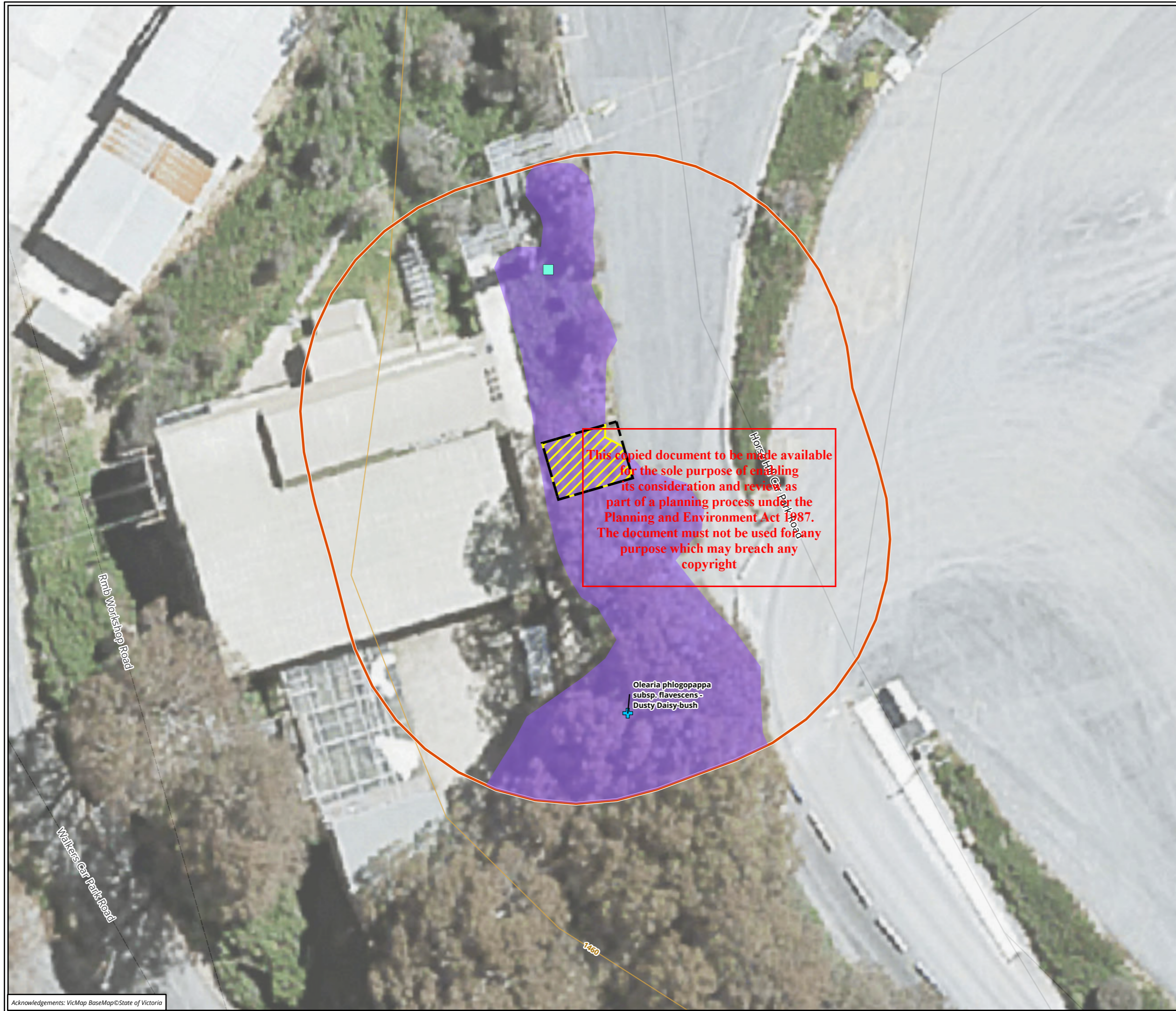
Figure 3.2 Native vegetation proposed for removal



Scale: 1:300 @ A3
 Coordinate System: GDA2020 MGA Zone 55



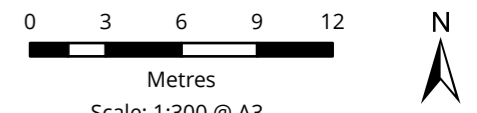
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- Legend**
- Study area
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 - Large patch tree: proposed retention
 - Threatened flora observation
- Habitat Zone / EVC**
- (VAIp0038) Montane Damp Forest
- Hydrology and topography**
- Contour 10m interval

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Figure 3.3 Native vegetation proposed for removal



Scale: 1:300 @ A3
 Coordinate System: GDA2020 MGA Zone 55



Matter: 43877,
 Date: 24 February 2026,
 Prepared for: CK, Prepared by: EH, Last edited by: eharvey
 Layout: 43877_F3_VegRemoval
 Project: P:\43800s\43877\Mapping\43877_BullerZipline.aprx

6 Key ecological values 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 Buller Ski Lifts to design a development to minimise impacts on biodiversity.

The primary measure to reduce impacts on biodiversity values within the study area is to avoid and minimise removal of native vegetation and terrestrial and aquatic habitat. It is critical that this be considered during the design phase of the project, when key decisions are made about the location of built infrastructure and temporary material storage. The results of this assessment should therefore be incorporated into the project design, by adding the flora and fauna mapping information into the planning maps and investigating options to retain as much of the mapped vegetation/habitats 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 development of the study area and recommendations to minimise impacts during the **design phase** of the project is provided in Table 9.

Table 9 Key ecological values, potential implications of developing the study area and recommendations to minimise impacts during the design phase

Ecological feature (Figure 2)	Implications of development	Recommendations
Native vegetation	Permanent removal of 0.011 hectares of vegetation comprising patch vegetation. No Large trees are proposed to be removed. The application will be assessed in the Basic Assessment Pathway.	Avoid and minimise removal of native vegetation in accordance with the Guidelines. Refer to Section 5. Retained vegetation should be fenced off and treated as no-go zones. Identify and implement appropriate offsets for vegetation losses as outlined in Section 5.4.
Threatened species and ecological communities	Removal of known habitat for threatened species (as identified in Table 3).	Avoid and minimise removal of known habitat for threatened species.

Recommendations

Specific detail relating to preventing impacts on retained native vegetation and terrestrial habitat should be addressed in a site-specific Construction Environmental Management Plan (CEMP). This will include issues relating to contractors such as environmental inductions, installation of temporary fencing/signage, drainage and sediment control.

Avoidance and minimisation of native vegetation removal should be ensured through:

- Conducting project-specific inductions for relevant staff which outline the scope of vegetation removal works and ecological values to be protected, including FFG Act threatened species recorded within the study area.
- Storing of equipment on areas of existing disturbed vegetation or nearby cleared areas (car parks).

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- Clear delineation of vegetation removal areas during works.
- Consideration of TPZ areas for trees not part of impact footprint:
 - Where TPZs cross into works area, appropriate buffers are included to minimise impacts.

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Appendices

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Appendix 1 Flora

Abbreviations and symbols:

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

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Appendix 1.1 Flora species recorded from the study area

Table 10 Flora species recorded from the study area

Status	Scientific name	Common name
Indigenous species		
RU	<i>Acacia obliquinervia</i>	Mountain Hickory Wattle
	<i>Acaena novae-zelandiae</i>	Bidgee-widgee
	<i>Eucalyptus delegatensis</i> subsp. <i>delegatensis</i>	Alpine Ash
	<i>Eucalyptus pauciflora</i>	Snow Gum
RU	<i>Grevillea australis</i>	Alpine Grevillea
	<i>Hovea montana</i>	Alpine Rusty-pods
e, P, r	<i>Olearia phlogopappa</i> subsp. <i>flavescens</i>	Dusty Daisy-bush
	<i>Poa hothamensis</i>	Ledge Grass
	<i>Podolobium alpestre</i>	Alpine Shaggy-pea
RU	<i>Polystichum proliferum</i>	Mother Shield-fern
	<i>Ranunculus</i> spp.	Buttercup
	<i>Senecio gunnii</i>	Mountain Fireweed
	<i>Senecio linearifolius</i>	Fireweed Groundsel
	<i>Stellaria pungens</i>	Prickly Starwort
Introduced species		
	<i>Acetosella vulgaris</i>	Sheep Sorrel
	<i>Achillea millefolium</i>	Milfoil
	<i>Agrostis capillaris</i> var. <i>capillaris</i>	Brown-top Bent
	<i>Dactylis glomerata</i>	Cocksfoot
	<i>Malus pumila</i>	Apple
RC	<i>Rubus anglocandicans</i>	Common Blackberry

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Appendix 1.2 Listed flora species

The following table lists threatened flora species that have potential to occur within the study area, sourced from the VBA and PMST (accessed on 12 December 2025). Where a year is given for the most recent database record, this refers to the VBA unless otherwise specified. Where no year is given, the PMST predicts the species has potential to occur. Some habitat descriptions are sourced from VicFlora (RBGV 2025). Given the context and condition of the study area, only state significant species with a moderate or greater likelihood of occurrence have been identified in Table 11.

Table 11 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	Likelihood of occurrence	Rationale for likelihood ranking
		EPBC	FFG					
National significance								
<i>Caladenia concolor</i>	Crimson Spider-orchid	VU	e		PMST	Open grassy understorey in Box Ironbark and dry foothill forests.	Negligible	No suitable Box Ironbark forests or native grassy understorey within the study area to support this species.
<i>Colobanthus curtisiae</i>	Snowy Colobanth	VU			PMST	Grassland and grassy woodland; known in Victoria from a small number of records in the Alpine National Park.	Low	No grassy woodland habitat with the study area.
<i>Diuris ochroma</i>	Pale Golden Moths	VU	e		PMST	Flats and lower slopes just above floodplains in native grassland dominated by Kangaroo Grass <i>Themeda triandra</i> .	Negligible	No Kangaroo Grass dominant grasslands within the study area.
<i>Glycine latrobeana</i>	Clover Glycine	VU	v		PMST	Grasslands and grassy woodlands, particularly those dominated by Kangaroo Grass.	Negligible	No Kangaroo Grass dominant grasslands within the study area.

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Scientific name	Common name	Conservation status		Most recent database record	Other records	Habitat description	Likelihood of occurrence	Rationale for likelihood ranking
		EPBC	FFG					
<i>Lobelia gelida</i>	Snow Pratia	VU	e		PMST	Alpine grasslands, on heavy dark mud around seasonal pools and creek edges.	Negligible	No seasonal pools or creeks present within the study area.
<i>Prasophyllum morganii</i>	Mignonette Leek-orchid	VU	x		PMST	Known from only one location near Cobungra in Snow Gum open forest at about 1000 m ASL. Presumed to be extinct.	Negligible	Study area does not encompass only known location of the study area.
<i>Pterostylis oreophila</i>	Blue-tongue Greenhood	CR			PMST	Damp, shady habitat along watercourses.	Negligible	No shady watercourses within the study area.
<i>Senecio psilocarpus</i>	Swamp Fireweed	VU			PMST	Seasonally inundated herb-rich swamps, growing on peaty soils or volcanic clays.	Negligible	No suitable swamp or peat soils within the study area.
<i>Thesium australe</i>	Austral Toad-flax	VU	e		PMST	Most commonly in damp grassland and woodland, including subalpine grassy heathlands.	Low	Vegetation in study area is highly disturbed, and dominated by exotic species, therefore, unlikely to support Austral Toad-flax.
<i>Viola improcera</i>	Dwarf Violet	EN			PMST	Plants are found in high-altitude open shrubland or Snow-gum woodland often in rocky soils.	Low	Study area is highly disturbed and unlikely to support Dwarf Violet.
State significance								
<i>Olearia phlogopappa</i> subsp. <i>flavescens</i>	Dusty Daisy-bush		e	2020		Common throughout the alpine and subalpine areas, often in rocky areas, and usually growing in heath or shrubland above the treeline, or in shrubby substratum of Eucalyptus pauciflora woodlands.	Recorded	Species is present within the study area.

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Appendix 1.3 Threatened ecological communities

The following listed threatened ecological communities may occur within the project area, compiled with reference to characteristics of FFG Act threatened communities (DEECA 2023) and the Protected Matters Search Tool (accessed on 12 December 2025).

Table 12 Threatened ecological communities that may occur within 5 km of the project area

Ecological community	Status	Likelihood and rationale
National significance		
Alpine Sphagnum Bogs and Associated Fens	EN	Not present on site. Incorrect landscape position and lack of diagnostic flora species in the study area.
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	CR	Not present on site. Incorrect landscape position and lack of diagnostic flora species in the study area.
State significance		
Alpine Bog Community	Threatened	Not present on site. Incorrect landscape position and lack of diagnostic flora species in the study area.
Alpine Snowpatch Community	Threatened	Not present on site. Incorrect landscape position and lack of diagnostic flora species in the study area.

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Appendix 2 Fauna

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Appendix 2.1 Listed fauna species

The following table includes a list of threatened fauna species that have potential to occur within the study area, sourced from the VBA and PMST (accessed on 12 December 2025). Where years are specified for the most recent database records, these refer to records from the VBA unless otherwise specified. Where no year is specified, the PMST predicts the species has potential to occur.

Table 13 Threatened fauna 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	Likelihood of occurrence	Rationale for likelihood ranking
		EPBC	FFG					
National significance								
<i>Gallinago hardwickii</i>	Latham's Snipe	VU			PMST	A migrant to Australia from July to April occurring in a wide variety of permanent and ephemeral wetlands. Prefers open freshwater wetlands with nearby cover, but also recorded on the edges of creeks and rivers, river-pools and floodplains. Forages in soft mud at edge of wetlands and roosts in a variety of vegetation around wetlands including tussock grasslands, reeds and rushes, tea-tree scrub, woodlands and forests.	Negligible	No suitable habitat and no local records.
<i>Rostratula australis</i>	Australian Painted-snipe	EN	cr		PMST	Shallows of well-vegetated freshwater wetlands.	Negligible	No suitable habitat and no local records.

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Scientific name	Common name	Conservation status		Most recent database record	Other records	Habitat description	Likelihood of occurrence	Rationale for likelihood ranking
		EPBC	FFG					
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	EN	e	2021		S Vic to E NSW. Forests and woodlands from coast to alpine areas. Autumn-winter dispersal from highlands to lower elevations. Forages in eucalypts, acacias and some exotic garden trees and shrubs.	Medium	Known to occur in the locality. However, lack of mature trees within the study area suggests species is unlikely to utilise study area aside from opportunistic foraging.
<i>Neophema chrysostoma</i>	Blue-winged Parrot	VU			PMST	A range of coastal, sub-coastal and semi-arid regions throughout south-eastern Australia. Feeds on seeds of a range of native grasses and herbs.	Negligible	No suitable habitat and no local records.
<i>Hirundapus caudacutus</i>	White-throated Needletail	VU	v	2008		An almost exclusively aerial species within Australia, occurring over most types of habitat, particularly wooded areas.	Medium	May utilise the aerial space over the study area, but unlikely to permanently reside within the terrestrial habitat within the study area.
<i>Calidris ferruginea</i>	Curlew Sandpiper	CR	cr		PMST	Large intertidal sandflats, banks, mudflats, estuaries, inlets, sewage farms, saltworks, harbours, coastal lagoons and bays.	Negligible	No suitable habitat and no local records.
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	VU			PMST	Prefers muddy edges of shallow fresh or brackish wetlands with inundated or emergent low vegetation. Occasionally use flooded paddocks and other ephemeral wetlands.	Negligible	No suitable habitat and no local records.

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Scientific name	Common name	Conservation status		Most recent database record	Other records	Habitat description	Likelihood of occurrence	Rationale for likelihood ranking
		EPBC	FFG					
<i>Pycnoptilus floccosus</i>	Pilotbird	VU	v	1997		E Vic to SE NSW. Largely ground-dwelling among leaf litter, logs and lower storey vegetation of wet sclerophyll forests and rainforest. Less often, alpine and coastal woodlands.	Low	The study area does not support the dense ground-layer vegetation typically required by the species.
<i>Grantiella picta</i>	Painted Honeyeater	VU	v		PMST	Dry open woodlands and forests. Typically forages for fruit and nectar in mistletoes and in tree canopies.	Negligible	No suitable habitat and no local records.
<i>Stagonopleura guttata</i>	Diamond Firetail	VU	v		PMST	Open forests and woodlands with a grassy ground layer.	Negligible	No suitable habitat and no local records.
<i>Climacteris picumnus</i>	Brown Treecreeper	VU			PMST	Open eucalypt forests, woodlands and Mallee, often where there are stands of dead trees.	Negligible	No suitable habitat and no local records.
<i>Dasyurus maculatus maculatus (SE mainland population)</i>	Spot-tailed Quoll	EN			PMST	Rainforest and wet and dry sclerophyll forests and woodlands.	Low	Limited suitable habitat and no recent local records.
<i>Petauroides volans</i>	Southern Greater Glider	EN	e	2017		Wet and damp sclerophyll forest with large hollow-bearing trees.	Negligible	No suitable habitat within the study area.
<i>Petaurus australis</i>	Yellow-bellied Glider	VU	v		PMST	Sclerophyll forest with large hollow-bearing trees, prefers mature eucalypt dominated forest and woodland. Distributed along South-eastern Australia.	Negligible	No suitable habitat within the study area.

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Scientific name	Common name	Conservation status		Most recent database record	Other records	Habitat description	Likelihood of occurrence	Rationale for likelihood ranking
		EPBC	FFG					
<i>Burramys parvus</i>	Mountain Pygmy-possum	EN	e	2022		Alpine rock scree and boulder fields supporting heathy vegetation.	Low	Known to occur locally, but the study area does not support suitable rocky scree or boulder fields habitat. Dispersing individuals may move through the area on occasion but are unlikely to make significant use of the study area.
<i>Mastacomys fuscus mordicus</i>	Broad-toothed Rat	EN	v	2019		Sub-alpine Woodland, Heathland, Sedgeland, and sedge-dominated areas within forest.	High	Species known to occur in similar habitat to the study area.
<i>Pseudomys fumeus</i>	Smoky Mouse	EN	e		PMST	Coastal heath and heathy woodland, wet forest, sub-alpine heath and dry sclerophyll forest.	Negligible	No suitable habitat within the study area.
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	VU	v		PMST	Rainforest, wet and dry sclerophyll forest, woodland and urban areas.	Negligible	No suitable habitat within the study area.
<i>Lissolepis coventryi</i>	Swamp Skink	EN	e		PMST	Densely vegetated swamps and associated watercourses, and adjacent wet heaths, sedgelands and saltmarshes.	Negligible	No suitable habitat within the study area.
<i>Liopholis guthega</i>	Guthega Skink	EN	cr		PMST	Alpine woodlands, grasslands and heathlands with sub-surface boulders.	Negligible	No suitable habitat within the study area.

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Scientific name	Common name	Conservation status		Most recent database record	Other records	Habitat description	Likelihood of occurrence	Rationale for likelihood ranking
		EPBC	FFG					
<i>Liopholis montana</i>	Mountain Skink	EN	e		PMST	Alpine woodland and montane forest environments along the Great Dividing Range in Victoria to the upper Yarra River valley. An exceptionally low altitude population has also been recorded in the Wombat SF. Relatively little is known about the species' biology and ecology.	Low	Mountain Skink is known to occur within close vicinity of Horse Hill Car Park. Dispersing individuals may move through the area on occasion but are unlikely to make significant use of the study area or be impacted by the small scale vegetation removal proposed for the stations' development.
<i>Cyclodomorphus praealtus</i>	Alpine She-oak Skink	EN	cr		PMST	Sparsely-treed subalpine woodland, alpine heathlands and native and introduced alpine grasslands.	Negligible	Species does not occur in Mount Buller.
<i>Pseudemoia cryodroma</i>	Alpine Bog Skink	EN	e	2013		Alpine and Sub-alpine Grassland, Heathland and Woodland.	High	Species is known to occur in similar habitat in the local area, including roadsides and other disturbed areas around Mount Buller, though study area is very small and impacts are limited to small scale vegetation removal, so presence is likely to be irregular or opportunistic and not likely to be impacted long term.
<i>Litoria spenceri</i>	Spotted Tree Frog	CR	cr		PMST	Rocky areas along streams within forest and woodland.	Negligible	No suitable habitat within the study area.

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Scientific name	Common name	Conservation status		Most recent database record	Other records	Habitat description	Likelihood of occurrence	Rationale for likelihood ranking
		EPBC	FFG					
<i>Litoria raniformis</i>	Growling Grass Frog	VU	v		PMST	Still or slow-flowing waterbodies and surrounding terrestrial vegetation.	Negligible	No suitable habitat within the study area.
<i>Litoria verreauxii alpina</i>	Alpine Tree Frog	VU	cr	1965		Alpine and subalpine woodland, heath and grassland; breeds in a variety of natural and artificial waterbodies including dams and reservoirs.	Low	Species presumed extinct from Mount Buller.
<i>Galaxias rostratus</i>	Flat-headed Galaxias	CR	v		PMST	Still or slow-moving waters of rivers, billabongs, lakes and swamps.	Negligible	No suitable habitat within the study area.
<i>Galaxias fuscus</i>	Barred Galaxias	EN	cr	2022		Cool and clear montane streams above 400 m ASL with coarse substrates.	Negligible	No suitable habitat within the study area.
<i>Maccullochella macquariensis</i>	Trout Cod	EN	e		PMST	Streams characterised by a high abundance of large woody debris.	Negligible	No suitable habitat within the study area.
<i>Maccullochella peelii</i>	Murray Cod	VU	e		PMST	A diverse range of stream habitats in the Murray-Darling basin; principally the main channels of rivers and their major tributaries.	Negligible	No suitable habitat within the study area.
<i>Macquaria australasica</i>	Macquarie Perch	EN	e		PMST	Streams with clear water and deep, rocky holes with abundant cover.	Negligible	No suitable habitat within the study area.
<i>Synemon plana</i>	Golden Sun Moth	VU	v	2018		Natural temperate grassland, grassy woodland and pasture supporting spear grasses and wallaby grasses and exotic grassland dominated by Chilean needle grass.	Negligible	No suitable habitat within the study area.

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State significance

Scientific name	Common name	Conservation status		Most recent database record	Other records	Habitat description	Likelihood of occurrence	Rationale for likelihood ranking
		EPBC	FFG					
<i>Falco subniger</i>	Black Falcon		cr	1996		Woodlands, open country and around terrestrial wetlands areas, including rivers and creeks. Primarily occurs in arid and semi-arid zones in the north, north-west and west of Victoria.	Low	Uncommon to the locality though may fly over opportunistically.
<i>Ninox strenua</i>	Powerful Owl		v	2003		Eucalypt forests and woodlands, well-treed urban areas.	Low	No suitable habitat within the study area, may occasionally utilise aerial space.
<i>Ornithorhynchus anatinus</i>	Platypus		vu			A variety of freshwater waterbodies, particularly those with stable banks suitable for burrows, and shallow waters for foraging.	Negligible	No suitable habitat within the study area.
<i>Canis lupus dingo</i>	Dingo		v	2003		Virtually all terrestrial environments but range reduced by exclusion fencing, persecution and hybridisation with domestic dogs.	Low	May utilise the study area while traversing the landscape.
<i>Eulamprus kosciuskoi</i>	Alpine Water Skink		e		PMST	Alpine sphagnum bogs, wet alpine heathlands and alpine creeks and streams.	Negligible	No suitable habitat within the study area.
<i>Pseudemoia pagenstecheri</i>	Tussock Skink		e	2008		On the ground in a range of grasslands or sparse grassy woodlands from alps to coast.	Low	Limited suitable habitat.
<i>Pseudophryne bibronii</i>	Brown Toadlet		e	1960		A wide variety of woodland, forest and grassland habitats, where it shelters under leaf litter and other debris in moist soaks and depressions. Breeds in swamps and	Low	No recent local records.

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Scientific name	Common name	Conservation status		Most recent database record	Other records	Habitat description	Likelihood of occurrence	Rationale for likelihood ranking
		EPBC	FFG					
						inundated habitats, and along creek lines.		
<i>Spathula tryssa</i>	Planarian		e	1994		Occurs in spring-fed waters and damp seeps above 1470m in alpine areas. It has commonly been detected amongst alpine herb field vegetation adjacent to watercourses and within damp interstitial spaces of coarse substrates.	Negligible	No suitable habitat and no recent local records.
<i>Thaumatoperla flaveola</i>	Mount Stirling stonefly		cr	2016		Slow flowing streams in the Mount Buller and Mount Stirling area, Victoria.	Low	No suitable stream, or watercourse habitat to support this species within the study area.
<i>Riekoperla isosceles</i>	Stonefly		v	1984		Upper reaches of montane streams within the vicinity of Mount Buller, Victoria.	Low	No suitable stream, or watercourse habitat to support this species within the study area.
<i>Tamasia furcilla</i>	Caddisfly		cr	1972		Little known about the habitat requirements of this species. This species appears to have been recorded from only three localities, all of which are in the Mount Buller Area. Two of these records are from the Delatite catchment and one in the Howqua River catchment.	Low	No suitable habitat.

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Scientific name	Common name	Conservation status		Most recent database record	Other records	Habitat description	Likelihood of occurrence	Rationale for likelihood ranking
		EPBC	FFG					
<i>Euastacus armatus</i>	Murray Spiny Crayfish		t		PMST	Large and small flowing, cool-water streams in pasture and sclerophyll forest.	Negligible	No suitable habitat within the study area.

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Appendix 2.2 Migratory species (EPBC Act listed)

Table 14 Migratory fauna species recorded or predicted to occur within 5 km of the study area

Scientific name	Common name	Most recent record
Migratory species		
<i>Gallinago hardwickii</i>	Latham's Snipe	PMST
<i>Hirundapus caudacutus</i>	White-throated Needletail	2008
<i>Calidris ferruginea</i>	Curlew Sandpiper	PMST
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	PMST
<i>Rhipidura rufifrons</i>	Rufous Fantail	2004
<i>Myiagra cyanoleuca</i>	Satin Flycatcher	2021

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Appendix 3 Photos of the study area



Photo 1 Intact EVC 38 - Montane Damp Forest in moderate condition, view to south-east.
Photo taken 11 December 2025.

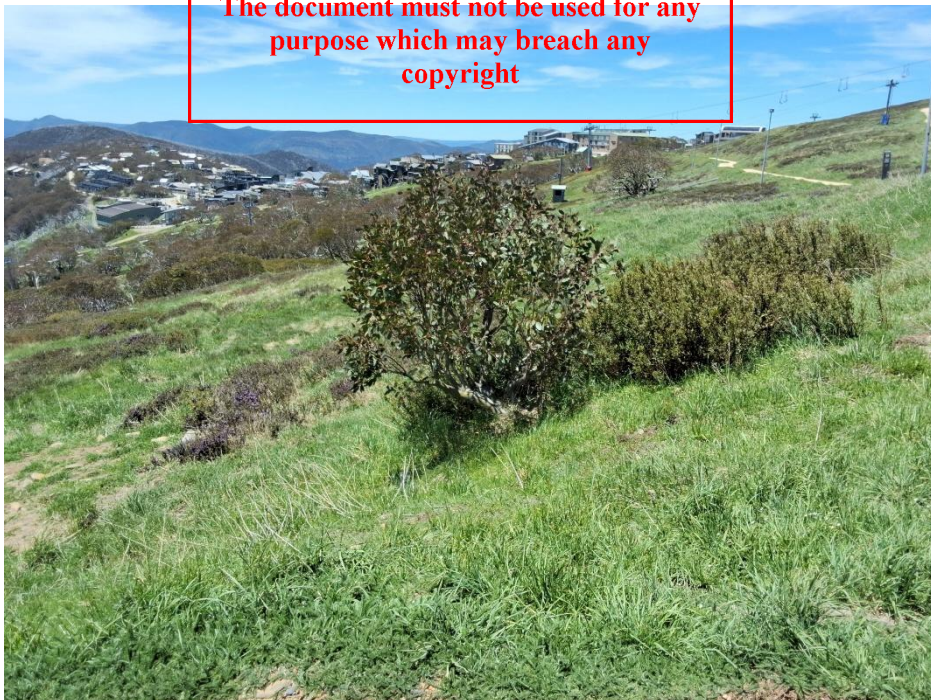


Photo 2 Intact Sub-alpine Woodland in poor condition; view to south.
Photo taken 11 December 2025.

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Appendix 4 Native Vegetation Removal Report

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Native Vegetation Removal Report

NVRR ID: 384_20260210_L10

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the [Guidelines for the removal, destruction or lopping of native vegetation](#) (the Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Native vegetation information and offset requirements have been determined using spatial data provided by the applicant or their consultant.

Report details

Date created: 10/02/2026

Local Government Area: MOUNT BULLER ALPINE RESORT (UNINCORPORATED)

Shapefile name:
43877_Removal_20260209_Patches.shp

Site assessor name: Georgina Zacks

Registered Aboriginal Party: Taungurung

Coordinates: 146.44079, -37.14264

Address:
4 RMB WORKSHOP ROAD MOUNT BULLER 3723
8 RMB WORKSHOP ROAD MOUNT BULLER 3723
MT BULLER ROAD MOUNT BULLER 3723
RMB WORKSHOP ROAD MOUNT BULLER 3723

Regulator Notes

Removal polygons are located:

- On Crown Land

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Summary of native vegetation to be removed

Assessment pathway	Basic Assessment Pathway		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0</i>	0.011	<i>Extent of past removal (ha)</i>	0
		<i>Extent of proposed removal - Patches (ha)</i>	0.011
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	0.000
No. Large Trees proposed to be removed	0	<i>No. Large Patch Trees</i>	0
		<i>No. Large Scattered Trees</i>	0
No. Small Scattered Trees	0		

Offset requirements if approval is granted

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

General Offset amount ¹	0.004 General Habitat Units
Minimum strategic biodiversity value score ²	0.6895
Large Trees	0
Vicinity	Goulburn Broken CMA or MOUNT BULLER ALPINE RESORT (UNINCORPORATED) LGA

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

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

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

Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch, Tree and Scattered Tree which has been mapped in this report.

Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property
Does a PVP apply to the proposal?

Application Requirement 7 - Defendable space statement

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

- Describes the bushfire threat; and

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

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

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.

Does an NVPP apply to the proposal?

Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.

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Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

Application Requirement 3 - Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.

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Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

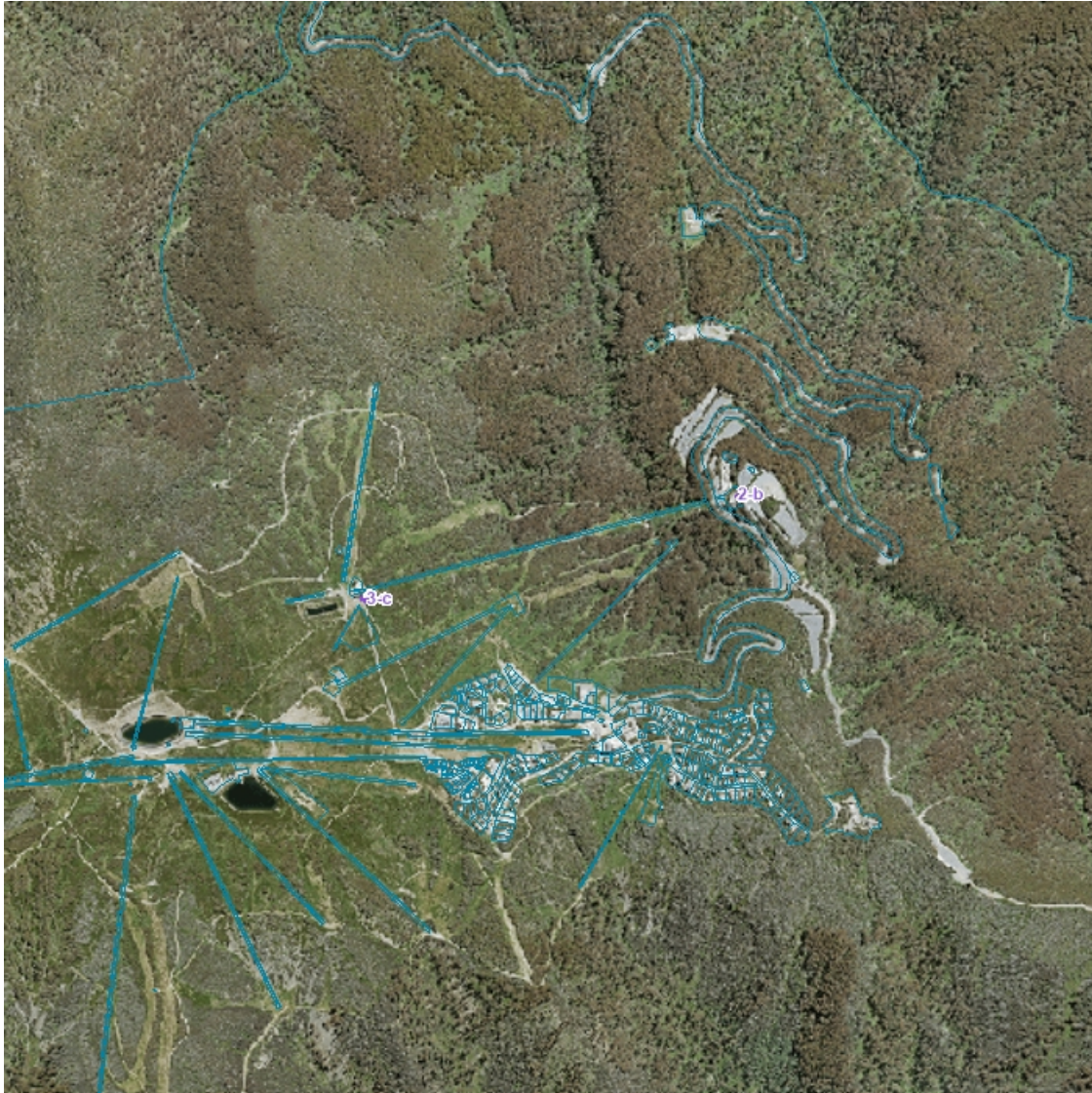
Information provided by or on behalf of the applicant							Information calculated by NVR Map				
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1-a	Patch	-	VAIp0043	Least Concern	no	0.200	-	0.007	0.007	0.900	0.002
2-b	Patch	-	VAIp0038	Least Concern	no	0.530	-	0.003	0.003	0.760	0.002
3-c	Patch	-	VAIp0043	Least Concern	no	0.200	-	0.001	0.001	0.900	0.000

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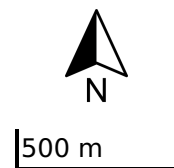
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Appendix 2: Images of mapped native vegetation

1. Property in context



- Proposed Removal
- Past Removal
- Partial Removal
- Property Boundaries



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2. Aerial photograph showing mapped native vegetation



- Proposed Removal
- Past Removal
- Partial Removal

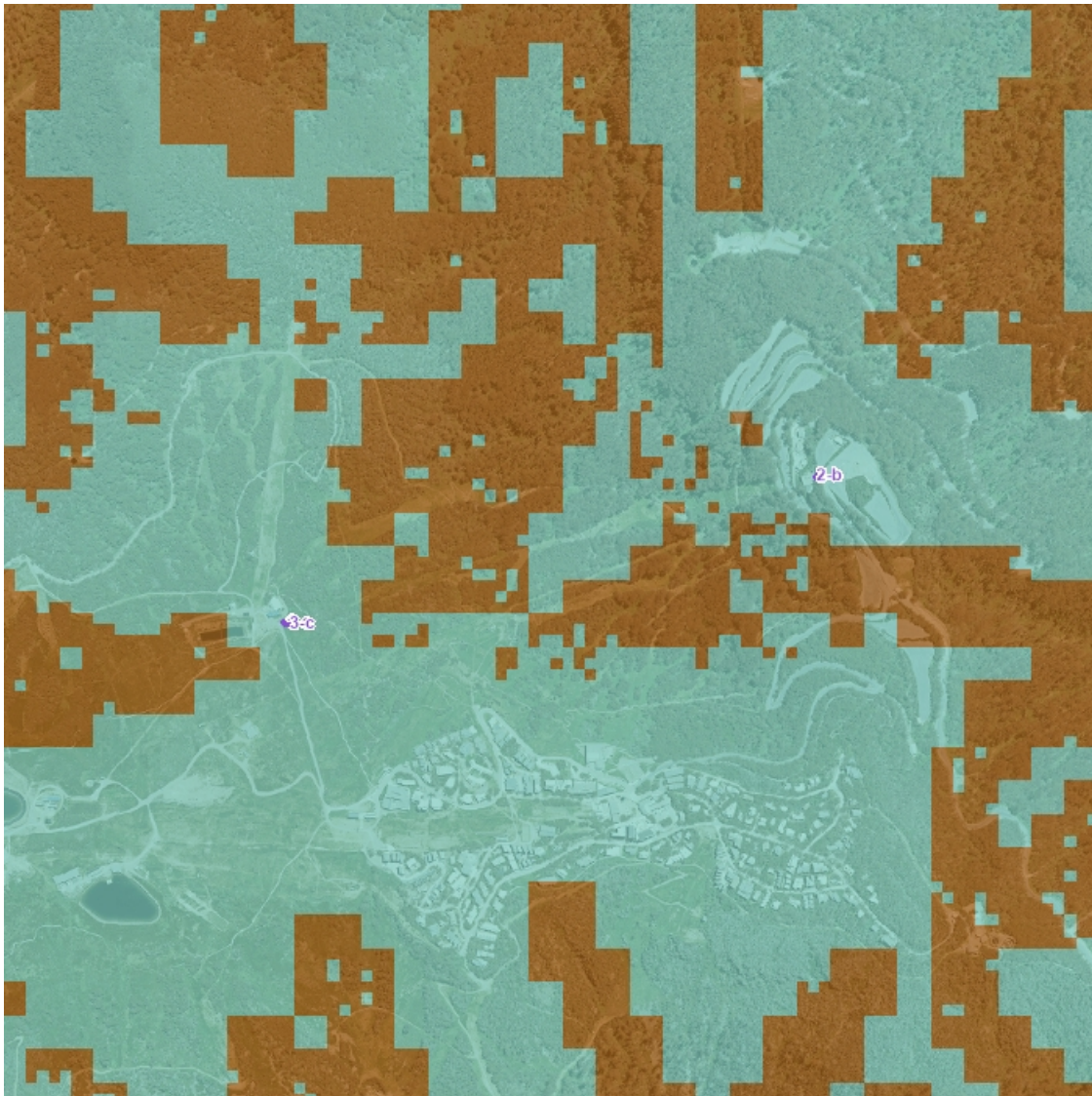








350 m

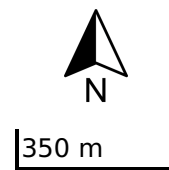
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3. Location Risk Map



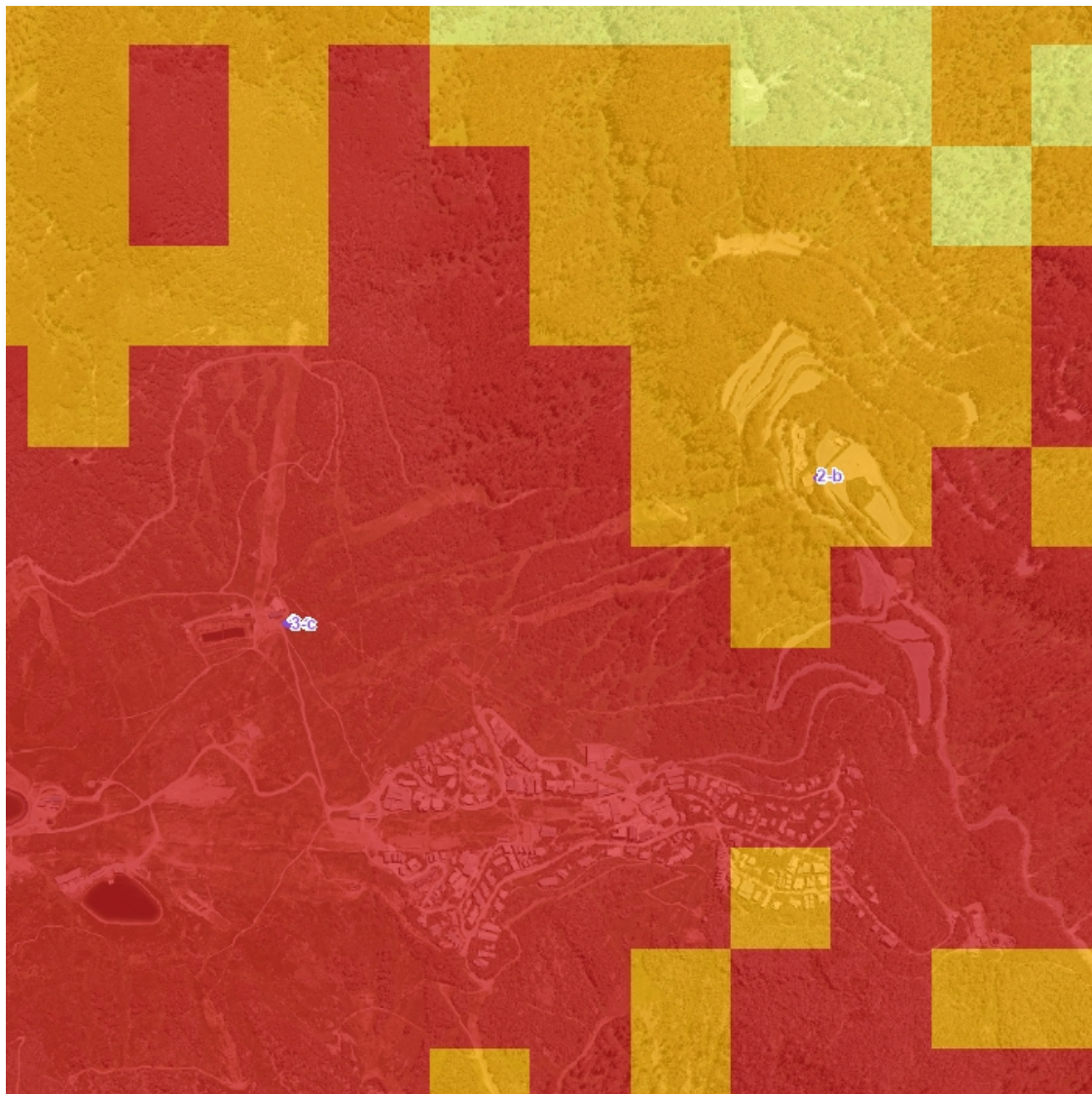
- | | |
|--|--|
|  Proposed Removal |  Location 1 |
|  Past Removal |  Location 2 |
|  Partial Removal |  Location 3 |



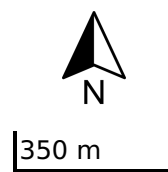
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4. Strategic Biodiversity Value Score Map



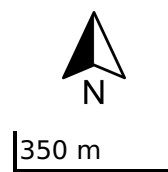
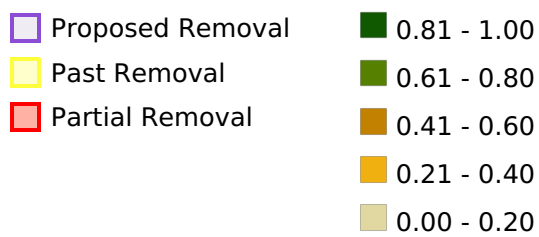
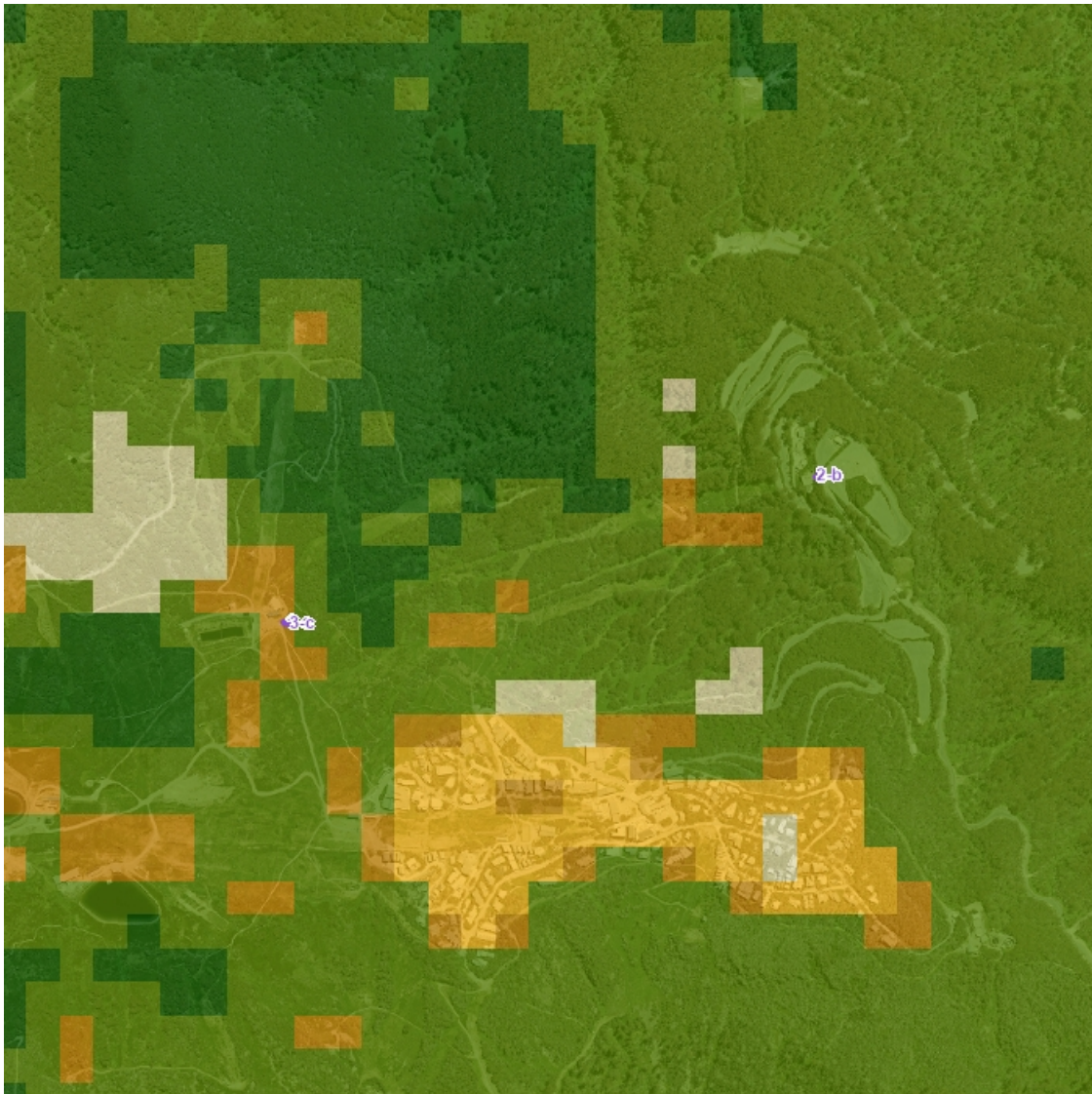
- | | |
|--|--|
| Proposed Removal | 0.81 - 1.00 |
| Past Removal | 0.61 - 0.80 |
| Partial Removal | 0.41 - 0.60 |
| | 0.21 - 0.40 |
| | 0.00 - 0.20 |



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5. Condition Score Map



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6. Endangered EVCs

Not Applicable

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Appendix 5 Availability of offsets

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Report of available native vegetation credits

This report lists native vegetation credits available to purchase through the Native Vegetation Credit Register.

This report is **not evidence** that an offset has been secured. An offset is only secured when the units have been purchased and allocated to a permit or other approval and an allocated credit extract is provided by the Native Vegetation Credit Register.

Date and time: 18/02/2026 11:52

Report ID: 34237

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What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)
0.004	0.6895	0	Goulburn Broken or LGA, Mount Buller Alpine Resort (Unincorporated)

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Details of available native vegetation credits on 18 February 2026 11:52

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-1145	0.553	32	Goulburn Broken	Mitchell Shire	No	Yes	No	Ethos
BBA-2355	0.011	6	Goulburn Broken	Greater Shepparton City	Yes	Yes	No	VegLink
BBA-2865	8.455	0	Goulburn Broken	Greater Shepparton City	Yes	Yes	No	VegLink
BBA-2865	0.487	0	Goulburn Broken	Greater Shepparton City	Yes	Yes	Yes	VegLink
BBA-3014	0.025	63	Goulburn Broken	Mitchell Shire	No	Yes	No	Ethos
TFN-C1498_2	0.024	0	Goulburn Broken	Strathbogie Shire	No	Yes	No	Ethos
TFN-C1962	0.006	8	Goulburn Broken, Melbourne Water	Macedon Ranges Shire	No	Yes	No	Contact NVOR
TFN-C1962_2	0.011	0	Goulburn Broken, Melbourne Water	Macedon Ranges Shire	No	Yes	No	VegLink
TFN-C2008	0.540	0	Goulburn Broken	Greater Shepparton City	No	Yes	No	Contact NVOR
VC_CFL-2355_03	7.446	0	Goulburn Broken	Greater Shepparton City	Yes	Yes	No	VegLink
VC_CFL-2636_01	0.006	0	Goulburn Broken	Strathbogie Shire	Yes	Yes	No	Bio Offsets, VegLink
VC_CFL-2865_02	3.385	0	Goulburn Broken	Greater Shepparton City	No	Yes	No	VegLink
VC_CFL-3075_01	5.095	0	Goulburn Broken	Greater Shepparton City	Yes	Yes	No	VegLink

VC_CFL-3829_01	30.004	54	Goulburn Broken	Greater Bendigo City	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.

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	Contact NVOR
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LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

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Next steps

If applying for approval to remove native vegetation

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

If you have approval to remove native vegetation

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

Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
	Fully traded			
Abezco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@deeca.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Ecocentric	Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
IDES	ID Ecological Management	(03) 9437 0555		www.idecological.com.au
Nillumbik SC	Nillumbik Shire Council	(03) 9433 3316	offsets@nillumbik.vic.gov.au	www.nillumbik.vic.gov.au
TFN	Trust for Nature	8631 5888	offsets@tfn.org.au	www.trustfornature.org.au
VegLink	Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 546	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges SC	Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vic.gov.au	www.yarraranges.vic.gov.au

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

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

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

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