

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	90 Mount Ararat South Road, Nar Nar Goon VIC 3812 L1 PS544521
The application is for a permit to:	Removal of native vegetation under Clauses 52.16 and 52.17
The applicant for the permit is:	Urbis Ltd
The application reference number is:	T240006
You may look at the application and any documents that support the application at the office of the Responsible Authority:	Cardinia Shire Council 20 Siding Avenue Officer 3809 This can be done during office hours and is free of charge. Documents can also be viewed on Council's website: https://www.cardinia.vic.gov.au/advertisedplanningapplications

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

- An objection must
- * be sent to the Responsible Authority in writing, at Cardinia Shire Council, PO Box 7, Pakenham, Vic, 3810 or email at mail@cardinia.vic.gov.au.
 - * include the name and address of the objector/ submitter.
 - * include the application number and site address.
 - * include the reasons for the objection, and
 - * state how the objector would be affected.

The Responsible Authority will not decide on the application before:	29 April 2024
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If you object, the Responsible Authority will tell you its decision.

Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process.

For additional information or advice contact Cardinia Shire Council, Planning Department on 1300 787 624 or mail@cardinia.vic.gov.au.

Your objection/submission and personal information is collected by Cardinia Shire Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987*. If you do not provide your name and address, Council will not be able to consider your objection/submission. Your objection/submission will be available free of charge at the Council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the *P&E Act*. You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.

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Planning Enquiries
Phone: 1300 787 624
Web: www.cardinia.vic.gov.au

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet.

i Click for further information.

Clear Form

The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 90	St. Name: Mt Ararat South Road
Suburb/Locality: East Pakenham		Postcode: 3812

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.: 1	<input type="radio"/> Lodged Plan	<input checked="" type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: 971739K
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

i For what use, development or other matter do you require a permit? *

For the removal of native vegetation to facilitate construction of utilities and under both Clause 52.16 and Clause 52.17.

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⚠ Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Cost \$ 300000

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within metropolitan Melbourne (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.

i Estimated cost of any development for which the permit is required *

Existing Conditions i

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Please see Application Letter and Native Vegetation Report.

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Provide a plan of the existing conditions. Photos are also helpful.

Title Information i

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (if 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details i

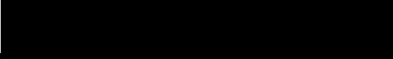
Provide details of the applicant and the owner of the land.

Applicant *

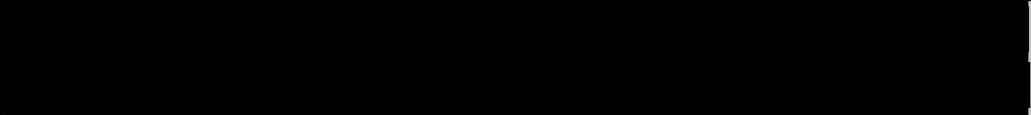
The person who wants the permit.

Name:		
Title:	First Name: S	Surname: Lynch
Organisation (if applicable): SIG Group c/o Urbis Ltd		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.: 10	St. No.: 477	St. Name: Collins Street
Suburb/Locality: Melbourne	State: VIC	Postcode: 3000

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone: 0386634989	
Mobile phone:	Fax:

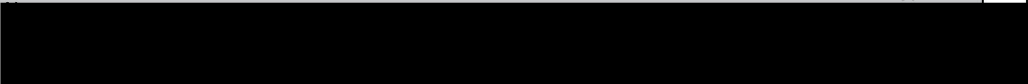
Where the preferred contact person for the application is different from the applicant, provide the details of that person.

		
Organisation (if applicable): Urbis Ltd		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.: 10	St. No.: 477	St. Name: Collins Street
Suburb/Locality: Melbourne	State: VIC	Postcode: 3000

Owner *


The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Same as applicant <input type="checkbox"/>		
		
Organisation (if applicable): SIG Group c/o Urbis Ltd		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.: 10	St. No.: 477	St. Name: Collins Street
Suburb/Locality: Melbourne	State: VIC	Postcode: 3000
Owner's Signature (Optional):	Date:	
	day / month / year	

Declaration

This form must be signed by the applicant.

-  Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

No Yes

If 'Yes', with whom?:

Date:


day / month / year

Checklist

Have you:

Filled in the form completely?

Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

 Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site.

A plan of existing conditions.

Plans showing the layout and details of the proposal.

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

Completed the relevant council planning permit checklist?

Signed the declaration?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

Contact information:

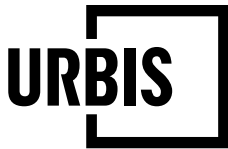
Telephone: 1300 787 624

Email: mail@cardinia.vic.gov.au

DX: 81006

Deliver application in person, by post or by electronic lodgement.

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**LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

17 December 2023

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Statutory Planning Department
Cardinia Shire Council
Via email: mail@cardinia.vic.gov.au

Dear Planning Department,

PLANNING PERMIT APPLICATION – PRINCES HIGHWAY AND MT ARARAT SOUTH ROAD REMOVAL OF NATIVE VEGETATION

Urbis Ltd continues to act on behalf of SIG Group in relation to their future development, Kala, located at 90 Mt. Ararat South Road, Nar Nar Goon North (the site).

Kala will be developed in accordance with the Pakenham East Precinct Structure Plan (PSP) as a large master planned residential community delivered across multiple stages, which is currently being considered under Planning Application T220227.

This application seeks to remove existing native vegetation to facilitate the construction of utilities and services for the future community. The services are proposed to be installed along the southern side of Princes Highway and Mt. Ararat Road and require the removal of native vegetation to accommodate servicing infrastructure.

Considering the extent of the works required the native vegetation proposed for removal will require a permit under both Clause 52.16 (Native Vegetation Precinct Plan) and 52.17 (Native Vegetation) of the Cardinia Planning Scheme.

1. BACKGROUND

An application to subdivide the site, creation of easements and reserves, and to allow for building and works in the Land Subject to Inundation Overlay was lodged to Council in March 2022 via Application No. T220227. A Section 50 Amendment application will be lodged shortly for this application, to address concerns raised by Council and Melbourne Water.

A further application to subdivide the existing site into two lots and creation of an easement was lodged in November 2022 via T220748.

These applications seek to develop the land into future residential lots in accordance with the Pakenham East Precinct Structure Plan (Plan 3 – Future Urban Structure).

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Consequently, in order to facilitate works to extend services to these future residential lots, native vegetation will be impacted and therefore require a permit to facilitate its removal.

2. PROPOSAL

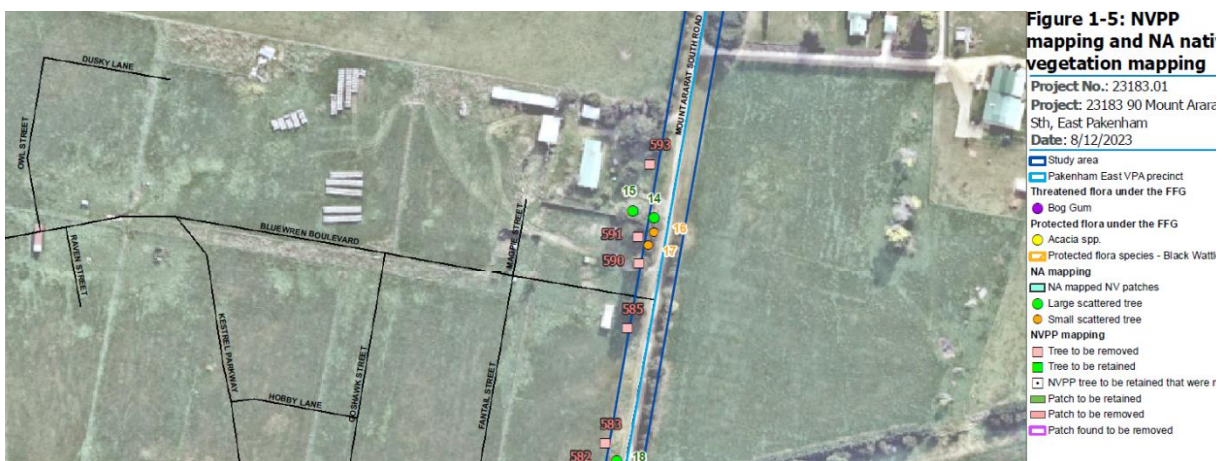
This application proposes to remove native vegetation within the road reservation of Princes Highway and Mt Ararat South Road.

As the impact footprint occurs within areas both identified within and outside the NVPP planning permits will be required under both Clause 52.16 – Native Vegetation Precinct Plan and 52.17 – Native Vegetation of the Cardinia Planning Scheme.



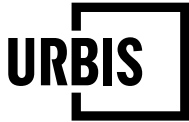
Picture 1 Mapped vegetation along south side of Princes Highway

Source: Nature Advisory



Picture 2 Mapped vegetation along west side of Mt Ararat South Road

Source: Nature Advisory



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Considering this, we have separated the extent of vegetation to be removed based on the relevant planning permit triggers below.

Clause 52.16 – Native Vegetation Precinct Plan

When assessed against the NVPP a total of 0.198 hectares of native vegetation classified under the NVPP as native vegetation to be retained (requiring a permit to remove under Clause 52.16) is proposed to be removed. This includes 0.198 hectares of native vegetation in patches. The removal of no large trees are required.

Clause 52.17 – Native Vegetation

When assessed outside the NVPP a total of 0.337 hectares of native vegetation is proposed to be removed and thusly requiring a permit to remove under Clause 52.17, comprising:

- 0.0.17 hectares of native vegetation in patches (no large trees in patches); and
- 11 scattered trees (namely 2 large scattered trees and 9 small scattered trees).

3. PLANNING FRAMEWORK

3.1. STATE PLANNING POLICY FRAMEWORK

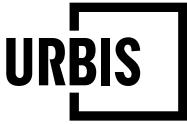
The relevant clauses of the State Planning Policy Framework are outlined below:

- Clause 12 – Environmental and Landscape Values
- Clause 17 – Economic Development
- Clause 18 – Transport
- Clause 18.02-4S – Roads
- Clause 19 – Infrastructure

3.2. LOCAL PLANNING POLICY FRAMEWORK

The local planning policies relevant to this application are:

- Clause 21.01 – Cardinia Shire Key Issues and Strategic Vision
- Clause 21.02 – Environment
- Clause 21.02-3 – Biodiversity
- Clause 21.05 – Infrastructure
- Clause 21.05 -2 - Freeways, Declared Arterial Roads
- Clause 22.04 - Highway Development



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3.3. ZONE

3.3.1. Transport Road Zone – Schedule 2 (TRZ2)

The relevant provisions of the Transport Zone are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for an integrated and sustainable transport system.*
- *To identify transport land use and land required for transport services and facilities.*
- *To provide for the use and development of land that complements, or is consistent with, the transport system or public land reservation.*
- *To ensure the efficient and safe use of transport infrastructure and land comprising the transport system*

Princes Highway is a declared arterial road and subject to the TRZ2 given it provides a road connection from outer south-east metropolitan Melbourne extending westward to the West Gippsland region. The Department of Transport is the relevant road authority.

There are no planning permit triggers for removal of native vegetation in the TRZ2.

A request for consent for these works has been sought from the Head, Transport for Victoria, indicating that the Head, Transport for Victoria consents generally or conditionally to the works and will be provided in due course pursuant to Clause 36.04-3.

3.3.2. Urban Growth Zone – Schedule 5

The relevant provisions of the Urban Growth Zone are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To manage the transition of non-urban land into urban land in accordance with a precinct structure plan.*
- *To provide for a range of uses and the development of land generally in accordance with a precinct structure plan.*
- *To contain urban use and development to areas identified for urban development in a precinct structure plan. To provide for the continued non-urban use of the land until urban development in accordance with a precinct structure plan occurs.*
- *To ensure that, before a precinct structure plan is applied, the use and development of land does not prejudice the future urban use and development of the land.*

The land will be developed in accordance with the Pakenham East Precinct Structure Plan (PSP).

3.4. OVERLAY

3.4.1. Land Subject to Inundation Overlay

A small portion of the works is located in the Land Subject to Inundation Overlay. No planning permit is required to remove native vegetation under Clause 44.04.

No statutory referral is required to the relevant floodplain authority for this application.

3.4.2. Infrastructure Contributions Overlay – Schedule 1

The Pakenham East Infrastructure Contributions Plan, July 2020 applies to the site.

No planning permit is required to remove native vegetation under Clause 45.11.

3.5. PARTICULAR PROVISIONS

3.5.1. Clause 52.16 – Native Vegetation Precinct Plan

The purpose of this clause is:

- *To provide for the protection, management and removal of native vegetation through the use of a native vegetation precinct plan incorporated into this scheme.*
- *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):*
 1. *Avoid the removal, destruction or lopping of native vegetation.*
 2. *Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
 3. *Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*
- *To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.*

A permit is required to remove, destroy or lop any native vegetation, including dead native vegetation. This does not apply:

- If the removal, destruction or lopping of native vegetation is in accordance with a native vegetation precinct plan incorporated into this scheme. Any conditions or requirements specified in the plan must be met.
- To the removal, destruction or lopping of native vegetation specified in the table to Clause 52.16-8, unless a native vegetation precinct plan specifies otherwise.

The Pakenham East Native Vegetation Precinct Plan is incorporated into the Scheme. As vegetation is to be removed that is not in accordance with the NVPP, permission under Clause 52.16 is sought.

3.5.2. Clause 52.17 – Native Vegetation

The purpose of this clause is:

- *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):*
 1. *Avoid the removal, destruction or lopping of native vegetation.*

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2. *Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
3. *Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*
 - *To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.*

A permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

As none of these exemptions apply, permission under Clause 52.17 is sought.

4. PLANNING CONSIDERATIONS

The application for the removal of native vegetation is required to facilitate infrastructure that is required as part of the future Kala estate. This infrastructure will include a water main, a non-drinking water main and gas main. The non-drinking water main is proposed to connect to an existing source located north of Princes Highway (eastbound). All mains will terminate approximately 160 metres north of Princes Freeway (northbound) along Mt. Ararat South Road.

Pursuant to Clause 52.16-3 and Clause 52.17-1 a permit is required to remove, destroy or lop any native vegetation, including dead vegetation.

The key matters for assessment in this permit application are considered to be:

- The Pakenham East Native Vegetation Precinct Plan; and
- The requirements of Clause 52.16 and 52.17.

Our assessment against the relevant planning considerations are provided in the following sections.

4.1. PAKENHAM EAST NATIVE VEGETATION PRECINCT PLAN

The Pakenham East NVPP was incorporated into the Cardinia Planning Scheme in January 2021 through Amendment C234.

The Pakenham East NVPP allows for the removal of vegetation within the footprint in accordance with the gazetted PSP which does not necessitate planning approval. A planning permit for additional removal of native vegetation beyond that already approved within NVPP is now being sought.

The Pakenham East NVPP seeks to ensure the removal, destruction or lopping of native vegetation is consistent with conserving the ecological objectives of the surrounding area and lists offset requirements to be paid for any permit that removes or destroys native vegetation that exists within the impact activity area.

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The applicant has taken precautions to ensure that construction works associated with the infrastructure installation occur that minimise the removal of native vegetation to the greatest extent possible.

Design and construction recommendations to further avoid and minimise impacts to native vegetation are provided in Section 8 of the attached Native Vegetation Assessment and include:

- *Consider opportunities in revegetation/planting design to enhance biodiversity values and significant fauna habitat etc. In particular:*
 - *Revegetating between existing patches to create habitat connectivity.*
 - *Using native species indigenous to the local area, suitable to the conditions of the site.*
- *Consider relocating trees to be removed (especially dead ones) as habitat for fauna elsewhere in the site.*

Recommendations to mitigate impacts to vegetation during construction are provided below:

- *Establish appropriate vegetation protection zones around areas of native vegetation to be retained prior to works.*
- *Establish appropriate TPZs around scattered native trees to be retained prior to works.*
- *Ensure all construction personnel are appropriately briefed prior to works, and that no construction personnel, machinery or equipment are placed inside vegetation zones/TPZs.*
- *A suitably qualified zoologist should undertake a pre-clearance survey of planted trees to be removed during the week prior to removal to identify the presence of any nests or hollows.*
- *If considered necessary based on the results of the pre-clearance survey, a suitably qualified zoologist should be on site during any tree removal works to capture and relocate any misplaced fauna that may be present.*

4.2. CONSISTENCY WITH CLAUSE 52.16 AND CLAUSE 52.17 OF THE CARDINIA PLANNING SCHEME

Pursuant to Clause 52.16-3 and Clause 52.17-1 of the Cardinia Planning Scheme, a permit is required to remove native vegetation.

The objective for the permitted clearing of native vegetation under Clause 52.16 is that it results in no net loss to Victoria's biodiversity and accords with the former department of DELWP (now DEECA).

The guidelines set forth a three- step approach to ensure this objective:

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

Therefore, where native vegetation is permitted to be removed, an offset is to be provided that is considered equivalent to the contribution to Victoria's biodiversity that is made by the native vegetation to be removed.



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The accompanying report prepared by Nature Advisory (dated December 2023) responds to the key application requirements under Clause 52.16 and 52.17 and allows for the appropriate offsets required to enable removal of the native vegetation.

Importantly, as noted on the attached report the proposed vegetation removal would not trigger a referral to the Department of Energy, Environment, and Climate Action (DEECA) based on an assessment of the appropriate assessment pathway given the location of the site and extent of native vegetation of native vegetation proposed.

The scenario Native Vegetation Removal Report (NVRR) indicates native vegetation proposed for removal within the NVPP (under Clause 52.16), require the following offsets to compensate:

- 0.069 general habitat units, with following offset attribute requirements:
- A minimum strategic biodiversity value (SBV) of 0.583
- Located within the Port Phillip and Westernport Catchment Management Authority (CMA) or Cardinia Shire Council municipal district.

For the native vegetation removal located outside the NVPP (under Clause 52.17), offsets required to compensate for the proposed removal of native vegetation are:

- 0.071 general habitat units, with following offset attribute requirements:
- A minimum strategic biodiversity value (SBV) of 0.354
- Located within the Port Phillip and Westernport Catchment Management Authority (CMA) or Cardinia Shire Council municipal district.
- Include protection of at least 2 large trees.

5. CONCLUSION

Given the above information, we submit that the proposal to remove native vegetation is appropriate as the proposal is consistent with the PSP along with relevant policy guidelines and ensures the loss of native vegetation will be offset appropriately.

We look forward to Council’s favourable consideration of this application to facilitate the delivery of higher order infrastructure in accordance with the Pakenham East PSP.

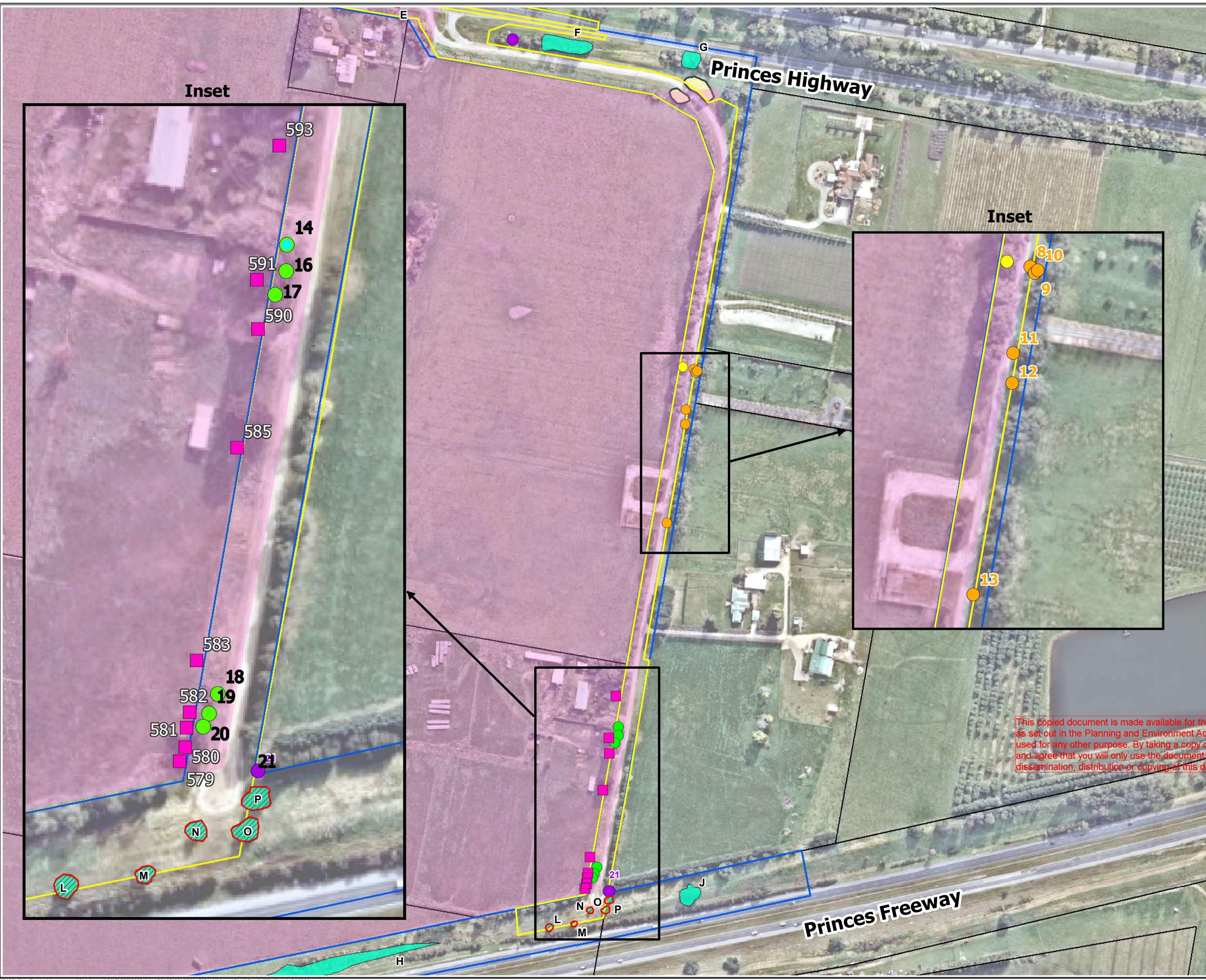
Yours sincerely,



Figure 1: Native Vegetation Removal at Mount Ararat South Road

Project number: 23183.01
 Project: 90 Mt Ararat Rd South, East Pakenham
 Date: 14/03/2024

- Study area
- Construction Access
- Pakenham East VPA precinct boundary
- Bog Gum - planted - does not require permit to remove
- FFG Act protected flora**
- Acacia spp. - requires DEECA permit to be removed
- Black Wattle - requires DEECA permit to be removed
- Trees located in the NVPP area**
- Scattered tree approved to be removed under the NVPP
- Scattered tree in NVPP area to be removed - but not mapped under the NVPP therefore Clause 52.16 permit not required
- Nature Advisory mapped trees outside NVPP**
- Small scattered tree outside NVPP - to be removed - require Clause 52.17 permit to remove
- Nature Advisory mapped native vegetation patches outside NVPP**
- Outside NVPP - will require Clause 52.17 permit if removed
- Native vegetation to be removed



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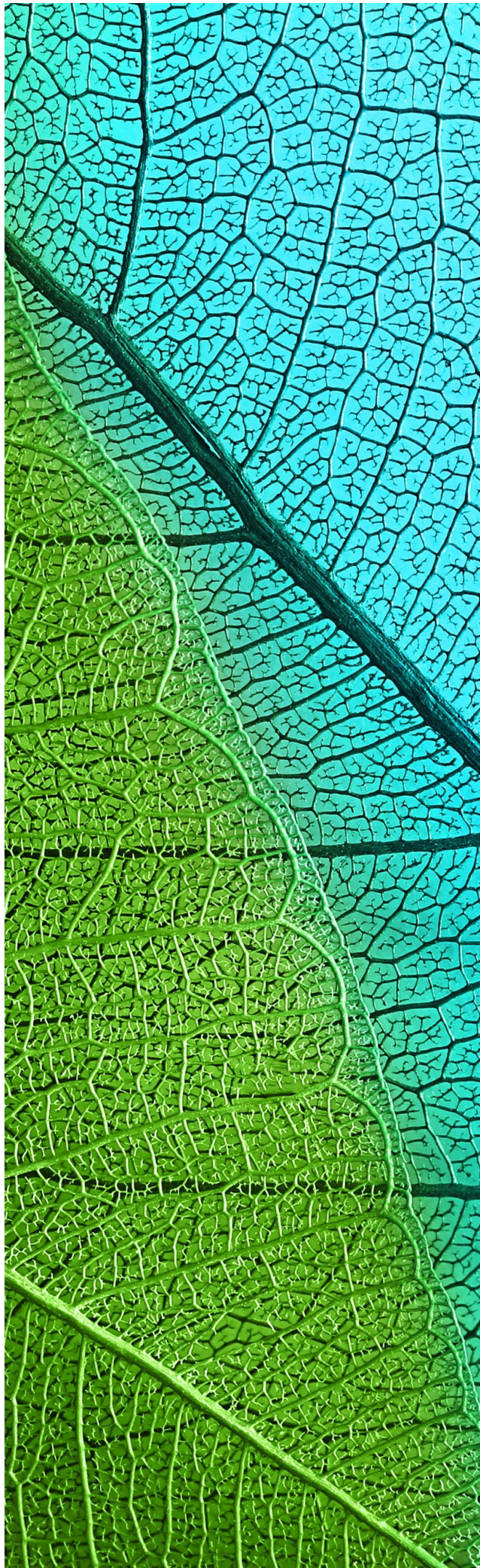
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0 50

Nature Advisory

PO Box 337, Camberwell, VIC 3124, Australia
 www.natureadvisory.com.au
 03 9815 2111 - info@natureadvisory.com.au



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90 Mt Ararat South Road, East Pakenham

Native Vegetation Assessment

Prepared for SIG Group

December 2023
Report No. 23183.01 (1.0)



Nature
Advisory

5/61-63 Camberwell Road
Hawthorn East, VIC 3123
PO Box 337, Camberwell VIC 3124
(03) 9815 2111
www.natureadvisory.com.au

Nature Advisory acknowledges the traditional owners and sovereign custodians of the land on which we work from – the Wurundjeri people of the Woi Wurrung language group. We extend our respect to their Ancestors and all First Peoples and Elders past, present, and future.

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1. Executive summary

Nature Advisory Pty Ltd undertook a native vegetation assessment of a 9.6-hectare area of Crown land in East Pakenham, comprising road reserves (no private properties). The works proposed in the study area are required infrastructure for the development of 90 Mt Ararat South Road, East Pakenham.

Part of the study area is covered by the Pakenham East Precinct Structure Plan (PSP) and Native Vegetation Precinct Plan (NVPP), and therefore subject to Clause 52.16 of the Cardinia Planning Scheme. This part of the study area includes patches and scattered trees that are mapped in the NVPP as native vegetation to be retained or removed subject to approval, including:

- 18 scattered native trees to be removed subject to approval;
- 23 scattered native trees to be retained (however six were not found); and
- 8 patches of native vegetation to be retained (however one was not found).

The field assessment identified additional native vegetation in the study area including:

- Six scattered trees located outside of the NVPP area;
- 12 scattered trees located within the NVPP area;
- 16 patches of native vegetation comprising a total of 0.529 hectares, including five patches that were located within the NVPP area and eleven patches located outside.

Impact assessment

Impacts to native vegetation were identified based on the 'construction access zone' provided by SIG Group.

Native vegetation within the NVPP

The proponent proposes to remove a total of 0.198 hectares of native vegetation classified under the NVPP as native vegetation to be retained (requiring a permit to remove under Clause 52.16), comprising:

- 0.198 hectares of native vegetation in patches (no large trees in patches).

In addition, the removal of a total extent of 0.084 hectares of native vegetation has occurred in the study area within the last five years. This included two scattered trees and one patch of native vegetation which were classified under the NVPP as native vegetation to be retained, but found to have been removed during the field survey. *It is understood this removal has no relation to the current proposal.*

Therefore, the total native vegetation removal within the NVPP including past and present removal is 0.282 hectares.

Native vegetation outside the NVPP

The proponent proposes to remove 0.337 hectares of native vegetation outside of the area covered by the NVPP (requiring a permit to remove under Clause 52.17), comprising:

- 0.017 hectares of native vegetation in patches (no large trees in patches); and
- 11 scattered trees (namely 2 large scattered trees and 9 small scattered trees).

Implications under legislation and policy

Local planning provisions

The study area is currently zoned Urban Growth Zone (UGZ5) and the Green Wedge Zone (GWZ1) within the Cardinia Planning Scheme.

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Pakenham East NVPP

A planning permit under Clause 52.16 of the Cardinia Planning Scheme is not required for the removal of any native vegetation mapped under the NVPP classified as native vegetation to be removed. A permit under Clause 52.16 would, however, be required for removal of any native vegetation classified as native vegetation to be retained.

Additionally, a planning permit would be required under Clause 52.17 of the Cardinia Planning Scheme for the removal of additional native vegetation outside the area covered by the PSP and NVPP. The provision of offsets will be required for the removal of any native vegetation from the study area, and the offsets must be secured before removal.

Based on the impacts above, a permit is required under Clause 52.16 and Clause 52.17 for removal of native vegetation.

For the native vegetation removal under Clause 52.16:

- The proposal must be assessed under the Basic assessment pathway. This would not trigger a referral to the Department of Energy, Environment and Climate Action (DEECA).
- A Native Vegetation Removal (NVR) report for this proposal is provided in Appendix 6.
- Offsets required to compensate for the proposed removal of native vegetation from the study area are:
 - 0.069 general habitat units, with following offset attribute requirements:
 - A minimum strategic biodiversity value (SBV) of 0.583
 - Located within the Port Phillip and Westernport Catchment Management Authority (CMA) or Cardinia Shire Council municipal district.

For the native vegetation removal under Clause 52.17:

- The proposal must be assessed under the intermediate assessment pathway. This would not require a referral to the Department of Energy, Environment and Climate Action (DEECA).
- A Native Vegetation Removal (NVR) report for this proposal is provided in Appendix 6.
- Offsets required to compensate for the proposed removal of native vegetation from the study area are:
 - 0.071 general habitat units, with following offset attribute requirements:
 - A minimum strategic biodiversity value (SBV) of 0.354
 - Located within the Port Phillip and Westernport Catchment Management Authority (CMA) or Cardinia Shire Council municipal district.
 - Include protection of at least 2 large trees.

Under the Guidelines all offsets must be secured prior to the removal of native vegetation.

The offset target for the current proposal will be achieved via a third-party offset.

An online search of the Native Vegetation Credit Register (NVCR) has shown that the required offset is currently available for purchase from a native vegetation credit owner (DEECA 2023e).

Evidence that the required offset is available is provided in Appendix 7. The required offset would be secured following approval of the application to remove native vegetation.

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EPBC Act

There are no implications from the proposed works under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

FFG Act

There are no implications from the proposed works under the *Flora and Fauna Guarantee Act 1988* (FFG Act).

Response to application requirements of the Guidelines

The tables below summarise the compliance of the information in this report with the application requirements of the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017).

Application requirement		Response
1.	Information about the native vegetation to be removed.	See Section 5.2
2.	Topographic and land information relating to the native vegetation to be removed.	See Section 5.1
3.	Recent, dated photographs of the native vegetation to be removed.	See Appendix 5 Appendix 5: Photographs of native
4.	Details of any other native vegetation approved to be removed, or that was removed without the required approvals, on the same property or contiguous land in the same ownership as the applicant, in the five-year period before the application for a permit is lodged.	See Section 7.1
5.	An avoid and minimise statement.	See Section 7.1.3
6.	A copy of any Property Vegetation Plan contained within an agreement made pursuant to section 69 of the <i>Conservation, Forests and Lands Act 1987</i> that applies to the native vegetation to be removed.	N/A
7.	Where the removal of native vegetation is to create defensible space, a written statement explaining why the removal of native vegetation is necessary. This statement is not required when the creation of defensible space is in conjunction with an application under the Bushfire Management Overlay.	N/A
8.	If the application is under Clause 52.16, a statement that explains how the proposal responds to the Native Vegetation Precinct Plan considerations (at decision guideline 8).	See Section 7.1.3
9.	An offset statement providing evidence that an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines.	See Section 7.1.7

2. Introduction

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SIG Group engaged Nature Advisory Pty Ltd to conduct a native vegetation assessment of a 6.9-hectare area of Crown land located in East Pakenham. The specific area investigated, referred to herein as the 'study area' (Figure 1), comprised sections of the road reserves of the Princes Highway, Mount Ararat South Road and the Princes Freeway. The study area is located approximately 55 kilometres from the Melbourne CBD and was bordered by the remainder of the road reserves of the Princes Highway and Princes Freeway, as well as private rural properties immediately adjacent to the road reserves.

The works proposed in the study area are required infrastructure for the development of 90 Mt Ararat South Road, East Pakenham, such as a water pipeline and a footpath.

This investigation was commissioned to provide information on the extent and condition of native vegetation in the study area according to Victoria's *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017). This report outlines any implications under relevant national, state and local legislation and policy frameworks.

Specifically, the scope of the investigation included the following:

- A statement of the methods used and sources of information consulted for the investigation, including any limitations, where applicable;
- Results of the review of existing information and site survey, documenting the native vegetation on the site;
- A map of the site showing the results of the assessment based on ground truthing and aerial photographs obtained through NearMap;
- A determination of the extent of any proposed native vegetation removal based on one development layout (to be provided by SIG – please see Data Requirements below);
- Matching of the remnant native trees identified in the Pakenham East NVPP and Arboricultural Assessment.
- A Native Vegetation Removal (NVR) report identifying any native vegetation removal, offset requirements and assessment pathway for a permit in relation to Cl. 52.17 and 52.16 of the Cardinia Shire Planning Scheme;
- Discussion of the implications of the findings for the proposed use of the land, specifically addressing relevant legislative and policy requirements; and
- Recommendations for mitigation and management strategies, and any further investigation required.

This investigation was undertaken by a team from Nature Advisory comprising Cody Hajnal (Botanist), Scarlett Cook (Technical Data Officer), Caroline Tan (Senior Botanist), James Bennie (GIS Analyst) and Merinda Day-Smith (Senior Botanist & Project Manager).

3. Planning and legislative considerations

This investigation and report address the application on the site of relevant legislation and planning policies that protect biodiversity. Local, state and Commonwealth controls are summarised below.

3.1. Planning provisions

The study area is located within the Cardinia Shire Council local government area.

Planning provisions are established under the *Victorian Planning and Environment Act 1987* and are incorporated into all Victorian Planning Schemes. Relevant planning provisions are discussed below.

3.1.1. Planning Policy Framework

Clause 12.01 - Biodiversity

Clause 12.01 of all Victorian planning schemes provides an overarching framework to protect and enhance Victoria's biodiversity. The responsible authority is obligated to refer to Clause 12.01-1S – *Protection of biodiversity* and Cl. 12.01-2S – *Native vegetation management*. The objectives and strategies relating to the current proposal for each Clause are outlined below.

Clause 12.01-1S – *Protection of biodiversity*

The objective of this Clause is to protect and enhance Victoria's biodiversity through the following strategies:

- Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.
- Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.
- Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of:
 - Cumulative impacts.
 - Fragmentation of habitat.
 - The spread of pest plants, animals and pathogens into natural ecosystems.
- Avoid impacts of land use and development on important areas of biodiversity.
- Consider impacts of any change in land use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites; including wetlands and wetland wildlife habitat designated under the Convention on Wetlands of International Importance (the Ramsar Convention) and sites utilised by species listed under the Japan-Australia Migratory Birds Agreement (JAMBA), the China-Australia Migratory Birds Agreement (CAMBA), or the Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA).
- Assist in the identification, protection and management of important areas of biodiversity.
- Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.
- Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas.

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Clause 12.01-2S – *Native vegetation management*

The objective of this Clause is to ensure there is no net loss to biodiversity as a result of removal, destruction or lopping of native vegetation through the following strategies:

- Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017):
 - Avoid the removal, destruction or lopping of native vegetation.
 - Minimise impacts 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.

A response of how this application addresses this policy is provided in Section 7.2.1.

3.1.2. *Local Planning Policies*

The following Local Planning Policy in the Cardinia Planning Scheme is relevant to this investigation:

- Clause 22.05 – *Western Port Green Wedge Policy*: The objectives for the Cardinia Western Port Green Wedge area is that it will be a permanent green and rural area. This policy is to ensure that land uses are carefully located and managed to be consistent with the vision for the Cardinia Western Port Green Wedge, ensure that land uses are carefully located and managed to be consistent with the vision for the Cardinia Western Port Green Wedge, and that to provide guidance and clear direction for preferred land uses for each of the 3 precincts. Note that the study area is located within Precinct 3 – Railway Precinct, for which the directions and the decision guidelines under the Cardinia Planning Scheme are regarding agricultural uses and rural character, not biodiversity protection.

This local planning policy is not relevant to the current investigation, and it is not considered further in this report.

3.1.3. *Zoning*

The council zones located in the study area include the following under the Cardinia Planning Scheme:

- The western section of Mount Ararat South Road is currently zoned as *Urban Growth Zone – Schedule 5 (UGZ5)*, and is located in the Pakenham East Precinct Structure Plan (PSP) and Native Vegetation Precinct Plan (NVPP).
- The eastern section of Mount Ararat South Road and the section of the Princess Freeway inside the study area are currently zoned as *Green Wedge Zone – Schedule 1 (GWZ1)*.
- The Princes Highway and northern section of Mount Ararat South Road are zoned as *Transport Zone – Schedule 2 (TRZ2)*.

Any relevant application requirements, decision guidelines and implications under this zoning are addressed in Section 7.2.2.

3.1.4. *Overlays*

The study area is intersected by the following overlay in the Cardinia Planning Scheme:

- *Landscape Subject to Inundation Overlay (LSIO)* – this overlay intersects the northern part of the study area along the Princes Highway. This overlay is not relevant to the current investigation, and it is not considered further in this report.

The entire study area is also recognised as a Bushfire Prone Area (BPA).

3.1.5. Particular provisions – Native Vegetation (Clause 52.17 and 52.16)

The content of this report aims to address the requirements under Clause 52.17 and 52.16 – *Native Vegetation*. Clause 52.16 relates to native vegetation in the study area that is covered by the Pakenham East NVPP, whereas Clause 52.17 relates the native vegetation in the study area that are not covered by the NVPP.

The purpose of Clause 52.17 and 52.16 (where they apply) is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017), herein referred to as ‘the Guidelines’.

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

This provision states that a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply to the following:

- If an exemption in Table 52.17-7 or 52.16-8 (whichever applies) specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into the planning scheme and listed in the schedule to Clause 52.16 (where Clause 52.16 applies).
- The native vegetation is specified in a schedule to Clause 52.17 (where Clause 52.17 applies).

Application requirements

Any application to remove, destroy or lop native vegetation must comply with the application requirements specified in the Guidelines (DELWP 2017).

The application of the Guidelines (DELWP 2017) is explained further in Appendix 1.

Referral to DEECA

Clause 66.02-2 of the planning scheme determines the role of the Department of Energy, Environment and Climate Action (DEECA) in the assessment of native vegetation removal permit applications. If an application is referred, DEECA may make certain recommendations to the responsible authority in relation to the permit application.

Any application to remove, destroy or lop native vegetation must be referred to DEECA if any of the following apply:

- The impacts to native vegetation fall within the Detailed Assessment Pathway;
- A property vegetation plan applies to the site; or
- The native vegetation is on Crown land that is occupied or managed by the responsible authority.

Implications under this particular provision are discussed in Section 7.1.

3.2. EPBC Act

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) protects a number of threatened species and ecological communities that are considered to be of national conservation

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significance. Any significant impacts to these species require the approval of the Australian Minister for the Environment.

If there is a possibility of a significant impact on nationally threatened species, communities or listed migratory species, a Referral under the EPBC Act should be considered. The Minister will decide whether the project will be a ‘controlled action’ under the EPBC Act after 20 business days, in which case the project can only be undertaken with the approval of the Minister. This approval depends on a further assessment and approval process (lasting between three and nine months, depending on the level of assessment).

Implications under the EPBC Act for the current proposal are discussed in Section 7.3.

3.3. FFG Act

The Victorian *Flora and Fauna Guarantee Act 1988* (FFG Act) includes:

- a *Threatened List* (DEECA 2023f); and
- a *Protected Flora List* (DELWP 2019).

This Act generally only has implications for impacts to FFG-listed values where they occur on Public Land.

Threatened List

The FFG Threatened List represents Victoria’s single operational list of threatened flora, fauna and communities. Each species is assigned a threatened status which aligns with the listing categories and criteria for the International Union for the Conservation of Nature (IUCN) Red List.

Although there are no legislative implications for impacts to these species on private land under the FFG Act, these values should be avoided wherever possible, in recognition of their threatened status at a state level.

Any application for a planning permit may also be assessed by the responsible or referral authority for potential impacts to FFG threatened values as part of broader considerations of impacts to biodiversity.

Protected Flora List

The Protected Flora List includes plants from three sources:

- Plant taxa (species, subspecies or varieties) listed as threatened under the FFG Act,
- Plant taxa belonging to communities listed as threatened under the FFG Act, and
- Plant taxa which are not threatened but require protection for other reasons. For example, some species which are attractive or highly sought after, such as orchids, daisies, and grass trees, are protected so that the removal of these species from the wild can be controlled (DELWP 2019).

Under the Act, any removal of protected flora from public land requires a Protected Flora Permit, which must be obtained from the relevant regional DEECA officer. This can only be obtained after the removal of this flora is approved as part of a planning permit.

Implications under the FFG Act for the current proposal are discussed in Section 7.4.

3.4. EE Act

One or a combination of several criteria may trigger a requirement for a Referral to the Victorian Minister for Planning who will determine whether an Environmental Effects Statement (EES) will be required according to the *Ministerial Guidelines for Assessment of Environmental Effects under the Environment Effects Act 1978* (DSE 2006).

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There are no implications under the *Environment Effects Act 1978* (EE Act) for the current proposal and as such it is not discussed further in this report.

3.5. CaLP Act

The *Catchment and Land Protection Act 1994* (CaLP Act) requires that landowners (or a third party to whom responsibilities have been legally transferred) must eradicate regionally prohibited weeds and prevent the growth and spread of regionally controlled weeds.

Weed species listed under the CaLP Act that have been recorded in the study area are discussed in Section 7.5.

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4. Existing information and methods

4.1. Existing information

Existing information used for this investigation is described below.

4.1.1. Existing reporting and documentation

The existing documentation below, relating to the study area, was reviewed.

- Cardinia Planning Scheme;
- 231201 Kala Estate Construction Extent Set provided to Nature Advisory on 1st December 2023 (herein referred to as the ‘development plan’);
- Pakenham East Precinct Structure Plan;
- Pakenham East Native Vegetation Precinct Plan (E&H Partners, 2018); and
- 90 Mount Ararat South Road, Arboricultural Assessment and Report (Tree Logic, June 2022).

4.2. Desktop methods

4.2.1. Native vegetation

Pre-1750 (pre-European settlement) vegetation mapping administered by DEECA was reviewed to determine the type of native vegetation likely to occur in the study area and surrounds. Information on Ecological Vegetation Classes (EVCs) was obtained from published EVC benchmarks. These sources included the following:

- Relevant EVC benchmarks for the Gippsland Plain and Highlands – Southern Fall bioregions¹ (DSE 2004a); and
- *NatureKit* (DEECA 2023a).

Pre-European EVC mapping (DEECA 2023b) indicated that the study area and surrounds would have supported Swampy Woodland (EVC 937), Damp Heathy Woodland (EVC 793), Swampy Riparian Woodland (EVC 83) and Grassy Woodland (EVC 175) prior to European settlement based on modelling of factors including rainfall, aspect, soils and remaining vegetation.

4.2.2. Listed ecological communities

The online map of EPBC Act-listed ecological communities (DSEWPC 2013) was consulted to determine whether nationally listed communities are modelled to occur in or near the study area. Descriptions of all FFG Act-listed communities were reviewed.

4.3. Field methods

The field assessment was conducted on 11th September 2023. During this assessment, the study area was surveyed on foot.

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¹ A bioregion is defined as “a geographic region that captures the patterns of ecological characteristics in the landscape, providing a natural framework for recognising and responding to biodiversity values”. In general, bioregions reflect underlying environmental features of the landscape (DNRE 1997).

Sites in the study area found to support native vegetation (that were not mapped in the NVPP) were mapped through a combination of aerial photograph interpretation and ground-truthing using ArcGIS Field Maps® (Esri) on a hand-held device.

Any species and ecological communities listed as threatened under the EPBC Act or protected/threatened under FFG Act (where these occurred on public land) were also mapped using the same method.

4.3.1. Native vegetation

Native vegetation is currently defined in Clause 73.01 of all Victorian planning schemes as ‘plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses’. The Guidelines (DELWP 2017) further classify native vegetation as belonging to two categories:

- Patch; or
- Scattered tree.

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Further details on definitions of patches and scattered trees, along with the prescribed methods of assessment, are provided in Appendix 1.

4.3.2. EVC determination

Determination of EVCs in the field was based on DEECA’s pre-European modelled native vegetation (DEECA 2023a) within or in close proximity to the study area.

Although some vegetation types more closely resembled EVCs not modelled in the study area, this was very evidently due to historical modification of the landscape. Where this is the case, EVC has been assigned based on the modelled vegetation type in that locality. This approach is consistent with previous written advice from DEECA to Nature Advisory regarding anthropogenically modified native vegetation. This advice stipulated that native vegetation should be assessed against a pre-1750 EVC type which would have naturally occurred in that location, rather than an EVC that matches the anthropogenically modified patch as observed on-ground.

4.3.3. Flora species and habitats

Records of flora species were made in conjunction with sampling methods used to undertake habitat hectare assessments of the native vegetation described above. Specimens requiring more detailed identification were collected and identified with additional resources.

Species protected under the FFG Act were determined by crosschecking species recorded against the FFG Act *Protected Flora List* (DELWP 2019).

4.3.4. Threatened ecological communities

The likelihood of EPBC and FFG listed threatened ecological communities occurring in the study area was considered by checking general field observations against published descriptions of the listed communities.

4.3.5. Limitations

The short duration and seasonal timing of field assessments can result in some species not being detected when these may occur at other times. Additionally, some flora species and lifeforms may be undetectable at the time of survey or unidentifiable due to a lack of flowers or fruit. The site assessment was conducted during early spring.

Timing of the survey and condition of vegetation were otherwise considered suitable to ascertain the extent and condition of native vegetation. These limitations were not considered to compromise the validity of the investigation as the habitat hectares scoring method has been intentionally designed to account for seasonal and temporal variation within patches of native vegetation, to enable site

assessments to occur year-round. This reduces the subjectivity and variability between assessors and minimises the time taken during the assessment process. In most cases, habitat zones will be placed comfortably within a habitat component category that would unlikely change even if additional data was collected during alternative survey times (DSE 2004b). Therefore, this investigation accurately addresses the relevant policies and decision guidelines.

The Diameter at Breast Height (DBH) for scattered trees in the road reserve was estimated where it was unsafe to access all sides of the tree to measure its diameter using a DBH tape. This occurred for some of the trees at the north-westernmost section of the study area (NA Trees 1 to 5), which were situated on the verge of a steep slope down to a drainage channel.

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5. Assessment results

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5.1. Site description

The study area for this investigation (Figure 1) comprised public road reserves and therefore a highly anthropogenically modified landscape. A large proportion of the study area had been developed into road/hardstand and did not contain vegetation. The landscape was generally flat except most of the road reserve of the Princes Highway had a south-facing slope from the edge of the road.

Vegetation along the Princes Highway mainly consisted of roadside grass buffers with Blackberry and exotic grasses (mainly Cocksfoot and Yorkshire Fog), planted Giant Honey-myrtle, scattered native trees, and a patch of native vegetation on a steep slope (which is mapped as native vegetation to be retained under the Pakenham East NVPP). The predominant native species in this patch were Drooping She-oak and various *Acacia* species. Notable weeds included Pine trees, Gorse and Spanish Heath with the groundcover dominated by exotic grasses. The roadside buffers also contained some linear patches of native vegetation comprising native Rush along wet depressions, with exotic grass interspersed.

Vegetation in the road reserve of Mount Ararat South Road comprised regularly-mown exotic grass with planted trees of the same age cohorts. These trees were a mixture of *Eucalyptus* species that are indigenous and non-indigenous to the area, such as Spotted Gum, Southern Blue Gum, Swamp Gum and Narrow-leaved Peppermint. Some planted shrubs were observed under the planted trees at the southern section of the road. It was also observed that there was a row of large, planted Eucalypt trees along the property fencing of the private lands immediately east of the road. Native vegetation located at the northern part of this road reserve included two patches of Giant Honey-myrtle and Drooping She-oak, as well as two stands of Black Wattle trees.

Vegetation along the Princes Freeway comprised open exotic grassland with linear patches of vegetation along the private property boundary and the edge of the freeway. The linear patch of vegetations along the property boundary contained rows of scattered Eucalypt trees which appeared planted given they were the same species, roughly equidistant from each other and of the same age cohort. The shrub understorey comprised dense Tea-tree shrubs that appeared to have been planted together. The other linear patches along the freeway also mainly consisted of Tea-tree shrubs of the same age cohort. It was considered likely that these shrubs and the row of Eucalypt trees were planted as a screen between the freeway and the private property. In addition to the above, this road reserve also included one patch of native vegetation comprising native Rush, with exotic grass interspersed.

The study area lies within the Gippsland Plain and Highland – Southern Falls bioregions, within the Port Phillip and Western Port catchment management area and on Bunurong Country.

5.2. Native vegetation

5.2.1. NVPP native vegetation mapping

Patches of native vegetation

According to the Pakenham East NVPP, a total of eight patches of native vegetation were located or partially located within the study area (Figure 1). All were classified as 'to be retained'. The field survey confirmed that all except for Patch SW29 were present. Further information is detailed in Table 1 below.

Table 1: NVPP mapped patches in the study area

Habitat Zone	BioEVC Code	BioEVC Conservation Status	Condition Score	Large Tree(s)	Area (ha)	NVPP Status	Nature Advisory Note
SRW6	GipP0083	Endangered	0.38	0	0.012	To Be Retained	Present
SW28	GipP0937	Endangered	0.1	0	0.013	To Be Retained	Present
SW29	GipP0937	Endangered	0.12	0	0.026	To Be Retained	Not present
SW30	GipP0937	Endangered	0.13	0	0.005	To Be Retained	Present
DHW2	GipP0793	Vulnerable	0.2	0	0.031	To Be Retained	Present
DHW4	GipP0793	Vulnerable	0.19	0	0.014	To Be Retained	Present
DHW5	GipP0793	Vulnerable	0.3	0	0.272	To Be Retained	Present
DHW6	GipP0793	Vulnerable	0.26	0	0.202	To Be Retained	Present

Scattered trees

According to the Pakenham East NVPP, a total of 42 scattered trees were mapped in the study area, including:

- 18 scattered trees were classified as ‘to be removed subject to approval’ and the field survey confirmed that all of these trees were no longer present.
- 23 scattered trees were classified as ‘to be retained’ within the study area, however the field survey identified that six of these trees were no longer present.

Further information is detailed in Appendix 3.

5.2.2. Additional native vegetation mapped by Nature Advisory

Patches of native vegetation

A total of eight patches (referred to herein as habitat zones) were identified in the study area, including five that were located inside the NVPP area and three located outside. This totalled an area of 0.385 hectares of native vegetation in patches (no large trees).

Patches of native vegetation in the study area that were not mapped in the NVPP did not comprise the modelled pre-1750 EVCs, and comprised native plants that recolonised in the study area after the development of the study area into public road reserves (Figure 1). Further information is detailed in Appendix 3.

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Table 2: Description of habitat zones in the study area

Habitat Zone	EVC and Bioregion	Description
A, B, C, D	A, C, D, = Swampy Woodland (EVC 937), bioregion Gippsland Plain B = Damp Heathy Woodland (EVC 793), bioregion Highlands - Southern Fall	All of these habitat zones did not reflect the modelled treed EVCs due to clearing and development of the study area into road reserves. HZs A to E more closely resembled extremely degraded Plains Grassy Wetland (EVC 125). They consisted of native Rush that have recolonized linear depressions. They were surrounded and interspersed with high-threat weeds mainly Cocksfoot, Yorkshire Fog and sometimes Blackberry. These habitat zones are within the NVPP area and are not identified in the NVPP as native vegetation to be retained, therefore a permit is not triggered for removal.
E	Swampy Woodland (EVC 937), bioregion Highlands - Southern Fall	This habitat zone did not reflect the modelled EVC due to clearing and development of the study area into road reserves. This habitat zone was located in a drainage depression, adjacent to a dwelling. HZ E comprised a medium-sized <i>Melaleuca</i> sp. and some Drooping Sheoak, with Cumbungi, Rush and Slender Knotweed in the understorey. Weeds included Giant Honey-myrtle, Sweet Pittosporum, Cocksfoot and Yorkshire Fog. These habitat zones are within the NVPP area and are not identified in the NVPP as native vegetation to be retained, therefore a permit is not triggered for removal.
F, G	Swampy Woodland (EVC 937), bioregion Highlands - Southern Fall	These habitat zones did not reflect the modelled EVC due to clearing and development of the study area into road reserves. HZs F and G consisted of stands of Drooping She-oak, surrounded by non-indigenous Giant Honey-Myrtle. The groundcover comprised weeds, mainly Cocksfoot and Yorkshire Fog. These habitat zones are located outside of the NVPP area.
H, I	Swampy Woodland (EVC 937), bioregion Gippsland Plain	This habitat zone did not reflect the modelled EVC due to clearing and development of the study area into road reserves. HZ H more closely resembled extremely degraded Plains Grassy Wetland (EVC 125). It consisted of native Rush that have recolonized a wide, gentle depression in the road reserve of the Princes Freeway. They were surrounded by and interspersed with high-threat weeds mainly Cocksfoot, Yorkshire Fog and sometimes Blackberry. This habitat zone is located outside of the NVPP area.

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Habitat Zone	EVC and Bioregion	Description
J, K, L, M, N, O, P	Swampy Woodland (EVC 937), bioregion Gippsland Plain	These small, scattered habitat zones comprised solely of Black Wattle shrubs large enough to be constituted as a patch. Understory comprised of grassy weeds including Yorkshire Fog and Kikuyu and some scattered Blackberry brambles.

The habitat hectare assessment results for these habitat zones are provided in Table 3. More detailed habitat scoring results are presented in Appendix 2.

Table 3: Summary of habitat hectare assessment results

Habitat Zone	EVC and Bioregion	Area (ha)	Condition score (out of 100)	No. of large trees
A	Swampy Woodland (EVC 937), Gippsland Plain	0.030	18	0
B	Damp Heathy Woodland (EVC 793), Highlands - Southern Fall	0.004	13	0
C	Swampy Woodland (EVC 937), Gippsland Plain	0.009	13	0
D	Swampy Woodland (EVC 937), Gippsland Plain	0.072	13	0
E	Swampy Woodland (EVC 937), Gippsland Plain	0.010	32	0
F	Swampy Woodland (EVC 937), Highlands - Southern Fall	0.059	24	0
G	Swampy Woodland (EVC 937), Highlands - Southern Fall	0.024	12	0
H	Swampy Woodland (EVC 937), Gippsland Plain	0.236	13	0
I	Swampy Woodland (EVC 937), Gippsland Plain	0.026	13	0
J	Swampy Woodland (EVC 937), Gippsland Plain	0.027	9	0
K	Swampy Woodland (EVC 937), Gippsland Plain	0.017	9	0
L	Swampy Woodland (EVC 937), Gippsland Plain	0.004	9	0
M	Swampy Woodland (EVC 937), Gippsland Plain	0.002	9	0
N	Swampy Woodland (EVC 937), Gippsland Plain	0.003	9	0
O	Swampy Woodland (EVC 937), Gippsland Plain	0.004	9	0
P	Swampy Woodland (EVC 937), Gippsland Plain	0.004	9	0
Total				

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Scattered trees

Other than the NVPP mapped scattered trees, a total of 18 additional scattered trees were mapped in the study area by Nature Advisory, including:

- Six scattered trees located outside of the NVPP area; and
- 12 scattered trees located within the NVPP area (including 4 large scattered trees).

Details of the above scattered trees recorded are listed in Appendix 3.

Additional note regarding arborist assessment

Tree Logic (2022) had mapped the trees along Mount Ararat South Road, which generally matched the trees that were observed during the field survey, except for the following discrepancies:

- Nature Advisory recorded Tree 15 inside a private property west of Mount Ararat South Road, which did not appear on the mapping by Tree Logic; and
- Nature Advisory did not observe Trees 5 and 7 that were mapped by Tree Logic outside the property. (Note both trees were recorded as Black Wattles and would not be scattered trees comprising native vegetation under the Guidelines.)

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5.3. Flora species

5.3.1. Species recorded

During the field assessment, 65 plant species were recorded, of which 20 (30%) were indigenous and 45 (70%) were introduced or non-indigenous native in origin (Appendix 4).

5.3.2. Listed threatened species

The following listed flora species were recorded during the field survey:

- Bog Gum (FFG: Critically Endangered) – the three individuals recorded appeared to be planted roadside trees. The study area is outside of the known natural distribution of this species.
- Spotted Gum (FFG: Vulnerable) – a planted row of individuals was present along the western side of Mount Ararat South Road. The study area is outside of the known natural distribution of this species.
- Giant Honey-myrtle (FFG: Endangered) – while native to Victoria, this species is considered a serious environmental weed beyond its natural range. Individuals within the study area were evidently planted (e.g. along a property boundary at the northwestern part of the study area) or were the progeny of planted specimens.

Given their context as planted trees (and a weed in the case of Giant Honey-myrtle), the three species above are not discussed further in this report.

The study area is unlikely to support other species listed under the EPBC Act and/or the FFG Act given the following site conditions:

- No remnant patches of vegetation in the study area, except for patches mapped in the NVPP which were in degraded condition and reflected anthropogenic modification of the landscape.
- Ground layer highly modified and densely dominated by exotic grasses.
- Non-cryptic threatened species such as trees and shrubs would have been identified during the field survey.

5.3.3. Listed protected species

The following FFG Act-protected flora species were recorded on public land during the field survey, as shown in Figure 1:

- Eight individuals of Black Wattle (one isolated individual, one stand containing 4 individuals and one stand containing 3 individuals along Mt Ararat South Road); and
- One un-identified *Acacia* sp. (one individual along the Princes Highway).

5.4. Listed ecological communities

EPBC Listed communities

No EPBC Listed communities were recorded during the field survey of the study area.

FFG Listed communities

No FFG Listed communities were recorded during the field survey of the study area.

6. Impact assessment

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6.1. Proposed development

The works proposed in the study area are required infrastructure for the development of 90 Mt Ararat South Road, East Packerham, e.g. a water pipeline, acoustic walls and a footpath.

6.1.1. Impacts to native vegetation

The proposed development will result in the following impacts to 0.198 hectares of native vegetation within the area covered the NVPP and 0.337 hectares of native vegetation outside the NVPP. In addition, there has been 0.084 hectares of past removal within the area covered by the NVPP. Refer to Section 7.1.2 for a summary of impacts and implications.

To determine impacts to native vegetation, the development plan was overlaid with the native vegetation relevant to this investigation, in particular the 'construction access zone'. Where mapped native vegetation intersected with the 'construction access zone', this was considered to be impacted. Note that trees are deemed impacted when the development footprint encroaches on the Tree Protection Zone (TPZ)².

- Within the area covered by the NVPP, native vegetation classified under the NVPP as native vegetation to be removed does not require further assessment. Native vegetation classified under the NVPP as native vegetation to be retained but will be impacted by the proposal were included in the impact assessment. Native vegetation classified under the NVPP as native vegetation to be retained but was found to be previously removed during the field survey were included in the impact assessment as past removal.
- Outside the area covered by the NVPP, native vegetation mapped by Nature Advisory that will be impacted by the proposal were included in the impact assessment.

The provision of offsets will be required for the removal of native vegetation from the study area, and the offsets must be secured before removal.

6.1.2. Impacts to listed flora species

The study area is unlikely to support listed flora species as discussed in Section 5.3.2, therefore no listed flora species are considered to be susceptible to impacts from the proposal.

Implications under the EPBC Act are discussed in Section 7.3, while implications under the FFG Act are detailed in Section 7.4.

6.1.3. Impacts to listed communities

The study area is unlikely to support any EPBC or FFG listed communities as discussed in Section 5.4, therefore there are no anticipated impacts to listed communities from the proposal.

² In accordance with the *Assessor's Handbook* (DELWP 2018a), a tree is deemed lost when earthworks encroach on more than 10% of the Tree Protection Zone (TPZ), unless deemed otherwise by an arborist. However, trees which form part of a 'patch' of native vegetation are not required to be individually mapped in accordance with the habitat hectare assessment method, unless they meet the minimum DBH of a large tree under the relevant EVC Benchmark.

7. Implications under legislation and policy

7.1. Implications under Clause 52.17 and 52.16

A permit for the proposed removal of native vegetation is required under Cl. 52.17 and 52.16 of the Cardinia Planning Scheme.

7.1.1. Exemptions to Clause 52.17 and 52.16

Native Vegetation - Clause 52.17-7

Exemptions listed in Cl. 52.17-7 and 52.16-8 relevant to the study area are:

- *Planted vegetation:* Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding. This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity.

Planted trees and shrubs were recognised as planted due to their linear nature, even spacing and similar age class, as seen in the photos below. In addition, three individuals of Bog Gum were recorded, however they appeared to be planted as discussed in Section 5.3.2.



Inset 1. Representative examples of rows of planted trees (and sometimes shrubs) along Mount Ararat South Road and part of the Princes Freeway.

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7.1.2. Impacts to native vegetation

Native vegetation within the NVPP

The proponent proposes to remove a total of 0.198 hectares of native vegetation classified under the NVPP as native vegetation to be retained (requiring a permit to remove under Clause 52.16), comprising:

- 0.198 hectares of native vegetation in patches (no large trees).

In addition, the approved/unauthorised removal of a total extent of 0.084 hectares of native vegetation has occurred in the study area within the last five years. This included two scattered trees and one patch of native vegetation which were classified under the NVPP as native vegetation to be retained, but found to have been removed during the field survey. It is understood this removal has no relation to the current proposal.

Therefore, the total native vegetation removal within the NVPP including past and present removal is 0.282 hectares.

Native vegetation outside the NVPP

The proponent proposes to remove 0.337 hectares of native vegetation outside of the area covered by the NVPP (requiring a permit to remove under Clause 52.17), comprising:

- 0.017 hectares of native vegetation in patches (no large trees in patches); and
- 11 scattered trees (namely 2 large scattered trees and 9 small scattered trees).

Photographs of native vegetation proposed for removal are provided in Appendix 5.

7.1.3. Avoid and minimise statement

In accordance with the Guidelines, all applications to remove native vegetation must provide an avoid and minimise statement that describes any efforts undertaken to avoid the removal of, and minimise the impacts to biodiversity and other values of native vegetation, and how these efforts were focused on areas of native vegetation with the highest value. Efforts to avoid and minimise impacts to native vegetation in the current application are presented as follows:

- Strategic level planning – Works have been contained within the road reserves. It should be noted that given the nature of the works, the development footprint must be located in the road reserve and as such some impacts to native vegetation will be unavoidable (e.g. footpath and acoustic walls).
- Site level planning measures, from comments on the development plan provided to Nature Advisory:
 - Locations of native vegetation avoided where possible in the first instance.
 - Boring methodology proposed to minimise impacts on native vegetation. Boring across the road divider containing native vegetation in the Princes Highway was located to avoid impacts to native vegetation. Boring from either direction from same pit proposed to minimise vegetation impacts. Impact to vegetation between bore pits expected to be minimal and the remaining vegetation is expected to survive.
 - Alignment of watermain along Princes Highway was designed to reduce the impact on native vegetation, by reducing the watermain offset from the southern boundary.
 - Minimum offset from power poles was limited to clearance advised by the contractor.
 - Relief holes, bore pits and pipe junction locations have been spaced out to avoid native vegetation where possible.

Design and construction recommendations to further avoid and minimise impacts to native vegetation are provided in Section 8.

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7.1.4. Modelled species important habitat

The current proposal footprint will not have a significant impact on habitat for any rare or threatened species as determined in the NVR Report (Appendix 6).

7.1.5. Assessment pathway

The assessment pathway is determined by the location category and extent of native vegetation as detailed for the study area as follows:

- Native vegetation under the NVPP
 - **Location Category:** Location 2
 - **Extent of native vegetation:** A total of 0.282 hectares of native vegetation.
 - Based on the extent of native vegetation removal being <0.5 hectares, not including any large trees, and being in Location 1, the Guidelines stipulate that the proposal is to be assessed under the **Basic** assessment pathway, as determined by the matrix below.
- Native vegetation outside of the NVPP
 - **Location Category:** Location 2
 - **Extent of native vegetation:** A total of 0.337 hectares of native vegetation (including 2 large trees).
 - Based on the extent of native vegetation removal being <0.5 hectares, including at least one large tree, and being in Location 2, the Guidelines stipulate that the proposal is to be assessed under the **intermediate** assessment pathway, as determined by the matrix below.

Table 4: Assessment pathway matrix

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

This proposal **would** trigger a referral to DEECA based on the above criteria.

7.1.6. Offset requirements

For the native vegetation removal within the NVPP (under Clause 52.16), offsets required to compensate for the proposed removal of native vegetation are:

- 0.069 general habitat units, with following offset attribute requirements:
- A minimum strategic biodiversity value (SBV) of 0.583
- Located within the Port Phillip and Westernport Catchment Management Authority (CMA) or Cardinia Shire Council municipal district.

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For the native vegetation removal outside of the NVPP (under Clause 52.17), offsets required to compensate for the proposed removal of native vegetation are:

- 0.071 general habitat units, with following offset attribute requirements:
- A minimum strategic biodiversity value (SBV) of 0.354
- Located within the Port Phillip and Westernport Catchment Management Authority (CMA) or Cardinia Shire Council municipal district.
- Include protection of at least 2 large trees.

7.1.7. Offset statement

The offset target for the current proposal will be achieved via a third-party offset.

An online search of the Native Vegetation Credit Register (NVCR) has shown that the required offset is currently available for purchase from a native vegetation credit owner (DEECA 2023e).

Evidence that the required offset is available is provided in Appendix 7. The required offset would be secured following approval of the application to remove native vegetation.

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7.2. Implications under other planning provisions

7.2.1. Clause 12.01 - Biodiversity

The objectives and strategies of Clause 12.01 (outlined in Section 3.1.1) are in general, achieved by the 'Guidelines' and the avoid, minimise and offset obligations as detailed within this report. However, this clause is also relevant to the application by considering the protection and enhancement of habitat for indigenous plants and animals in urban areas and avoiding fragmentation of habitat.

This application responds to these objectives through the measures undertaken to avoid and minimise impacts to native vegetation, which are discussed in Section 7.1.3. However, some impacts to native vegetation will be unavoidable in order to achieve the works that need to be located in the road reserve (e.g. footpath and acoustic walls).

7.2.2. Zoning

The eastern section of Mount Ararat South Road and the section of the Princess Freeway inside the study area are currently zoned as *Green Wedge Zone – Schedule 1 (GWZ1)*, and as such the following decision guidelines are relevant to this investigation:

- *The impact of the use or development on the flora and fauna on the site and its surrounds.*
- *The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.*

The biodiversity values of this area are highly modified and mostly artificial, given these areas have been historically cleared and developed into road reserves. Vegetation in the road reserve of Mount Ararat South Road comprised regularly-mown exotic grass with planted trees, including a mixture of Eucalyptus species that are indigenous and non-indigenous to the area. Vegetation along the Princes Freeway comprised open exotic grassland with similar planted Eucalypt trees. The shrub understorey comprised dense Tea-tree shrubs that also appeared to have been planted together to create a screen. This road reserve also included one patch of native vegetation comprising native Rush that had recolonised the wet conditions of the road reserve, with dense exotic grass surrounding and interspersed.

The measures undertaken to avoid and minimise impacts to native vegetation in the study area are discussed in Section 7.1.3. Design and construction recommendations to further avoid and minimise impacts to native vegetation are provided in Section 8, which includes measures for revegetation to link habitat areas and use local indigenous species.

7.2.3. Overlays

No overlays relevant to this investigation cover the study area.

7.3. Implications under the EPBC Act

The EPBC Act protects a number of threatened species and ecological communities that are considered to be of national conservation significance. Any significant impacts on these species require the approval of the Australian Minister for the Environment.

Although a likelihood of occurrence analysis was not undertaken, the proposed development is unlikely to result in a significant impact on any EPBC Act-listed values. based on general field observations as discussed in Section 6.1.2 and 6.1.3.

Therefore, there are no implications under the EPBC Act.

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7.4. Implications under the FFG Act

Impacts to FFG-listed values generally only has implications for where they occur on Public Land.

Threatened species

The proposed development is unlikely to result in a significant impact on any FFG Act-listed values, based on general field observations as discussed in Section 6.1.2 and 6.1.3.

Protected Flora

The following FFG Act values listed as protected are anticipated to be impacted from the proposed development on public land, therefore, a Protected Flora Permit under the FFG Act would be required:

- Eight individuals of Black Wattle (one isolated individual, one stand containing 4 individuals and one stand containing 3 individuals along Mt Ararat South Road).

7.5. CaLP Act

The *Catchment and Land Protection Act 1994* (CaLP Act) requires that landowners (or a third party to whom responsibilities have been legally transferred) must eradicate regionally prohibited weeds and prevent the growth and spread of regionally controlled weeds.

Property owners who do not eradicate Regionally prohibited weeds or prevent the growth and spread of Regionally controlled weeds for which they are responsible, may be issued with a Land Management Notice or Directions Notice that requires specific control work to be undertaken.

In accordance with the *Catchment and Land Protection Act 1994*, the noxious weed species listed below, that were recorded in the study area, must be controlled.

- Angled Onion
- Blackberry
- Gorse
- Montpellier Broom
- Soursob
- Spear Thistle

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Precision control methods that minimise off-target kills (e.g. spot spraying) should be used in environmentally sensitive areas (e.g. within or near native vegetation, waterways, etc.).

8. Design and construction mitigation recommendations

The following further design recommendations are provided to avoid/minimise impacts to native vegetation, and flora and fauna habitats:

- Consider opportunities in revegetation/planting design to enhance biodiversity values and significant fauna habitat etc. In particular:
 - Revegetating between existing patches to create habitat connectivity.
 - Using native species indigenous to the local area, suitable to the conditions of the site.
- Consider donating trees to be removed (especially dead ones) to council to be located in a council reserve as habitat for fauna if appropriate.

Recommendations to mitigate impacts to vegetation during construction are provided below:

- Establish appropriate vegetation protection zones around areas of native vegetation to be retained prior to works.
- Establish appropriate TPZs around scattered native trees to be retained prior to works.
- Ensure all construction personnel are appropriately briefed prior to works, and that no construction personnel, machinery or equipment are placed inside vegetation zones/TPZs.

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9. References

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Appendix 1: Details of the assessment process in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017)

Purpose and objective

Policies and strategies relating to the protection and management of native vegetation in Victoria are defined in the State Planning Policy Framework (SPPF). The objective of all Victorian Planning Schemes, as identified in Clause 12.01, is 'To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation'.

This is to be achieved through the following three-step approach, as described in the Guidelines:

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Note: While a planning permit may still be required, if native vegetation does not meet the definition of either a patch or a scattered tree, an offset under the Guidelines is not required.

Patch

A patch of native vegetation may be defined as one of the following:

- An area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native; or
- Any area with three or more native canopy trees³ where the drip line⁴ of each tree touches the drip line of at least one other tree, forming a continuous canopy; or
- Any mapped wetland included in the Current wetlands map, available at MapShareVic (DEECA 2023b).

Patch condition is assessed using the habitat hectare method (Parkes *et al.* 2003; DSE 2004b) whereby components of the patch (e.g. tree canopy, understorey and ground cover) are assessed against an EVC benchmark. The score effectively measures the percentage to which the condition of the vegetation resembles the original condition.

The *Native Vegetation Information Management* (NVIM) system (DEECA 2023c) provides modelled condition scores for native vegetation to be used in certain circumstances.

Assessment pathways

The first step in determining the type of assessment required for any site in Victoria is to determine the assessment pathway for the proposed native vegetation removal. The three possible assessment pathways for applications to remove native vegetation in Victoria are the following:

- Basic;
- Intermediate; or
- Detailed.

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³ A native canopy tree is a mature tree (i.e. able to flower) that is taller 3 metres and normally found in the upper layer of the relevant vegetation type.

⁴ The drip line is the outermost boundary of a tree canopy (leaves and/or branches) where the water drips onto the ground.

This assessment pathway is determined by the following two factors:

- **Location Category**, as determined using the Location Map of Victoria. The location category indicates the potential risk to biodiversity from removing a small amount of native vegetation. The three location categories are defined as follows:
 - **Location 1** – shown in light blue-green on the Location Map; occurring over most of Victoria.
 - **Location 2** – shown in dark blue-green on the Location Map; includes areas mapped as endangered EVCs and/or sensitive wetlands and coastal areas.
 - **Location 3** – shown in brown on the Location Map; includes areas where the removal of less than 0.5 hectares of native vegetation could have a significant impact on habitat for rare and threatened species.
- **Extent of native vegetation** – The extent of any patches and scattered trees proposed to be removed (and the extent of any past native vegetation removal), with consideration as to whether the proposed removal includes any large trees. Extent of native vegetation is determined as follows:
 - **Patch** – the area of the patch in hectares.
 - **Scattered Tree** – the extent of a scattered tree is dependent on whether the scattered tree is small or large. A tree is considered to be a large tree if the DBH is greater than or equal to the large tree benchmark DBH for the relevant bioregional EVC. Any scattered tree that is not a large tree is a small scattered tree. The extent of large and small scattered trees is determined as follows:
 - **Large scattered tree** – the area of a circle with a 15 metre radius, with the trunk of the tree at the centre.
 - **Small scattered tree** – the area of a circle with a ten-metre radius, with the trunk of the tree at the centre.

The assessment pathway for assessing an application to remove native vegetation is subsequently determined as shown in the following matrix table:

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

Note: If the native vegetation to be removed includes more than one location category, the higher location category is used to determine the assessment pathway.

Landscape scale information – strategic biodiversity value

The strategic biodiversity value (SBV) is a measure of a location’s importance to Victoria’s biodiversity, relative to other locations across the state. This is represented as a score between 0 and 1, and determined from the SBV map, available from NVIM (DEECA 2023c).

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Landscape scale information – habitat for rare or threatened species

Habitat importance for rare or threatened species is a measure of the importance of a location in the landscape as habitat for a particular rare or threatened species, in relation to other habitat available for that species. This is represented as a score between 0 and 1 and determined from the Habitat importance maps, administered by DEECA.

This includes two groups of habitat:

- **Highly localised habitats** – Limited in area and considered to be equally important, therefore having the same habitat importance score.
- **Dispersed habitats** – Less limited in area and based on habitat distribution models.

Habitat for rare or threatened species is used to determine the type of offset required in the detailed assessment pathway.

Biodiversity value

A combination of site-based and landscape scale information is used to calculate the biodiversity value of native vegetation to be removed. Biodiversity value is represented by a general or species habitat score, as determined below.

Firstly, the extent and condition of native vegetation to be removed are combined to determine the habitat hectares as follows:

$$\text{Habitat hectares} = \text{extent of native vegetation} \times \text{condition score}$$

Secondly, the habitat hectare score is combined with a landscape factor to obtain an overall measure of biodiversity value. Two landscape factors exist as follows:

- **General landscape factor** – determined using an adjusted strategic biodiversity score and relevant when no habitat importance scores are applicable;
- **Species landscape factor** – determined using an adjusted habitat importance score for each rare or threatened species habitat mapped at a site in the Habitat importance map.

These factors are subsequently used as follows to determine the biodiversity value of a site:

$$\text{General habitat score} = \text{habitat hectares} \times \text{general landscape factor}$$

$$\text{Species habitat score} = \text{habitat hectares} \times \text{species landscape factor}$$

Offset requirements

A native vegetation offset is required for the approved removal of native vegetation. Offsets conform to one of two types and each type incorporates a multiplier to address the risk of offset:

- A **general offset** is required when the removal of native vegetation does not have a significant impact on any habitat for rare or threatened species (i.e. the proportional impact is below the species offset threshold). In this case a multiplier of 1.5 applies to determine the general offset amount.

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General offset (amount of general habitat units) = general habitat score × 1.5

- A **species offset** is required when the removal of native vegetation has a significant impact on habitat for a rare or threatened species (i.e. the proportional impact is above the species offset threshold). In this case a multiplier of 2 applies to determine the species offset amount.

Species offset (amount of species habitat units) = Species habitat score × 2

Note: If native vegetation does not meet the definition of either a patch or scattered tree, an offset is not required.

Offset attributes

Offsets must meet the following attribute requirements, as relevant:

- General offsets
 - **Offset amount** – general offset = general habitat score × 1.5
 - **Strategic biodiversity value (SBV)** – the offset has at least 80% of the SBV of the native vegetation removed
 - **Vicinity** – the offset is in the same CMA boundary or municipal district as the native vegetation removed
 - Habitat for rare and threatened species – N/A
 - **Large trees** – the offset includes the protection of at least one large tree for every large tree to be removed
- Species offsets
 - **Offset amount** – species offset = species habitat score × 2
 - Strategic biodiversity value (SBV): N/A
 - Vicinity: N/A
 - **Habitat for rare and threatened species** – the offset comprises mapped habitat according to the Habitat importance map for the relevant species
 - **Large trees** – the offset includes the protection of at least one large tree for every large tree to be removed

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Appendix 2: Detailed habitat hectare assessment results

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Appendix 2: Detailed habitat hectare assessment results

Habitat Zone		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
Bioregion		GipP	HSF	GipP	GipP	HSF	HSF	HSF	GipP	GipP	GipP	GipP	GipP	GipP	GipP	GipP	
EVC Number		937	793	937	937	937	937	937	937	937	937	937	937	937	937	937	
Total area of Habitat Zone (ha)		0.03	0.004	0.009	0.072	0.01	0.059	0.024	0.236	0.026	0.027	0.017	0.004	0.002	0.003	0.004	
Site Condition	Large Old Trees	/10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Tree Canopy Cover	/5	0	0	0	0	0	5	0	0	0	0	0	0	0	0	
	Lack of Weeds	/15	4	4	4	4	7	0	0	4	4	0	0	0	0	0	
	Understorey	/25	5	5	5	5	15	5	5	5	5	5	5	5	5	5	
	Recruitment	/10	5	0	0	0	3	3	0	0	0	0	0	0	0	0	
	Organic Matter	/5	2	2	2	2	5	5	5	2	2	2	2	2	2	2	
	Logs	/5	0	0	0	0	0	4	0	0	0	0	0	0	0	0	
	Site condition standardising multiplier*		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	<i>Site Condition subtotal</i>		16	11	11	11	30	22	10	11	11	7	7	7	7	7	7
Landscape Context	Patch Size	/10	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Neighbourhood	/10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Distance to Core	/5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Total Condition Score		/100	18	13	13	13	32	24	12	13	13	9	9	9	9	9	

* Modified approach to habitat scoring - refer to Table 14 of DELWP's Vegetation Quality Assessment Manual (DSE 2004).

Habitat Zone			P
Bioregion			GipP
EVC Number			937
Total area of Habitat Zone (ha)			0.004
Site Condition	Large Old Trees	/10	0
	Tree Canopy Cover	/5	0
	Lack of Weeds	/15	0
	Understorey	/25	5
	Recruitment	/10	0
	Organic Matter	/5	2
	Logs	/5	0
	Site condition standardising multiplier*		1.00
	<i>Site Condition subtotal</i>		7
Landscape Context	Patch Size	/10	1
	Neighbourhood	/10	0
	Distance to Core	/5	1
Total Condition Score			9

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* Modified approach to habitat scoring - refer to Table 14 of DELWP's Vegetation Quality Assessment Manual (DSE 2004).



Appendix 3a: NVPP trees in the study area & Appendix 3b: Additional trees recorded by Nature Advisory

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Appendix 3a: NVPP trees in the study area

Tree No.	Common Name	Scientific Name	DBH (cm)	Circumference	Habitat Category	Radius of TPZ (m)	Remove/Retain	Notes
2	Swamp Gum	<i>Eucalyptus ovata</i>	35	110	SST	4.2	To be retained	Present
3	Swamp Gum	<i>Eucalyptus ovata</i>	35	110	SST	4.2	To be retained	Present
4	Swamp Gum	<i>Eucalyptus ovata</i>	48	151	SST	5.76	To be retained	Tree stump with reshoots, present
96	Swamp Gum	<i>Eucalyptus ovata</i>	20	63	SST	2.4	To be retained	Not present
97	Swamp Gum	<i>Eucalyptus ovata</i>	60	188	SST	7.2	To be retained	Not present
105	Swamp Gum	<i>Eucalyptus ovata</i>	18	57	SST	2.16	To be retained	Present
106	Swamp Gum	<i>Eucalyptus ovata</i>	48	151	SST	5.76	To be retained	Present
107	Swamp Gum	<i>Eucalyptus ovata</i>	8	25	SST	2	To be retained	Present
108	Swamp Gum	<i>Eucalyptus ovata</i>	7	22	SST	2	To be retained	Dead
109	Dead stag	<i>Dead stag</i>	15	47	SST	2	To be retained	Not present
110	Swamp Gum	<i>Eucalyptus ovata</i>	5	16	SST	2	To be retained	Present
361	Swamp Gum	<i>Eucalyptus ovata</i>	45	141	SST	5.4	To be retained	Present
362	Swamp Gum	<i>Eucalyptus ovata</i>	10	31	SST	2	To be retained	Present
363	Swamp Gum	<i>Eucalyptus ovata</i>	8	25	SST	2	To be retained	Not present
364	Swamp Gum	<i>Eucalyptus ovata</i>	44	138	SST	5.28	To be retained	Present
365	Swamp Gum	<i>Eucalyptus ovata</i>	25	79	SST	3	To be retained	Present
366	Swamp Gum	<i>Eucalyptus ovata</i>	33	104	SST	3.96	To be retained	Present
367	Swamp Gum	<i>Eucalyptus ovata</i>	35	110	SST	4.2	To be retained	Present
368	Swamp Gum	<i>Eucalyptus ovata</i>	10	31	SST	2	To be retained	Present
369	Swamp Gum	<i>Eucalyptus ovata</i>	40	126	SST	4.8	To be retained	Present
370	Swamp Gum	<i>Eucalyptus ovata</i>	32	101	SST	3.84	To be retained	Present
384	Swamp Gum	<i>Eucalyptus ovata</i>	35	110	SST	4.2	To be retained	Not present
385	Swamp Gum	<i>Eucalyptus ovata</i>	48	151	SST	5.76	To be retained	Not present
98	Drooping Sheoak	<i>Allocasuarina verticillata</i>	42	132	LST	5.04	To be removed subject to approval	Not present
99	Dead stag	<i>Dead stag</i>	18	57	SST	2.16	To be removed subject to approval	Not present
100	Swamp Gum	<i>Eucalyptus ovata</i>	30	94	SST	3.6	To be removed subject to approval	Not present
101	Dead stag	<i>Dead stag</i>	10	31	SST	2	To be removed subject to approval	Not present

Notes: DBH = Diameter at breast height (130 cm from the ground); TPZ = Tree Protection Zone.

Tree No.	Common Name	Scientific Name	DBH (cm)	Circumference	Habitat Category	Radius of TPZ (m)	Remove/Retain	Notes
102	Dead stag	Dead stag	30	94	SST	3.6	To be removed subject to approval	Not present
103	Swamp Gum	<i>Eucalyptus ovata</i>	15	47	SST	2	To be removed subject to approval	Not present
104	Green Scentbark	<i>Eucalyptus fulgens</i>	89	280	LST	10.68	To be removed subject to approval	Not present
579	Narrow-leaved Peppermint	<i>Eucalyptus radiata</i>	20	63	SST	2.4	To be removed subject to approval	Not present
580	Narrow-leaved Peppermint	<i>Eucalyptus radiata</i>	25	79	SST	3	To be removed subject to approval	Not present
581	Narrow-leaved Peppermint	<i>Eucalyptus radiata</i>	48	151	SST	5.76	To be removed subject to approval	Not present
582	Narrow-leaved Peppermint	<i>Eucalyptus radiata</i>	48	151	SST	5.76	To be removed subject to approval	Not present
583	Narrow-leaved Peppermint	<i>Eucalyptus radiata</i>	53	167	SST	6.36	To be removed subject to approval	Not present
585	Narrow-leaved Peppermint	<i>Eucalyptus radiata</i>	55	173	SST	6.6	To be removed subject to approval	Not present
590	Narrow-leaved Peppermint	<i>Eucalyptus radiata</i>	40	126	SST	4.8	To be removed subject to approval	Not present
591	Narrow-leaved Peppermint	<i>Eucalyptus radiata</i>	42	132	SST	5.04	To be removed subject to approval	Not present
593	Narrow-leaved Peppermint	<i>Eucalyptus radiata</i>	40	126	SST	4.8	To be removed subject to approval	Not present
594	Narrow-leaved Peppermint	<i>Eucalyptus radiata</i>	44	138	SST	5.28	To be removed subject to approval	Not present
678	Green Scentbark	<i>Eucalyptus fulgens</i>	89	280	LST	10.68	To be removed subject to approval	Not present

Notes: DBH = Diameter at breast height (130 cm from the ground); TPZ = Tree Protection Zone.

Appendix 3b: Additional trees mapped by Nature Advisory

Tree No.	Common Name	Scientific Name	DBH (cm)	Circumference	Habitat Category	Radius of TPZ (m)	Remove/Retain	Notes
1	Swamp Gum	<i>Eucalyptus ovata</i>	68	214	SMST	8.16	Retain	
2	Swamp Gum	<i>Eucalyptus ovata</i>	35	110	SMST	4.2	Retain	
3	Bundy	<i>Eucalyptus goniocalyx</i>	65	204	SMST	7.8	Retain	
4	Narrow-leaf Peppermint	<i>Eucalyptus radiata</i>	75	236	LGST	9	Retain	
5	Swamp Gum	<i>Eucalyptus ovata</i>	19	60	SMST	2.28	Retain	
6	Bog Gum	<i>Eucalyptus kitsoniana</i>	12	38		1.44	Retain	FFG Act listed, but planted
7	Bog Gum	<i>Eucalyptus kitsoniana</i>	19	60		2.28	Retain	FFG Act listed, but planted
8	Swamp Gum	<i>Eucalyptus ovata</i>	55	173	SMST	6.6	Retain	Outside NVPP area
9	Swamp Gum	<i>Eucalyptus ovata</i>	28	88	SMST	3.36	Remove	Outside NVPP area
10	Swamp Gum	<i>Eucalyptus ovata</i>	7	22	SMST	0.84	Remove	Outside NVPP area
11	Swamp Gum	<i>Eucalyptus ovata</i>	14	44	SMST	1.68	Remove	Outside NVPP area
12	Swamp Gum	<i>Eucalyptus ovata</i>	62	195	SMST	7.44	Remove	Outside NVPP area. Beehive.
13	Yellow Box	<i>Eucalyptus melliodora</i>	18	57	SMST	2.16	Remove	Outside NVPP area. Hollows
14	Messmate Stringybark	<i>Eucalyptus obliqua</i>	75	236	LGST	9	Remove	
15	Messmate Stringybark	<i>Eucalyptus obliqua</i>	75	236	LGST	9	Retain	
16	Messmate Stringybark	<i>Eucalyptus obliqua</i>	42	132	SMST	5.04	Remove	
17	Messmate Stringybark	<i>Eucalyptus obliqua</i>	35	110	SMST	4.2	Remove	
18	Narrow-leaf Peppermint	<i>Eucalyptus radiata</i>	80	251	LGST	9.6	Remove	
19	Grey Box	<i>Eucalyptus microcarpa</i>	55	173	SMST	6.6	Remove	
20	Grey Box	<i>Eucalyptus microcarpa</i>	35	110	SMST	4.2	Remove	
21	Bog Gum	<i>Eucalyptus kitsoniana</i>	30	94		3.6	Remove	Outside NVPP area. FFG Act listed, but planted

Notes: DBH = Diameter at breast height (130 cm from the ground); TPZ = Tree Protection Zone.

Appendix 4: Flora species recorded in the study area

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Appendix 4: Flora species recorded in the study area

Origin	Common name	Scientific name	EPBC	FFG-T	FFG-P	CaLP Act
	Silver Wattle	<i>Acacia dealbata</i>				
	Black Wattle	<i>Acacia mearnsii</i>			P	
	Blackwood	<i>Acacia melanoxylon</i>				
	Hedge Wattle	<i>Acacia paradoxa</i>				
	Wattle	<i>Acacia spp.</i>			P	
*	Angled Onion	<i>Allium triquetrum</i>				R
	Drooping Sheoak	<i>Allocasuarina verticillata</i>				
*	Sweet Vernal-grass	<i>Anthoxanthum odoratum</i>				
*	Cape Weed	<i>Arctotheca calendula</i>				
*	Lesser Quaking-grass	<i>Briza minor</i>				
*	Prairie Grass	<i>Bromus catharticus</i>				
	Cassinia	<i>Cassinia spp.</i>			P	
*	Common Mouse-ear Chickweed	<i>Cerastium glomeratum s.l.</i>				
*	Spear Thistle	<i>Cirsium vulgare</i>				C
*	Pampas Grass	<i>Cortaderia selloana subsp. sel</i>				
#†	Spotted Gum	<i>Corymbia maculata</i>		Vulnerable		
*	Cotoneaster	<i>Cotoneaster spp.</i>				
*	Couch	<i>Cynodon dactylon var. dactylo</i>				
*	Drain Flat-sedge	<i>Cyperus eragrostis</i>				
*	Cocksfoot	<i>Dactylis glomerata</i>				
*	Carrot	<i>Daucus carota</i>				
*	Annual Veldt-grass	<i>Ehrharta longiflora</i>				
*	Great Willow-herb	<i>Epilobium hirsutum</i>				
*	Spanish Heath	<i>Erica lusitanica</i>				
†	Bog Gum	<i>Eucalyptus kitsoniana</i>		Critically Endangered		
	Swamp Gum	<i>Eucalyptus ovata</i>				
	Cherry Ballart	<i>Exocarpos cupressiformis</i>				
*	Desert Ash	<i>Fraxinus angustifolia</i>				
*	Bastard's Fumitory	<i>Fumaria bastardii</i>				
*	White Fumitory	<i>Fumaria capreolata</i>				
*	Cleavers	<i>Galium aparine</i>				
*	Montpellier Broom	<i>Genista monspessulana</i>				C
*	Dove's Foot	<i>Geranium molle</i>				
	Hakea	<i>Hakea spp.</i>				
*	Monterey Cypress	<i>Hesperocyparis macrocarpa</i>				
*	Yorkshire Fog	<i>Holcus lanatus</i>				

Notes: EPBC = Threatened species status under the EPBC Act; FFG-T = Threatened species status under the FFG Act; FFG-P = Listed as protected (P) under the FFG Act; CaLP Act: Declared noxious weeds under the CaLP Act (S = State Prohibited Weeds – any infestations must be reported to DELWP that is responsible for control of these; P = Regionally Prohibited Weeds – landowners must eradicate these; C = Regionally Controlled Weeds – landowners must prevent the growth and spread of these; R = Restricted Weeds – trade in these weeds and propagules, either as plants, seeds or contaminants in other materials is prohibited).

* = introduced to Victoria

= Victorian native taxa occurring outside the natural range

† = planted

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Origin	Common name	Scientific name	EPBC	FFG-T	FFG-P	CaLP Act
	Small St John's Wort	<i>Hypericum gramineum</i>				
*	Flatweed	<i>Hypochaeris radicata</i>				
#	Toad Rush	<i>Juncus bufonius</i>				
	Rush	<i>Juncus spp.</i>				
	Kunzea	<i>Kunzea spp.</i>				
	Tea Tree	<i>Leptospermum spp.</i>				
	Small Loosestrife	<i>Lythrum hyssopifolia</i>				
#	Giant Honey-myrtle	<i>Melaleuca armillaris subsp. ar</i>		Endangered		
#	Swamp Paperbark	<i>Melaleuca ericifolia</i>				
	Honey-myrtle	<i>Melaleuca spp.</i>				
*	Soursob	<i>Oxalis pes-caprae</i>				R
	Wood Sorrel	<i>Oxalis spp.</i>				
*	Radiata Pine	<i>Pinus radiata</i>				
#	Sweet Pittosporum	<i>Pittosporum undulatum</i>				
*	Ribwort	<i>Plantago lanceolata</i>				
*	Annual Meadow-grass	<i>Poa annua s.l.</i>				
*	Wild Radish	<i>Raphanus raphanistrum</i>				
*	Onion Grass	<i>Romulea rosea</i>				
*	Blackberry	<i>Rubus fruticosus spp. agg.</i>				C
*	Curled Dock	<i>Rumex crispus</i>				
	Groundsel	<i>Senecio spp.</i>			P	
*	Black Nightshade	<i>Solanum nigrum s.l.</i>				
*	Rough Sow-thistle	<i>Sonchus asper s.l.</i>				
*	Common Sow-thistle	<i>Sonchus oleraceus</i>				
	Dandelion	<i>Taraxacum spp.</i>			P	
*	White Clover	<i>Trifolium repens var. repens</i>				
*	Gorse	<i>Ulex europaeus</i>				C
	Eel Grass	<i>Vallisneria australis</i>				
*	Palm Lily	<i>Yucca gloriosa var. recurvifolia</i>				

Notes: EPBC = Threatened species status under the EPBC Act; FFG-T = Threatened species status under the FFG Act; FFG-P = Listed as protected (P) under the FFG Act; CaLP Act: Declared noxious weeds under the CaLP Act (S = State Prohibited Weeds – any infestations must be reported to DELWP that is responsible for control of these; P = Regionally Prohibited Weeds – landowners must eradicate these; C = Regionally Controlled Weeds – landowners must prevent the growth and spread of these; R = Restricted Weeds – trade in these weeds and propagules, either as plants, seeds or contaminants in other materials is prohibited).

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Appendix 5: Photographs of native vegetation in the study area

All photographs were taken on 11th of September 2023.



Photo 1. Representative photo of scattered trees in the road reserve of the Princes Highway.



Photo 2. Representative photo of planted trees along Mt Ararat Sth Road.

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Photo 3. Representative photo of planted trees above planted screening shrubs along Princes Freeway



Photo 4. Representative photo of Habitat Zones A, B, C and D, mapped by Nature Advisory inside the NVPP area as additional information (not mapped and as such unapplicable under the NVPP)

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Photo 5. Habitat Zone E mapped by Nature Advisory inside the NVPP area as additional information (not mapped and as such unapplicable under the NVPP)



Photo 6. Habitat Zones F, mapped by Nature Advisory outside the NVPP area

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Photo 6. Habitat Zones G, mapped by Nature Advisory outside the NVPP area



Photo 8. Habitat Zone H, mapped by Nature Advisory outside the NVPP area

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Photo 8. Representative photo of native vegetation patches mapped under the NVPP as to be retained, inside the NVPP area along the Princes Highway



Photo 8. Representative photo of most of the study area covered by the NVPP, along the Princes Highway

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Appendix 6: Native Vegetation Removal (NVR) report

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

Date of issue: 16/12/2023
Time of issue: 9:38 am

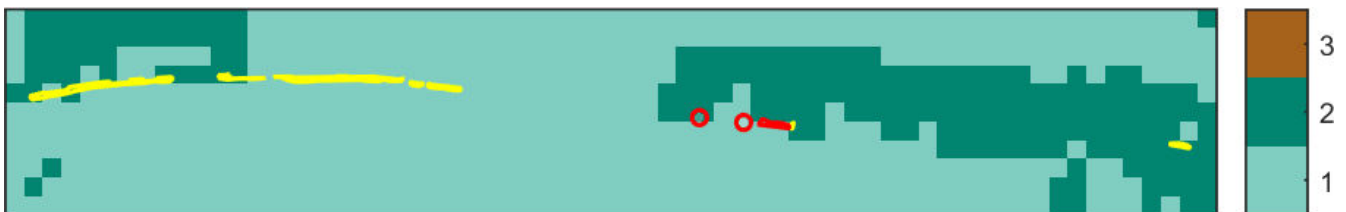
Report ID: NAA_2023_178

Project ID	23183_Mt_Ararat_Rd_South_rem_NVPP_231208
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Assessment pathway

Assessment pathway	Intermediate Assessment Pathway
Extent including past and proposed	0.282 ha
Extent of past removal	0.084 ha
Extent of proposed removal	0.198 ha
No. Large trees proposed to be removed	0
Location category of proposed removal	Location 2 The native vegetation is in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map). Removal of less than 0.5 hectares of native vegetation in this location will not have a significant impact on any habitat for a rare or threatened species.

1. Location map



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Offset requirements if a permit is granted

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

General offset amount¹	0.069 general habitat units
Vicinity	Port Phillip and Westernport Catchment Management Authority (CMA) or Cardinia Shire Council
Minimum strategic biodiversity value score ²	0.583
Large trees	0 large trees

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

Appendix 1 includes information about the native vegetation to be removed

Appendix 2 includes information about the rare or threatened species mapped at the site.

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

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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 score is 80 per cent of the weighted average score across habitat zones where a general offset is required

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Next steps

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

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

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

Refer to the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) for a full list of application requirements. This report provides information that meets the following application requirements:

- The assessment pathway and reason for the assessment pathway
- A description of the native vegetation to be removed (met unless you wish to include a site assessment)
- Maps showing the native vegetation and property
- The offset requirements determined in accordance with section 5 of the Guidelines that apply if approval is granted to remove native vegetation.

Additional application requirements must be met including:

- Topographical and land information
- Recent dated photographs
- Details of past native vegetation removal
- An avoid and minimise statement
- A copy of any Property Vegetation Plan that applies
- A defensible space statement as applicable
- A statement about the Native Vegetation Precinct Plan as applicable
- An offset statement that explains that an offset has been identified and how it will be secured.

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

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

Appendix 1: Description of native vegetation to be removed

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

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

The general offset amount required is the sum of all general habitat units per zone.

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Native vegetation to be removed

Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
2-D	Patch	gipp0793	Vulnerable	0	no	0.200	0.015	0.015	0.645		0.004	General
2-BM	Patch	gipp0937	Endangered	0	no	0.100	0.002	0.002	0.440		0.000	General
2-BF	Patch	gipp0937	Endangered	0	no	0.250	0.008	0.008	0.800		0.003	General
2-H	Patch	gipp0793	Vulnerable	0	no	0.260	0.088	0.088	0.753		0.030	General
2-G	Patch	gipp0793	Vulnerable	0	no	0.300	0.000	0.000	0.760		0.000	General
2-G1	Patch	gipp0793	Vulnerable	0	no	0.300	0.011	0.011	0.760		0.004	General
2-G2	Patch	gipp0793	Vulnerable	0	no	0.300	0.070	0.070	0.711		0.027	General
2-G3	Patch	gipp0793	Vulnerable	0	no	0.300	0.000	0.000	0.710		0.000	General
2-F	Patch	gipp0793	Vulnerable	0	no	0.190	0.005	0.005	0.710		0.001	General