ID ECOLOGICAL MANAGEMENT

Report for Beveridge Williams

Ecological Assessment of Maffra-Briagolong Road, Maffra

March 2026

Citation

(2026), Ecological Assessment of Maffra-Briagolong Road, Maffra. *ID Ecological Management, Research*, Victoria.

ID Ecological Management
1635 Main Road, Research
www.iddesign.com.au

Disclaimer

This ecological assessment has been undertaken to inform and support the development approval process including planning permit application. It is intended for the exclusive use of the client and relevant statutory authorities. The assessment draws upon a combination of field-based ecological investigations, desktop analysis, and review of current ecological guidelines and policies as of the date of reporting.

This document has been prepared in alignment with applicable Victorian legislative and policy frameworks, including the *Planning and Environment Act 1987*, relevant provisions of local planning schemes, and—where applicable—the *Flora and Fauna Guarantee Act 1988 (Vic)* and the *Environment Protection and Biodiversity Conservation Act 1999 (Cth)*.

The findings, interpretations, and recommendations presented herein reflect the site conditions and legislative context at the time of the assessment. While reasonable care has been taken to ensure the accuracy and reliability of the information provided, no guarantee is offered regarding its completeness or future applicability, particularly where site conditions or regulatory frameworks may change over time.

This assessment does not constitute legal advice. The authors disclaim any liability for decisions or actions taken by third parties relying on this report, and shall not be held responsible for any loss, error, or consequence arising from its use. It remains the responsibility of the applicant to ensure full compliance with all relevant statutory requirements and to seek additional professional or regulatory guidance where appropriate.

Acknowledgements

– Principal Town Planner, Beveridge Williams

– Manager Engineer, Beveridge Williams

– Graduate Consultant, ID Ecological Management

Version Control

Status	Date	Revision type	Reviewed by	Amended by
Draft 1.1	28/09/2022	First draft, first review		
Draft 1.2	06/10/2022	First draft, second review		
Draft 1.3	10/10/2022	Final released to client		
Final 2.1	19/12/2022	Final released to client – Design updates		
Final 3.1	08/07/2024	Final released to client – Design updates & additional access		
Final 4.1	04/11/2024	Final released to client – Targeted survey results		
Final 4.2	07/02/2025	Final released to client – Design updates		
Final 4.3	10/07/2025	Draft released to client – RFI updates		
Final 4.4	18/11/2025	Final released to client – Targeted survey results		
Final 4.5	06/01/2026	Final released to client		
Final 5.1	16/03/2026	Final released to client – Design updates		

Contents

Executive Summary

Project Description

ID Ecological Management has been commissioned by Beveridge Williams to undertake an assessment of native vegetation and biodiversity values at Maffra-Briagolong Road, Maffra, the site of a proposed subdivision. The Mater Plan – Phase 1, 2 and 3 – Version 18 (11/03/2026) shows the proposed creation of sixty-four new lots on the site with an average lot size of 5971m^2. This report addresses the phased development of the land which will proceed in stages.

The site consists of undeveloped vacant parcels of land that contain locally indigenous scattered trees and a ground layer of predominantly exotic pasture grass throughout. The site also contains waterbodies in the form of two farm dams.

The Department of Transport (DTP) intersection on Maffra-Briagolong Road will be managed by Wellington Shire Council including securing offsets, as they will be delivering the intersection works. However, native vegetation losses and offsets associated with the proposed intersection have been included in this report to provide clarity as part of the overall site assessment.

Assessment of all native vegetation within the study area was completed by ID Ecological Management on the 6th of September 2022 and 20th June 2024. Targeted surveys for threatened flora and the EPBC Act listed community were carried out on the Maffra-Briagolong Road roadsides parallel to the site on the 16th of September, the 23rd October 2024 and the 27th October 2025.

Study Area- Ecological Values

Native vegetation within the study area was found to comprise two native patches and 29 locally indigenous scattered trees (alive and dead). Other planted Victorian native trees were also recorded. The site has a history of grazing and agricultural land use and the ground storey throughout is mostly dominated by exotic pasture grasses.

An area of approximately 0.5ha near the centre of the site is a DEECA mapped wetland (wetland ID 89111) which covers an existing waterbody on the site.

A Spring survey was carried out in September 2024 and October 2025 during which all native patches on the Maffra-Briagolong Road roadsides were mapped and recorded to determine if the commonwealth *Environment Protection & Biodiversity Conservation Act 1999* listed Gippsland Red Gum (*Eucalyptus tereticornis* subsp. *mediana)* Grassy Woodland and Associated Native Grassland community was present. The Spring survey found the EPBC community was not present within the roadsides. However the Victorian *Flora & Fauna Guarantee Act 2019* listed *Forest Red Gum Grassy Woodland Community* is considered present within the road reserve (public land).

No listed threatened flora species were identified within the study area during the site survey. The likelihood assessment determined that two species had a moderate likelihood of occurrence, *Diuris punctata* var. *punctata* (Purple diuris) and *Eragrostis trachycarpa* (Rough-grain Love-grass), both listed as Endangered under the FFG threatened List. Following targeted surveys undertaken in October 2024

and 2025, it was determined that Purple diuris and Rough-grain love-grass were not present on site, and the likelihood of occurrence assessment was therefore revised to unlikely.

All other listed threatened flora species identified in the database searches were all unlikely to occur within the study area.

No fauna species listed as threatened were identified within the study area during the site survey undertaken by ID Ecological Management. A likelihood assessment determined that no listed threatened fauna species identified in the database searches had a greater than low likelihood of occurrence.

A threatened species habitat assessment undertaken in May 2025 by Aquatica Environmental determined that dwarf galaxias (*Galaxiella pusilla*), growling grass frog (*Litoria raniformis*) and green and golden bell frog (*Litoria* aurea) are likely absent from the site and that suitable habitat does not exist for any of these species.

Legislative Implications

Implications of the proposal against both state and federal legislation are provided below.

Legislation and Policy	Relevant Ecological Feature on Site	Report/Approval required
Environment Protection and Biodiversity Conservation (EPBC) Act 1999	The federally listed Gippsland Red Gum *(Eucalyptus tereticornis* subsp. *mediana*) Grassy Woodland and Associated Native Grassland has the potential to occur within the Maffra-Briagolong road reserve.	Following spring surveys, it was determined that the threatened community was not present in the road reserve.
	Two fauna species, dwarf galaxias and growling grass frog were determined to have an unlikely/low likelihood of occurrence.	Threatened species habitat assessments undertaken by Aquatica Environmental determined that dwarf galaxias, growling grass frog and green and golden bell frog are absent from the site and that suitable habitat does not exist for any of these species. No other threatened flora or fauna species or communities, listed under the EPBC Act, were identified on site or were determined to have greater than a low likelihood to occur. The project is not expected to impact of any Matters of National Environmental Significance (MNES).

Legislation and Policy	Relevant Ecological Feature on Site	Report/Approval required
Flora and Fauna Guarantee (FFG) Act 2019	Due to this proposal being located on private land an application for a Permit to Take Protected Flora or threatened fauna is not required for the majority of native vegetation removal. However, the FFG listed *Forest Red Gum Grassy Woodland Community* is considered present within the road reserves (public land).	An FFG permit is required for the removal of the *Forest Red Gum Grassy Woodland community* found within the road reserves adjacent to the site.
	Two listed flora species, purple diuris and rough-grain love-grass were determined to have a moderate likelihood of occurrence on the Maffra-Briagolong Road reserve.	Targeted surveys undertaken by ID Ecological management did not identify purple diuris and rough-grain love-grass.
	Two fauna species dwarf galaxias and growling grass frog were determined to have an unlikely/low likelihood of occurrence.	Threatened species habitat assessments undertaken by Aquatica Environmental determined that dwarf galaxias, growling grass frog and green and golden bell frog are absent from the site and that suitable habitat does not exist for any of these species.
Planning and Environment Act 1987	1.214 ha of native vegetation (including a mapped wetland) and 9 large size class trees are proposed to be cleared in the Staging Plan and for new access to the site.	Under Clause 52.17 of the Wellington Planning Scheme, a planning permit is required to clear or disturb native vegetation within the study area. In applying the clearing regulations the proposal falls under the detailed assessment pathway.
Catchment and Land Protection Act 1994	The following noxious weeds were present on the site: - *Cirsium vulgare* (Spear Thistle) (Regionally Controlled); - *Eragrostis curvula* (African Love-grass); - *Lycium ferocissimum* (African Boxthorn); - *Rubus fruticosus spp. agg.* (Blackberry) (Regionally Controlled).	Any contractors engaged to undertake works on the site must comply with the requirements of the Act to control/eradicate and avoid spreading these weeds onsite or to other areas.
Environmental Effects Act 1978	Approximately 0.1.214 ha of native vegetation with a Bioregional Conservation Status of Endangered (*EVC 55: Plains Grassy Woodland)* is assessed as lost under the Indicative Development Plan.	This amount is under the referral threshold (10 ha). No threatened species were identified as present within the adjacent road reserve impacted by the new access location. No further consideration required.
State Wildlife Act 1979	9 large size class trees deemed lost. The Staging Plan proposes impacts to 1.214 hectares of native vegetation including water bodies.	Persons engaged to remove, salvage, hold or relocate any native fauna must have a permit or approval issued by the DEECA.

Legislation and Policy	Relevant Ecological Feature on Site	Report/Approval required
Water Act 1989	Within the boundary of the study area lies a Mapped Wetland.	The current Native Vegetation Removal plan would impact on the mapped wetland. Provided the avoid/minimise measures outlined in Section 5.1 are implemented during design and/or construction, no impact to natural banksides, bankside vegetation or natural waterways are expected.

Avoid/Minimise Principles

The proposed subdivision layout identifies the creation of sixty-four new lots. The plan proposes to retain areas designated as drainage reserves that are located within the southeast and southwest corners of the study area. This will protect approximately 1.84 ha of land including a dam and associated drainage line. An Indicative Development Plan was developed in December 2022 which impacted on 1.216 hectares of native vegetation and 12 large trees. A revised Staging and Native Vegetation Removal Plan – Version 4 (12/08/2025) and a Master Plan (Phase 1, Phase 2 and Phase 3 - Version 18 (11/03/2026) and new entrances Plan to Maffra-Briagolong Road and Three Chain Road - Version 4 (12.08.2025) were developed following ID Ecological Managements field assessment. Under this plan, proposed native vegetation removal is reduced to 1.214 hectares and nine large trees, primarily through realignment of boundaries and impacts of consequential loss from internal fence lines and NRZ impacts reduced to less than 10%.

The CFA require additional access from Maffra-Briagolong road for the proposed subdivision. Recommendations to achieve further avoidance and minimisation outcomes in the design of this access through the use of kerb and channel, and steeper batters have been considered and implemented in the detailed design provided by Beveridge Williams in the form of CAD files. Notional Root Zone (NRZ) impacts to adjacent trees have been minimised, however, one large and twenty small trees are likely impacted from this new entry location.

Native Vegetation Losses

Five (5) patches of native vegetation (Habitat zones 1, 2, 3, 4 and 5) are impacted by the Indicative Development Plan, along with 9 large trees. In addition, a mapped wetland is impacted and a modelled condition score applied.

Offset Requirements

The clearing shapefile was submitted to the DEECA's native vegetation support, who processed and provided Native Vegetation Removal (NVR) reports for the full development and each stage including the proposed DPT intersection. The NVRs identified the following that apply to the proposal:

Full Development

- The proposal falls under the 'Detailed Assessment Pathway';
- Offset requirements amount to 0.4170 General Habitat Units (GHUs) with a minimum strategic biodiversity score of 0.4592 and nine large trees;

- No specific offsets apply; and
- Offsets must be located within the West Gippsland Catchment Management Authority (CMA) boundary or within the Wellington Shire Council municipality.

Stage 1 and Stage 2

- Offset requirements amount to 0.003 General Habitat Units (GHUs) with a minimum strategic biodiversity score of 0.6960 and no large trees;
- No specific offsets apply; and
- Offsets must be located within the West Gippsland Catchment Management Authority (CMA) boundary or within the Wellington Shire Council municipality.

Stage 3 to Stage 6

- Offset requirements amount to 0.3530 General Habitat Units (GHUs) with a minimum strategic biodiversity score of 0.4279 and 8 large trees;
- No specific offsets apply; and
- Offsets must be located within the West Gippsland Catchment Management Authority (CMA) boundary or within the Wellington Shire Council municipality.

Department of Transport Intersection (Maffra-Briagolong Road)

- Offset requirements amount to 0.061 General Habitat Units (GHUs) with a minimum strategic biodiversity score of 0.6633 and 1 large tree;
- No specific offsets apply; and
- Offsets must be located within the West Gippsland Catchment Management Authority (CMA) boundary or within the Wellington Shire Council municipality.

1 Introduction

1.1 Project Background

ID Ecological Management has been commissioned by Beveridge Williams to undertake an assessment of native vegetation and biodiversity values of Maffra-Briagolong Road, Maffra, the site of a proposed subdivision. The Master Plan – Phase 1, Phase 2 and Phase 3 are provided as *Appendix 1a, 1b and 1c* which displays the proposed creation of sixty-four new lots on the site with an average lot size of 5971m^2.

The site consists of undeveloped vacant parcels of land that hold scatterings of locally indigenous scattered trees and a ground layer of predominantly exotic pasture grass throughout. The site also contains waterbodies in the form of two farm dams.

This report addresses the phased development of the land which will proceed in stages.

The Site is currently zoned to facilitate subdivision into 23 rural living zoned lots with a nominated schedule of 2.0 hectares. However for additional lots, the land identified within the Maffra Structure Plan as appropriate for increased density rural living development, subject to further investigation and preparation of technical reports, will necessitate a planning scheme amendment.

The site is proposed to be developed through a coordinated three-phase planning process (staged):

- Phase 1: Preparation and approval of a Development Plan to establish the overall subdivision and servicing framework to address the requirements of the Development Plan Overlay Schedule 1.
- Phase 2: A planning permit application for the creation of 22 lots generally 6,000 m² in size, together with a balance lot, addressing the current requirements of the Rural Living Zone (Schedule 2).
- Phase 3: A Planning Scheme Amendment to the Wellington Planning Scheme to change the Zone Schedule and planning permit application to facilitate the subdivision of the balance land into 64 additional lots, also generally 6,000 m² in size. The stage proposes to delete the Development Plan Overlay applying to the land.

This report addresses all three phases (stages) of the development and considers both interim and ultimate development outcomes for the subject land.

Assessment of all native vegetation within the study area was completed by ID Ecological Management on the 6th of September 2022 and June 2024.

1.2 Objectives

The objectives of this assessment include:

- Undertake a search of the Victorian Biodiversity Atlas (VBA) and the Protected Matters Search Tool (PMST) databases to identify threatened state or federally listed fauna species and potential habitat recorded within a 5km radius of the study area; and
- Review EVC mapping for the study area and assign appropriate EVC;
- Undertake site assessment of the study area, including:
    - Recording a complete flora list;
    - Recording a fauna list of incidental observations;
    - Photographs of the site (with locations recorded);
    - Identification, mapping and assessment of any native vegetation patches;
    - Map and record gps locations and diameter at breast height of all scattered and large trees in patches to accuracy of <1m (where practicable); and
    - Identification and mapping of the location or extent of any species or communities protected by either the EPBC or FFG Acts.

Prepare a report that includes the following:

- Information on any native vegetation identified that will be impacted by the sites development to meet the requirements of Clause 52.17 and the *Guidelines for the removal, destruction or lopping of native vegetation* including:
    - A description of the native vegetation to be removed.
    - Maps showing the native vegetation and property context.
    - Location of scattered trees proposed to be removed, including their size.
    - An avoid and minimise statement describing any efforts to avoid the removal of and minimise the impacts on the biodiversity and other values of native vegetation and how these efforts focussed on areas of native vegetation that have the most value.
    - An offset statement providing evidence that an offset that meets the requirements for the native vegetation to be removed has been identified and can be secured.

- Complete an assessment of the likelihood of occurrence for all threatened species identified in a 5km database search area;
- Identify mitigation measures for any Matters of National Significance considered to have potential to be impacted by the proposal. This would only be completed for any species or communities confirmed to occur within the site or considered likely to possibly occur on site;
- Identify any permits, approvals or management plans that may be required for the project under any applicable State or Federal legislation;
- Provide recommendations for any further works or investigations such as targeted threatened species surveys or the like;
- Prepare maps to DEECA standards that show the locations of all ecological features identified and the extent of impacts to native vegetation under the current indicative plans; and
- Provide details and recommendations where applicable for each of the items listed above.

1.3 Study Area

The study area (*Figure 1*) is located 4 km north of the Maffra town centre, within the Wellington Shire Council and West Gippsland Catchment Management Authority, approximately 220 km east of Melbourne and falls within the Gippsland Plains Bioregion.

Land surrounding the study area has been predominantly cleared for agriculture and semi-rural lifestyle properties with scattered remnants of native vegetation remaining within reserves and along some roadsides and waterways.

The condition of vegetation across the site is highly modified. It retains a number of scattered native canopy trees but has been mostly cleared of its original native overstorey and ground storey and has historically and is currently being used for rotational grazing.

A large wetland located near the centre of the site covers a total area of approximately 0.5ha. The wetland is mapped on the DEECA's *Current wetlands map* and is identified as Wetland ID: 89111.

Areas that contain larger tracts of remnant native vegetation within the surrounds of the study area include:

- The Macalister River which is located approximately 2km west of the study area;
- Newry Creek which is located approximately 2km west of the study area;
- The Avon River which is located approximately 3km north-east of the study area;
- The Maffra Wetlands Reserve which is located approximately 4km south-west of the study area; and
- Further afield, the Avon -Mt Hedrick Natural Features and Scenic Reserve approximately 20km northwest of the study area holds 5700ha of intact remnant vegetation.

The site is subject to the following planning provisions:

Clauses

Clause 52.17 - Native Vegetation

Planning Zones

Rural Living Zone (RLZ)

Planning Overlays

Development Plan Overlay- Schedule 1 (DPO1); and
Bushfire Management Overlay – (BMO)
(DOTP, 2025)

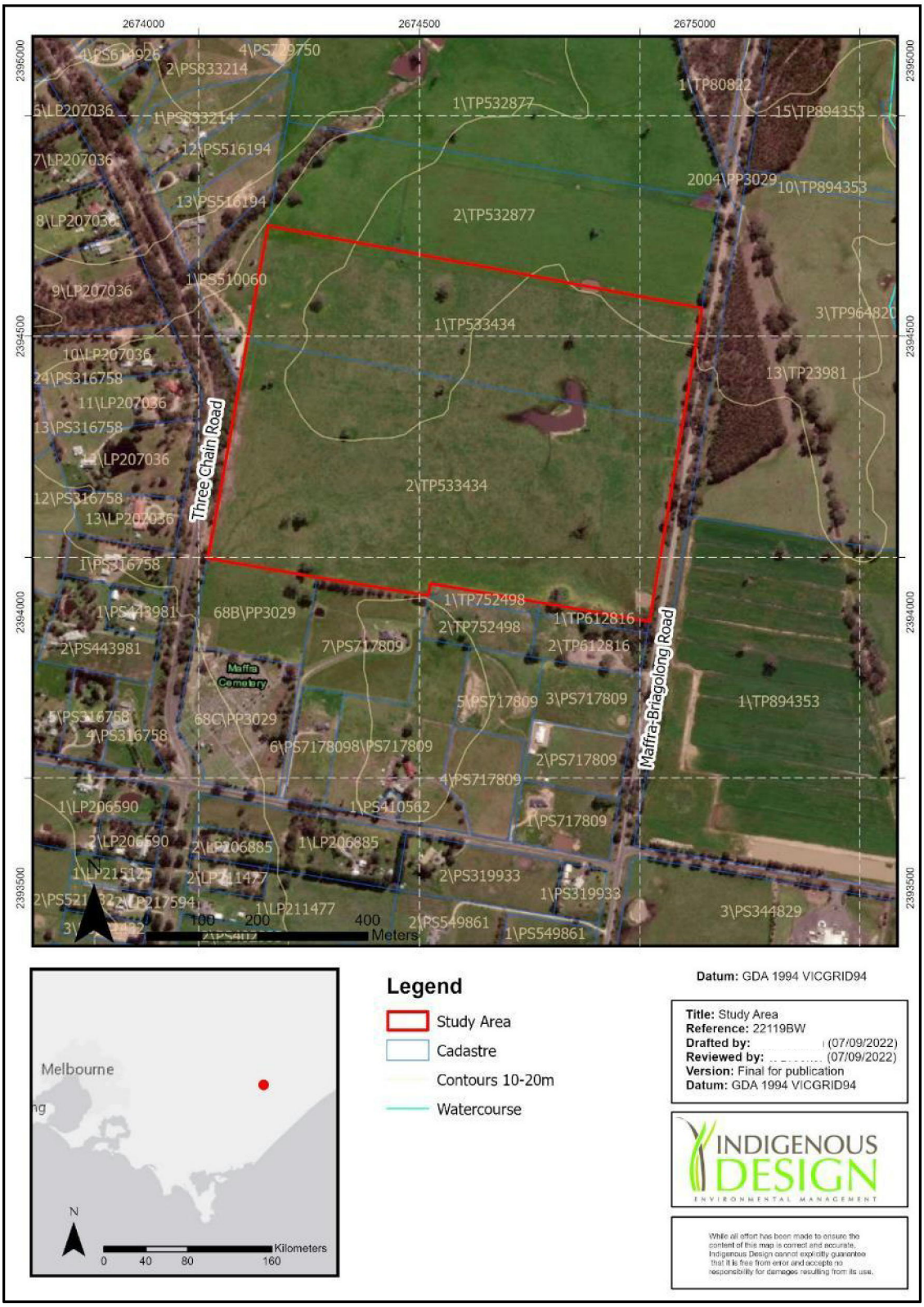


Figure 1: Study area

2 Description of Methods

2.1 Data and Literature Review

The DEECA's online interactive map, *Naturekit* (DEECA, 2022a) was used to gain an insight into the overall distribution of native vegetation on the site and the Ecological Vegetation Class (EVC) to which any remnant vegetation may belong.

The following resources were also used to determine if any taxa listed or protected under the Victorian *Flora and Fauna Guarantee Act 2019* (FFG Act), or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) have been, or potentially could be, located at the site:

- DEECA's *NatureKit Victoria* (DEECA, 2022a);
- DEECA's *Victorian Biodiversity Atlas* (VBA) (DEECA, 2024);
- The DEECA's Native Vegetation Regulation Map; and
- The Commonwealth's Protected Matters Search Tool (PMST) (DCCEEW, 2022).

2.2 Field Survey

Field surveys of the site were undertaken in September 2022 and June 2024. During this survey, all flora present on the site was recorded and vegetation quality assessments were carried out using the methods described below.

The survey was completed by the following participant:

- Tania Brooker-B. Environmental Science, DEECA accredited native vegetation assessor, 12 years' experience in environmental consultancy and flora and fauna assessments; and
- Antares Fuhrmann- B. Earth Science, DEECA accredited native vegetation assessor, 8 years' experience in environmental consultancy and flora and fauna assessments.

The survey included:

- Recording all flora present. Flora species were recorded following the species nomenclature requirements of the VBA;
- Completion of a Vegetation Quality Assessment (VQA) for all native patches. These areas were Digital GPS (DGPS) mapped and assessed using the habitat hectare method described by DSE (2004) in the *Vegetation Quality Assessment Manual – Guidelines for applying the habitat hectares scoring method - Version 1.3*;
- Recording all scattered and large old trees including collecting data on species, DBH and any habitat features (i.e. nests or hollows);
- Identification and recording of any flora and fauna communities including threatened, protected species / communities or habitat;
- Completing a fauna assessment that included the opportunistic observation of scats, footprints, diggings, burrows, tracks, incidental bird and other fauna observations and listening for frog and bird calls;

- Identifying and recording notes on any habitat features including vegetation type and structure, proximity to water, the presence of hollow bearing trees and stags, logs and other ground debris. The surrounding landscape was also observed, and notes taken regarding its habitat provision, intactness of native vegetation and connectivity with the study site; and
- Recording notes on specific issues such as noxious weed infestations and any evidence of pest animal disturbance including any active warrens or dens.

GPS mapping was completed using the ArcCollector application paired with a handheld Android device. An average recording accuracy of approximately +/- 4m was achieved.

The mapping included:

- Walking and recording a GPS location of the extent of all native vegetation patches within the assessment footprint;
- Walking and recording a GPS location of all scattered trees, Large trees within patches and any Large trees immediately adjacent to the assessment footprint;
- Walking and recording a GPS location of any threatened or protected flora species;
- Walking and recording a GPS location of the extent of any threatened ecological communities; and
- Walking and recording a GPS location of any pest animal activity locations and any noxious weed infestations.

2.2.1 Vegetation Quality Assessment

Native vegetation is defined in the Victoria Planning Provisions (Definitions – Clause 72) as *'plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses'*. DEECA's *Guidelines for the removal, destruction or lopping of native vegetation* (DEECA, 2025) (the Guidelines) further defines native vegetation into two categories: 'remnant patches' and 'scattered trees' outlined below.

A 'remnant patch' of native vegetation is either:

- An area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native; or
- Any area with three of more native canopy trees where the drip line of each tree touches the drip line of at least one other tree, forming a continuous canopy; or
- any mapped wetland included in the *Current wetlands map*, available in DEECA systems and tools.

A 'scattered tree' is:

- A native canopy tree that does not form part of a remnant patch (tree is mature, greater than 3m in height and found in the upper layer of the vegetation type).

Following these definitions all native vegetation on site was categorised as either 'remnant patches' or 'scattered trees'.

Remnant patches were further categorised into EVCs and furthermore into habitat zones. These areas were DGPS mapped and assessed using the habitat hectare method described by DSE (2004) in the

Vegetation Quality Assessment Manual – Guidelines for applying the habitat hectares scoring method - Version 1.3.

All large size class trees within and immediately adjacent to the study area corridor and all scattered trees on site were identified to species level, GPS mapped and had their Diameter at Breast Height (DBH) and any other relevant data recorded.

2.3 Definitions of Significance

The significance of a species or ecological community described in this report follows its listing status under Commonwealth or State legislation.

- **National** significance includes all species listed as critically endangered, endangered or vulnerable under the EPBC Act 1999;
- **State** listed as critically endangered, endangered or vulnerable on the FFG Act Threatened List 2019.

2.4 Likelihood of Occurrence

In determining the likelihood of presence of a listed species a likelihood rating of present, high, moderate, low or unlikely is assigned. This rating is based on consideration of the following factors:

- Was the species recorded on site or has it been previously recorded on the site;
- Is there likely to be a resident population within the local area (5km radius);
- Is suitable habitat present on site or is habitat modified but aspects of suitable habitat present;
- Is it possible the species may seasonally or opportunistically use resources within the local area; and
- Are there any records for the species within the local area within the last 5, 10 or 25 years.

2.5 Assessment of Native Vegetation Removal and Quantification of Losses

2.5.1 Tree Protection Zone Impacts- Indirect Losses

The DEECA defines a Notional Root Zone (NRZ) as '*an area around the trunk of the tree which has a radius of 12 × the diameter at breast height to a maximum of 15 metres but no less than 2 metres*'. Unless an arborist report indicates otherwise, a tree, or trees will be deemed lost if the encroachment from construction (i.e. compaction and excavation) into the NRZ is greater than 10%, or is inside the Structural Root Zone (SRZ) (DEECA, 2025).

2.5.2 Consequential Losses – New Boundaries/Fence lines

All trees or native patches within 2 metres either side of any newly established internal property boundaries. This 'consequential loss' of native vegetation is required to be considered under the Guidelines as outlined in the *Assessors handbook* (DEECA, 2025) as a planning permit is not required for its future removal.

All native vegetation within a newly created lot that is less than 0.4 hectares in size must also be considered lost at the point of subdivision (DEECA, 2025).

2.5.3 Individual Canopy, Large or Scattered Trees

Under the *Guidelines* (DEECA, 2025) large trees in patches are accounted for in the overall condition score of remnant patches and a count of the number of large trees within a patch marked as lost is provided to DEECA when processing offset requirements. Scattered trees are assigned a default area and condition score of 0.2 while an individual canopy tree deemed lost within a patch is assigned the quality score of the patch it is contained within.

2.5.4 Marking the Extent of Native Vegetation Losses

The Indicative Development Plan was used to determine impacts to all remnant patches, trees within patches and scattered trees, and / or other affected vegetation. The proposed development (*Appendix 1*) was overlaid on the GIS mapped native vegetation layers and applying the following methodology, the GIS program was used to mark native vegetation losses under the proposal:

- The full extent of a remnant patch, canopy tree or scattered tree that is contained within an area of construction (i.e. roads) is assessed as lost and the outer extent of the canopy of any tree deemed lost is incorporated within the clearing extent;
- Where construction impacts on greater than 10% of an estimated NRZ or where there will be consequential loss of a tree, it is assessed as lost and:
  - A 10 meter buffer is applied to small size class trees;
  - A 15 meter buffer is applied to large size class trees;
  - Where a tree deemed lost is connected to an area of native patch deemed lost its canopy is traced and incorporated into that native patch loss extent; and
  - Where less than three trees are deemed lost that are not connected to an area of native patch deemed lost, the applicable buffer area is marked as a single circular polygon and labelled as ST (Scattered Trees) or Canopy Tree (CT) as appropriate.

2.6 Legislation and Policy

Any biodiversity related implications for the project were assessed against the following biodiversity legislation and policy:

- *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) including related listing advice, recovery plans and significant impact guidelines;
- *Flora and Fauna Guarantee (Amendment) Act 2019* (FFG Act) including related action statements and listing advice;
- *Planning and Environment Act 1987* including *Clause 52.17* and any overlays applicable to the study area under the South Gippsland Planning Scheme;
- The DEECA's *Guidelines for the removal, destruction or lopping of native vegetation* (DEECA, 2025);
- *Catchment and Land Protection Act 1994* (CaLP Act) including noxious weed and pest animal listings;
- *Water Act 1989;*

- *Wildlife Act 1979;*
- *Environmental Effects Act 1987*.

2.7 Limitations

The assessment was undertaken in September 2022, June 2024 and October 2025. It is, therefore, possible that some annual, deciduous or dormant taxa may not have been visible. Additionally, some taxa have not been identified to specific or infraspecific rank due to the absence of flowering, or other material typically used for identification.

The assessment of fauna presence did not involve a targeted fauna survey for all potential species. Consequently, further species are likely to be recorded given further time and or the undertaking of more targeted survey.

The timing of the survey (mid Spring and Winter) and level of survey effort are considered satisfactory to assess the general habitat values of the study area and identify any threatened or protected perennial flora species or habitat, threatened ecological communities or habitat and to assess the general fauna habitat values of the study area.

The likelihood of occurrence assessment did not involve targeted flora or fauna surveys and only limited use of individual species experts for those species identified in the database searches. The assessment is undertaken using generalist expertise and knowledge of past targeted surveys and local area. Consequently, the potential for threatened or additional species being identified given further time, involvement of species experts, or undertaking of targeted surveys cannot be excluded. Likelihood assessment results could therefore vary given further expert opinion.

3 Results

3.1 Database and Literature Review

3.1.1 Flora

Interrogation of the DEECA's *Victorian Biodiversity Atlas* (VBA) (DEECA, 2024) identified 7 flora species within a 5 km radius of the study area that are listed as threatened in Victoria (*Appendix 2*). Records of threatened flora species identified within or close to the study area include:

- *Arthropodium sp. 1 robust glaucous* (tall vanilla lily), listed as Endangered on the FFG Act Threatened list. Records located adjacent to the study area (<50m) in Three Chain Road road reserve from 2012;
- *Cullen parvum* (small scurf-pea), listed as Endangered on the FFG Act Threatened List. Records located 800m west of the study area in 2002;
- *Diuris punctata var. punctata* (purple diuris), listed as Endangered on the FFG Act Threatened List. Records located 250m south of the study area in 2000; and
- *Eragrostis trachycarpa* (rough-grain love-grass), listed as Endangered on the FFG Act Threatened List. Records located 3km south of the study area in 2012.

Interrogation of the EPBC Act *Protected Matters Search Tool* (DCCEEW, 2022) identified within a 5km search radius the potential presence of 10 significant flora species that are listed as threatened at the Federal level (*Appendix 3*).

3.1.2 Fauna

Interrogation of the DEECA's VBA (DEECA, 2024) identified 22 fauna species within a 5 km radius of the study area that are listed as threatened in Victoria (*Appendix 4*). Records of threatened fauna species identified within or close to the study area include:

- *Botaurus poiciloptilus* (Australasian bittern), listed as Critically Endangered under the FFG Act Threated List and Endangered under the EPBC Act 1999. Records located 2.5km south of the study area in 1999;
- *Haliaeetus leucogaster* (white-bellied sea-eagle), listed as Endangered under the FFG Act Threatened List. Records located 1.5km west of the study area in 2001;
- *Hirundapus caudacutus* (white-throated needletail), listed as Vulnerable under the FFG Act Threatened List and Vulnerable under the EPBC Act 1999. Records located 200m north of the study area in 2000 and 1.5km west of the study area in 2017;
- *Spatula rhynchotis* (Australasian shoveler), listed as Vulnerable under the FFG Act Threatened List. Records found 3km southeast of the study area in 1999.

Interrogation of the EPBC Act Protected Matters Search Tool (DCCEEW, 2022) identified within a 5km search radius the potential presence of 32 significant fauna species that are listed as threatened at the Federal level (*Appendix 3*).

3.1.3 Threatened Ecological Communities

Interrogation of the EPBC Act Protected Matters Search Tool (DCCEEW, 2022), *Appendix 3*, identified the possible presence of one listed threatened ecological community within a 5km search radius of the study area that are listed under the EPBC Act.

- *Gippsland Red Gum (Eucalyptus tereticornis subsp. mediana) Grassy Woodland and Associated Native Grassland* listed as Critically Endangered under the EPBC Act.

Interrogation of the DEECA's *NatureKit* identified the potential presence of the FFG Act listed community *Forest Red Gum Grassy Woodland Community*, which is synonymous with the Plains Grassy Woodland Ecological Vegetation Community (EVC).

3.1.4 Wetlands of National Importance (Ramsar)

Interrogation of the EPBC Act Protected Matters Search Tool (DCCEEW, 2022), identified the presence of the Gippsland Lakes, a Wetland of National Importance, within a proximity of 10-20km of the study area (*Appendix 3*).

The Gippsland Lakes Ramsar site is located in coastal Victoria, east of the Latrobe Valley and south of the Eastern Highlands. It consists of a group of coastal lagoons and marsh environments that are separated from the sea by a barrier system of sand dunes and fringed on the seaward side by the Ninety Mile Beach (DSEWPC, 2022).

The study area is not located within the coastal lagoon or marsh environment and this community is not present.

3.2 Native Vegetation

Appendix 5 lists the results of the flora survey and includes all flora species identified during the site inspection.

Within the study area, native vegetation is represented by a number of scattered locally indigenous canopy trees, *Eucalyptus tereticornis subsp. mediana* (Gippsland red gum) over a ground storey dominated by sown pasture grasses. The ground layer has been heavily modified from its original pre-European condition and is utilized for grazing, with livestock (cattle) the current land practice.

Small occurrences of native ground storey species are encroaching from the roadside reserves with species including *Microlaena stipoides var. stipoides* (weeping grass), *Rytidosperma spp*. (wallaby grass) and *Einadia nutans* (nodding saltbush) scattered along boundaries.

Native ground storey species exists within the margins of the open wetland, dam and drainage lines with common wetland species *Juncus australis* (austral rush), *Alisma plantago-aquatica* (water plantain) and *Carex breviculmis* (common grass-sedge) persisting.

Minor occurrences of environmental weeds are found scattered throughout the site including *Cirsium vulgare* (spear thistle), *Lycium ferocissimum* (African boxthorn) and *Eragrostis curvula* (African love-grass).

Photo 1: Example of typical vegetation within the study site

3.2.1 Ecological Vegetation Classes

Ecological Vegetation Classes (EVC) are a type of vegetation classification which aims to group plant communities according to common flora species, vegetation structure and common environmental factors such as elevation, soils and average rainfall. *Appendix 6* highlights the EVC benchmarks.

The study area is located within the Gippsland Plains Bioregion. The DEECA's *NatureKit* (DEECA, 2022a)displays the study area and its adjacent surrounds as being covered by three modelled pre-1750s EVC; EVC 47: *Valley Grassy Forest*, EVC 55: *Plains Grassy Woodland* and EVC 151: *Plains Grassy Forest.*

Extant EVC mapping (DEECA, 2022a) shows the coverage of EVC 47: *Valley Grassy Forest*, EVC 55: *Plains Grassy Woodland and* EVC 151: *Plains Grassy Forest* to be significantly depleted within the study area and highly fragmented throughout the wider surrounds.

The site inspection confirmed the presence of EVC 55: *Plains Grassy Woodland* and assigned this EVC across the entirety of the study area, differing from DEECA's EVC modelling. EVC assignment was made through the identification of typical life forms in the overstorey remnants that remain, common ecological characteristics and an inferred fidelity to particular environmental attributes identified in the benchmarks.

Figure 2 displays the assigned distribution of EVC, differing from DECCA'S modelled EVC distribution. *Table 1* provides the DEECA's Bioregional Conservational Status description for the assigned EVCs (DEECA, 2022a) and *Appendix 6* the Benchmark.

Table 1: DEECA Bioregional Conservation Status and Descriptions for Assigned Ecological Vegetation Classes-

Bioregion	Ecological Vegetation Class	Bioregional Conservation Status	The DEECA's Ecological Vegetation Classes Description
Gippsland Plains	EVC 55: Plains Grassy Woodland	Endangered	An open, eucalypt woodland to 15 m tall occurring on a number of geologies and soil types. Occupies poorly drained, fertile soils on flat or gently undulating plains at low elevations. The understorey consists of a few sparse shrubs over a species-rich grassy and herbaceous ground layer.

(DEECA, 2022a)

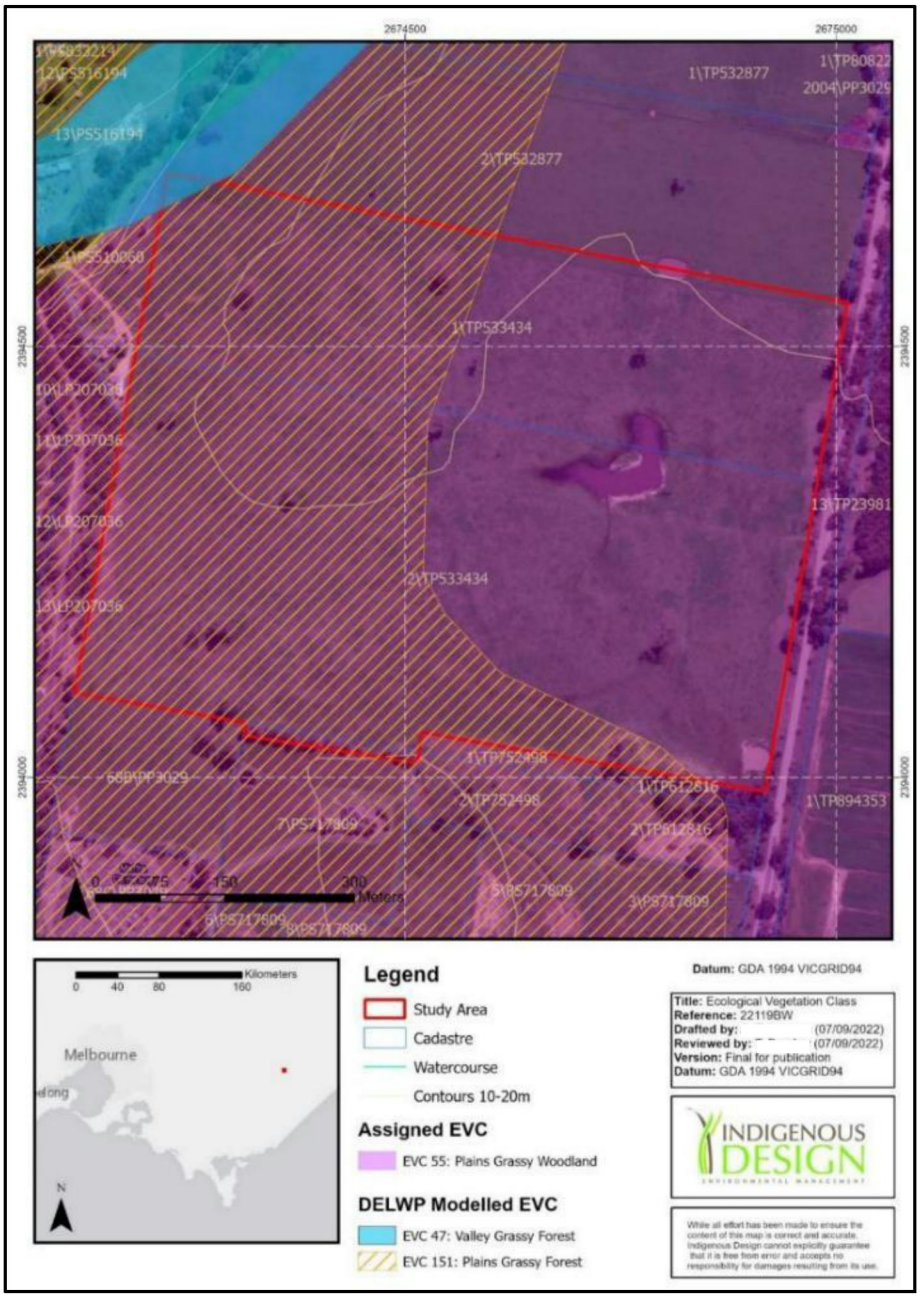


Figure 2: Distribution of assessed Ecological Vegetation Classes within the Study Area

3.2.2 Native Vegetation Quality Assessment

Assessment of native vegetation within the study area identified:

- 1 mapped wetland and 20 scattered trees within the property boundary; and
- 7 native patches within the Three Chain Road and Maffra-Briagolong road reserves.

All native vegetation identified on site is shown in *Map 1.*

3.2.2.1 Native Patches

The native patches were assigned EVC 55: *Plains Grassy Woodland* – Habitat Zones 1, 2, 3, 4, 5, 6 and 7 as described below.

A Habitat hectare assessment was completed against the benchmarks for the EVC and a quality score was assigned to the habitat zones which is provided in *Table 2*.

Table 2: Results of Vegetation Quality Assessments for all Remnant Patches

			Habitat Zone 1	Habitat Zone 2	Habitat Zone 3	Habitat Zone 4	Habitat Zone 5	Habitat Zone 6	Habitat Zone 7
Bioregion - Gippsland Plain			**Plains Grassy Woodland**	**Plains Grassy Woodland**	**Plains Grassy Woodland**	**Plains Grassy Woodland**	**Plains Grassy Woodland**	**Plains Grassy Woodland**	**Plains Grassy Woodland**
EVC Name (initials)			**PGW**	**PGW**	**PGW**	**PGW**	**PGW**	**PGW**	**PGW**
EVC Number			**55**	**55**	**55**	**55**	**55**	**55**	**55**
Bioregional Conservation Status			**Endangered**	**Endangered**	**Endangered**	**Endangered**	**Endangered**	**Endangered**	**Endangered**
		Max Score	**100**	**100**	**100**	**100**	**100**	**100**	**100**
Site Condition	Large Old Trees	10	0	9	5	0	2	2	0
	Canopy Cover	5	0	3	2	4	4	4	4
	Lack of Weeds	15	0	6	0	0	6	2	2
	Understorey	25	5	15	15	5	15	5	15
	Recruitment	10	3	3	5	3	5	3	5
	Organic Matter	5	3	3	3	3	5	3	3
	Logs	5	0	0	0	0	0	0	0
	Total Site Score	75	**11**	**39**	**30**	**15**	**37**	**19**	**29**
	Site score out of?	eg 55	75	75	75	75	75	75	75
	Adjusted Site Score		**11**	**39**	**30**	**15**	**37**	**19**	**29**
Landscape value	Patch Size	10	1	1	1	1	1	1	1
	Neighbourhood	10	0	0	0	0	0	0	0
	Distance to Core	5	0	0	0	0	0	0	0
Habitat points out of 100		**100**	**12**	**40**	**31**	**16**	**38**	**20**	**30**
Habitat Score (hab points/100)			**0.12**	**0.40**	**0.31**	**0.16**	**0.38**	**0.20**	**0.30**
Total area of the Zone (ha)			0.0161	0.1683	0.1664	0.1061	0.0905	0.0588	0.0261
Total HHA in the zone			**0.0019**	**0.0673**	**0.0516**	**0.0170**	**0.0344**	**0.0118**	**0.0078**
Catchment			**West Gippsland (CMA)**						

Plains Grassy Woodland – Habitat Zone 1

Habitat Zone 1 is characterised by a patch of small tree sized Gippsland Red Gums, along with juvenile *Acacia mearnsii* (blackwattle), over a ground layer of exotic pasture grasses intermixed with native ground storey herbs and grasses including *Rytidosperma spp.* (wallaby Grass) and *Dichondra repens* (kidney-weed).

The vegetation quality assessment assigned an overall score of 12 points out of 100 (0.12) to the zone, indicative of its highly modified state.

The zone scored low for its canopy layer and low diversity in the mid storey. It has a number of habitat features in the form of organic litter or coarse woody debris. The overall coverage of weeds was moderate, however it was dominated by high threat weeds such as *Dactylis glomerata* (cocksfoot) and *Cenchrus clandestinus* (kikuyu).

The zone scored very poorly for its landscape values, a result of its fragmented connection to other native vegetation patches and the sparse coverage of native vegetation within a 1 to 5 kilometre radius of the site. It received 1 point out of a potential 25 points for its landscape values.

Photo 2 shows an example of this habitat zone.

Photo 2: Habitat Zone 1

Plains Grassy Woodland – Habitat Zone 2

Habitat Zone 2 is characterised by a patch of Gippsland Red Gums, along with mature *Acacia melanoxolyn* (blackwood) over a ground layer of native grasses and herbs including *Themeda triandra* (kangaroo Grass), wallaby grass, *Austrostipa* sp. (spear grass), *Einadia nutans* (nodding salt-bush) and kidney-weed. This is intermixed with exotic pasture grasses including *Paspalum sp.* (paspalum), cocksfoot and *Erharta erecta* (panic -veldt grass).

The vegetation quality assessment assigned an overall score of 40 points out of 100 (0.40) to the zone, indicative of its overall good condition.

The zone scored high for its large tree component, with the benchmark number present, healthy canopy layer and moderate diversity in the ground storey. It has the benchmark cover of organic litter but lacks adequate recruitment or the presence of logs. The overall coverage of weeds was moderate, and it was dominated by high threat weeds such as Cocksfoot and Panic-veldt grass.

The zone scored very poorly for its landscape values, a result of its fragmented connection to other native vegetation patches and the sparse coverage of native vegetation within a 1 to 5 kilometre radius of the site. It received 1 point out of a potential 25 points for its landscape values.

Photo 3 shows an example of this habitat zone.

Photo 3: Habitat Zone 2

Plains Grassy Woodland – Habitat Zone 3

Habitat Zone 3 is characterised by a sparse overstorey of Gippsland Red Gums, over an open midstory and a mixed ground layer of native and exotic species.

Kangaroo Grass and wallaby grass are common native graminoids and the native herbs *Glycine tabacina* (variable glycine) and nodding saltbush are scattered throughout the patch. Weed cover at the ground level exceeds the native cover and is made up primarily by exotic grasses with species like cocksfoot, *Briza maxima* (large quaking-grass) and *Eragrostis curvula* (African love-grass) which are all common.

The vegetation quality assessment assigned an overall score of 31 points out of 100 (0.31) to the zone, indicative of its reasonably disturbed condition. The zone scored moderately for most site condition components. The mid range score for its understorey reflecting the reasonable diversity and representation of native plants but also the high weed levels and degree of disturbance.

The zone scored very poorly for its landscape values, a result of its fragmented connection to other native vegetation patches and the sparse coverage of native vegetation within a 1 to 5 kilometre radius of the site. It received 1 point out of a potential 25 points for its landscape values.

Photo 4 shows an example of this habitat zone.

Photo 4: Habitat Zone 3

Plains Grassy Woodland – Habitat Zone 4

Habitat Zone 4 is characterised by a sparse overstorey of Gippsland red gums, over an open midstory and a degraded ground layer dominated by exotic species.

Weeping grass and wallaby grass are the most common native graminoids and the native herbs kidney-weed and variable glycine are scattered throughout the patch in limited densities. Weed cover is high at the ground level with the exotic grasses cocksfoot and African love-grass both prevalent throughout the zone.

The vegetation quality assessment assigned a low overall score of 16 points out of 100 (0.16) to the zone, indicative of its highly disturbed condition. The zone scored poorly for most site condition components, only receiving positive scores for its canopy cover and organic matter.

The zone scored very poorly for its landscape values, a result of its fragmented connection to other native vegetation patches and the sparse coverage of native vegetation within a 1 to 5 kilometre radius of the site. It received 1 point out of a potential 25 points for its landscape values.

Photo 5 shows an example of this habitat zone.

Photo 5: Habitat Zone 4

Plains Grassy Woodland – Habitat Zone 5

Habitat Zone 5 is characterised by a sparse overstorey of Gippsland red gums, over an open midstory and a degraded ground layer dominated by exotic species.

Kangaroo grass, wallaby grass and spear grass are the most common native graminoids and the native herbs kidney-weed and wattle mat-rush are scattered throughout the patch in limited densities. Weed cover at the ground level is dominated with the exotic grasses' cocksfoot, paspalum and African love-grass scattered throughout the zone.

The vegetation quality assessment assigned a moderate overall score of 38 points out of 100 (0.38) to the zone, indicative of its relatively intact condition. The zone scored moderately for most site condition components, only receiving higher scores for its canopy cover and organic matter.

The zone scored very poorly for its landscape values, a result of its fragmented connection to other native vegetation patches and the sparse coverage of native vegetation within a 1 to 5 kilometre radius of the site. It received 1 point out of a potential 25 points for its landscape values.

Photo 6 shows an example of this habitat zone.

Photo 6: Habitat Zone 5

Plains Grassy Woodland – Habitat Zone 6

Habitat Zone 6 is characterised by a sparse overstorey of Gippsland red gums, over an open midstory and a degraded ground layer dominated by exotic species.

Native herb kidney-weed and the widely distributed austral rush are the most common native ground covers, albeit scarcely scattered throughout the patch. Weed cover is high at the ground level with the exotic grasses cocksfoot, panic veldt-grass and African love-grass prevalent throughout the zone.

The vegetation quality assessment assigned a low overall score of 20 points out of 100 (0.20) to the zone, indicative of its highly disturbed condition. The zone scored mid-range for most site condition components, only receiving a higher score for its canopy cover.

The zone scored very poorly for its landscape values, a result of its fragmented connection to other native vegetation patches and the sparse coverage of native vegetation within a 1 to 5 kilometre radius of the site. It received 1 point out of a potential 25 points for its landscape values.

Photo 7 shows an example of this habitat zone.

Photo 7: Habitat Zone 6

Plains Grassy Woodland – Habitat Zone 7

Habitat Zone 7 is characterised by a sparse overstorey of Gippsland red gums, over an open midstory and a degraded ground layer dominated by exotic species.

Wallaby grass and wattle mat-rush are the most common native graminoids and the native herb common rice-flower is scattered throughout the patch in limited densities. Weed cover is high at the ground level with the exotic grasses cocksfoot and African love-grass both prevalent throughout the zone.

The vegetation quality assessment assigned a low overall score of 30 points out of 100 (0.30 to the zone, indicative of its moderately disturbed condition. The zone scored poor-moderate for most site condition components, only receiving a higher score for its canopy cover.

The zone scored very poorly for its landscape values, a result of its fragmented connection to other native vegetation patches and the sparse coverage of native vegetation within a 1 to 5 kilometre radius of the site. It received 1 point out of a potential 25 points for its landscape values.

Photo 8 shows an example of this habitat zone.

Photo 8: Habitat Zone 7

3.2.3 Canopy Trees

Table 3 lists all canopy trees identified on site. The ID numbers correspond with those depicted in *Maps 1* and *2*.

Table 3: Tree Size Categories according to Ecological Vegetation Classes benchmarks

Tree ID No	Botanical Name	Common Name	Origin	Type	Diameter at Breast Height (DBH)	Size Category
1	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Scattered - Large	148	Large
2	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Scattered - Large	123	Large
3	*Eucalyptus sp. (Unknown)*	Dead	Locally Indigenous	Scattered - Large	99	Large
4	*Eucalyptus sp. (Unknown)*	Dead	Locally Indigenous	Scattered - Large	116	Large
5	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Scattered - Large	125	Large
6	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Scattered - Large	105	Large
7	*Eucalyptus sp. (Unknown)*	Dead	Locally Indigenous	Scattered - Large	92	Large
8	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Scattered - Large	101	Large
9	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Scattered - Large	112	Large
10	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Scattered - Large	137	Large
11	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Scattered - Large	126	Large
12	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Scattered - Large	156	Large
13	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Scattered - Large	116	Large
14	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Scattered - Large	133	Large
15	*Eucalyptus sp. (Unknown)*	Dead	Locally Indigenous	Scattered - Large	93	Large
16	*Eucalyptus sp. (Unknown)*	Dead	Locally Indigenous	Scattered - Large	135	Large
17	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Scattered - Large	112	Large
18	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Scattered - Large	120	Large
19	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Scattered - Large	109	Large
20	*Eucalyptus sp. (Unknown)*	Dead	Locally Indigenous	Scattered - Small	75	Small
21	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Large Tree in Patch	95	Large
22	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Large Tree in Patch	81	Large

Tree ID No	Botanical Name	Common Name	Origin	Type	Diameter at Breast Height (DBH)	Size Category
23	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Large Tree in Patch	87	Large
24	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	13	Small
25	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	50	Small
26	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	47	Small
27	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	6	Small
28	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	15	Small
29	*Eucalyptus globoidea*	White Stringybark	Locally Indigenous	Small Tree in Patch	61	Small
30	*Eucalyptus botryoides*	Southern Mahogany	Australian Native	Scattered - Large	98	Large
31	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Scattered - Small	36	Small
32	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	73	Small
33	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Large Tree in Patch	128	Large
34	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	55	Small
35	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	42	Small
36	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	8	Small
37	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	50	Small
38	*Eucalyptus sp. (Unknown)*	Dead	Locally Indigenous	Large Tree in Patch	80	Large
39	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	62	Small
40	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	7	Small
41	*Eucalyptus baxteri*	Brown Stringybark	Locally Indigenous	Small Tree in Patch	62	Small
42	*Eucalyptus baxteri*	Brown Stringybark	Locally Indigenous	Small Tree in Patch	29	Small
43	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	13	Small
44	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	50	Small
45	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	65	Small
46	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	40	Small
47	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	40	Small
48	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	35	Small
49	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	35	Small

Tree ID No	Botanical Name	Common Name	Origin	Type	Diameter at Breast Height (DBH)	Size Category
50	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	25	Small
51	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	20	Small
52	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	20	Small
53	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	30	Small
54	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	30	Small
55	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	25	Small
56	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	63	Small
57	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	35	Small
58	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	76	Small
59	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	15	Small
60	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	40	Small
61	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	38	Small
62	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	34	Small
63	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	31	Small
64	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	33	Small
65	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	15	Small
66	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	22	Small
67	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	20	Small
68	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	18	Small
69	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	38	Small
70	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	15	Small
71	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	26	Small
72	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	45	Small
73	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	32	Small
74	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	15	Small
75	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	28	Small
76	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	20	Small

Tree ID No	Botanical Name	Common Name	Origin	Type	Diameter at Breast Height (DBH)	Size Category
77	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	22	Small
78	*Eucalyptus cladocalyx*	Sugar Gum	Australian Native	Small Tree in Patch	44	Small
79	*Eucalyptus cladocalyx*	Sugar Gum	Australian Native	Small Tree in Patch	26	Small
80	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	25	Small
81	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	24	Small
82	*Eucalyptus cladocalyx*	Sugar Gum	Australian Native	Scattered - Small	26	Small
83	*Eucalyptus cladocalyx*	Sugar Gum	Australian Native	Small Tree in Patch	58	Small
84	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	39	Small
85	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	32	Small
86	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	28	Small
87	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	32	Small
88	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	26	Small
89	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Small Tree in Patch	10	Small
90	*Eucalyptus tereticornis subsp. mediana*	Gippsland Red Gum	Locally Indigenous	Large Tree in Patch	122	Large

3.2.4 Significant Vegetation Communities

The EPBC Act Protected Matters 5km radius search (*Appendix 3*) identified the possible presence of the *Gippsland Red Gum (Eucalyptus tereticornis subsp. mediana) Grassy Woodland and Associated Native Grassland* listed as Critically Endangered under the EPBC Act.

To determine if this community was present within the study area, the native patches assigned as *EVC 55: Plains Grassy Woodland* (Habitat Zones 1-7) were assessed against the flow charts contained within the *Gippsland Red Gum (Eucalyptus tereticornis subsp. mediana) Grassy Woodland and Associated Native Grassland* community (CoA, 2010) (*Figure 3* provides the flow chart).

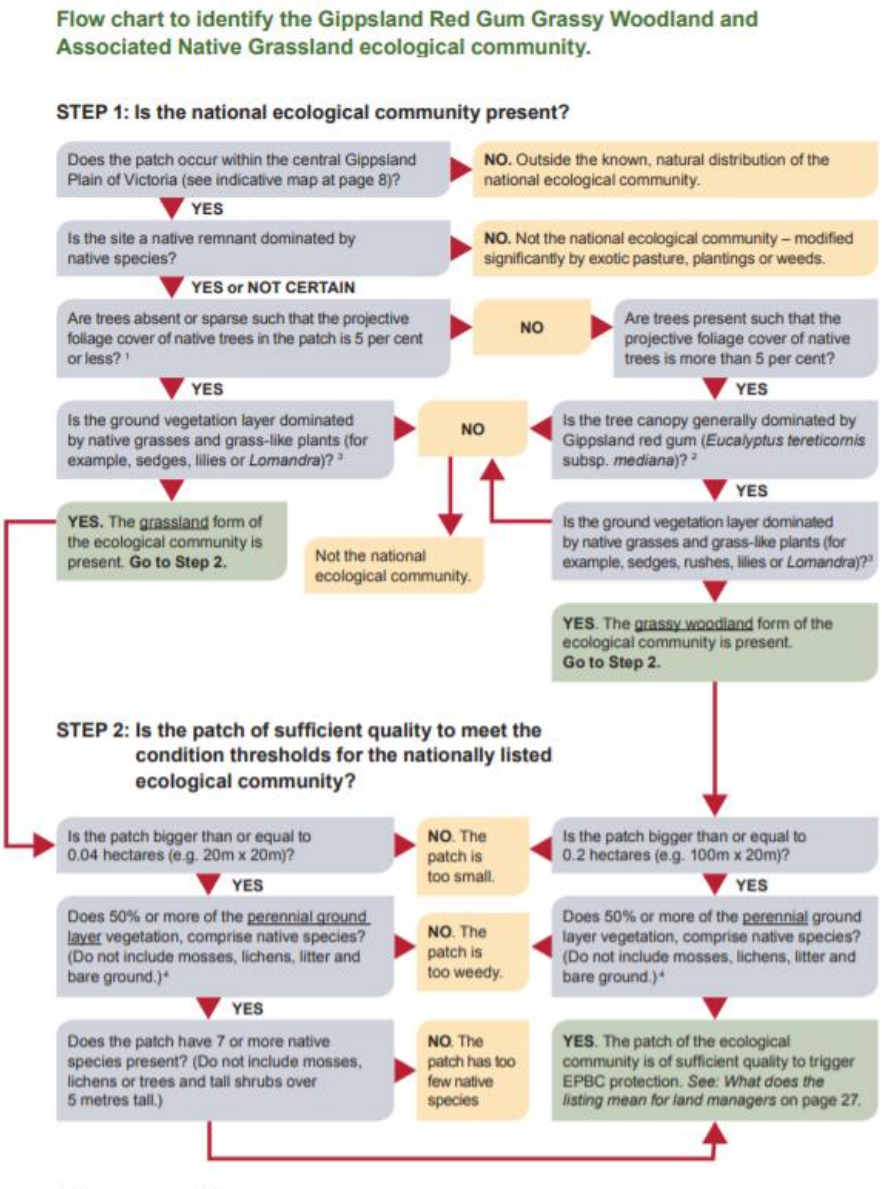


Figure 3: Flow chart to identify if the Gippsland Red Gum (Eucalyptus tereticornis subsp. mediana) Grassy Woodland and Associated Native Grassland community is present.

Habitat zone 1 was assessed in Spring 2023 and was found to not meet the definitions of either the woodland or derived grassland form of this community due to the perennial ground layer comprising a high coverage of exotic species and the native cover not meeting the 50% required cover.

A follow up targeted survey was undertaken by ID Ecological Management on 23rd October 2024 to determine the presence / absence of the threatened ecological community the *Gippsland Red Gum (Eucalyptus tereticornis subsp. mediana) Grassy Woodland and Associated Native Grassland* within Habitat zones 2 - 4. During the survey, two patches with potential to be the community were mapped, all flora species recorded, and cover estimates were made for all lifeforms. The two patches are shown as patch A and B (within Habitat Zones 2 & 3) in *Map 1a.* Patch A is shown as extending beyond the original study site boundary and continuing beyond the roadside native patch (eastern roadside) into the adjacent private property. All other areas of native patches were found to contain a higher % cover of exotic species or lacking native graminoid cover.

Table 4 outlines the assessment of whether the patches meet the quality and condition thresholds to be defined as the community.

Table 4: Assessment of Patches A & B against the Flow chart to identify if the Gippsland Red Gum (Eucalyptus tereticornis subsp. mediana) Grassy Woodland and Associated Native Grassland community is present

	Patch A	**Patch B**
STEP 1: Is the national ecological community present? Pathway Descriptor	**Result**	
Does the patch occur within the central Gippsland Plain of Victoria?	Yes	Yes
Is the site a remnant dominated by native species?	Yes	Yes
Are trees absent such that the projective foliage cover of native trees is 5 % or less?	No	No
Are trees present such that the projective foliage cover of native trees is more than 5 per cent?	Yes	Yes
Is the tree canopy generally dominated by Gippsland Red Gum (Eucalyptus tereticornis subsp. mediana)?	Yes	Yes
Is the ground vegetation layer dominated by native grasses and grass-like plants?	**YES.** The grassy woodland form of the ecological community is present. **Go to Step 2.**	**YES.** The grassy woodland form of the ecological community is present. **Go to Step 2.**
STEP 2: Is the patch of sufficient quality to meet the condition thresholds?	**Result**	
Is the patch bigger than or equal to 0.2 hectares?	**NO.** The patch is too small (0.1529ha).	**NO.** The patch is too small (0.0878ha).

The assessment determined that neither of these patches met the requirements to be defined as the community.

Habitat zones 5, 6 and 7 were assessed in Spring 2025 and were all found to not meet the definitions of either the woodland or derived grassland form of this community due to the perennial ground layer comprising a high coverage of exotic species and the native graminoid cover not reaching the required 50%.

The FFG Act listed *Forest Red Gum Grassy Woodland Community* is characterised by a dominance of forest red gums. Beneath the eucalypts, there are often scattered small trees of *Acacia implexa* (lightwood) and groves of *Allocasuarina littoralis* (black she-oak). The herbaceous understorey is co-

dominated by a variety of species such as weeping grass and wallaby grass often with kangaroo grass and/or spear grass.

Parts of the structure of the FFG community are found within all native patches found within the road reserve (Habitat zones 1-7) and the FFG listed community is therefore considered present.

3.3 Flora Species

3.3.1 Flora Species Recorded

A total of 77 vascular plants were found to occur on site during site assessments. Of these, 46 are considered to be taxa native to Victoria. *Appendix 5* provides the results of the flora survey.

3.3.2 Significant Flora Species

Survey of the study area did not identify any threatened flora species on site.

Assessment of the Likelihood of Presence of Significant Flora Species within the Study Area

Appendix 7 provides a summary of the assessment of likelihood of presence for all threatened flora species found in both the EPBC Act Protected Matters Search Tool (DEE, 2022) and the Victorian Biodiversity Atlas (DEECA, 2024) within five kilometres of the study area.

The field survey and likelihood assessment determined that two species had a moderate likelihood of occurrence within Habitat Zones 2-7, purple diurus and Rough-grain love-grass, with aspects of their habitat requirements present, including an open woodland with native grasslands species. No habitat was identified within the proposed subdivision site itself due to a lack of native vegetation including understorey or graminoid cover. A survey for these two species was undertaken in Spring 2024 (Habitat Zones 2-4) and Spring 2025 (Habitat Zone 5-7) in the vicinity of the road access off the Maffra-Briagolong Road to determine their presence / absence (Section 3.3.3).

All other threatened flora species identified in the database searches had a low likelihood of occurrence determination or were considered unlikely to occur within the study area.

3.3.3 Targeted Flora Surveys

Methodology

The survey assessment methodology consisted of a desktop review and targeted field survey for purple diuris and rough-grain love-grass.

The survey included the following:

- Conducted by appropriately experienced surveyors with suitable experience and qualifications for species detection;
- Conducted during the optimal flowering period for the target species;
- Reference sites in the region were checked to determine when target species were flowering;
- Support was available from botanists experienced in the identification of the target species where required; and

- Survey design was informed by analysis of suitable habitat and micro-features of the site.

Data and Literature Review

Relevant literature, on-line resources and numerous databases were reviewed to provide an assessment of the habitat suitability and location of previous records for the two target species. The following were reviewed:

- The Victorian Biodiversity Atlas (DEECA, 2024) for previously documented flora records within the project and Gippsland locality;
- Relevant environmental legislation and policies, including:
    - National Recovery Plans;
    - DAWE Species Profile and Threats Database (SPRAT) (DAWE, 2024)

Interrogation of the VBA identified 9 occurrences of Rough-grained Love-grass within a 10 km radius of the study area the most recent from 2012. The VBA identified 8 occurrences of Purple diuris within a 10 km radius of the study area with the most recent from 2008 (DEECA, 2024).

Field Surveys – October 2024

The initial site inspection was undertaken on the 23rd October 2024 and was completed by Ben Imbery - B. Environmental Management, DEECA accredited native vegetation assessor, with 15 years' experience in environmental consultancy and flora and fauna assessments. The survey area included Habitat Zone 2, located within the western road reserve of Maffra-Briagolong Road and Habitat Zones 3 and 4 located within the eastern side of Maffra-Briagolong Road.

A follow up site inspection was undertaken on the 27th October 2025 by Antares Fuhrmann - B. Earth Science, DEECA accredited native vegetation assessor, with 10 years' experience in environmental consultancy and flora and fauna assessments. The survey area included Habitat Zone 5, located within the western road reserve of Maffra-Briagolong Road and Habitat Zones 6 and 7 located within the eastern side of Maffra-Briagolong Road.

Habitat Zone 1 was not included in this targeted survey as it was assessed in Spring 2023 and was found to not meet the definitions of either the woodland or derived grassland form of this community due to the perennial ground layer comprising a high coverage of exotic species and the native cover not meeting the 50% required cover.

All areas within the assessment site were thoroughly and slowly traversed on foot including fence lines, drip lines of trees and open areas.

In addition, during both of these surveys, known specimens of purple diuris, located at the Briagolong Cemetery were inspected to confirm that the species was currently flowering, easily identifiable or showing other critical diagnostic material (Photos 9-12).

Photo 9 and 10: Examples of Purple Diuris in flower at the Briagolong Cemetery (Reference Site) 23/10/24

Photo 11 and 12: Examples of Purple Diuris in flower at the Briagolong Cemetery (Reference Site) 27/10/2025

Limitations

The site survey was undertaken during the flowering period for purple diuris (i.e. flower budding has commenced) within the local area. This gave a high degree of confidence that if the orchid was present at the site, it would be detected.

Results

Targeted surveys did not detect purple diuris and rough-grain love-grass within the study site, despite the survey being completed at an appropriate time and effort being proportional to detectability.

3.4 Fauna Species

3.4.1 Fauna Species Recorded

A total of 12 fauna species were incidentally observed on site during site assessments. *Appendix 8* lists all fauna observed on site. Fauna species observed included nine native and one introduced bird species and two native amphibian (frog) species.

3.4.2 Significant Fauna Species

Survey of the study area did not identify any threatened fauna species on site.

A description of the range of vegetation types and potential habitats for threatened fauna species that are found within the study area are described in *Section 3.5.*

A threatened species habitat assessment was undertaken in May 2025 by Aquatica Environmental (Aquatica Environmental , 2025) which determined that dwarf galaxias (*Galaxiella pusila*), growling grass frog (*Litoria raniformis*) and green and golden bell frog (*Litoria* aurea) are likely absent from the site and that suitable habitat does not exist for any of these species. No survey requirements or mitigation measures are therefore necessary for these species. In summary:

Dwarf Galaxias

- Complete absence of essential aquatic macrophytes and emergent vegetation;
- Lack of structural complexity required for feeding, shelter, and reproduction;
- Lack of direct connectivity to waterways and water bodies in the wider catchment;
- Degraded water quality in primary water bodies (Dams 1 and 3); and
- Simplified dam profiles incompatible with species habitat requirements.

Growling Grass Frog

- Absence of emergent vegetation essential for breeding behaviour;
- Degraded terrestrial habitat inadequate for foraging and refuge;
- Degraded water quality in primary water bodies (Dams 1 and 3);
- Lack of complex vegetation structure required for all life stages; and
- Ongoing disturbance regime prevents habitat development.

Green and Golden Bell Frog

- Habitat limitations parallel to those identified for growling grass frog;
- Site characteristics incompatible with species preference for ephemeral, fish-free waterbodies; and
- Absence of coastal/near-coastal habitat associations typical for regional populations. (Aquatica Environmental , 2025)

Assessment of the Likelihood of Presence of Significant Fauna Species within the Study Area

Appendix 9 provides a summary of the assessment of likelihood of presence for all threatened fauna species found in both the EPBC Act Protected Matters Search Tool and the Victorian Biodiversity Atlas within 5km of the study area.

In summary, the field survey and likelihood assessment determined that there is no habitat within the site that is considered likely to support any threatened fauna species. All threatened fauna species identified in the database searches had a low likelihood of occurrence determination or were considered unlikely to occur within the study area.

3.5 Habitat Values

Native vegetation within the study area forms only limited connections with surrounding remnant vegetation, as the surrounding land has been largely cleared for agricultural land use and residential development. Native aquatic vegetation aligns with the water bodies/dams and low-lying ephemeral areas, these waterbodies are mostly modified and have scattered fragments of native vegetation along them.

Additional descriptions of habitat types found within the study area are described below.

Scattered Trees

Scattered canopy trees across the site are characterised by locally indigenous Gippsland red gum alongside Victorian Natives, located within a bordering windrow, planted in uniform lines reaching heights of approximately 8 metres.

This habitat type is likely to be utilizes as a stopover point and act as a 'stepping stone' for relatively common birds such as *Corvus coronoides* (Australian raven) and *Dacelo novaeguineae* (laughing kookaburra) in their movements throughout the wider landscape. The trees are also utilized by species such as *Cacatua galerita* (sulphur-crested cockatoo) and *Trichoglossus molucannus* (rainbow lorikeet) observed nesting in hollows, however the trees are unlikely to form part of an important habitat network for any significant bird or mammal species.

The habitat has a low coverage of organic litter likely to support various invertebrates that in turn would provide a food source for reptiles and foraging birds.

Woodland

This remnant woodland is characterised by a canopy of locally indigenous Gippsland red gum alongside Victorian natives such as *Eucalyptus globulus* (Southern Blue-gum) over a sparse mid-storey retaining the occasional *Acacia melanoxylon* (Blackwood), while the ground layer is dominated by native grasses and graminoids.

This habitat type is likely to be utilised as roosting and nesting opportunities for common bird species such as Sulphur-crested Cockatoo, *Chenonetta jubata* (Australian wood duck) and Rainbow Lorikeet,

while providing stepping stones for common birds including *Elanus axillaris* (black-shouldered kite) and *Anthochaera carunculate* (red wattlebird), in their movements through the landscape.

Photo 13: Provides an example of a Woodland.

Photo 14: Provides an example of a scattered tree.

Open Pasture

This habitat type is found across the majority of the study area and is currently used for grazing. It offers negligible habitat value and is unlikely to support any fauna other than being occasionally visited by relatively common native birds such as the Australian Raven and Magpie. Birds of prey such as black-shouldered kite observed on site may also utilise this open pasture on occasion for hunting small rodents.

Photo 15: Provides an example of open pasture.

Wetland / Dams

This habitat type includes a large open wetland body and a smaller dam located in the southeast corner of the site (*Map 1*) which hold stands of native aquatic vegetation and supports common aquatic avian species including *Chenonetta jubata* (Australian wood duck) and *Egretta novaehollandiae* (white-faced heron) observed on site during the assessment.

The larger waterbody does not provide optimal habitat for those threatened waterfowl which prefer deep freshwater lagoons and marshes with dense vegetation. These species may occur rarely or as opportunistic visitors to the site.

The waterbodies support some aquatic sedges and rushes but they are not connected by riparian vegetation to surrounding waterways, however common amphibian species such as *Crinia signifera* (common froglet) and *Limnodynastes peronii* (striped marsh frog) were heard throughout these areas during the site assessment. Threatened species habitat assessments undertaken by Aquatica Environmental determined that there was no habitat suitable for either dwarf galaxias, growling grass frog or green and golden bell frog due to factors including: complete absence of essential aquatic macrophytes and emergent vegetation, lack of direct connectivity to waterways and water bodies in the wider catchment and absence of emergent vegetation essential for breeding behaviour (Aquatica Environmental , 2025).

Photo 16: Provides an example of the dam

Photo 17: Provides an example of the large open wetland body (DEECA Mapped Wetland)

4 Policy and Legislative Implications

4.1 Commonwealth – *Environment Protection and Biodiversity Conservation Act 1999*

The EPBC Act establishes a Commonwealth process for assessment of proposed actions that are likely to have a significant impact on Matters of National Environmental Significance (MNES) or on Commonwealth land. An action (i.e. project, development, undertaking, activity, or series of activities), unless otherwise exempt, requires approval from the Commonwealth Environment Minister if they are considered likely to have an impact on any MNES. A referral under the EPBC Act is required if a proposed action is likely to have a 'significant impact' on any of the following MNES:

- World Heritage properties;
- National heritage places;
- Ramsar wetlands of international significance;
- Threatened species and ecological communities;
- Migratory and marine species;
- Commonwealth marine area;
- Nuclear actions (including uranium mining);
- Great Barrier Reef Marine Park; and
- A water resource, in relation to coal seam gas development and large coal mining development.

4.1.1 Implications (Significant Impact Criteria)

The determination of the presence of the threatened ecological community the *Gippsland Red Gum (Eucalyptus tereticornis subsp. mediana) Grassy Woodland and Associated Native Grassland* in *Section 3.2.3* found that all patches do not meet the definitions of either the woodland or derived grassland form of this community due to the perennial ground layer comprising a high coverage of exotic species and the native cover not meeting the 50% required cover or the size of the patch being too small.

There are no further MNES that warrant further consideration under the proposal. In summary:

- All flora identified in database searches, within a 5km radius, that are listed as threatened under the EPBC Act are considered unlikely to occur within the study area;
- The threatened species habitat assessment was undertaken by Aquatica Environmental determined that dwarf galaxias, growling grass frog and green and golden bell frog are likely absent from the site and that suitable habitat does not exist for any of these species. (Aquatica Environmental , 2025)
- All other fauna species identified in the database searches, within a 5km radius, that are listed as threatened under the EPBC Act were found to have a low likelihood of occurrence or were unlikely to occur or be reliant on habitat within the study area.

Consideration of specific mitigation measures for any MNES, above the implementation of the construction impact mitigation measures outline in *Section 5.1.2*, is also not considered necessary based on the results of the likelihood assessments for all MNES.

4.2 State – *Flora and Fauna Guarantee Act 1998*

The *Flora and Fauna Guarantee Act 1988* (FFG Act) is the primary State legislation for the protection of native plants, native animals and ecological communities on public land and waters in Victoria. The 2019 amendment to the Act lists species and ecological communities as threatened based on assessments by an independent Scientific Advisory Committee. Threatening processes may also be listed.

Under the FFG Act a permit is required from the DEECA to 'take' 'protected' flora species, 'listed communities' or 'threatened species' from public land. Removal of any protected flora taxa, listed flora species or listed communities may not be undertaken until this permit has been issued.

The FFG Act also provides specific protection of fish passage by noting that the '*prevention of passage of aquatic biota as a result of the presence of instream structures*' is s potentially threatening process and that '*there should be no further preventable decline in the viability of any rare species'*.

4.2.1 Implications

The FFG listed community *Forest Red Gum Grassy Woodland Community* is considered present within the road reserve (public land), and as such an FFG permit is required for its removal. The subdivision proposal itself is located on private land and as such a Permit for the removal of the additional native vegetation (scattered large trees) is not required.

Two FFG listed species were determined to have a moderate likelihood of occurrence within Habitat Zones 2-7, purple diurus and rough-grain love-grass. Targeted surveys undertaken by ID Ecological Management did not detect these species.

The threatened species habitat assessment was undertaken by Aquatica Environmental determined that dwarf galaxias and growling grass frog are likely absent from the site and that suitable habitat does not exist for any of these species. (Aquatica Environmental , 2025)

4.3 State – *Catchment and Land Protection Act 1994*

In accordance with Section 20 of the CaLP Act, landholders and managers have a responsibility to take all reasonable steps to:

- Avoid causing or contributing to land degradation which causes or may cause damage to land of another land owner;
- Eradicate regionally prohibited weeds;
- Prevent the growth and spread of regionally controlled weeds on their land; and
- Prevent the spread of, and as far as possible, eradicate established pest animals.

4.3.1 Implications

Four weeds declared noxious under the Catchment and Land Protection Act 1994 (CaLP Act) were identified on site during assessments (*Table 5*). All of these weeds are categorised within the West Gippsland Catchment Management Authority region as 'Regionally Controlled' (Agriculture Victoria, 2022).

Table 5: Declared noxious weeds proclaimed under the Catchment and Land Protection Act 1994

Scientific Name	Common Name	Classification
Cirsium vulgare	Spear Thistle	Regionally Controlled
Eragrostis curvula	African Love-grass	Regionally Controlled
Lycium ferocissimum	African Boxthorn	Regionally Controlled
Rubus fruticosus spp. agg.	Blackberry	Regionally Controlled

To prevent the spread of noxious weeds listed in *Table 5*, the contractor engaged to carry any works on site must be made aware if the presence of these weed species. Appropriate site weed hygiene practices must be employed to limit the spread of any existing noxious weeds within the construction area. Similarly, vehicle hygiene practice must be employed to prevent the import or export of any noxious weeds to or from any construction areas.

4.4 State - *Water Act 1987*

Catchment Management Authorities have statutory responsibilities under Section 67 of the Water Act to monitor, manage, enforce, and administer control over all works which may impact upon designated waterways to ensure works undertaken do not adversely affect the health of those waterways.

A permit is required to undertake works on a designated waterway and can include activities such as:

- Crossings – bridges, fords, culverts;
- Deviations – waterway realignments;
- Extractions – sand, silt or gravel;
- Stabilisation – bank protection, retaining structures;
- Vegetation – fallen timber and vegetation removal, revegetation projects;
- Works – stormwater outlets, service crossings; and
- Other – jetty, river mouth opening, boardwalks.

4.4.1 Implications

Within the study area there is a large wetland that is mapped on the DEECA's *Current wetlands map.* The current Indicative Development Plan would impact on the entirety of the wetland.

Further discussion with the WGCMA may be required for impacts to waterways proposed by the current IDP to determine approval requirements.

4.5 State – *Wildlife Act 1979*

The Wildlife Act 1975 provides the primary legislation for the protection and management of wildlife, the purposes of this Act are:

- To establish procedures in order to promote the protection and conservation of wildlife, the prevention of taxa of wildlife from becoming extinct and the sustainable use of and access to wildlife; and
- To prohibit and regulate the conduct of persons engaged in activities concerning or related to wildlife.

4.5.1 Implications

Persons engaged to remove, salvage, hold or relocate any native fauna species during proposed construction works must have a permit under this Act to undertake such actions and ensure any actions to manage wildlife must be undertaken in accordance with the requirements of the Act or at the direction of DEECA.

4.6 State – *Environmental Effects Act 1978*

In Victoria, environmental impact assessments of proposed development projects are conducted through the Environmental Effects Statement (EES) process under the *Environment Effects Act 1978* (EE Act). The Minister for Planning (the Minister) administers the EES process through the *Ministerial Guidelines for Assessment of Environmental Effects* (Ministerial Guidelines), whilst DEECA manages this process (Victorian Auditor Generals Report, 2017).

A proponent should ask the Minister administering the Act whether an EES is required for projects or amended projects that could have a significant effect on the environment. If the Minister decides that an Environment Effects Statement (EES) is required, the project proponent is responsible for preparing the EES and undertaking the necessary investigations (Victorian Government, the Department of Sustainaibility and Environment, 2006).

Referral criteria is based on either individual potential environmental effects or a combination of potential environmental effects.

4.6.1 Implications

Assessment of referral requirements for relevant criteria are outlined below.

Individual Potential Environmental Effects

Potential long-term loss of a significant proportion (e.g. 1 to 5 percent depending on the conservation status of the species) of known remaining habitat or population of a threatened species within Victoria.

- The threatened species habitat assessment was undertaken by Aquatica Environmental determined that dwarf galaxias, growling grass frog and green and golden bell frog are likely absent from the site and that suitable habitat does not exist for any of these species.
- The likelihood assessment found the study area is unlikely to support any populations of threatened species within Victoria or represent known remaining habitat for any threatened species within Victoria. No referral is required under this criterion.

Potential clearing of 10 ha or more of native vegetation from an area that is of an EVC identified as endangered.

- Overall, approximately 1.214 hectares of native vegetation with a Bioregional Conservation Status of Endangered (EVC 55: *Plains Grassy Woodland*) has been determined as lost under the proposal. This amount is under the referral threshold and likely to be reduced as final designs are developed, therefore, no referral is required under this criterion.

4.7 State – *Planning and Environment Act 1987*

Planning Overlays

There are no overlays with environmental or vegetation protection implications that apply to the site.

Clause 52.17 -Native Vegetation

Under *Clause 52.17* of the Wellington Planning Scheme, a planning permit is required to clear or disturb native vegetation within the study area. Native vegetation will be impacted and or require removal under the proposal and as such, application of the '*Guidelines*' to obtain a planning permit for the works is necessary. The information provided within this report and summarised specifically within *Section 5* is considered to satisfy the information requirements of the Guidelines.

5 Victoria's Native Vegetation Removal Regulations

The purpose of the Guidelines is to set out and describe the application of Victoria's statewide policy in relation to assessing and compensating for the removal of native vegetation. The Guidelines implement Clause 12.01-2S (Biodiversity) of the Planning Provisions objective 'To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation (DEECA, 2025).

The Guidelines also detail the three step approach of Avoid, Minimise and Offset as a key component of the policy. This approach aims to ensure that the removal of native vegetation is restricted to only what is reasonably necessary, and that biodiversity is appropriately compensated for any removal approved.

A combination of site-based and landscape information is used to calculate the biodiversity value (being a general or species habitat score) of native vegetation to be removed. This is calculated by the extent and condition score, combined to determine the site-based measure of biodiversity value.

The assessment pathway for an application to remove native vegetation reflects its potential impact on biodiversity and is determined by combining the location and extent of the native vegetation proposed to be removed, in accordance with Table 3 of the Guidelines.

The pathways are:

Basic - limited impacts on biodiversity.
Intermediate - could impact on large trees, endangered EVC's, and sensitive wetlands and coastal areas.
Detailed - could impact on large trees, endangered EVC's, sensitive wetlands and coastal area and could significantly impact on habitat for rare or threatened species (DEECA, 2025).

5.1 Avoid Minimise Statement

5.1.1 Design

Avoiding the removal of native vegetation and fauna habitat can be achieved by locating or designing a development so that native vegetation is not removed. Minimising losses to native vegetation can be achieved by siting to minimise total losses, restrict to areas of native vegetation that have the least biodiversity or other values or managing the use or development to minimise impacts on surrounding vegetation (DEECA, 2025).

Appendix 1a, 1b and 1c provide the Master Plan for Phase 1, Phase 2 and Phase 3 (Version 18 - 11.03.2026), *Appendix 1d* provides the Staging and Native Vegetation Removal plan (Version 4 - 12/08/2025), including the Offset of trees from proposed boundaries and *Appendix 1e* the plan for the proposed entrances to Maffra-Briagolong Road and Three Chain Road (Version 4 - 12/08/2025).

Strategic Planning

The Maffra Structure Plan (MSP) was adopted by Wellington Shire Council on 16 July 2024. The MSP provides a long-term strategic vision to guide the future growth of the town and a clear planning

framework that ensures growth and development occurs in appropriate locations and in a coordinated way over the next 20 years. In particular, the MSP:

- Helps influence, manage and facilitate change to land uses, the built form and public spaces in accordance with relevant state, regional and local planning policy;
- Assesses the suitability and proposed locations of future residential growth;
- Identifies the key infrastructure required to facilitate future growth;
- Identifies land for future commercial, industrial and community services and facilities to support growth; and
- Guides future residential land use and development.

The MSP will be used as the basis to support formal changes to the Wellington Planning Scheme through revised planning provisions, to facilitate the implementation of the Plan's land use recommendations (Wellington Shire Council, 2024).

The study area was identified in the MSP as part of the lifestyle residential precinct, which provides a transition from urban areas to agricultural uses. Larger lot sizes to provide an alternative lifestyle for Maffra's residents and provide a buffer to protect surrounding agricultural land from urban development. These areas are now the primary focus for future growth for Maffra, given the township's constraints at other interfaces.

Site Level Planning

An Indicative Development Plan (Version 6) was developed in December 2022. This plan proposed to impact on 1.216 hectares of native vegetation and 12 large trees, including all of the mapped wetland. Following a draft ecological assessment report by ID Ecological Management, a revised Staging and Native Vegetation Removal Plan – Version 4 (12/08/2025) and a Master Plan (Phase 1, Phase 2 and Phase 3 - Version 18 (11/03/2026) and new entrances Plan to Maffra-Briagolong Road and Three Chain Road - Version 4 (12.08.2025). Even with the additional losses associated with the new entry point, these plan decreased the proposed native vegetation removal to 1.214 hectares and nine large trees, primarily through realignment of boundaries and impacts of consequential loss from internal fence lines and NRZ impacts reduced to less than 10%.

The plan proposes to retain areas designated as drainage reserves located within the southeast and southwest corners of the area proposed to be subdivided. This will protect approximately 1.84 ha of native vegetation including a dam and associated drainage line. Three trees require direct removal due to construction works (ID #'s 3, 16 & 20), all three of which are dead. Two trees have been assessed as NRZ or consequential loss due to the location of proposed internal road locations or new property boundary fence lines (ID #'s 2 & 18), which have the potential to be retained and remain viable. Four dead trees are assessed as 'risk to human life in future, likely to fall over' – client requests removal at the time of subdivision (ID #'s 4, 7, 15 and 19).

All other trees within proposed lots have been assessed as retained due to:

- Proximity being greater than 2 meters from newly created internal boundaries; i.e. tree ID # 6 has been surveyed as 2.9 meters and tree ID # 8 is located 5.2 meters from the proposed post and wire fence boundary fence (*Appendix 1d* shows the assessed distance from the proposed new boundary lots as measured from survey in CAD);

- Proposed lot sizes are above 0.4 hectares in size and therefore no trees are deemed lost and required to be offset at the time of subdivision; and
- A 25m building exclusion to be applied to trees to be retained.

The CFA require additional access from Maffra-Briagolong road in order to meet bushfire management and site access requirements. This access aligns with a temporary access track along the northern boundary of the proposed subdivision to be maintained until 443 Maffra-Briagolong Road is developed. In summary:

- *CFA required a secondary access - connection to Maffra Briagolong Road is required.*
- *CFA required a perimeter road for bushfire protection - a road along the north provides protection from farm zone paddocks - a temporary road is proposed along the northern boundary, which will align with internal road and intersection.*
- *Intersection in this location places the access central to proposed development (and future development as per Maffra SP).*
- *The location of intersection was intended to fit within cleared area in road reserve- however due to the existing fence being approx. 15m offset from title, and neighbour not willing to move fence - the intersection position is further south.*

pers. comm 05/05/2025).

A detailed design has been developed for this access point and supplied by Beveridge Williams in CAD file format and impacts to native vegetation determined based on this design. NRZ impacts to adjacent trees have been minimised through the proposed use of kerb and channel, however, one large and thirteen small trees are impacted and require direct removal (ID #'s 21, 24, 25, 26, 27, 29, 44, 47, 48, 52, 54, 62, 63, 64) and seven small trees are impacted by NRZ encroachment (ID #'s 37, 41, 42, 43, 56, 58 and 60).

5.1.2 Construction

A number of measures are proposed to minimise construction impacts on retained native vegetation both within and adjacent to the site. These include the following:

No-go Zone Fencing / Limit of Works

- Prior to the commencement of any works,
    - The construction zone footprint and limit of works must be clearly defined on construction plans and should be physically delineated with fencing;
    - Native vegetation outside of the limit of works must be protected by the establishment of No-Go zones, with fencing and exclusion areas identified as part of contract conditions.
- All works and construction activities associated with the project (i.e. stack sites, temporary storage areas, parking areas, turn around points…etc.) should be located within degraded areas not containing native vegetation.

Vehicle Hygiene / Weed Management

- Vehicle / plant hygiene protocols should be implemented to prevent the importation and the spread of declared weeds, environmental weeds, pests and diseases (pathogens) within the construction works area and offsite.

Sedimentation / Erosion

Erosion and sediment controls should include but not be limited to:

- Installation and maintenance of erosion and sedimentation controls established in accordance with EPA best practice guidelines for the treatment of sediment laden run-off resulting from construction activities. Sediment controls must be maintained in good order throughout the project and all materials removed from site at the completion of works;
- Adequately control and route runoff within the construction site to the appropriate sedimentation controls. Any controls installed should prevent any surface water run off;
- Appropriate control structures within the 'limits of works' should also be established where required to prevent surface water run-off from exiting construction works areas beyond the 'limit of works' or onto adjoining native vegetation to be retained / No Go Zones;
- Minimising the amount of exposed erodible surfaces during construction - i.e. through the staging of works and progressive reinstatement of earthworks;
- Prompt covering of exposed surfaces (including batters and stockpiles) that would otherwise remain bare for more than 28 days - cover may include mulch, erosion control mat or seeding with sterile grass.

Wildlife Management

- Should there be a likelihood that wildlife may be encountered on the site, directly impacted or potentially displaced by construction works, a suitability qualified wildlife expert / zoologist with appropriate DEECA authorisations should be engaged to ensure the protection and management of any wildlife encountered during the works. Any displaced fauna should be salvaged and relocated at an appropriate time.

5.2 Topographic & Land Information

The following provides topography and information (DEECA, 2025) specific to the native vegetation proposed to be removed under the current Indicative Development Plan.

1. Role of native vegetation in protecting water quality, waterways and riparian ecosystems particularly within 30m of a wetland, waterway or special catchment

- A large wetland mapped on the DEECA's *Current wetlands map* is located within the study area which retains fringing native vegetation in the form of rushes and sedges.
- A dam is located in the southeast corner of the study area and retains minimal fringing native vegetation.
- Native vegetation is confined to the periphery of the water bodies and canopy trees that are scattered across the site, planted trees in a windrow and encroaching ground storey species from the boundary of the road reserves.

2. Preventing land degradation including soil erosion and instability, particularly where slopes are greater than 20%, land subject to slippage or soil erosion, harsh environments - alpine, coastal.

- The majority of the site is uniformly flat with a land slope less than 5%, whilst the land slopes down to the wetland body and dam at a gradient no greater than 5%,
- Provided the appropriate avoid and impact minimisation measures, outlined in *Section 5.1* are implemented during construction, no impact to natural banksides, bankside vegetation or natural waterway flows would be expected.

3. Preventing adverse effects on groundwater quality, saline discharge, recharge area.

- The final extent of impacts to existing wetland areas are yet to be established.
- Stormwater and drainage assessments of the proposal will provide further detail.

4. Need to preserve identified landscape values.

- There are 90 canopy trees identified on the site, including roadside access, 31 are deemed lost under the proposal. The losses will not disrupt existing native vegetation or habitat corridors and are unlikely to contribute to a significant decline in the landscape values of the surrounding area.

5. Is native vegetation protected under Aboriginal Heritage Act 2006?

- No.

5.3 Native Vegetation Losses

A digital file of the subdivision plan which highlighted the construction footprint including internal roads and access/entry points, was provided by Beveridge Williams *'Native Vegetation Removal Plan (Version 4 - August 2025)'*.

The construction footprint was overlaid on the DGPS mapped native vegetation layers and using the GIS program a process of determining the native vegetation impact was carried out using the methodology described in *Section 2.5.*

Five patches of native vegetation (Habitat zones 1, 2, 3, 4 and 5) are impacted by the current proposal, along with nine large trees and one (1) DEECA mapped wetland. The works involved in construction necessitate the direct removal of twenty-two trees and a further two large and seven small trees are deemed lost due to the location of future fencing and NRZ impacts from internal roads and external access points. *Table 6* summarises the individual tree loss and *Maps 2, 2a* and *2b* show the location of each of these trees. A summary of losses includes:

- Direct removal for internal roads and dam reconstruction;
- The entire extent of the DEECA modelled wetland;
- NRZ impacts from internal roadway construction;
- Direct removal of dead trees due to risks associated with future residential use;
- Consequential loss due to proximity (i.e. within 2 metres of property boundary); and
- Direct and NRZ impacts along the Maffra – Briagolong roadside including the western and eastern side of the road reserve to allow for the new access point and road widening.

Please note – small river red-gum saplings located directly south of the Three Chain Road proposed intersection were not assessed as native vegetation losses as they do not meet the definition of a 'scattered tree' as stated in Section 2.2.1 - *'A native canopy tree that does not form part of a remnant patch (tree is mature, greater than 3m in height and found in the upper layer of the vegetation type)'* (DEECA, 2025), nor a native patch of >25% cover.

Habitat Zones 1, 2, 3, 4, 5, 6 and 7 use the condition score derived from the Habitat hectare assessment completed in 2022, 2024 and 2025 and detailed in *Section 3.2.2.2.* DEECA modelling assigns a condition score to the mapped wetland of 0.40 (out of 1). This score was assigned to the marked extent of the wetland.

Each scattered tree deemed lost was assigned a 10m buffer for a small size class and a 15m buffer for a large size class. A Condition Score of 0.2 was assigned to each of these scattered trees.

Maps, 2, 2a and *2b* highlight the native vegetation loss across the study area and *Photos 1 to 11* provide examples of scattered trees deemed lost. In total 1.214 hectares of native vegetation would be deemed lost under the current proposal.

Table 6 summarises the native canopy losses under the project and the type of the loss i.e. removal or NRZ encroachment. *Maps 2, 2a* and *2b* displays the native vegetation impacted by the projects CIZ and each individual canopy trees loss or retention status.

Table 6: Breakdown of Native Canopy Tree Losses

Native Vegetation Type	Type of Loss	No.	Total Trees	Clause 52.17 Planning Requirement
Patch Tree - Large	Removal	21	1	Offsets required
Patch Tree - Small	NRZ Impact >10% (assumed loss)	37, 41, 42, 43, 56, 58, 60	7	Offsets required
	Removal	24, 25, 26, 27, 29, 44, 47, 48, 52, 54, 62, 63, 64	13	Offsets required
Scattered Tree – Large	Removal	3, 4, 7, 15, 16, 19	6	Offsets required
	Consequential	2	1	Offsets required
	NRZ Impact <10% (assumed loss)	18	1	Offsets required
Scattered Tree - Small	Removal	20	1	Offsets required
		82	1	No offsets required (Exempt – planted Australian native)
		Total	**31**	

In total there is 1.214 hectares of native patch, including 9 large trees that are impacted (7 from direct loss, 1 from NRZ impacts and 1 from consequential loss). *Table 7* provides a breakdown of the proposed native vegetation removal and the offset requirements that are generated by the project.

*Please note – The Department of Transport (DTP) intersection on Maffra-Briagolong Road will be managed by Wellington Shire Council including securing offsets, as they will be delivering the intersection works. However, native vegetation losses and offsets associated with the proposed intersection have been included in this report to provide clarity as part of the overall site assessment.

Table 7: Summary and Breakdown of Native Vegetation Losses

Full Development				
Native Patches	**EVC**	**Bioregional Conservation Significance**	**Native Vegetation Losses**	
	EVC 55: Plains Grassy Woodland	Endangered	1.214 ha	Habitat zone 1, 2, 3, 4 and 5
		Total	**1.214 ha**	
Scattered and Large Trees		Scattered small trees	1	
		Scattered large trees (removed)	6	
		Scattered large trees (NRZ encroachment >10%)	1	
		Scattered large trees (Consequential)	1	
		Large trees in patches (removed)	1	
		Large trees in patches (NRZ encroachment >10%)	0	
		Total No. *Large* Trees	**9**	
Offset Requirements	General offset amount	General Habitat Units (GHU)	**0.4592**	
		Minimum Strategic Biodiversity Value score of offset	0.4592	
		Large Trees	9	
	Species offset amount	Species Habitat Units	**Nil**	
		Large Trees	Nil	
	Total number of Large Trees that must be protected		**9**	
Stages 1 & 2				
Offset Requirements	General offset amount	General Habitat Units (GHU)	**0.003**	
		Minimum Strategic Biodiversity Value score of offset	0.6960	
		Large Trees	0	
	Species offset amount	Species Habitat Units	**Nil**	
		Large Trees	Nil	
	Total number of Large Trees that must be protected		**0**	
Stages 3-6				
Offset Requirements	General offset amount	General Habitat Units (GHU)	**0.3530**	
		Minimum Strategic Biodiversity Value score of offset	0.4279	
		Large Trees	**8**	
	Species offset amount	Species Habitat Units	**Nil**	
		Large Trees	Nil	
	Total number of Large Trees that must be protected		**8**	
DTP Road Intersection				
Offset Requirements	General offset amount	General Habitat Units (GHU)	**0.061**	
		Minimum Strategic Biodiversity Value score of offset	0.6633	
		Large Trees	1	
	Species offset amount	Species Habitat Units	**Nil**	
		Large Trees	Nil	
	Total number of Large Trees that must be protected		**1**	

5.4 Native Vegetation Offsets

The clearing shapefile was inputted into DEECA's Native Vegetation Regulation Map, which provided a Native Vegetation Removal (NVR) report for the entire development (*Appendix 10*). The NVRs for Stages 1/2, Stages 3 to 6 and the DTP Intersection are provided as *Appendix 11, Appendix 13* and *Appendix 15* - they identified the following that apply to the proposal:

Full Development

- The proposal falls under the 'Detailed Assessment Pathway';
- Offset requirements amount to 0.4170 General Habitat Units (GHUs) with a minimum strategic biodiversity score of 0.4592 and nine large trees;
- No specific offsets apply; and
- Offsets must be located within the West Gippsland Catchment Management Authority (CMA) boundary or within the Wellington Shire Council municipality.

Stage 1 and Stage 2

- Offset requirements amount to 0.003 General Habitat Units (GHUs) with a minimum strategic biodiversity score of 0.6960 and no large trees.

Stage 3 to Stage 6

- Offset requirements amount to 0.3530 General Habitat Units (GHUs) with a minimum strategic biodiversity score of 0.4279 and 8 large trees.

Department of Transport Intersection* (Maffra-Briagolong Road)

- Offset requirements amount to 0.061 General Habitat Units (GHUs) with a minimum strategic biodiversity score of 0.6633 and 1 large tree.

Previous Clearing

Confirmation with the proponent has been undertaken to ensure that no other native vegetation has been approved to be removed or was removed with the required approvals, on the same property or on a continuous land in the same client ownership in the past 5 years.

Offset Statement

The offset requirement for Stages 1 and 2 of 0.003 'general' habitat units and Stages 3 to 6 of 0.3530 'general' habitat units would need to be purchased through a third-party offset via an allocated credit register extract from a credit provider. *Appendices 12* and *14* provide evidence of the availability of the necessary native vegetation credits by the applicant and confirms that offsets are available that meet all the requirements outlined on page 2 of *Appendix 11 and 13* and summarized in *Table 7*.

6 Photos

Photos 18 - 27 provide examples of scattered trees deemed retained and lost. These photos were taken during the site visit in September 2022.

Photo 18 – Large scattered tree retained (Tree #1)

Photo 19 – Large, scattered tree deemed lost (Tree #3)

Photo 20 – Large, scattered tree removed (Tree #4)

Photo 21 – Large, scattered tree removed (Tree #7)

Photo 22 – Large, scattered tree retained (Tree #14)

Photo 23 – Large, scattered tree deemed lost (Tree #16)

Photo 24 – Large, scattered tree deemed lost (Tree #18)

Photo 26 – Large, scattered tree removed (Tree #19)

Photo 27 – Small scattered tree lost (Tree 20)

7 Conclusion

The site largely consists of undeveloped vacant parcels of land that hold scatterings of locally indigenous scattered trees and a ground layer of predominantly exotic pasture grass throughout. The roadsides contain intact native vegetation with good canopy coverage, with a moderate understorey present.

Following spring surveys to confirm the presence / absence of the federally listed community, it was determined that no threatened ecological communities listed under the EPBC *1999* occur on site. However, the Victorian *FFG Act 2019* listed *Forest Red Gum Grassy Woodland Community* is considered present within the Maffra-Briagolong road reserve (public land) and would require a permit to remove.

No listed threatened flora species were identified within the study area during the site survey. A targeted survey for purple diurus and rough-grain love-grass undertaken by ID Ecological Management in October 2024 and 2025 did not detect the species. All other listed threatened flora species identified in the database searches were all unlikely to occur within the study area.

No fauna species listed as threatened were identified within the study area during the site survey. All threatened fauna species are considered unlikely to occur within or be reliant of any habitats within the study area. A threatened species assessment undertaken by Aquatica Environmental determined that dwarf galaxias, growling grass frog and green and golden bell frog are likely absent from the site and that suitable habitat does not exist for any of these species.

Based on the Native Vegetation Removal Plan, including an updated footprint of the Maffra-Briagolong entry/access point, native vegetation loss totals 1.214 ha, along with 9 large trees and a DEECA mapped wetland. Offset requirements total 0.4170 general units and nine large trees.The NVR's associated with Stage 1 and 2, Stages 3 to 6 and the DPT Intersection identified the following offset requirements that apply to the Master Plan of the proposal:

Stage 1 and Stage 2

- Offset requirements amount to 0.003 General Habitat Units (GHUs) with a minimum strategic biodiversity score of 0.6960 and no large trees.

Stage 3 to Stage 6

- Offset requirements amount to 0.3530 General Habitat Units (GHUs) with a minimum strategic biodiversity score of 0.4279 and 8 large trees.

Department of Transport Intersection* (Maffra-Briagolong Road)

- Offset requirements amount to 0.061 General Habitat Units (GHUs) with a minimum strategic biodiversity score of 0.6633 and 1 large tree.

References

Agriculture Victoria. (2022). *Victoria's consolidated lists of declared noxious weeds and pest animals.* Retrieved 2022, from Agriculture Victoria: http://agriculture.vic.gov.au/__data/assets/pdf_file/0009/365094/Victorian-noxious-weeds-list-by-common-name-20-July-2017.pdf

Aquatica Environmental . (2025). *Threatened Species Habitat Assessment: Dwarf Galaxias and Growling Grass Frog. Maffra-Briagolong Road, Maffra.*

CoA. (2010). *Gippsland Red Gum Grassy Woodland and Associated Grassland. A nationally threatened ecological community Environment Protection and Biodiversity Conservation Act 1999 Policy Statement 3.22.* ACT: Commonwealth of Australia.

DAWE. (2024). *Species Profile and Threats Database*. Retrieved from Australian Government Department of Agriculture, Water and the Environment: http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=64886

DCCEEW. (2022). *Protected Matters Search Tool: Interactive Map*. Retrieved 2022, from http://www.environment.gov.au/webgis-framework/apps/pmst/pmst.jsf

DEE. (2022). *Protected Matters Search Tool: Interactive Map*. Retrieved 2022, from Australian Government Department of the Environment and Energy: http://www.environment.gov.au/epbc/protected-matters-search-tool

DEECA. (2022a). *NatureKit Victoria*. Retrieved September 2022, from NatureKit Victoria: http://maps.biodiversity.vic.gov.au/viewer/?viewer=NatureKit

DEECA. (2024). *Victorian Biodiversity Atlas*. Retrieved from Vicotrian Government Department of Energy Environment and Climate Change: https://vba.dse.vic.gov.au/vba/

DEECA. (2025). *Assesssors Handbook Applications to remove, lop or destroy native vegetation V1.1 October 2018.* State of Victoria, Department of Land, Water and Planning.

DEECA. (2025). *Guidelines for the removal, destruction or lopping of native vegetation.* Melbourne: Victorian Government.

DELWP. (2022). *Wellington Planning Scheme.* Retrieved from Planning Schemes Online: http://planning-schemes.delwp.vic.gov.au/schemes/wellington/maps

DSE. (2004). *Vegetation Quality Assessment Manual – Guidelines for applying the habitat hectares scoring method - Version 1.3. October 2004.* Melbourne: Victorian Government Department of Sustainability and Environment.

DSEWPC. (2022). *Gippsland Lakes Ramsar site Ecological Character Description.* Retrieved from Department of Agriculture, Water and the Environment: https://www.environment.gov.au/system/files/resources/0c0185c8-8e0b-4194-a6ca-d0f795bef410/files/21-ecd.pdf

Victorian Auditor Generals Report. (2017). *Effectiveness of the Environmental Effects Statement Process.* Melbourne: Victorian Government.

Victorian Government, the Department of Sustainaibility and Environment. (2006). *Ministerial guidelines for assessment of environmnetal effects under the Environment Effects Act 1978.* East Melbourne: Department of Sustainaibility and Environment.

Wellington Shire Council. (2024, June). Retrieved from https://www.wellington.vic.gov.au/planning-projects/maffra-structure-plan

Glossary

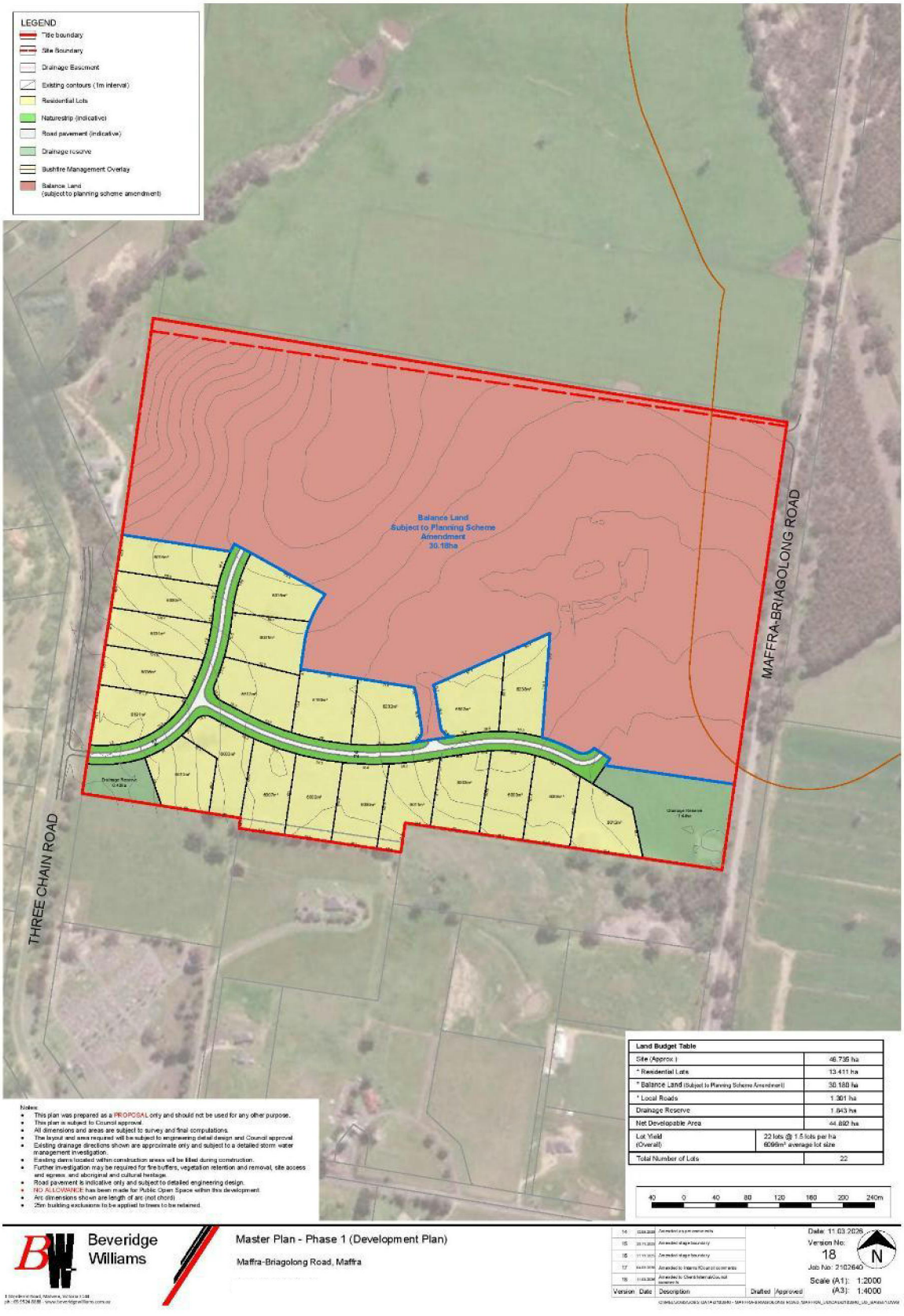
Avoid	Avoiding removing any native vegetation when undertaking a use or development. This can be either by not permitting or not going ahead with the use or development or locating it elsewhere so that removing native vegetation is not required.
Bioregion	Biogeographic areas that capture the patterns of ecological characteristics in the landscape or seascape, providing a natural framework for recognizing and responding to biodiversity values.
Bioregional Conservation Status (BCS of an EVC)	A state-wide classification of the degree of depletion in the extent and/or quality of an Ecological Conservation Class (EVC) within a bioregion in comparison to the State's estimation of its pre-1750 extent and condition.
Canopy Tree	A tree, greater than five meters in height, that is normally found in the upper layer of a vegetation type. A tree, greater than five meters in height, that is normally found in the upper layer of a vegetation type.
Diameter at Breast Height (DBH)	The diameter of the trunk of a tree measured over bark at 1.3m above ground level.
Ecological Vegetation Class (EVC)	A type of native vegetation classification that is described through a combination of its floristic, life form and ecological characteristics, and through an inferred fidelity to particular environmental attributes. Each EVC includes a collection of floristic communities (i.e. lower level in the classification that is based solely on groups of the same species) that occur across a biogeographic range, and although differing in species, have similar habitat and ecological processes operating.
EVC Benchmark	A standard vegetation-quality reference point relevant to the vegetation type that is applied in habitat hectare assessments. Represents the average characteristics of a mature and apparently long-undisturbed state of the same vegetation type.
General offset	An offset that is required when a proposal to remove native vegetation is not deemed, by application of the specific-general offset test, to have a significant impact on habitat for any rare or threatened species.
Habitat Hectares	Combined measure of condition and extent of native vegetation. This measure is obtained by multiplying the site's condition score (measured between 0 and 1) with the area of the site (in hectares).
Habitat Score	The score assigned to a habitat zone that indicates the quality of the vegetation relative to the Ecological Vegetation Class (EVC) benchmark – sum of the site condition score and landscape context score usually expressed as a percentage or on a scale of zero to 1.
Habitat Zone	A discrete area of native vegetation consisting of a single vegetation type (EVC) with an assumed similar quality. This is the base spatial unit for conducting a habitat hectare assessment.
High Threat Weed	Introduced plant species (including non-indigenous 'natives') with the ability to out-compete and substantially reduce one or more indigenous life forms in the longer term, assuming on-going current site characteristics and disturbance regime.
Large Tree (LT)	A tree with a Diameter at Breast Height equal to or greater than the large tree diameter as specified in the relevant EVC benchmark.
Loss	Loss in the contribution to Victoria's biodiversity when native vegetation is fully or partially removed, as measured in biodiversity equivalence scores or units.
Minimise	Locating, designing or managing a use or development to reduce the impacts on biodiversity from the removal of native vegetation.
Native vegetation	Native vegetation is defined in the Victoria Planning Provisions as 'plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses'.
Native vegetation condition	A site-based measure of how close native vegetation is to its mature natural state, as represented by a benchmark reflecting pre-settlement circumstances.

Offset	Protection and management (including revegetation) of native vegetation at a site to generate a gain in the contribution that native vegetation makes to Victoria's biodiversity. An offset is used to compensate for the loss to Victoria's biodiversity from the removal of native vegetation.
Permitted clearing	Removal of native vegetation for which a planning permit has been granted to remove native vegetation.
Remnant patch	Either: • An area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native; or • Any area with three of more native canopy trees where the drip line of each tree touches the drip line of at least one other tree, forming a continuous canopy; or • any mapped wetland included in the *Current wetlands map*, available in DEECA systems and tools.
Scattered Trees	An indigenous canopy tree that does not form part of a remnant patch of native vegetation (see definition of remnant patch of native vegetation).
Small Tree (ST)	A tree with a Diameter at Breast Height (DBH) equal to or greater than 0.25 of the large tree diameter in the relevant EVC benchmark but less than the DBH for a medium old tree.
Strategic biodiversity score	A score that quantifies the relative value of a location in the landscape with regard to its condition, extent, connectivity and the support function it plays for species.
Understorey	The lower layers of vegetation, including the shrub layer, grass layer and ground layer. The understorey may comprise native and non-native species.
Vegetation Quality Assessment (VQA)	The Vegetation Quality Assessment (VQA) otherwise known as the habitat hectare assessment method is the standard approach of assessing vegetation quality in Victoria. Consistency in the application of the method by assessors is essential to support the delivery of Victoria's native vegetation removal regulations.

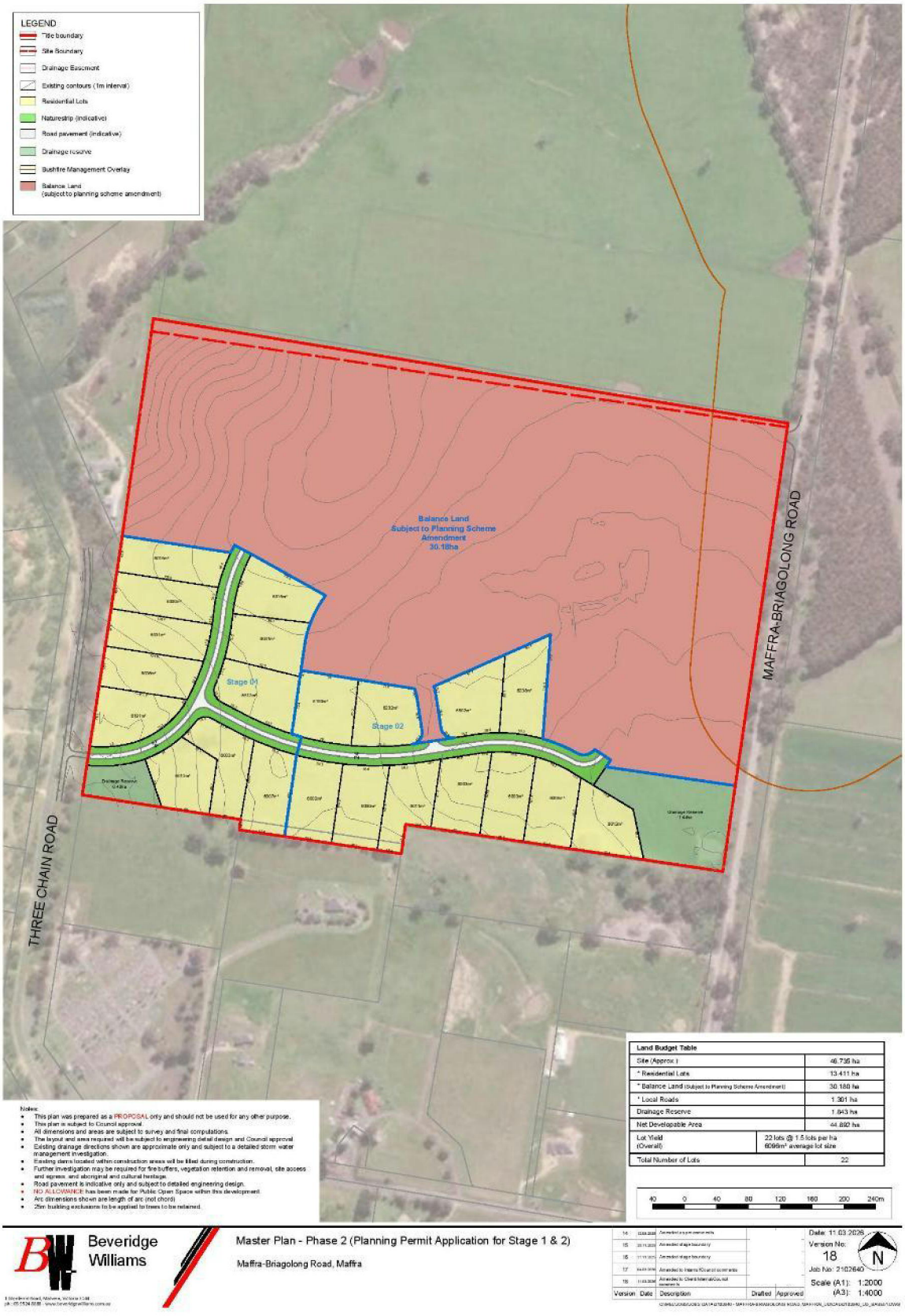
Appendices

Appendices commence on the next page.

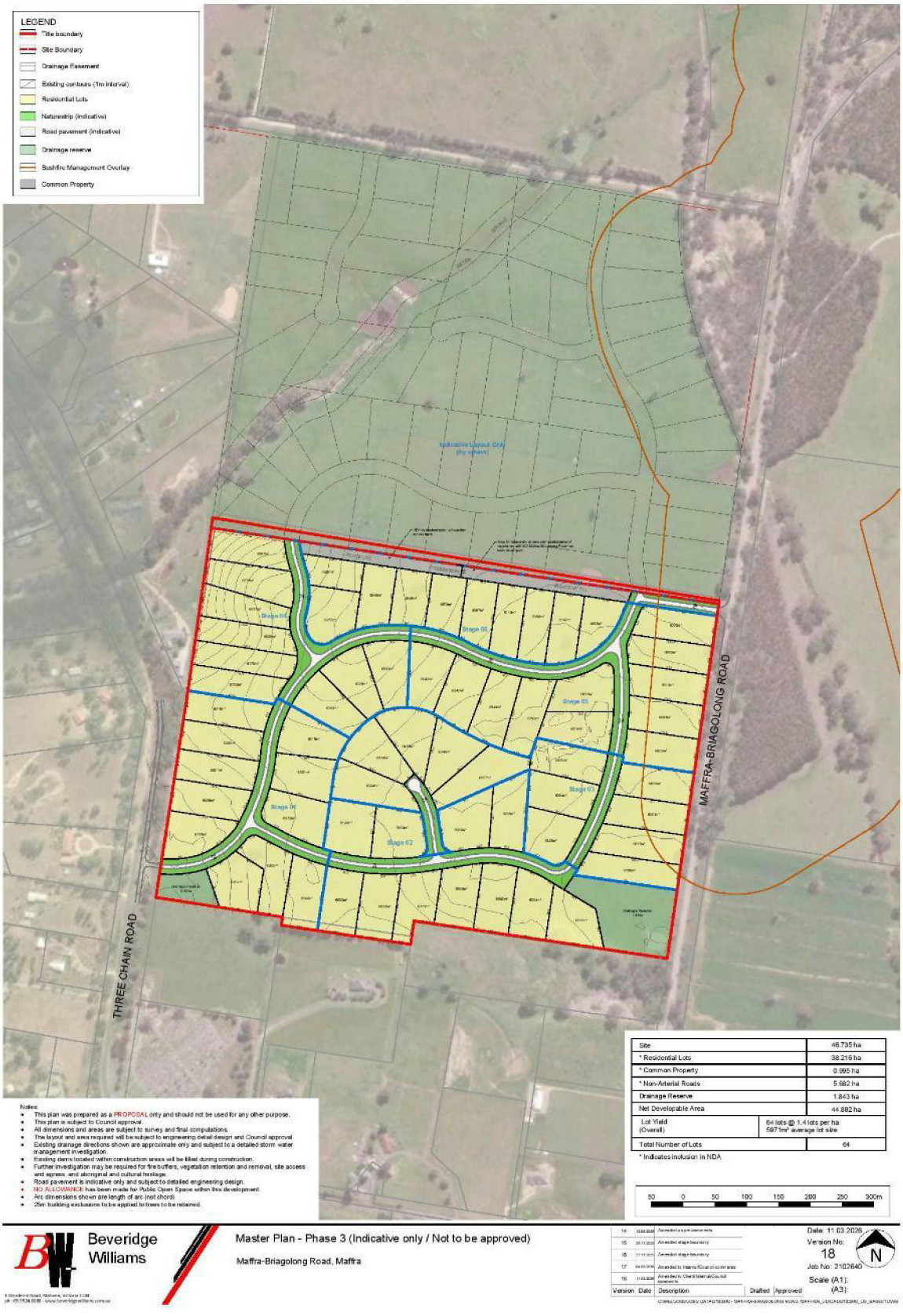
Appendix 1a: Master Plan Phase 1 (Development Plan)– Version 18 (11.03.2026)



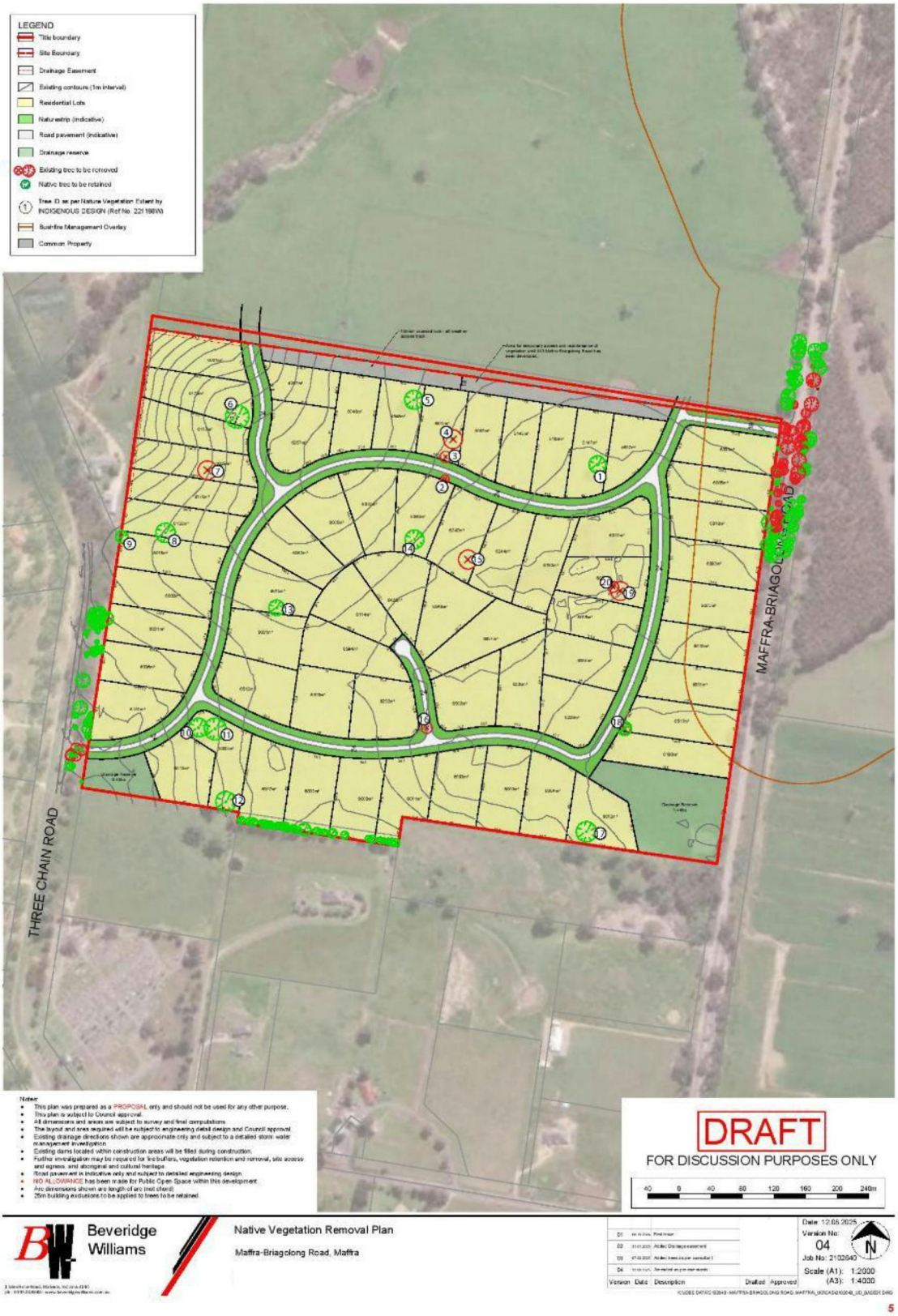
Appendix 1b: Master Plan Phase 2 (Planning Permit Application Stage 1 and 2)– Version 18 (11.03.2026)



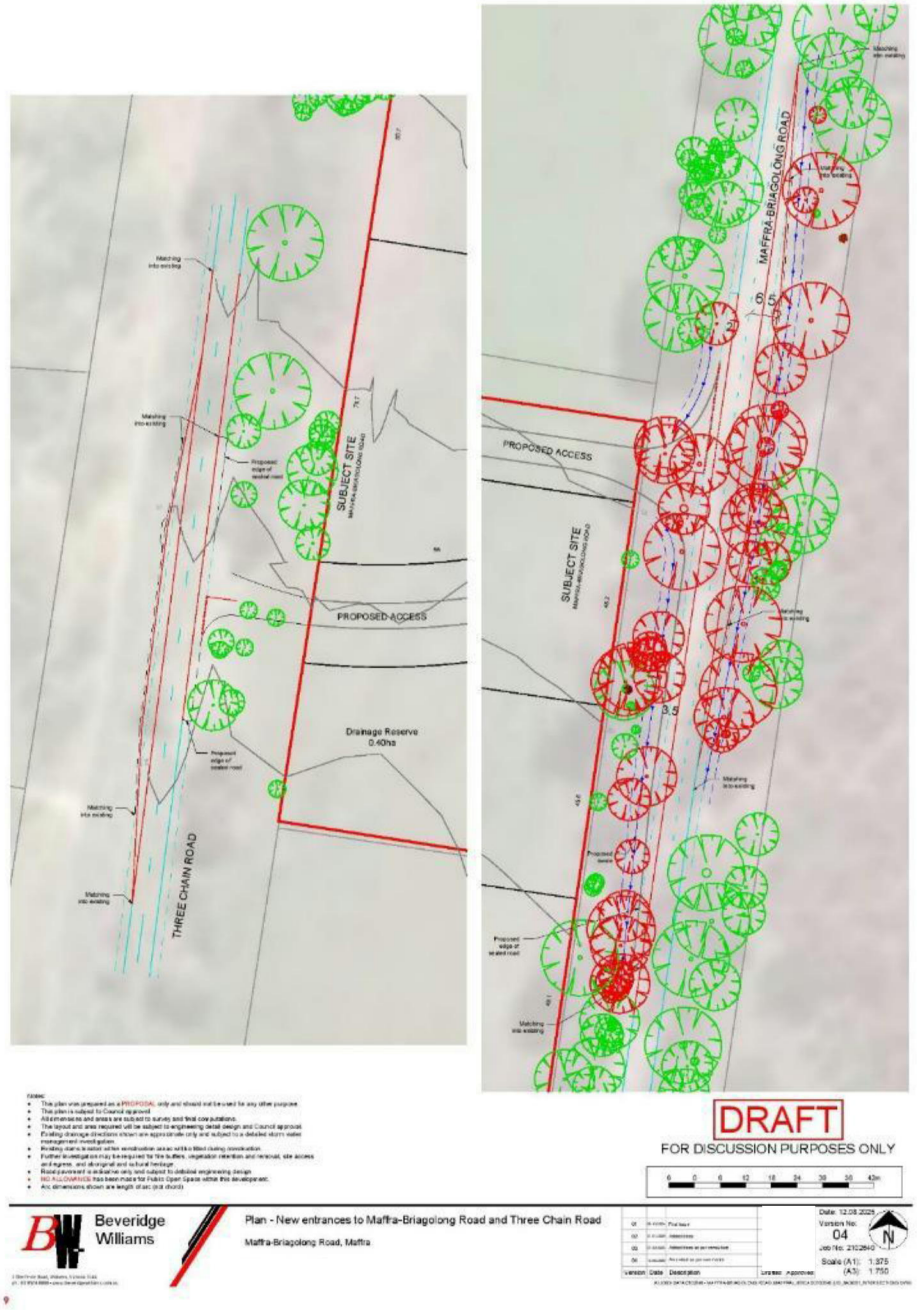
Appendix 1c: Master Plan Phase 3 (Indicative Plan)– Version 18 (11.03.2026)



Appendix 1d: Native Vegetation Removal Plan – Version 4 (12.08.2025)



Appendix 1e: Plan – New entrances to Maffra-Briagolong Road and Three Chain Road - Version 4 (12.08.2025)



Appendix 2: Victorian Biodiversity Atlas 5 kilometre radius search for flora species

Scientific Name	Common Name	FFG Threatened List	Conservation Status / Origin	Count	Last Record
Arthropodium sp. 1 (robust glaucous)	Tall Vanilla-lily	en	Endangered		5/03/2012
Cullen parvum	Small Scurf-pea	en	Endangered	1	22/01/2002
Cullen tenax	Tough Scurf-pea	en	Endangered	1	27/11/1939
Diuris punctata	Purple Diuris	en	Endangered	605	17/11/2000
Eragrostis trachycarpa	Rough-grain Love-grass	en	Endangered	1	10/01/2005
Melaleuca armillaris subsp. armillaris	Giant Honey-myrtle	en	Native but some stands may be alien		18/01/2005
Senecio diaschides	Shingle Fireweed	en	Endangered		21/04/2011

Key to Conservation Status and Origin

Origin	
*	Exotic species
Commonwealth Environment Protection and Biodiversity Conservation (EPBC)Act 1999	
VU	Listed as Nationally Vulnerable
EN	Listed as Nationally Endangered
EX	Listed as Nationally Extinct
CR	Listed as Nationally Critically Endangered
FFG Act Threatened List 2019	
ex	Listed as Extinct in Victoria
cr	Listed as Critically Endangered
en	Listed as Endangered
vu	Listed as Vulnerable
t	Listed Threatened

Appendix 3: EPBC Act Protected Matters 5 kilometre radius search

Australian Government
Department of Agriculture, Water and the Environment

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 05-Sep-2022

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance.

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	1
Listed Threatened Species:	31
Listed Migratory Species:	14

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at http://www.environment.gov.au/heritage

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	20
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	None
Regional Forest Agreements:	1
Nationally Important Wetlands:	None
EPBC Act Referrals:	5
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	1
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar Wetlands)		[Resource Information]
Ramsar Site Name	Proximity	Buffer Status
Gippsland lakes	10 - 20km upstream from Ramsar site	In feature area

Listed Threatened Ecological Communities			[Resource Information]
For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps. Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.			
Community Name	Threatened Category	Presence Text	Buffer Status
Gippsland Red Gum (Eucalyptus tereticornis subsp. mediana) Grassy Woodland and Associated Native Grassland	Critically Endangered	Community likely to occur within area	In feature area

Listed Threatened Species			[Resource Information]
Status of Conservation Dependent and Extinct are not MNES under the EPBC Act. Number is the current name ID.			
Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Callocephalon fimbriatum Gang-gang Cockatoo [768]	Endangered	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calyptorhynchus lathami lathami South-eastern Glossy Black-Cockatoo [67036]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pycnoptilus floccosus Pilotbird [525]	Vulnerable	Species or species habitat may occur within area	In feature area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area	In feature area
FISH			
Galaxiella pusilla Eastern Dwarf Galaxias, Dwarf Galaxias [56790]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat known to occur within area	In feature area
FROG			
Heleioporus australiacus Giant Burrowing Frog [1973]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Litoria aurea Green and Golden Bell Frog [1870]	Vulnerable	Species or species habitat may occur within area	In feature area
Litoria raniformis Growling Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828]	Vulnerable	Species or species habitat likely to occur within area	In feature area
MAMMAL			
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat likely to occur within area	In feature area
Petaurus australis australis Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour may occur within area	In feature area
PLANT			
Amphibromus fluitans River Swamp Wallaby-grass, Floating Swamp Wallaby-grass [19215]	Vulnerable	Species or species habitat may occur within area	In feature area
Caladenia tessellata Thick-lipped Spider-orchid, Daddy Long-legs [2119]	Vulnerable	Species or species habitat may occur within area	In feature area
Commersonia prostrata Dwarf Kerrawang [87152]	Endangered	Species or species habitat likely to occur within area	In feature area
Dianella amoena Matted Flax-lily [64886]	Endangered	Species or species habitat likely to occur within area	In feature area
Dodonaea procumbens Trailing Hop-bush [12149]	Vulnerable	Species or species habitat may occur within area	In feature area
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Pterostylis cucullata Leafy Greenhood [15459]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Senecio psilocarpus Swamp Fireweed, Smooth-fruited Groundsel [64976]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat likely to occur within area	In feature area
REPTILE			
Delma impar Striped Legless Lizard, Striped Snake-lizard [1649]	Vulnerable	Species or species habitat may occur within area	In feature area

Listed Migratory Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Migratory Terrestrial Species			
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat may occur within area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat likely to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat known to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat may occur within area	In buffer area only

Other Matters Protected by the EPBC Act

Listed Marine Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat likely to occur within area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat known to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Breeding known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat may occur within area overfly marine area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]		Species or species habitat likely to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area	In buffer area only
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area overfly marine area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat may occur within area overfly marine area	In buffer area only

Extra Information

Regional Forest Agreements [Resource Information]

Note that all areas with completed RFAs have been included.

RFA Name	State	Buffer Status
Gippsland RFA	Victoria	In feature area

EPBC Act Referrals [Resource Information]

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				
Thomson River Mercury Recovery Project	2010/5734	Controlled Action	Completed	In feature area
Not controlled action				
Biodiversity Impacts Audit	2011/6191	Not Controlled Action	Completed	In feature area
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
INDIGO Central Submarine Telecommunications Cable	2017/8127	Not Controlled Action	Completed	In feature area
Not controlled action (particular manner)				
INDIGO Marine Cable Route Survey (INDIGO)	2017/7996	Not Controlled Action (Particular Manner)	Post-Approval	In feature area

Bioregional Assessments

SubRegion	BioRegion	Website	Buffer Status
Gippsland	Gippsland Basin	BA website	In feature area

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data are available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

-Office of Environment and Heritage, New South Wales
-Department of Environment and Primary Industries, Victoria
-Department of Primary Industries, Parks, Water and Environment, Tasmania
-Department of Environment, Water and Natural Resources, South Australia
-Department of Land and Resource Management, Northern Territory
-Department of Environmental and Heritage Protection, Queensland
-Department of Parks and Wildlife, Western Australia
-Environment and Planning Directorate, ACT
-Birdlife Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-South Australian Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
Forestry Corporation, NSW
-Geoscience Australia
-CSIRO
-Australian Tropical Herbarium, Cairns
-eBird Australia
-Australian Government – Australian Antarctic Data Centre
-Museum and Art Gallery of the Northern Territory
-Australian Government National Environmental Science Program
-Australian Institute of Marine Science
-Reef Life Survey Australia
-American Museum of Natural History
-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania
-Tasmanian Museum and Art Gallery, Hobart, Tasmania
-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact Us page.

Department of Agriculture Water and the Environment
GPO Box 858
Canberra City ACT 2601 Australia
+61 2 6274 1111

Appendix 4: Victorian Biodiversity Atlas 5 kilometre radius search for fauna species

Scientific Name	Common Name	FFG Threatened List	Conservation Status / Origin	Count of Sightings	Last Record
Birds					
Actitis hypoleucos	Common Sandpiper	vulnerable	vu		26/01/2000
Anseranas semipalmata	Magpie Goose	vulnerable	vu	1	20/05/2007
Anthochaera phrygia	Regent Honeyeater	critically endangered	cr	2	28/07/2018
Ardea modesta	Eastern Great Egret	vulnerable	vu	1	10/11/2018
Ardea plumifera	Plumed Egret	critically endangered	cr	1	15/03/1990
Aythya australis	Hardhead	vulnerable	vu	2	15/07/2002
Biziura lobata	Musk Duck	vulnerable	vu		5/02/2001
Botaurus poiciloptilus	Australasian Bittern	critically endangered	EN cr		25/07/1999
Calidris ferrunginea	Curlew Sandpiper	critically endangered	cr	12	17/01/1987
Callocephalon fimbriatum	Gang-gang Cockatoo		EN	11	21/03/2005
Egretta garzetta	Little Egret	endangered	en	2	29/03/1999
Haliaeetus leucogaster	White-bellied Sea-Eagle	endangered	en	2	14/02/2017
Hieraatus morphnoides	Little Eagle	vulnerable	vu		29/03/1999
Hirundapus caudacutus	White-throated Needletail	vulnerable	VU vu	4	16/03/2017
Lathamus discolor	Swift Parrot	critically endangered	CR cr		11/05/2000
Lewinia pectoralis pectoralis	Lewin's Rail	vulnerable	vu	1	7/09/1996
Oxyura australis	Blue-billed Duck	vulnerable	vu		26/01/2000
Spatula rhynchotis	Australasian Shoveler	vulnerable	vu	4	21/03/2005
Mammals					
Ornithorhynchus anatinus	Platypus	vulnerable	vu	1	7/08/1956
Phascagole tapoafata	Brush-tailed Phascogale	vulnerable	vu	1	1/01/1945
Pteropus poliocephalus	Grey-headed Flying-fox	vulnerable	vu	1	1/01/1994
Fish					
Prototroctes mareana	Australian Grayling	endangered	en	1	7/03/2018

Key to Conservation Status and Origin

Origin	
*	Exotic species
Commonwealth Environment Protection and Biodiversity Conservation (EPBC)Act 1999	
VU	Listed as Nationally Vulnerable
EN	Listed as Nationally Endangered
EX	Listed as Nationally Extinct
CR	Listed as Nationally Critically Endangered
FFG Act Threatened List 2019	
ex	Listed as Extinct in Victoria
cr	Listed as Critically Endangered
en	Listed as Endangered
vu	Listed as Vulnerable
t	Listed Threatened

Appendix 5: Flora survey results

Scientific Name	Common Name	Origin	FFG Act Status	EPBC Act Status	Native Patch	Degraded
Acacia implexa	Lightwood				+	
Acacia mearnsii	Black Wattle				+	
Acacia melanoxylon	Blackwood				+	
Acacia mucronata subsp. longifolia	Narrow-leaf Wattle				+	
Acaena novae-zelandiae	Bidgee-widgee				+	
Acetosella vulgaris	Sheep Sorrel	*			+	+
Agrostis capillaris	Brown-top Bent	*				+
Alisma plantago-aquatica	Water Plantain					+
Anthoxanthum odoratum	Sweet Vernal-grass	*			+	
Arctotheca calendula	Cape Weed	*			+	+
Arthropodium strictum s.l.	Chocolate Lily				+	
Atriplex semibaccata	Berry Saltbush				+	
Austrostipa spp.	Spear Grass				+	
Azolla spp.	Azolla					+
Briza maxima	Large Quaking-grass	*			+	
Briza minor	Lesser Quaking-grass	*			+	
Bulbine bulbosa	Bulbine Lily					
Carex appressa	Tall Sedge					
Carex breviculmis	Common Grass-sedge					+
Cenchrus clandestinus	Kikuyu	*			+	+
Cerastium vulgare	Common Mouse-ear Chickweed	*			+	
Cheilanthes sieberi subsp. sieberi	Narrow Rock-fern				+	
Cirsium vulgare	Spear Thistle	*				+
Convolvulus erubescens	Pink Bindweed				+	
Crassula sieberiana	Sieber Crassula				+	
Dactylis glomerata	Cocksfoot	*			+	+
Dichondra repens	Kidney-weed				+	

Scientific Name	Common Name	Origin	FFG Act Status	EPBC Act Status	Native Patch	Degraded
Ehrharta erecta	Panic Veldt-grass	*			+	+
Ehrharta longiflora	Annual Veldt-grass	*			+	+
Einadia nutans	Nodding Saltbush				+	+
Eragrostis curvula	African Love-grass	*			+	+
Erigeron spp.	Fleabane	*			+	
Eucalyptus angophoroides	Apple Box				+	
Eucalyptus baxteri s.l.	Brown Stringybark				+	
Eucalyptus botryoides	Southern Mahogany	#			+	
Eucalyptus cladocalyx	Sugar Gum	*			+	
Eucalyptus globoidea	White Stringybark				+	
Eucalyptus globulus	Southern Blue-gum	#			+	
Eucalyptus polyanthemos	Red Box				+	
Eucalyptus tereticornis subsp. mediana	Gippsland Red-gum				+	
Euchiton sphaericus	Annual Cudweed					
Glycine tabacina	Variable Glycine				+	
Grevillea robusta	Silky Oak	*			+	
Hardenbergia violacea	Purple Coral-pea					
Holcus lanatus	Yorkshire Fog	*			+	+
Hypochaeris spp.	Cat's Ear	*			+	+
Juncus australis	Austral Rush				+	+
Juncus sp.	Rush				+	
Kennedia prostrata	Running Postman					
Laphangium luteoalbum	Jersey Cudweed				+	
Lepidium africanum	Common Peppercress	*			+	
Leptorhynchos squamatus	Scaly Buttons				+	
Lindsaea linearis	Screw Fern				+	
Lolium perenne	Perennial Rye-grass	*				+
Lomandra filiformis	Wattle Mat-rush				+	
Lycium ferocissimum	African Box-thorn	*			+	+

Scientific Name	Common Name	Origin	FFG Act Status	EPBC Act Status	Native Patch	Degraded
Malva parviflora	Small-flower Mallow	*				+
Melilotus sp.	Melilot	*				
Microlaena stipoides var. stipoides	Weeping Grass					+
Oxalis perennans	Grassland Wood-sorrel				+	
Oxalis pes-caprae	Soursob	*			+	
Paspalum dilatatum	Paspalum	*			+	+
Pimelea humilis	Common Rice-flower				+	
Plantago lanceolata	Ribwort	*			+	+
Plantago spp.	Plantain				+	
Poa labillardierei	Common Tussock-grass				+	
Portulaca oleracea	Common Purslane	#				+
Romulea rosea	Onion Grass	*			+	+
Rubus fruticosus spp. agg.	Blackberry	*				+
Rumex spp.	Dock					+
Rytidosperma spp.	Wallaby Grass				+	+
Sonchus oleraceus	Common Sow-thistle	*			+	
Stellaria spp.	Starwort				+	
Thelymitra spp.	Sun Orchid					
Themeda triandra	Kangaroo Grass				+	
Trifolium repens var. repens	White Clover	*				+
Vulpia myuros	Rat's-tail Fescue	*				+

Conservation Status Key

Origin	
*	Exotic species
Commonwealth Environment Protection and Biodiversity Conservation (EPBC)Act 1999	
VU	Listed as Nationally Vulnerable
EN	Listed as Nationally Endangered
EX	Listed as Nationally Extinct
CR	Listed as Nationally Critically Endangered
FFG Act Threatened List 2019	
ex	Listed as Extinct in Victoria
cr	Listed as Critically Endangered
en	Listed as Endangered
vu	Listed as Vulnerable
t	Listed Threatened

Appendix 6: Ecological Vegetation Class Benchmark

EVC 55: Plains Grassy Woodland

Description:
An open, eucalypt woodland to 15 m tall occurring on a number of geologies and soil types. Occupies poorly drained, fertile soils on flat or gently undulating plains at low elevations. The understorey consists of a few sparse shrubs over a species-rich grassy and herbaceous ground layer.

Large trees:

Species	DBH(cm)	#/ha
Eucalyptus spp.	80 cm	10 / ha

Tree Canopy Cover:

%cover	Character Species	Common Name
20%	Eucalyptus tereticornis ssp. mediana	Gippsland Red-gum
	Eucalyptus camaldulensis	River Red-gum

Understorey:

Life form	#Spp	%Cover	LF code
Immature Canopy Tree		5%	IT
Understorey Tree or Large Shrub	1	5%	T
Medium Shrub	2	10%	MS
Small Shrub	1	1%	SS
Prostrate Shrub	1	1%	PS
Large Herb	1	5%	LH
Medium Herb	10	20%	MH
Small or Prostrate Herb	3	5%	SH
Large Tufted Graminoid	2	5%	LTG
Large Non-tufted Graminoid	1	10%	LNG
Medium to Small Tufted Graminoid	9	35%	MTG
Medium to Tiny Non-tufted Graminoid	2	10%	MNG
Bryophytes/Lichens	na	10%	BL

LF Code	Species typical of at least part of EVC range	Common Name
T	Allocasuarina littoralis	Black Sheoak
T	Acacia mearnsii	Black Wattle
T	Acacia melanoxylon	Blackwood
MS	Kunzea ericoides	Burgan
SS	Pimelea humilis	Common Rice-flower
PS	Bossiaea prostrata	Creeping Bossiaea
MH	Hypericum gramineum	Small St John's Wort
MH	Oxalis perennans	Grassland Wood-sorrel
SH	Dichondra repens	Kidney-weed
SH	Poranthera microphylla	Small Poranthera
LTG	Austrostipa rudis	Veined Spear-grass
LNG	Gahnia radula	Thatch Saw-sedge
MTG	Themeda triandra	Kangaroo Grass
MTG	Carex breviculmis	Common Grass-sedge
MTG	Lomandra filiformis	Wattle Mat-rush
MTG	Schoenus apogon	Common Bog-sedge
MNG	Microlaena stipoides var. stipoides	Weeping Grass

Ecological Vegetation Class bioregion benchmark

Victoria
The Place To Be

EVC 55: Plains Grassy Woodland - Gippsland Plain bioregion

Recruitment:
Continuous

Organic Litter:
10 % cover

Logs:
10 m/0.1 ha.

Weediness:

LF Code	Typical Weed Species	Common Name	Invasive	Impact
LH	Plantago lanceolata	Ribwort	high	low
MH	Hypochoeris radicata	Cat's Ear	high	low
MH	Centaurium erythraea	Common Centaury	high	low
LNG	Holcus lanatus	Yorkshire Fog	high	high
MTG	Anthoxanthum odoratum	Sweet Vernal-grass	high	high
MNG	Romulea rosea	Onion Grass	high	low
MNG	Briza maxima	Large Quaking-grass	high	low
MNG	Briza minor	Lesser Quaking-grass	high	low

Appendix 7: Assessment of likelihood of presence for threatened flora species

Taxon Name	Taxon Common Name	Taxon Origin	Conservation Status	Count of Sightings	Date of Last Record	Preferred Habitat Notes	Database Source	Likelihood of occurrence	Comments
Wetlands of National Importance									
Gippsland Lakes									Community not present
Listed Threatened Ecological Communities									
Gippsland Red Gum (*Eucalyptus tereticornis subsp. mediana*) Grassy Woodland and Associated Native Grassland			**Critically Endangered**						DCCEEW Flow Chart used to determine that the community is not present on site
Flora									
Amphibromus fluitans	River Swamp Wallaby-grass		VU			Natural and man-made water-bodies, including swamps, lagoons, billabongs and dams (DSEWPC 2022).	PMST	Low	Limited aspects of habitat present or habitat highly modified. Not recorded during site assessments.
Arthropodium sp. 1 (robust glaucous)	Tall Vanilla-lily		en		5/03/2012	Currently only known from the upper Macalister, Tambo and Snowy River areas were occurring in rocky situations, often in clefts and on ledges of low cliffs, within rather dry woodland (RBG 2022)	VBA	Low	Limited aspects of habitat present or habitat highly modified / Few records within the local area within the past 25 years. Not recorded during site assessments.
Caladenia tessellata	Thick-lipped Spider-orchid		VU			Apparently confined to eastern Victoria from near-coastal heathy woodlands to open forests on well-drained sandy soils (RBG 2022a)	PMST	Unlikely	No Suitable Habitat Present

Taxon Name	Taxon Common Name	Taxon Origin	Conservation Status	Count of Sightings	Date of Last Record	Preferred Habitat Notes	Database Source	Likelihood of occurrence	Comments
Commersonia prostrata	Dwarf Kerrawang		EN			Grows on swampy, sometime ephemeral, wetlands and lake margins, often dominated by *Lepidosperma* spp. It is often associated with other native grass species growing on peaty soils. (DEE 2022)	PMST	Unlikely	No Suitable Habitat Present
Cullen parvum	Small Scurf-pea		en	1	22/01/2002	Very rare in Victoria where known from a few localities in north-central and south-central areas, and western suburbs of Melbourne, where it grows mainly in grassland or grassy woodland, often on basalt-derived soils. (RBG 2022b	VBA	Low	Limited aspects of habitat present or habitat highly modified. Not recorded during site visit.
Cullen tenax	Tough Scurf-pea		en	1	27/11/1939	Generally grows in drier parts of the state in grassland and grassy woodland on heavy soils. .(RBG 2022c)	VBA	Unlikely	Limited aspects of habitat present or habitat highly modified. Not recorded during site visit.
Dianella amoena	Matted Flax-lily		EN			Grassland and grassy woodland habitats, on well drained to seasonally wet fertile sandy loams to heavy cracking clay soils derived from Silurian or Tertiary sediments, or from volcanic geology (DSE 2022).	PMST	Low	Limited aspects of habitat present or habitat highly modified. Not recorded during site visit.

Taxon Name	Taxon Common Name	Taxon Origin	Conservation Status	Count of Sightings	Date of Last Record	Preferred Habitat Notes	Database Source	Likelihood of occurrence	Comments
Diuris punctata	Purple Diuris		en	605	17/11/2000	Purple Diuris occurs principally in lowland native grasslands, grassy woodlands, heathy woodlands and open heathlands, usually on fertile, loamy soils and including periodically inundated areas (DEE 2022a)	VBA	Unlikely	Targeted survey undertaken by ID Ecological Management and species not present on site
Dodonaea procumbens	Trailing Hop-bush		VU			Grows on low-lying, often winter-wet areas in woodland, low open forests, heathland and grasslands and on sands and clays (DEE 2022b)	PMST	Unlikely	No Suitable Habitat Present
Eragrostis trachycarpa	Rough-grain Love-grass		en	1	10/01/2005	A relatively rare grass, apparently confined to seasonally moist sites in the lower catchment of the Gippsland Lakes (between Heyfield and Lakes Entrance) (RBG 2022b)	VBA	Unlikely	Targeted survey undertaken by ID Ecological Management and species not present on site.
Glycine latrobeana	Clover Glycine		VU			Grassland and grassy woodland habitats, less often in dry forests, and only rarely in heathland. Populations occur from sea level to c. 1,200 m altitude on a range of soil types including alluvial soils, and those derived from	PMST	Unlikely	No Suitable Habitat Present

Taxon Name	Taxon Common Name	Taxon Origin	Conservation Status	Count of Sightings	Date of Last Record	Preferred Habitat Notes	Database Source	Likelihood of occurrence	Comments
						sandstones, mudstones, granite and basalt. Soils are usually clay, but may also have high loam content (DSE 2022a).			
Melaleuca armillaris subsp. armillaris	Giant Honey-myrtle	#	en		18/01/2005	Mainly confined to near-coastal sandy heaths, scrubs slightly raised above saltmarsh, riparian scrubs, rocky coastlines and foothill outcrops eastwards from about Marlo. Occurrences to the west are naturalized from cultivated stock. (RBG 2022c)	VBA	Unlikely	Site is outside of species. natural range.
Pterostylis cucullata var. cucullata	Leafy Greenhood		VU			Favours open forests and woodlands in well-drained sand and clay loams. It is a post-disturbance coloniser that is usually found in open areas around old quarries and gravel pits, on road verges, disused tracks and animal trails (DSE 2022)	PMST	Unlikely	No Suitable Habitat Present
Senecio diaschides	Shingle Fireweed		en		21/04/2011	In Victoria apparently confined to river valleys in the east, with records from along the Avon, Macalister, Murrindal, Buchan and Snowy Rivers, commonly occurring in sand or amongst rocks near the watercourse (RBG 2022d)	VBA	Unlikely	No Suitable Habitat Present

Taxon Name	Taxon Common Name	Taxon Origin	Conservation Status	Count of Sightings	Date of Last Record	Preferred Habitat Notes	Database Source	Likelihood of occurrence	Comments
Senecio psilocarpus	Swamp Fireweed		VU			Occurs on high quality herb-rich wetlands on plains. During winter such sites can be inundated with up to 60cm or more of water but are almost dry in summer. A tree canopy is absent from most sites or rarley, River Red Gum is the overstory species in a woodland formation. (DEE 2022c)	PMST	Unlikely	No Suitable Habitat Present
Thesium australe	Austral Toadflax		VU			Austral Toadflax is semi-parasitic on roots of a range of grass species notably Kangaroo Grass (Themeda triandra). It occurs in subtropical, temperate and subalpine climates over a wide range of altitudes. It occurs in shrubland, grassland or woodland, often on damp sites (DEE 2022d)	PMST	Unlikely	No Suitable Habitat Present
Xerochrysum palustre	Swamp Everlasting		VU			Swamp Everlasting grows in wetlands including sedge-swamps and shallow freshwater marshes, often on heavy black clay soils. (DEE 2022e)	PMST	Unlikely	No Suitable Habitat Present

References

SPECIES	TAG	Title	Detail
Amphibromus fluitans	DSEWPC 2022	Amnphibromus fluitans-River Swamp Wallaby-grass	http://www.environment.gov.au/biodiversity/threatened/species/pubs/19215-conservation-advice.pdf
Arthropodium sp. 1 (robust glaucous)	RBG 2022	Tall Vanilla-lily	https://vicflora.rbg.vic.gov.au/flora/taxon/71bc5863-e614-484b-a0e6-8d505575dd1f
Caladenia tessellata	RBG 2022a	Thick-lipped Spider-orchid	https://vicflora.rbg.vic.gov.au/flora/taxon/bca2495d-3325-4c1b-b2c3-782566fb6bce
Commersonia prostrata	DEE 2022	Dwarf Kerrawang	https://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=87152
Cullen parvum	RBG 2022b	Small Scurf-pea	https://vicflora.rbg.vic.gov.au/flora/taxon/b2f95036-522b-4f9e-a557-a6cbed64aa86
Cullen tenax	RBG 2022c	Tough Scurf-pea	https://vicflora.rbg.vic.gov.au/flora/taxon/597d7f4a-0997-4853-bb63-d499a65edb70
Dianella amoena	DSE 2022	National Recovery Plan for the Matted Flax-lily Dianella amoena	Oberon Carter
Diuris punctata	DEE 2022a	Purple Diuris	https://www.environment.vic.gov.au/__data/assets/pdf_file/0022/32656/Purple_Diuris_Diuris_punctata_var._punctata.pdf
Dodonaea procumbens	DEE 2022b	Trailing Hop-bush	http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=12149
Eragrostis trachycarpa	RBG 2022b	Rough-grain Love-grass	https://vicflora.rbg.vic.gov.au/flora/taxon/321ced92-6171-42ab-9e4d-46578408d959
Glycine latrobeana	DSE 2022a	National Recovery Plan for the Clover Glycine Glycine latrobeana	Oberon Carter and Geoff Sutter
Melaleuca armillaris subsp. armillaris	RBG 2022c	Giant Honey-myrtle	https://vicflora.rbg.vic.gov.au/flora/taxon/aee04d1d-f4a0-4714-9ece-08e5b6401e33
Pterostylis cucullata	DSE 2022	Leafy Greenhood	http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=15459
Senecio diaschides	RBG 2022d	Erect Groundsel	https://vicflora.rbg.vic.gov.au/flora/taxon/8c5fb8af-3851-4fa0-9769-7ca733b695d4
Senecio psilocarpus	DEE 2022c	Swamp Fireweed	http://www.environment.gov.au/biodiversity/threatened/species/pubs/64976-conservation-advice.pdf
Thesium austral	DEE 2022d	Austral Toadflax	http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=15202
Xerochrysum palustre	DEE 2022e	Swamp Everlasting	https://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=76215

Key to Likely Occurrence

Likelihood	Comments
Present	Species has been confirmed as present on site during field work
High	Suitable habitat present on site
	Likely to be a resident population/s in the local area*
	Previously recorded on site
	Numerous records within the local area within the past 5 years
Moderate	Aspects of habitat present but may be modified
	Species may be resident in the local area or it forms part of the species' range
	May seasonally or opportunistically use resources within the local area
	Less than 10 year old records within local area
Low	Limited aspects of habitat present or habitat highly modified
	Species may occur rarely or as an opportunistic visitor in the area
	Few records within the local area within the past 25 years
Unlikely	No suitable habitat present
	Site is located outside of species natural range
	Considered locally extinct
	No records of the species within the local area in the last 25 years

* Local area = within a 5km range of the site.

Conservation Status Key

Origin	
*	Exotic species
Commonwealth Environment Protection and Biodiversity Conservation (EPBC)Act 1999	
VU	Listed as Nationally Vulnerable
EN	Listed as Nationally Endangered
EX	Listed as Nationally Extinct
CR	Listed as Nationally Critically Endangered
FFG Act Threatened List 2019	
ex	Listed as Extinct in Victoria
cr	Listed as Critically Endangered
en	Listed as Endangered
vu	Listed as Vulnerable
t	Listed Threatened

Appendix 8: Fauna survey results

Scientific Name	Common Name	Origin	Treaties	FFG Act Status	EPBC Act Status
Acridotheres tristis	Common Myna	Introduced			
Anthochaera carunculata	Red Wattlebird				
Cacatua galerita	Sulphur-crested Cockatoo				
Chenonetta jubata	Australian Wood Duck				
Corvus coronoides	Australian Raven				
Crinia signifera	Common Froglet				
Dacelo novaeguineae	Laughing Kookaburra				
Egretta novaehollandiae	White-faced Heron				
Elanus axillaris	Black-shouldered Kite				
Gymnorhina tibicen	Australian Magpie				
Limnodynastes peronii	Striped Marsh Frog				
Trichoglossus molucannus	Rainbow Lorikeet				

Conservation Status Key

Origin	
*	Exotic species
Commonwealth Environment Protection and Biodiversity Conservation (EPBC)Act 1999	
VU	Listed as Nationally Vulnerable
EN	Listed as Nationally Endangered
EX	Listed as Nationally Extinct
CR	Listed as Nationally Critically Endangered
FFG Act Threatened List 2019	
ex	Listed as Extinct in Victoria
cr	Listed as Critically Endangered
en	Listed as Endangered
vu	Listed as Vulnerable
t	Listed Threatened

Appendix 9: Assessment of likelihood of presence for threatened fauna species

Scientific Name	Common Name	Conservation Status	Treaty	Count of Sightings	Date of Last Record	Preferred Habitat Notes	Database Source	Likelihood of occurrence	Comments
Birds									
Actitis hypoleucos	Common Sandpiper	vu	CAMBA JAMBA ROKAMBA BONN		26/01/2000	Found in coastal or inland wetlands, both saline or fresh. It is found mainly on muddy edges or rocky shores) Day and Simpson 2010).	VBA / PMST	Unlikely	No Suitable Habitat Present
Anseranas semipalmata	Magpie Goose	vu		1	20/05/2007	Floodplains and wet grasslands. Magpie Geese build nests in secluded places, usually close to wetlands (Day and Simpson 2010).	VBA	Low	Limited aspects of habitat present or habitat highly modified
Anthochaera phrygia	Regent Honeyeater	CR cr		2	28/07/2018	Occur mainly in dry box ironbark open-forest and woodland areas. feeding on the nectar from eucalypts such as the Mugga Ironbark, White Box and Yellow Box, and Blakeley's Red Gum on which they are reliant (DSEWPC 2022).	VBA / PMST	Unlikely	No Suitable Habitat Present
Apus pacificus	Fork-tailed Swift					They mostly occur over dry or open habitats, including riparian woodland and tea-tree swamps, low scrub, heathland or saltmarsh. They are also found at treeless grassland and sandplains covered with spinifex, open farmland and inland and coastal sand-dunes (DEE 2022)	PMST	Low	Species may occur rarely or as an opportunistic visitor in the area

Scientific Name	Common Name	Conservation Status	Treaty	Count of Sightings	Date of Last Record	Preferred Habitat Notes	Database Source	Likelihood of occurrence	Comments
Ardea modesta	Eastern Great Egret	vu	CAMBA JAMBA	1	10/11/2018	Prefer shallow water, particularly when flowing, but may be seen on any watered area, including damp grasslands (DSE 2022).	VBA	Low	Limited aspects of habitat present or habitat highly modified/ Species may occur rarely or as an opportunistic visitor in the area
Ardea plumifera	Plumed Egret	cr		1	15/03/1990	Found mostly in freshwater wetlands, shallows of rivers, swamps with short or tall vegetation (HBW 2022)	VBA	Low	Limited aspects of habitat present or habitat highly modified/ Species may occur rarely or as an opportunistic visitor in the area
Aythya australis	Hardhead	vu		2	15/07/2002	Found in freshwater swamps and wetlands and occasionally in sheltered estuaries. They prefer deep, fresh open water and densely vegetated wetlands for breeding (Day and Simpson 2010).	VBA	Low	Limited aspects of habitat present or habitat highly modified/ Species may occur rarely or as an opportunistic visitor in the area
Biziura lobata	Musk Duck	vu			5/02/2001	Found in deep freshwater lagoons, with dense reed beds (Birdlife 2022).	VBA	Low	Limited aspects of habitat present or habitat highly modified/ Species may occur rarely or as an opportunistic visitor in the area
Botaurus poiciloptilus	Australasian Bittern	EN cr			25/07/1999	Frequents reedbeds, and other vegetation in water such as cumbungi, lignum and sedges. The nest is a shallow structure of dry or green reeds, within a clump of reeds in water or a swamp (SA-MDB 2022).	VBA / PMST	Low	Limited aspects of habitat present or habitat highly modified/ Species may occur rarely or as an opportunistic visitor in the area

Scientific Name	Common Name	Conservation Status	Treaty	Count of Sightings	Date of Last Record	Preferred Habitat Notes	Database Source	Likelihood of occurrence	Comments
Calidris acuminata	Sharp-tailed Sandpiper					Prefers muddy edges of shallow fresh or brackish wetlands, with inundated or emergent sedges, grass, saltmarsh or other low vegetation. This includes lagoons, swamps, lakes and pools near the coast, and dams, waterholes, soaks, bore drains and bore swamps, saltpans and hypersaline saltlakes inland. They also occur in saltworks and sewage farms (DEE 2022a)	PMST	Low	Limited aspects of habitat present or habitat highly modified
Calidris ferrunginea	Curlew Sandpiper	CR cr		12	17/01/1987	Intertidal mudflats of estuaries, lagoons, mangroves, as well as beaches, rocky shores and around lakes, dams and floodwaters (Day and Simpson 2010)	VBA / PMST	Low	Limited aspects of habitat present or habitat highly modified
Calidris melanotos	Pectoral Sandpiper		BONN JAMBA ROKAMBA			Found in coastal or near coastal habitat but occasionally found further inland. It prefers wetlands that have open fringing mudflats and low, emergent or fringing vegetation, such as grass or samphire (DEE 2022b)	PMST	Unlikely	No Suitable Habitat Present
Callocephalon fimbriatum	Gang-gang Cockatoo	EN		11	21/03/2005	Gang-gang Cockatoos primarily occur within the temperate eucalypt forests and woodlands of mainland south-east Australia (Menkhorst et al. 2017). The species is an altitudinal migrant. (DAWE 2022)	VBA / PMST	Low	Limited aspects of habitat present or habitat highly modified/ Species may occur rarely or as an opportunistic visitor in the area

Scientific Name	Common Name	Conservation Status	Treaty	Count of Sightings	Date of Last Record	Preferred Habitat Notes	Database Source	Likelihood of occurrence	Comments
Calyptorhynchus lathami lathami	Glossy Black Cockatoo	VU				Highly dependent on the distribution of *Allocasuarina* species and is found in woodland dominated by *Allocasuarina* and in open forests where it forms a substantial middle layer. Often confined to remnant *Allocasuarina* patches surrounded by cleared farmlands (AoLA 2022).	PMST	Unlikely	No Suitable Habitat Present
Egretta garzetta	Little Egret	en		2	29/03/1999	Frequents tidal mudflats, saltwater and freshwater wetlands, and mangroves (Day and Simpson 2010).	VBA	Unlikely	No Suitable Habitat Present
Falco hypoleucos	Grey Falcon	VU				Found in shrubland, grassland and wooded watercourses of arid and semi-arid regions, although it is occasionally found in open woodlands near the coast. Also occurs near wetlands where surface water attracts prey (NSW- OoEH).	PMST	Unlikely	No Suitable Habitat Present
Gallinago hardwickii	Latham's Snipe		CAMBA JAMBA ROKAMBA BONN			Found in small groups or singly in freshwater wetlands on or near the coast, generally among dense cover. They are found in any vegetation around wetlands, in sedges, grasses, lignum, reeds and rushes and also in saltmarsh and creek edges on migration. They also	PMST	Low	Limited aspects of habitat present or habitat highly modified

Scientific Name	Common Name	Conservation Status	Treaty	Count of Sightings	Date of Last Record	Preferred Habitat Notes	Database Source	Likelihood of occurrence	Comments
						use crops and pasture (Day and Simpson 2010).			
Grantiella picta	Painted Honeyeater	VU				Found in dry open forests and woodlands and is strongly associated with mistletoe. It may also be found along rivers, on plains with scattered trees and on farmland with remnant vegetation. It has been seen in urban parks and gardens where large eucalypts are available (Day and Simpson 2010).	PMST	Low	Limited aspects of habitat present or habitat highly modified
Haliaeetus leucogaster	White-bellied Sea-Eagle	en	CAMBA	2	14/02/2017	Usually seen high in a tree or soaring over waterways and adjacent land. The nest can be located in a tree up to 30m above the ground but may also be placed on the ground or on rocks (Day and Simpson 2010).	VBA	Low	Species may occur rarely or as an opportunistic visitor in the area
Hieraatus morphnoides	Little Eagle	vu			29/03/1999	Found in most open forest, woodland and scrub types and open agricultural country (Day and Simpson 2010)	VBA	Low	Limited aspects of habitat present or habitat highly modified/ Species may occur rarely or as an opportunistic visitor in the area
Hirundapus caudacutus	White-throated Needletail	VU vu	CAMBA JAMBA ROKAMBA	4	16/03/2017	Almost exclusively aerial, from heights of less than 1 m up to more than 1000 m above the ground (Coventry 1989; Tarburton 1993; Watson 1955). Because they are aerial, it has been stated that conventional habitat descriptions are	VBA / PMST	Low	Species may occur rarely or as an opportunistic visitor in the area

Scientific Name	Common Name	Conservation Status	Treaty	Count of Sightings	Date of Last Record	Preferred Habitat Notes	Database Source	Likelihood of occurrence	Comments
						inapplicable (Cramp 1985), but there are, nevertheless, certain preferences exhibited by the species. Although they occur over most types of habitat, they are probably recorded most often above wooded areas, including open forest and rainforest, and may also fly between trees or in clearings, below the canopy (Higgins 1999). (DSEWPC 2022a)			
Lathamus discolor	Swift Parrot	CR cr			11/05/2000	Found in dry sclerophyll forests and woodlands, suburban parks and gardens and flowering fruit trees (Day and Simpson 2010).	VBA / PMST	Unlikely	No Suitable Habitat Present
Lewinia pectoralis pectoralis	Lewin's Rail	vu		1	7/09/1996	Lewin's Rails inhabit permanent to ephemeral, fresh to saline wetlands that have dense emergent or fringing vegetation. They also use artificial habitats with similar structural features (SA-DEH 2022).	VBA	Unlikely	No Suitable Habitat Present
Monarcha melanopsis	Black-faced Monarch					Mainly occurs in rainforest ecosystems, including semi-deciduous vine-thickets, complex notophyll vine-forest, tropical (mesophyll) rainforest, subtropical (notophyll) rainforest, mesophyll (broadleaf) thicket/shrubland,	PMST	Unlikely	No Suitable Habitat Present

Scientific Name	Common Name	Conservation Status	Treaty	Count of Sightings	Date of Last Record	Preferred Habitat Notes	Database Source	Likelihood of occurrence	Comments
						warm temperate rainforest (DEE 2022c)			
Motacilla flava	Yellow Wagtail					Occurs in mainly salt works, paddocks, marshes, grassy wetlands (Day and Simpson 2010)	PMST	Low	Limited aspects of habitat present or habitat highly modified
Myiagra cyanoleuca	Satin Flycatcher					Occurs mainly in wetter, denser forests often at high elevations (Day and Simpson 2010)	PMST	Unlikely	No Suitable Habitat Present
Numenius madagascariensis	Eastern Curlew	CR	CAMBA JAMBA ROKAMBA BONN			Found on intertidal mudflats and sandflats, often with beds of seagrass, on sheltered coasts, especially estuaries, mangrove swamps, bays, harbours and lagoons (Day and Simpson 2010).	PMST	Unlikely	No Suitable Habitat Present
Oxyura australis	Blue-billed Duck	vu			26/01/2000	Found mainly in deep freshwater marshes with dense vegetation. More open water in non-breeding season (Day and Simpson 2010)	VBA	Low	Limited aspects of habitat present or habitat highly modified/ Species may occur rarely or as an opportunistic visitor in the area
Pandion haliaetus	Osprey					Mainly occurs in mangroves, rivers and estuaries, inshore seas, coastal islands (Day and Simpson 2010)	PMST	Unlikely	No Suitable Habitat Present
Pycnoptilus floccosus	Pilot Bird	VU				Pilotbirds are strictly terrestrial, living on the ground in dense forests with heavy undergrowth (Higgins & Peter 2002). Largely sedentary, they are typically seen hopping briskly over the	PMST	Unlikely	No Suitable Habitat Present

Scientific Name	Common Name	Conservation Status	Treaty	Count of Sightings	Date of Last Record	Preferred Habitat Notes	Database Source	Likelihood of occurrence	Comments
						forest floor and foraging on damp ground or among leaf-litter (DAWE 2022a)			
Rhipidura rufifrons	Rufous Fantail		BONN			Mainly inhabits wet sclerophyll forests, often in gullies dominated by eucalypts, usually with a dense shrubby understorey often including ferns. (DEE 2022d)	PMST	Unlikely	No Suitable Habitat Present
Rostratula australis	Australian Painted Snipe	EN	CAMBA			Inhabits inland and coastal shallow freshwater wetlands, occurring in both ephemeral and permanent wetlands, particularly where there is grass. Individuals have been spotted in artificial dams, sewage ponds and waterlogged grasslands (DSEWPC 2016b).	PMST	Low	Limited aspects of habitat present or habitat highly modified/ Species may occur rarely or as an opportunistic visitor in the area
Spatula rhynchotis	Australasian Shoveler	vu		4	21/03/2005	All kinds of wetlands, preferring large undisturbed heavily vegetated freshwater swamps. It is also found on open waters and occasionally along the coast. Nests are built on the ground in dense vegetation, sometimes on a stump or hollow of a tree that is standing in water (Birdlife 2022a).	VBA	Low	Limited aspects of habitat present or habitat highly modified/ Species may occur rarely or as an opportunistic visitor in the area
Tringa nebularia	Common Greenshank		CAMBA JAMBA ROKAMBA BONN			The Common Greenshank is found in a wide variety of inland wetlands and sheltered coastal habitats of varying salinity. It	PMST	Unlikely	No Suitable Habitat Present

Scientific Name	Common Name	Conservation Status	Treaty	Count of Sightings	Date of Last Record	Preferred Habitat Notes	Database Source	Likelihood of occurrence	Comments
						occurs in sheltered coastal habitats, typically with large mudflats and saltmarsh, mangroves or seagrass. The edges of the wetlands used are generally of mud or clay, occasionally of sand, and may be bare or with emergent or fringing vegetation, including short sedges and saltmarsh, mangroves, thickets of rushes, and dead or live trees. (DSEWPC 2022c)			
Amphibians and Reptiles									
Delma impar	Striped Legless Lizard	VU				Inhabits woodlands as well as grasslands (Jenkins & Bartell 1980), recent surveys indicate that it is generally found in perennial lowland tussock grasslands with year-round cover (DEPI 2022)	PMST	Unlikely	No Suitable Habitat Present. No records of the species within the local area in the last 25 years
Heleioporus australiacus	Giant Burrowing Frog	VU				In the southern portion of its range, the Giant Burrowing Frog has been reported to occur in a wide range of forest communities including montane sclerophyll woodland, montane riparian woodland, as well as wet and dry sclerophyll forest (DSEWPC 2022d)	PMST	Unlikely	No records of the species within the local area in the last 25 years

Scientific Name	Common Name	Conservation Status	Treaty	Count of Sightings	Date of Last Record	Preferred Habitat Notes	Database Source	Likelihood of occurrence	Comments
Litoria aurea	Green and Golden Bell Frog	VU				In Victoria, the Green and Golden Bell Frog has been recorded in a range of lentic (still water) and terrestrial habitats in the coastal plains and low foothills of the hinterland including lowland forest, Banksia woodland, wet heath land, riparian scrub complex, riparian forest, damp forest, shrubby dry forest, limestone box woodland and cleared pastoral areas (Gillespie 1996) (DSEWPC 2022e).	PMST	Unlikely	Species absence and habitat unsuitability confirmed. No survey requirements or mitigation measures necessary.
Litoria raniformis	Growling Grass Frog	VU				Need still or slow moving water with emergent vegetation around the edges and mats of floating and submerged plants (DSE 2022).	PMST	Unlikely	Habitat assessment undertaken by Aquatica Environmental determined growling grass frog likely absence and habitat unsuitability confirmed. No survey requirements or mitigation measures necessary
Mammals									
Dasyurus maculatus maculatus	Spot-tailed Quoll	EN				Home range 100 to 200 ha. Trees with hollows, hollow logs on the ground, rocky outcrops, caves or rock crevices (Menkhorst, Knight 2010).	PMST	Unlikely	No Suitable Habitat Present

Scientific Name	Common Name	Conservation Status	Treaty	Count of Sightings	Date of Last Record	Preferred Habitat Notes	Database Source	Likelihood of occurrence	Comments
Ornithorhynchus anatinus	Platypus	vu		1	7/08/1956	They feed in both slow-moving and rapid (riffle) parts of streams, but show preference to coarser bottom substrates, particularly cobbles and gravel. When not foraging, the Platypus spends most of the time in its burrow in the bank of the river, creek or a pond. At times, the individuals use rocky crevices and stream debris as shelters, or they burrow under the roots of vegetation near the stream. Hence, the ideal habitat for the species includes a river or a stream with earth banks and native vegetation that provides shading of the stream and cover near the bank (AM 2022)	VBA	Unlikely	No Suitable Habitat Present
Petaurus australis australis	Yellow-bellied Glider	VU				The yellow-bellied glider (south-eastern) occurs in eucalypt-dominated woodlands and forests, including both wet and dry sclerophyll forests (Kavanagh et al. 1995; Rees et al. 2007). Abundance is highly dependent on habitat suitability, which is in turn determined by forest age and floristics (DAWE 2022b)	PMST	Unlikely	No Suitable Habitat Present
Phascagole tapoafata	Brush-tailed Phascogale	vu		1	1/01/1945	Prefers open dry schlerophyll forest with large hollow bearing trees. Home range of 30-100	VBA	Unlikely	No Suitable Habitat Present

Scientific Name	Common Name	Conservation Status	Treaty	Count of Sightings	Date of Last Record	Preferred Habitat Notes	Database Source	Likelihood of occurrence	Comments
						hectares and occur in low densities (Menkhorst, Knight 2010).			
Pteropus poliocephalus	Grey-headed Flying-fox	VU vu		1	1/01/1994	Roosting camps are generally located within 20 km of a regular food source and are commonly found in gullies, close to water, in vegetation with a dense canopy (Menkhorst, Knight 2010).	VBA / PMST	Unlikely	No Suitable Habitat Present
Fish									
Galaxiella pusilla	Dwarf Galaxias	VU				Dwarf Galaxias has broad habitat requirements and occurs in slow flowing and still, shallow, permanent and temporary freshwater habitats such as swamps, drains and the backwaters of streams and creeks, often (but not always) containing dense aquatic macrophytes and emergent plants (Cadwallader & Backhouse 1983; McDowall 1996; Hammer 2002a). In larger pools, the species is usually found amongst marginal vegetation.).(DSEWPC 2022f)	PMST	Unlikely	Habitat assessment undertaken by Aquatica Environmental determined dwarf galaxias absence and habitat unsuitability confirmed. No survey requirements or mitigation measures necessary.
Prototroctes mareana	Australian Grayling	VU en		1	7/03/2018	Inhabit cool, clear, freshwater streams with gravel substrate and areas alternating between pools and riffle zones. The species has been found over 100	VBA / PMST	Unlikely	No Suitable Habitat Present

Scientific Name	Common Name	Conservation Status	Treaty	Count of Sightings	Date of Last Record	Preferred Habitat Notes	Database Source	Likelihood of occurrence	Comments
						km upstream from the sea (DSEWPC 2022g)			

References

SPECIES	TAG	Title	Detail
Birds			
Actitis hypoleucos	Day and Simpson 2010	Field Guide to the Birds of Australia	
Anseranas semipalmata	Day and Simpson 2010	Field Guide to the Birds of Australia	
Anthochaera phrygia	DSEWPC 2022	Regent Honeyeater	https://www.environment.gov.au/biodiversity/threatened/publications/factsheet-regent-honeyeater-xanthomyza-phrygia
Apus pacificus	DEE 2022	Fork-tailed Swift	http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=678
Ardea modesta	DSE 2022	Action Statement No 120	http://www.depi.vic.gov.au/__data/assets/pdf_file/0004/251185/Great_Egret_Ardea-alba.pdf
Ardea plumifera	HBW 2022	Plumed Egret	https://www.hbw.com/species/plumed-egret-ardea-plumifera
Aythya australis	Day and Simpson 2010	Field Guide to the Birds of Australia	
Biziura lobata	Birdlife 2022	Musk Duck	http://www.birdlife.org/datazone/speciesfactsheet.php?id=363
Botaurus poiciloptilus	SA-MDB 2022	Australasian Bittern	http://root.ala.org.au/bdrs-core/mdnrm/fieldguide/taxon.htm?id=29026
Calidris acuminata	DEE 2022a	Sharp-tailed Sandpiper	http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=874
Calidris ferrunginea	Day and Simpson 2010	Field Guide to the Birds of Australia	
Calidris melanotos	DEE 2022b	Pectoral Sandpiper	http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=858
Callocephalon fimbriatum	DAWE 2022	Gang-gang Cockatoo	http://www.environment.gov.au/biodiversity/threatened/species/pubs/768-conservation-advice-02032022.pdf
Calyptorhynchus lathami lathami	AoLA 2022	Glossy Black Cocakatoo	http://root.ala.org.au/bdrs-core/tbbilla/fieldguide/taxon.htm?id=10480
Egretta garzetta	Day and Simpson 2010	Field Guide to the Birds of Australia	
Falco hypoleucos	NSW- OoEH	Grey Falcon	http://www.environment.nsw.gov.au/threatenedspeciesapp/profile.aspx?id=10330
Gallinago hardwickii	Day and Simpson 2010	Field Guide to the Birds of Australia	
Grantiella picta	Day and Simpson 2010	Field Guide to the Birds of Australia	

SPECIES	TAG	Title	Detail
Haliaeetus leucogaster	Day and Simpson 2010	Field Guide to the Birds of Australia	
Hieraatus morphnoides	Day and Simpson 2010	Little Eagle	
Hirundapus caudacutus	DSEWPC 2022a	White-throated Needletail	http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=682
Lathamus discolor	Day and Simpson 2010	Field Guide to the Birds of Australia	
Lewinia pectoralis pectoralis	SA-DEH 2022	Lewina pectoralis pectoralis	Threatened Species Profile- South Australia- Department for Environmnet and Heritage
Monarcha melanopsis	DEE 2022c	Black-faced Monarch	http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=609
Motacilla flava	Day and Simpson 2010	Field Guide to the Birds of Australia	
Myiagra cyanoleuca	Day and Simpson 2010	Field Guide to the Birds of Australia	
Numenius madagascariensis	Day and Simpson 2010	Field Guide to the Birds of Australia	
Oxyura australis	Day and Simpson 2010	Field Guide to the Birds of Australia	
Pandion haliaetus	Day and Simpson 2010	Field Guide to the Birds of Australia	
Pycnoptilus floccosus	DAWE 2022a	Pilotbird	http://www.environment.gov.au/biodiversity/threatened/species/pubs/525-conservation-advice-02032022.pdf
Rhipidua ruffrons	DEE 2022d	Rufous Faintail	http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=592
Rostratula australis	DSEWPC 2022b	Australian Painted Snipe	http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=77037
Spatula rhynchotis	Birdlife 2022a	Australasian Shoveler	http://datazone.birdlife.org/species/factsheet/22680243
Tringa nebularia	DSEWPC 2022c	Common Greenshank	http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=832
Amphibians & Reptiles			
Delma impar	DEPI 2022	Striped Legless Lizard	http://www.depi.vic.gov.au/__data/assets/pdf_file/0005/247046/Striped_Legless_Lizard_Delma_impar.pdf
Heleioporus australiacus	DSEWPC 2022d	Giant Burrowing Frog	http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=1973
Litoria aurea	DSEWPC 2022e	Green and Golden Bell Frog	http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=1870
Litoria raniformis	DSE 2022	Growling Grass Frog	http://www.dse.vic.gov.au/__data/assets/pdf_file/0016/103408/GGF_fact_sheet.pdf
Mammals			
Dasyurus maculatus maculatus	Menkhorst, Knight 2010	A Field Guide to the Mammals of Australia, Third Edition, 2010. Oxford University Press.	
Ornithorhynchus anatinus	AM 2022	Platypus	https://australian.museum/learn/animals/mammals/platypus/
Petaurus australis australis	DAWE 2022b	Yellow-bellied Glider	https://www.environment.gov.au/biodiversity/threatened/species/pubs/87600-conservation-advice-02032022.pdf
Phascagole tapoafata	Menkhorst, Knight 2010	A Field Guide to the Mammals of Australia, Third Edition, 2010. Oxford University Press.	
Pteropus poliocephalus	Menkhorst, Knight 2010	A Field Guide to the Mammals of Australia, Third Edition, 2010. Oxford University Press.	
Fish			

SPECIES	TAG	Title	Detail
Galaxiella pusilla	DSEWPC 2022f	Dwarf Galaxias	http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=56790
Prototroctes mareana	DSEWPC 2022g	Australian Grayling	http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=26179

Key to Likely Occurrence

Likelihood	Comments
Present	Species has been confirmed as present on site during field work
High	Suitable habitat present on site
	Likely to be a resident population/s in the local area*
	Previously recorded on site
	Numerous records within the local area within the past 5 years
Moderate	Aspects of habitat present but may be modified
	Species may be resident in the local area or it forms part of the species' range
	May seasonally or opportunistically use resources within the local area
	Less than 10 year old records within local area
Low	Limited aspects of habitat present or habitat highly modified
	Species may occur rarely or as an opportunistic visitor in the area
	Few records within the local area within the past 25 years
Unlikely	No suitable habitat present
	Site is located outside of species natural range
	Considered locally extinct
	No records of the species within the local area in the last 25 years

* Local area = within a 5km range of the site.

Conservation Status Key

Origin	
*****	Exotic species
Commonwealth Environment Protection and Biodiversity Conservation (EPBC)Act 1999	
VU	Listed as Nationally Vulnerable
EN	Listed as Nationally Endangered
EX	Listed as Nationally Extinct
CR	Listed as Nationally Critically Endangered
FFG Act Threatened List	
ex	Listed as Extinct in Victoria
cr	Listed as Critically Endangered
en	Listed as Endangered
vu	Listed as Vulnerable
t	Listed Threatened

Appendix 10: Native Vegetation Removal Report - Full Development

Native Vegetation Removal Report

NVRR ID: 370_20251117_TOL

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

Report details

Date created: 17/11/2025

Local Government Area: WELLINGTON SHIRE

Shapefile name:
NVRMap_Removal_Template_Patches_Jan25.shp
NVRMap_Removal_Template_Trees_Jan25.shp

Site assessor name: ,

Registered Aboriginal Party: Gunaikurnai

Coordinates: 146.98801, -37.93561

Address: MAFFRA-BRIAGOLONG ROAD MAFFRA 3860

Regulator Notes

Removal polygons are located:

- Within a DEECA Mapped Wetland area

VICTORIA State Government | Energy, Environment and Climate Action

Page 1

Summary of native vegetation to be removed

Assessment pathway	**Detailed Assessment Pathway**		
Location category	Location 2 The native vegetation extent map indicates that this area is typically characterised as supporting native vegetation. Additionally, it is modelled as encompassing an endangered Ecological Vegetation Class, sensitive wetland or sensitive coastal area. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) *Includes endangered EVCs (ha): 1.214*	**1.214**	*Extent of past removal (ha)*	*0*
		Extent of proposed removal - Patches (ha)	*0.677*
		Extent of proposed removal - Scattered Trees (ha)	*0.537*
No. Large Trees proposed to be removed	**9**	*No. Large Patch Trees*	*1*
		No. Large Scattered Trees	*8*
No. Small Scattered Trees	1		

Offset requirements if approval is granted

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

General Offset amount [1]	**0.4170 General Habitat Units**
Vicinity	West Gippsland CMA or WELLINGTON SHIRE LGA
Minimum strategic biodiversity value score [2]	0.4592
Large Trees*	9
***The total number of Large Trees that the offset must protect**	**9** Large Trees to be protected in either the General, Species or combination across all habitat units protected

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

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

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

Next steps

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

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

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

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

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

Additional application requirements must be met including:

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

Appendix 1: Description of native vegetation to be removed

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

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

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

Where a zone does not require a Species Offset, the General Habitat Units in that zone are calculated by the following equation in accordance with the Guidelines: ***General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)***

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

Native vegetation to be removed

Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	HI Score	Habitat Units	Offset Type
10-j	Patch	-	GipP0055	Endangered	no	0.120	-	0.016	0.016	0.870	-	0.003	General
11-k	Patch	-	GipP0055	Endangered	no	0.400	-	0.519	0.519	0.410	-	0.220	General
12-l	Patch	-	GipP0055	Endangered	no	0.400	1	0.055	0.055	0.831	-	0.030	General
13-m	Patch	-	GipP0055	Endangered	no	0.310	-	0.037	0.037	0.840	-	0.016	General

Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	HI Score	Habitat Units	Offset Type
14-n	Patch	-	GipP0055	Endangered	no	0.160	-	0.020	0.020	0.837	-	0.004	General
15-o	Patch	-	GipP0055	Endangered	no	0.160	-	0.017	0.017	0.800	-	0.004	General
16-p	Patch	-	GipP0055	Endangered	no	0.400	-	0.004	0.004	0.840	-	0.002	General
17-q	Patch	-	GipP0055	Endangered	no	0.310	-	0.002	0.002	0.840	-	0.001	General
18-r	Patch	-	GipP0055	Endangered	no	0.380	-	0.008	0.008	0.800	-	0.004	General
1-a	Scattered Tree	123	GipP0055	Endangered	no	0.200	1	0.070	0.069	0.820	-	0.019	General
2-b	Scattered Tree	99	GipP0055	Endangered	no	0.200	1	0.070	0.060	0.828	-	0.017	General
3-c	Scattered Tree	135	GipP0055	Endangered	no	0.200	1	0.070	0.070	0.460	-	0.015	General
4-d	Scattered Tree	120	GipP0055	Endangered	no	0.200	1	0.070	0.070	0.430	-	0.015	General
5-e	Scattered Tree	75	GipP0055	Endangered	no	0.200	-	0.031	0.002	0.410	-	0.000	General
6-f	Scattered Tree	116	GipP0055	Endangered	no	0.200	1	0.070	0.061	0.830	-	0.017	General
7-g	Scattered Tree	92	GipP0055	Endangered	no	0.200	1	0.070	0.070	0.682	-	0.018	General

Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	HI Score	Habitat Units	Offset Type
8-h	Scattered Tree	93	GipP0055	Endangered	no	0.200	1	0.070	0.070	0.820	-	0.019	General
9-i	Scattered Tree	109	GipP0055	Endangered	no	0.200	1	0.070	0.063	0.410	-	0.013	General

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

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

Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Rough-grain Love-grass	Eragrostis trachycarpa	501197	Rare	Dispersed	Habitat importance map	0.0001
Woolly Waterlily	Philydrum lanuginosum	502494	Vulnerable	Dispersed	Habitat importance map	0.0001
Grey Billy-buttons	Craspedia canens	504643	Endangered	Dispersed	Habitat importance map	0.0001
Annual Fireweed	Senecio glomeratus subsp. longifructus	507144	Rare	Dispersed	Habitat importance map	0.0001
Grey Goshawk	Accipiter novaehollandiae novaehollandiae	10220	Vulnerable	Dispersed	Habitat importance map	0.0000
Black Falcon	Falco subniger	10238	Vulnerable	Dispersed	Habitat importance map	0.0000
White-throated Needletail	Hirundapus caudacutus	10334	Vulnerable	Dispersed	Habitat importance map	0.0000
Chestnut-rumped Heathwren	Calamanthus pyrrhopygius	10498	vulnerable	Dispersed	Habitat importance map	0.0000
Spurred Helmet-orchid	Corybas aconitiflorus	500835	Rare	Dispersed	Habitat importance map	0.0000
Purple Diuris	Diuris punctata	501084	Vulnerable	Dispersed	Habitat importance map	0.0000
Bushy Hedgehog-grass	Echinopogon caespitosus var. caespitosus	501120	Endangered	Dispersed	Habitat importance map	0.0000
Yarra Gum	Eucalyptus yarraensis	501326	Rare	Dispersed	Habitat importance map	0.0000
Golden Grevillea	Grevillea chrysophaea	501530	Rare	Dispersed	Habitat importance map	0.0000
Slender Violet-bush	Hybanthus monopetalus	501711	Rare	Dispersed	Habitat importance map	0.0000
Lanky Buttons	Leptorhynchos elongatus	501941	Endangered	Dispersed	Habitat importance map	0.0000

Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Dwarf Milkwort	Polygala japonica	502623	Vulnerable	Dispersed	Habitat importance map	0.0000
Wavy Swamp Wallaby-grass	Amphibromus sinuatus	503625	Vulnerable	Dispersed	Habitat importance map	0.0000
Tall Vanilla-lily	Arthropodium sp. 1 (robust glaucous)	503699	Rare	Dispersed	Habitat importance map	0.0000
Purple Blown-grass	Lachnagrostis punicea subsp. punicea	504206	Rare	Dispersed	Habitat importance map	0.0000
Purple Blown-grass	Lachnagrostis punicea subsp. filifolia	504222	Rare	Dispersed	Habitat importance map	0.0000
Pale Swamp Everlasting	Coronidium gunnianum	504655	Vulnerable	Dispersed	Habitat importance map	0.0000
Veined Spear-grass	Austrostipa rudis subsp. australis	504940	Rare	Dispersed	Habitat importance map	0.0000
Forest Bitter-cress	Cardamine papillata	505034	Vulnerable	Dispersed	Habitat importance map	0.0000
Matted Flax-lily	Dianella amoena	505084	Endangered	Dispersed	Habitat importance map	0.0000
Silky Kidney-weed	Dichondra sp. 1	505786	Rare	Dispersed	Habitat importance map	0.0000

Habitat Group

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

Habitat Impacted

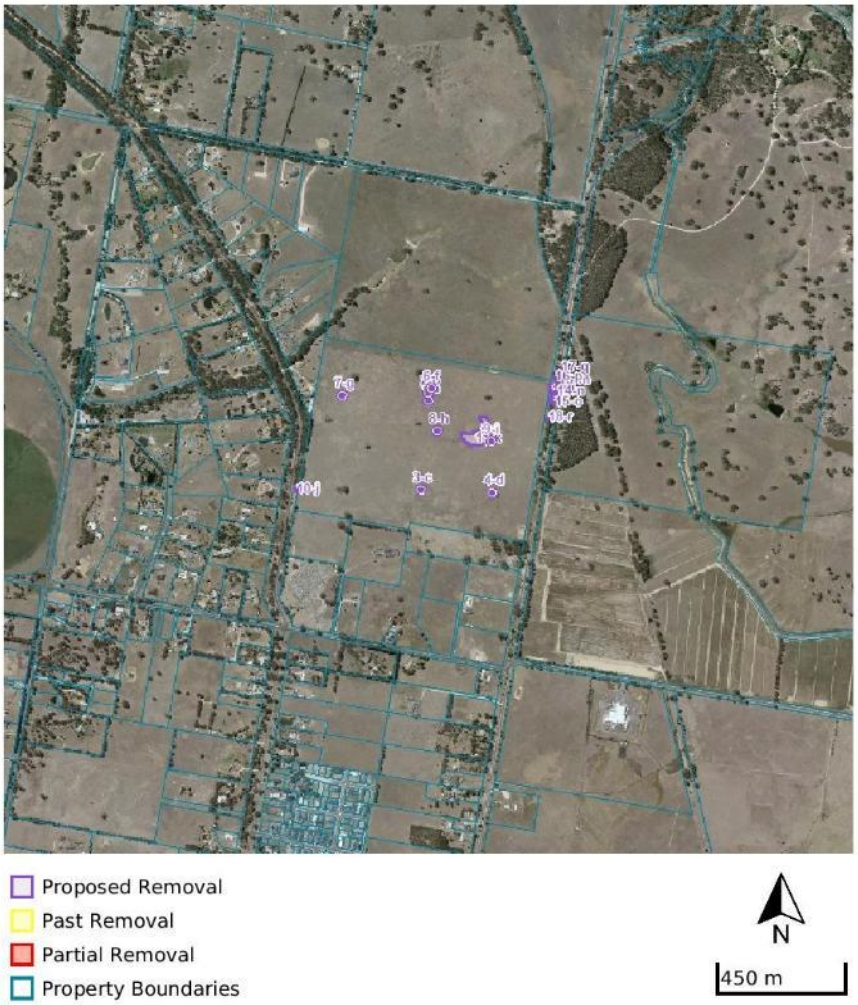
The Species General Offset test, as described in Section 5.3.1 of the Guidelines, is used to determine if proposed native vegetation removal will result in a proportionally significant impact on the habitat value of rare or threatened species. The test is applied where the native vegetation proposed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

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

Top Ranking Maps consist of the 2,000 hectares of habitat with the highest Habitat Importance Scores for each dispersed species.
The 'Habitat impacted' column identifies whether the Habitat Importance Map or its Top Ranking Map was used to determine the proportional impact for a species with dispersed habitat.

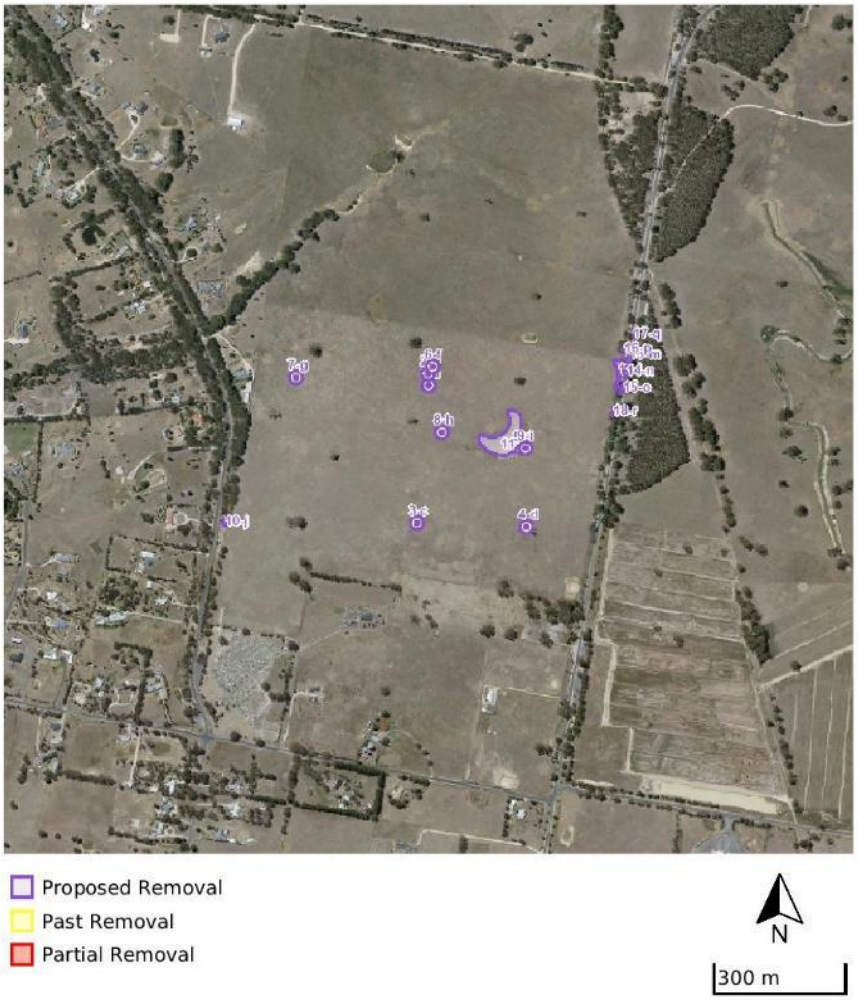
Appendix 3: Images of mapped native vegetation

1. Property in context



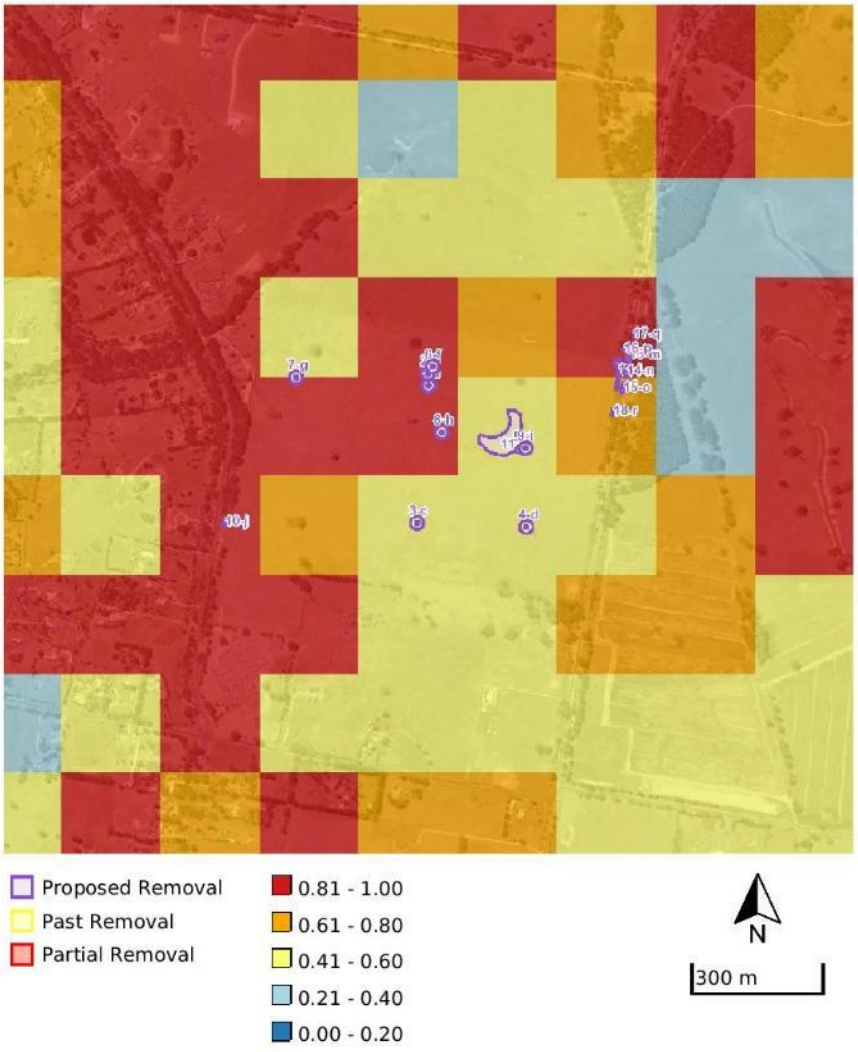
Page 9

2. Aerial photograph showing mapped native vegetation



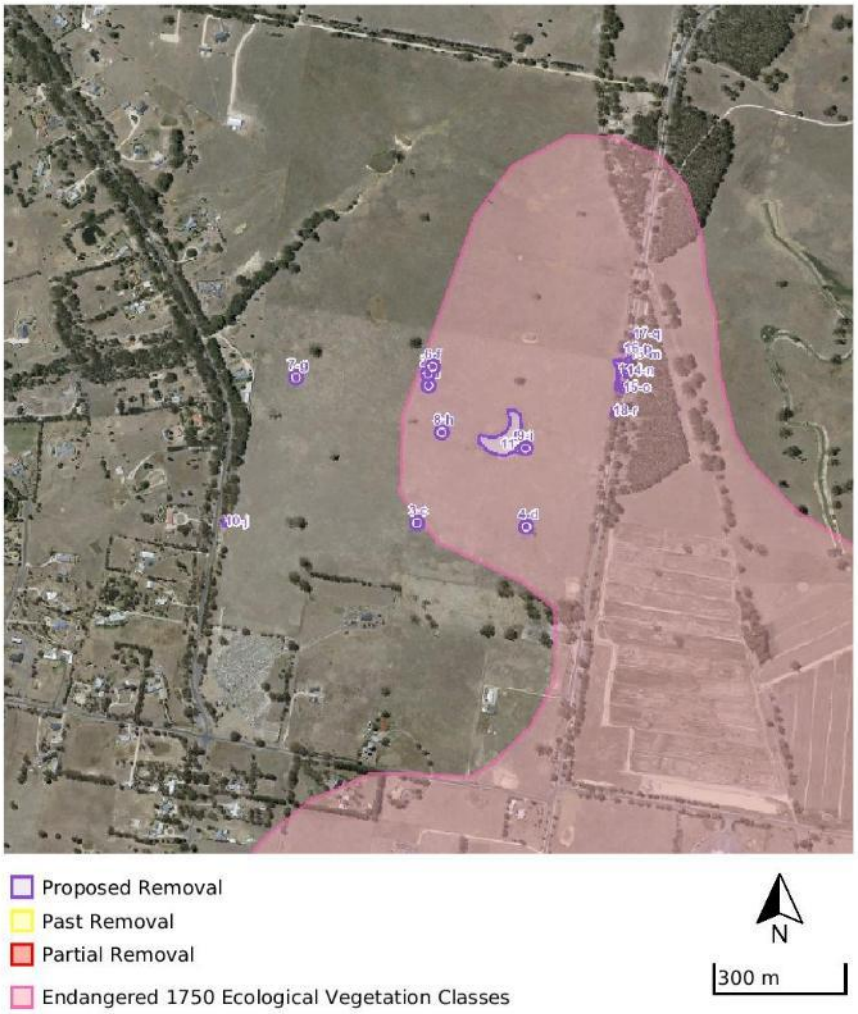
3. Location Risk Map

4. Strategic Biodiversity Value Score Map



5. Modelled Condition Score Map

6. Modelled Endangered EVCs



7. Habitat Importance maps

Not Applicable

Appendix 11: Native Vegetation Removal Report – Stages 1 and 2

Native Vegetation Removal Report

NVRR ID: 370_20260311_D8X

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

Report details

Date created: 11/03/2026

Local Government Area: WELLINGTON SHIRE

Shapefile name: NVRMap_Removal_Template_Patches_26045BW_Stage 1&2.shp

Site assessor name: ,

Registered Aboriginal Party: Gunaikurnai

Coordinates: 146.98094, -37.93731

Address:

Regulator Notes

Removal polygons are located:

VICTORIA State Government | Energy, Environment and Climate Action

Page 1

Summary of native vegetation to be removed

Assessment pathway	**Basic Assessment Pathway**		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) *Includes endangered EVCs (ha): 0.016*	**0.016**	*Extent of past removal (ha)*	*0*
		Extent of proposed removal - Patches (ha)	*0.016*
		Extent of proposed removal - Scattered Trees (ha)	*0.000*
No. Large Trees proposed to be removed	**0**	*No. Large Patch Trees*	*0*
		No. Large Scattered Trees	*0*
No. Small Scattered Trees	0		

Offset requirements if approval is granted

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

General Offset amount [1]	**0.003 General Habitat Units**
Minimum strategic biodiversity value score [2]	0.6960
Large Trees	0
Vicinity	West Gippsland CMA or WELLINGTON SHIRE LGA

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

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

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

Application requirements

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

Application Requirement 1 - Native vegetation removal information

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

Application Requirement 2 - Topographical and land information

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

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

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

Application Requirement 4 - Past removal

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

Application Requirement 5 - Avoid and minimise statement

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

Application Requirement 6 - Property Vegetation Plan

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

Application Requirement 7 - Defendable space statement

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

- Describes the bushfire threat; and

Page 3

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

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

Application Requirement 8 - Native Vegetation Precinct Plan

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

Application Requirement 9 - Offset statement

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

Next steps

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

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

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

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

Application Requirement 6 - Property Vegetation Plan

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

Appendix 1: Description of native vegetation to be removed

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

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

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

Native vegetation to be removed

Information provided by or on behalf of the applicant							Information calculated by NVR Map				
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1-a	Patch	-	GipP0055	Endangered	no	0.120	-	0.016	0.016	0.870	0.003

Page 6

Appendix 2: Images of mapped native vegetation

1. Property in context

Page 7

2. Aerial photograph showing mapped native vegetation

Page 8

3. Location Risk Map

4. Strategic Biodiversity Value Score Map

Page 10

5. Condition Score Map

Page 11

6. Endangered EVCs

Appendix 12: Availability of Native Vegetation Credits – Stages 1 and 2

Report of available native vegetation credits

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

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

Date and time: 11/03/2026 07:30 **Report ID: 34516**

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.003	0.696	0	CMA	West Gippsland
			or LGA	Wellington Shire

Details of available native vegetation credits on 11 March 2026 07:30

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0115	2.313	0	West Gippsland	East Gippsland Shire	Yes	Yes	No	Bio Offsets
BBA-0119	2.729	61	West Gippsland	South Gippsland Shire	Yes	Yes	No	VegLink
BBA-0138	12.119	419	West Gippsland	Wellington Shire	Yes	Yes	No	Ecocentric
BBA-1041	0.146	148	West Gippsland	Wellington Shire	Yes	Yes	No	VegLink
BBA-1146	0.009	7	West Gippsland	South Gippsland Shire	Yes	Yes	No	Ethos
BBA-2348	0.037	0	West Gippsland	Wellington Shire	Yes	Yes	No	VegLink
BBA-2757	0.353	0	West Gippsland	Bass Coast Shire	No	Yes	No	Bio Offsets
BBA-2849	2.645	0	West Gippsland	Wellington Shire	Yes	Yes	No	Abezco, VegLink
BBA-2875	29.913	920	West Gippsland	Wellington Shire	Yes	Yes	No	Abezco
VC_CFL-2320_02	0.174	0	West Gippsland	Wellington Shire	Yes	Yes	No	VegLink
VC_CFL-3797_01	6.353	883	West Gippsland	Wellington Shire	Yes	Yes	No	Bio Offsets, Ecocentric, VegLink

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-2810	7.758	613	West Gippsland	Latrobe City	Yes	Yes	No	VegLink
BBA-2833	0.347	2	West Gippsland	Wellington Shire	Yes	Yes	No	Ethos
BBA-2855	0.552	1	West Gippsland	Wellington Shire	Yes	Yes	No	VegLink
TFN-C1692	0.041	71	West Gippsland	South Gippsland Shire	Yes	Yes	No	Ecocentric, Ethos, VegLink

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

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

There are no potential sites listed in the Native Vegetation Credit Register that meet your offset requirements.

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

Next steps

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

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

Broker contact details

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

Appendix 13: Native Vegetation Removal Report – Stage 3 to 6

Native Vegetation Removal Report

NVRR ID: 370_20260311_KWE

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

Report details

Date created: 11/03/2026

Local Government Area: WELLINGTON SHIRE

Shapefile name:
NVRMap_Removal_Template_Patches_26045BW_Stage 3to6.shp
NVRMap_Removal_Template_Trees_26045BW_Stage 3to6.shp

Site assessor name:

Registered Aboriginal Party: Gunaikurnai

Coordinates: 146.98801, -37.93561

Address: MAFFRA-BRIAGOLONG ROAD MAFFRA 3860

Regulator Notes

Removal polygons are located:

- Within a DEECA Mapped Wetland area

VICTORIA State Government | Energy, Environment and Climate Action

Page 1

Summary of native vegetation to be removed

Assessment pathway	**Detailed Assessment Pathway**		
Location category	Location 2 The native vegetation extent map indicates that this area is typically characterised as supporting native vegetation. Additionally, it is modelled as encompassing an endangered Ecological Vegetation Class, sensitive wetland or sensitive coastal area. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) *Includes endangered EVCs (ha): 1.056*	**1.056**	*Extent of past removal (ha)*	*0*
		Extent of proposed removal - Patches (ha)	*0.519*
		Extent of proposed removal - Scattered Trees (ha)	*0.537*
No. Large Trees proposed to be removed	**8**	*No. Large Patch Trees*	*0*
		No. Large Scattered Trees	*8*
No. Small Scattered Trees	1		

Offset requirements if approval is granted

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

General Offset amount [1]	**0.3530 General Habitat Units**
Vicinity	West Gippsland CMA or WELLINGTON SHIRE LGA
Minimum strategic biodiversity value score [2]	0.4279
Large Trees*	8
***The total number of Large Trees that the offset must protect**	**8** Large Trees to be protected in either the General, Species or combination across all habitat units protected

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

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

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

Next steps

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

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

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

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

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

Additional application requirements must be met including:

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

Appendix 1: Description of native vegetation to be removed

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

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

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

Where a zone does not require a Species Offset, the General Habitat Units in that zone are calculated by the following equation in accordance with the Guidelines: ***General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)***

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

Native vegetation to be removed

Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	HI Score	Habitat Units	Offset Type
10-j	Patch	-	GipP0055	Endangered	no	0.400	-	0.519	0.519	0.410	-	0.220	General
1-a	Scattered Tree	123	GipP0055	Endangered	no	0.200	1	0.070	0.069	0.820	-	0.019	General
2-b	Scattered Tree	99	GipP0055	Endangered	no	0.200	1	0.070	0.060	0.828	-	0.017	General

Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	HI Score	Habitat Units	Offset Type
3-c	Scattered Tree	135	GipP0055	Endangered	no	0.200	1	0.070	0.070	0.460	-	0.015	General
4-d	Scattered Tree	120	GipP0055	Endangered	no	0.200	1	0.070	0.070	0.430	-	0.015	General
5-e	Scattered Tree	75	GipP0055	Endangered	no	0.200	-	0.031	0.002	0.410	-	0.000	General
6-f	Scattered Tree	116	GipP0055	Endangered	no	0.200	1	0.070	0.061	0.830	-	0.017	General
7-g	Scattered Tree	92	GipP0055	Endangered	no	0.200	1	0.070	0.070	0.682	-	0.018	General
8-h	Scattered Tree	93	GipP0055	Endangered	no	0.200	1	0.070	0.070	0.820	-	0.019	General
9-i	Scattered Tree	109	GipP0055	Endangered	no	0.200	1	0.070	0.063	0.410	-	0.013	General

Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Purple Blown-grass	Lachnagrostis punicea subsp. filifolia	504222	Endangered	Dispersed	Habitat importance map	0.0000
Grey Billy-buttons	Craspedia canens	504643	Critically Endangered	Dispersed	Habitat importance map	0.0000
Pale Swamp Everlasting	Coronidium gunnianum	504655	Critically Endangered	Dispersed	Habitat importance map	0.0000
Veined Spear-grass	Austrostipa rudis subsp. australis	504940	Endangered	Dispersed	Habitat importance map	0.0000
Forest Bitter-cress	Cardamine papillata	505034	Endangered	Dispersed	Habitat importance map	0.0000
Matted Flax-lily	Dianella amoena	505084	Critically Endangered	Dispersed	Habitat importance map	0.0000
Silky Kidney-weed	Dichondra sp. 1	505786	Endangered	Dispersed	Habitat importance map	0.0000

Habitat Group

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

Habitat Impacted

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

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

Top Ranking Maps consist of the 2,000 hectares of habitat with the highest Habitat Importance Scores for each dispersed species.
The 'Habitat impacted' column identifies whether the Habitat Importance Map or its Top Ranking Map was used to determine the proportional impact for a species with dispersed habitat.

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

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

Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Woolly Waterlily	Philydrum lanuginosum	502494	Endangered	Dispersed	Habitat importance map	0.0001
Annual Fireweed	Senecio glomeratus subsp. longifructus	507144	Vulnerable	Dispersed	Habitat importance map	0.0001
Black Falcon	Falco subniger	10238	Critically Endangered	Dispersed	Habitat importance map	0.0000
Spurred Helmet-orchid	Corybas aconitiflorus	500835	Endangered	Dispersed	Habitat importance map	0.0000
Purple Diuris	Diuris punctata	501084	Endangered	Dispersed	Habitat importance map	0.0000
Bushy Hedgehog-grass	Echinopogon caespitosus var. caespitosus	501120	Endangered	Dispersed	Habitat importance map	0.0000
Rough-grain Love-grass	Eragrostis trachycarpa	501197	Endangered	Dispersed	Habitat importance map	0.0000
Yarra Gum	Eucalyptus yarraensis	501326	Critically Endangered	Dispersed	Habitat importance map	0.0000
Golden Grevillea	Grevillea chrysophaea	501530	Vulnerable	Dispersed	Habitat importance map	0.0000
Lanky Buttons	Leptorhynchos elongatus	501941	Endangered	Dispersed	Habitat importance map	0.0000
Dwarf Milkwort	Polygala japonica	502623	Endangered	Dispersed	Habitat importance map	0.0000
Wavy Swamp Wallaby-grass	Amphibromus sinuatus	503625	Endangered	Dispersed	Habitat importance map	0.0000
Tall Vanilla-lily	Arthropodium sp. 1 (robust glaucous)	503699	Endangered	Dispersed	Habitat importance map	0.0000
Purple Blown-grass	Lachnagrostis punicea subsp. punicea	504206	Endangered	Dispersed	Habitat importance map	0.0000

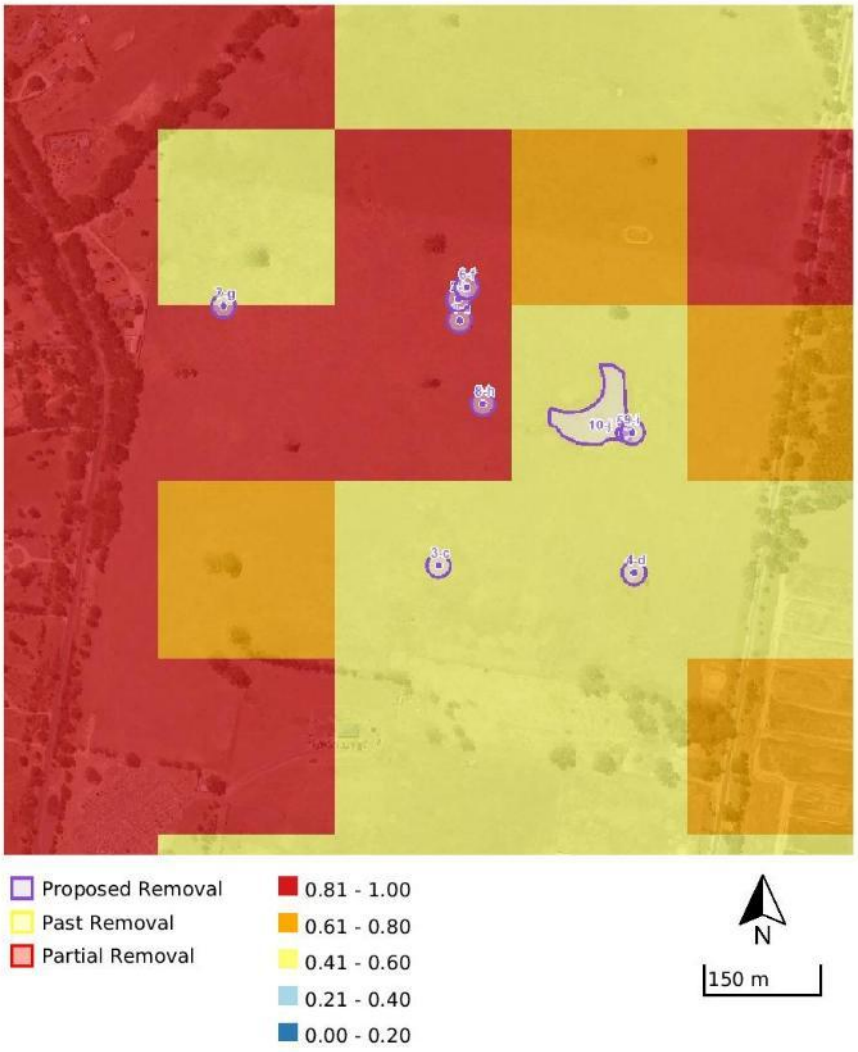
Appendix 3: Images of mapped native vegetation

1. Property in context

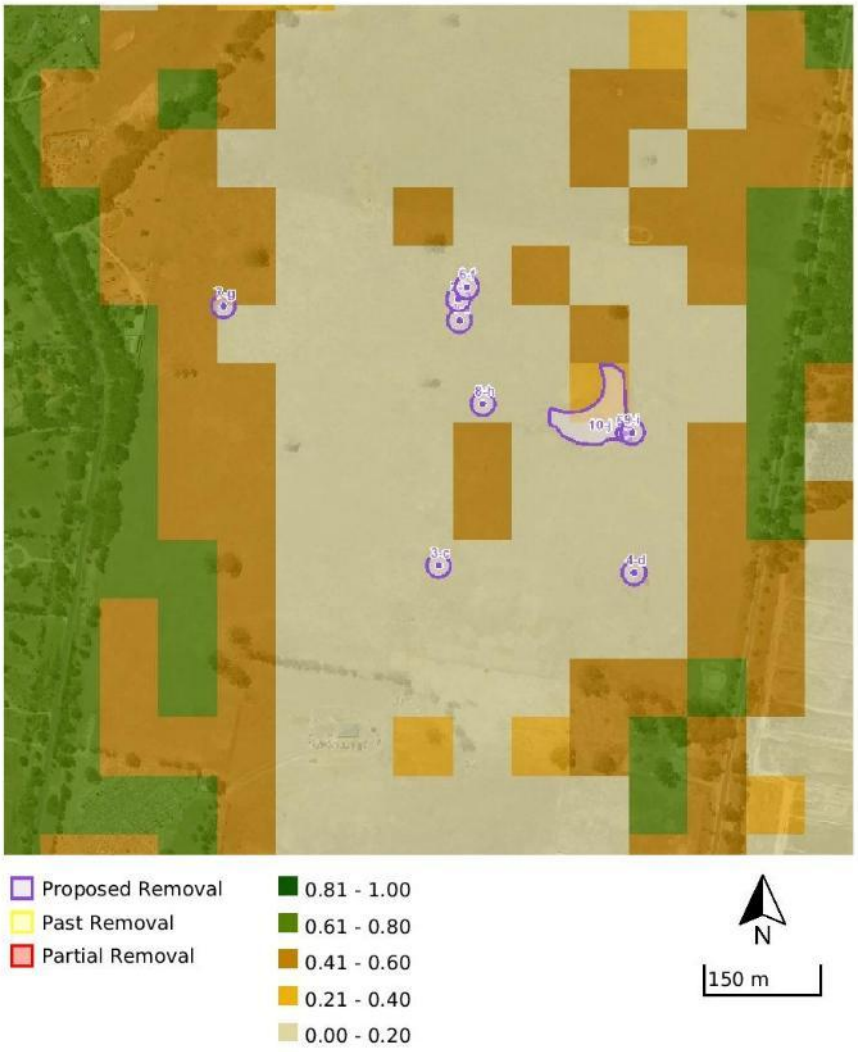
2. Aerial photograph showing mapped native vegetation

3. Location Risk Map

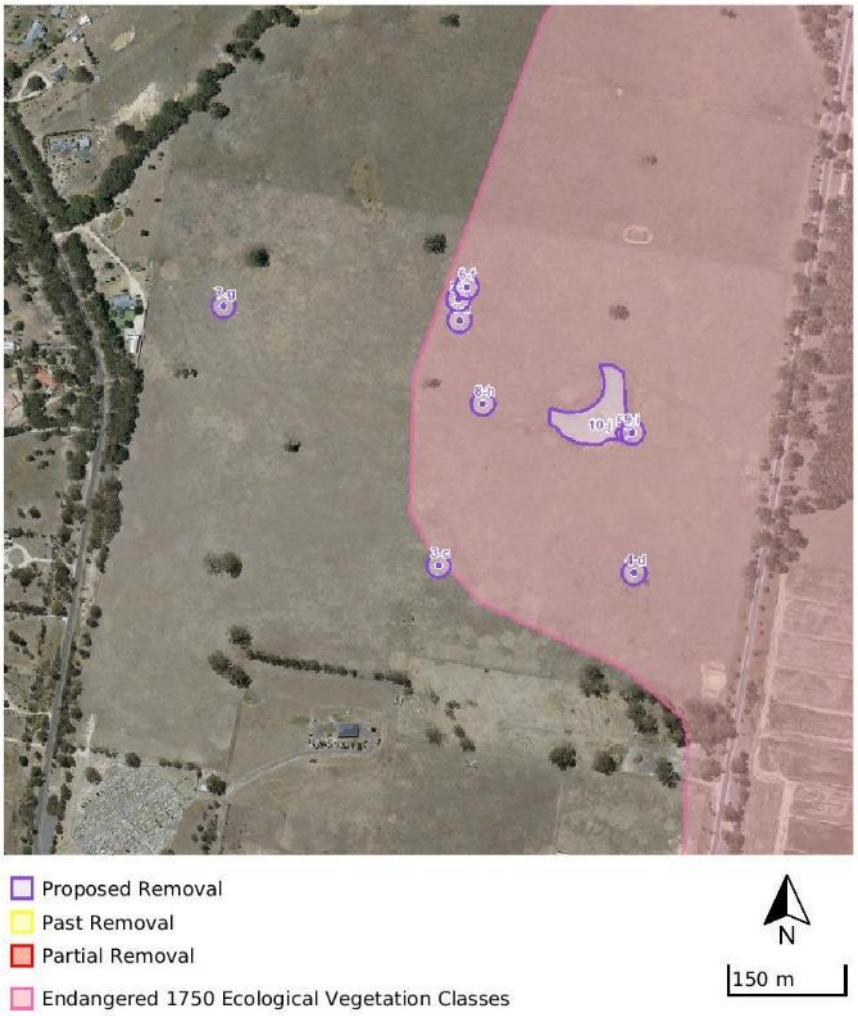
4. Strategic Biodiversity Value Score Map



5. Modelled Condition Score Map



6. Modelled Endangered EVCs



7. Habitat Importance maps

Not Applicable

Appendix 14: Availability of Native Vegetation Credits – Stage 3 to 6

Report of available native vegetation credits

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

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

Date and time: 11/03/2026 08:48 **Report ID: 34518**

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.353	0.4279	8	CMA	West Gippsland
			or LGA	Wellington Shire

Details of available native vegetation credits on 11 March 2026 08:48

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0119	2.741	73	West Gippsland	South Gippsland Shire	Yes	Yes	No	VegLink
BBA-0138	12.119	419	West Gippsland	Wellington Shire	Yes	Yes	No	Ecocentric
BBA-2810	7.758	613	West Gippsland	Latrobe City	Yes	Yes	No	VegLink
BBA-2833	5.401	20	West Gippsland	Wellington Shire	Yes	Yes	No	Ethos
BBA-2875	32.787	1032	West Gippsland	Wellington Shire	Yes	Yes	No	Abezco
TFN-C1442	2.726	58	West Gippsland	Baw Baw Shire	Yes	Yes	No	TFN
VC_CFL-3797_01	6.353	883	West Gippsland	Wellington Shire	Yes	Yes	No	Bio Offsets, Ecocentric, VegLink

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

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

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

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

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

There are no potential sites listed in the Native Vegetation Credit Register that meet your offset requirements.

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

Next steps

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

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

Broker contact details

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

Appendix 15: Native Vegetation Removal Report – DTP Intersection Maffra-Briagolong Road.

Native Vegetation Removal Report

NVRR ID: 370_20260311_6M3

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

Report details

Date created: 11/03/2026

Local Government Area: WELLINGTON SHIRE

Shapefile name: NVRMap_Removal_Template_Patches_26045BW_Intersection.shp

Site assessor name:

Registered Aboriginal Party: Gunaikurnai

Coordinates: 146.99101, -37.93404

Address: MAFFRA-BRIAGOLONG ROAD MAFFRA 3860

Regulator Notes

Removal polygons are located:

VICTORIA State Government | Energy, Environment and Climate Action

Page 1

Summary of native vegetation to be removed

Assessment pathway	**Intermediate Assessment Pathway**		
Location category	Location 2 The native vegetation extent map indicates that this area is typically characterised as supporting native vegetation. Additionally, it is modelled as encompassing an endangered Ecological Vegetation Class, sensitive wetland or sensitive coastal area. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) *Includes endangered EVCs (ha): 0.142*	**0.142**	*Extent of past removal (ha)*	*0*
		Extent of proposed removal - Patches (ha)	*0.142*
		Extent of proposed removal - Scattered Trees (ha)	*0.000*
No. Large Trees proposed to be removed	**1**	*No. Large Patch Trees*	*1*
		No. Large Scattered Trees	*0*
No. Small Scattered Trees	0		

Offset requirements if approval is granted

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

General Offset amount [1]	**0.061 General Habitat Units**
Minimum strategic biodiversity value score [2]	0.6633
Large Trees	1
Vicinity	West Gippsland CMA or WELLINGTON SHIRE LGA

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

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

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

Application requirements

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

Application Requirement 1 - Native vegetation removal information

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

Application Requirement 2 - Topographical and land information

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

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

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

Application Requirement 4 - Past removal

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

Application Requirement 5 - Avoid and minimise statement

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

Application Requirement 6 - Property Vegetation Plan

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

Application Requirement 7 - Defendable space statement

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

- Describes the bushfire threat; and

Page 3

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

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

Application Requirement 8 - Native Vegetation Precinct Plan

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

Application Requirement 9 - Offset statement

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

Next steps

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

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

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

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

Application Requirement 6 - Property Vegetation Plan

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

Appendix 1: Description of native vegetation to be removed

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

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

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

Native vegetation to be removed

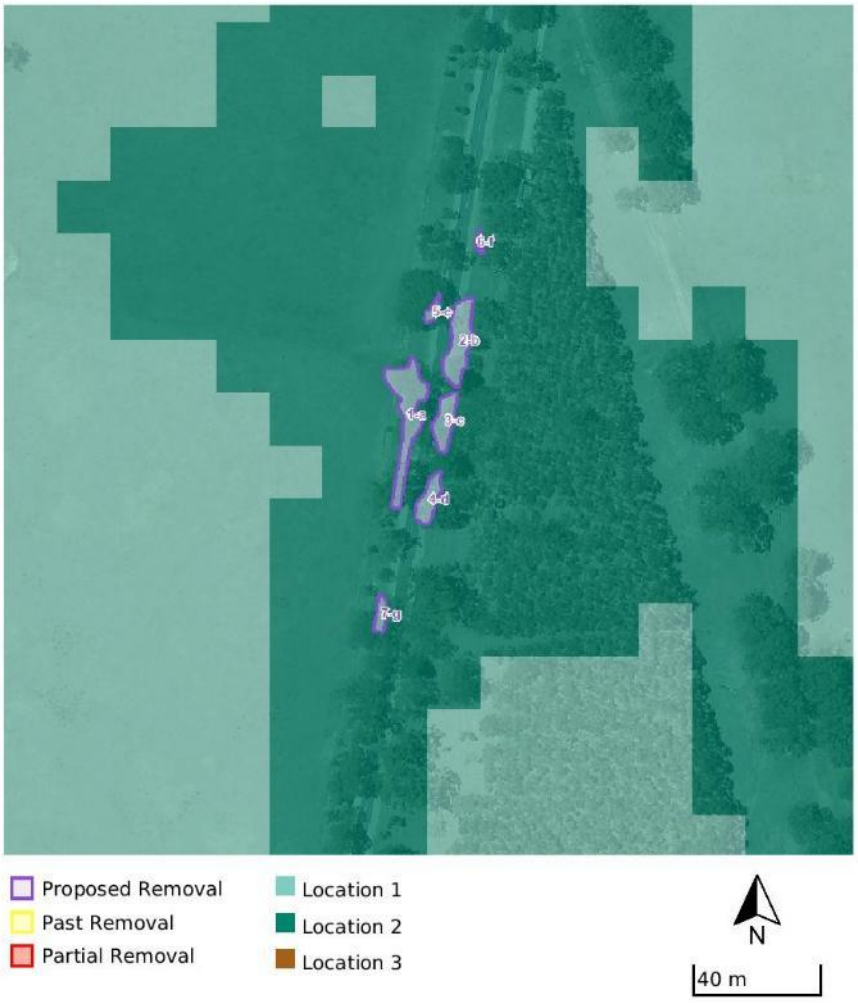
Information provided by or on behalf of the applicant							Information calculated by NVR Map				
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1-a	Patch	-	GipP0055	Endangered	no	0.400	1	0.055	0.055	0.831	0.030
2-b	Patch	-	GipP0055	Endangered	no	0.310	-	0.037	0.037	0.840	0.016
3-c	Patch	-	GipP0055	Endangered	no	0.160	-	0.020	0.020	0.837	0.004
4-d	Patch	-	GipP0055	Endangered	no	0.160	-	0.017	0.017	0.800	0.004
5-e	Patch	-	GipP0055	Endangered	no	0.400	-	0.004	0.004	0.840	0.002
6-f	Patch	-	GipP0055	Endangered	no	0.310	-	0.002	0.002	0.840	0.001
7-g	Patch	-	GipP0055	Endangered	no	0.380	-	0.008	0.008	0.800	0.004

Appendix 2: Images of mapped native vegetation

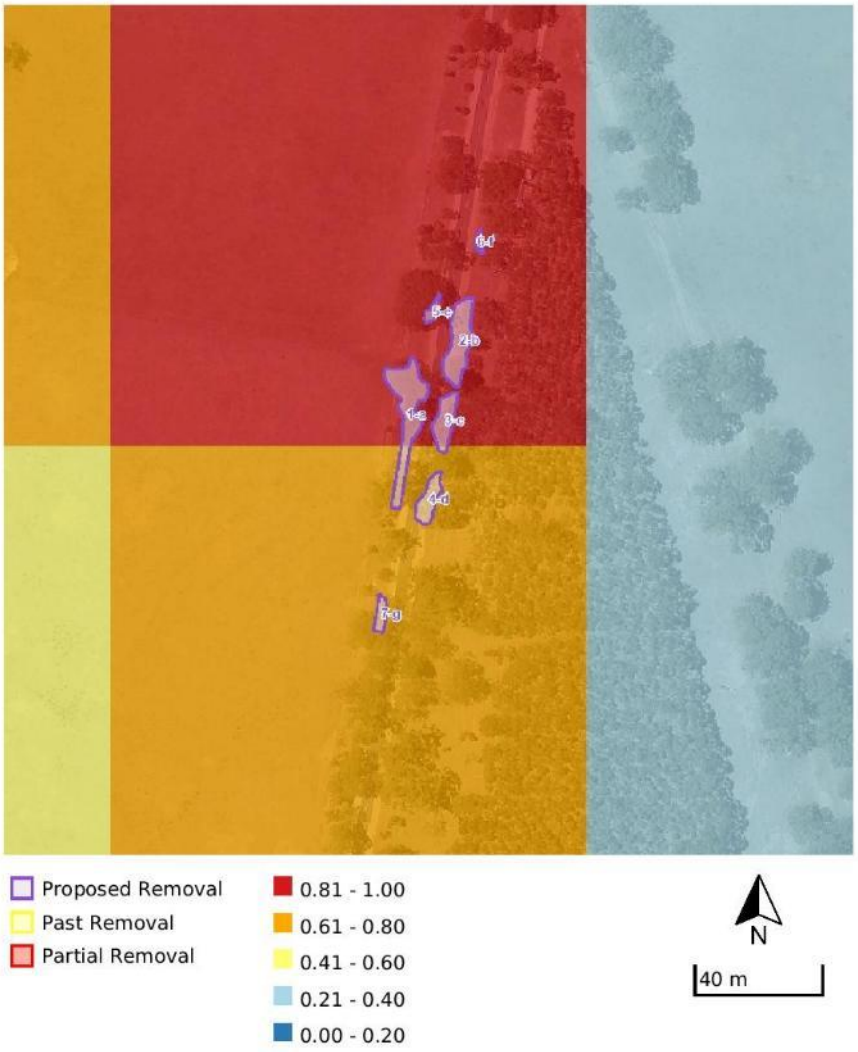
1. Property in context

2. Aerial photograph showing mapped native vegetation

3. Location Risk Map



4. Strategic Biodiversity Value Score Map



5. Condition Score Map

6. Endangered EVCs

Appendix 16: Availability of Native Vegetation Credits – DTP Intersection Maffra-Briagolong Road

Report of available native vegetation credits

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

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

Date and time: 11/03/2026 09:34 **Report ID: 34521**

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.061	0.6633	1	CMA	West Gippsland
			or LGA	Wellington Shire

Details of available native vegetation credits on 11 March 2026 09:34

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0119	2.729	61	West Gippsland	South Gippsland Shire	Yes	Yes	No	VegLink
BBA-0138	12.119	419	West Gippsland	Wellington Shire	Yes	Yes	No	Ecocentric
BBA-1041	0.146	148	West Gippsland	Wellington Shire	Yes	Yes	No	VegLink
BBA-2810	7.758	613	West Gippsland	Latrobe City	Yes	Yes	No	VegLink
BBA-2875	30.375	934	West Gippsland	Wellington Shire	Yes	Yes	No	Abezco
VC_CFL-3797_01	6.353	883	West Gippsland	Wellington Shire	Yes	Yes	No	Bio Offsets, Ecocentric, VegLink

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-2833	5.401	20	West Gippsland	Wellington Shire	Yes	Yes	No	Ethos
BBA-2855	0.552	1	West Gippsland	Wellington Shire	Yes	Yes	No	VegLink
TFN-C1692	0.116	158	West Gippsland	South Gippsland Shire	Yes	Yes	No	Ecocentric, Ethos, VegLink
VC_CFL-3696_01	0.330	183	West Gippsland	Bass Coast Shire	Yes	Yes	No	Bio Offsets, Ethos, VegLink

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

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

There are no potential sites listed in the Native Vegetation Credit Register that meet your offset requirements.

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

Next steps

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

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

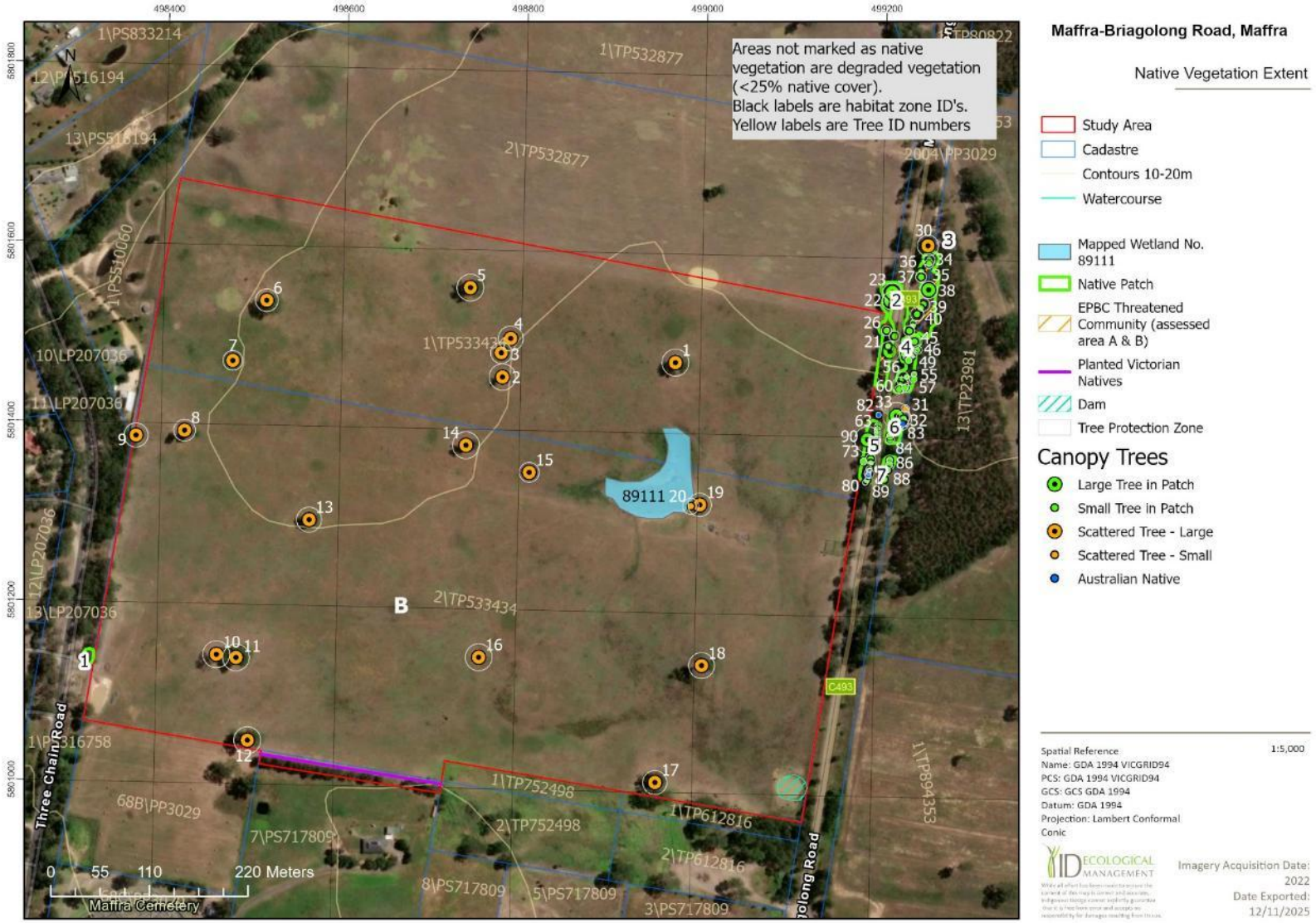
Broker contact details

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

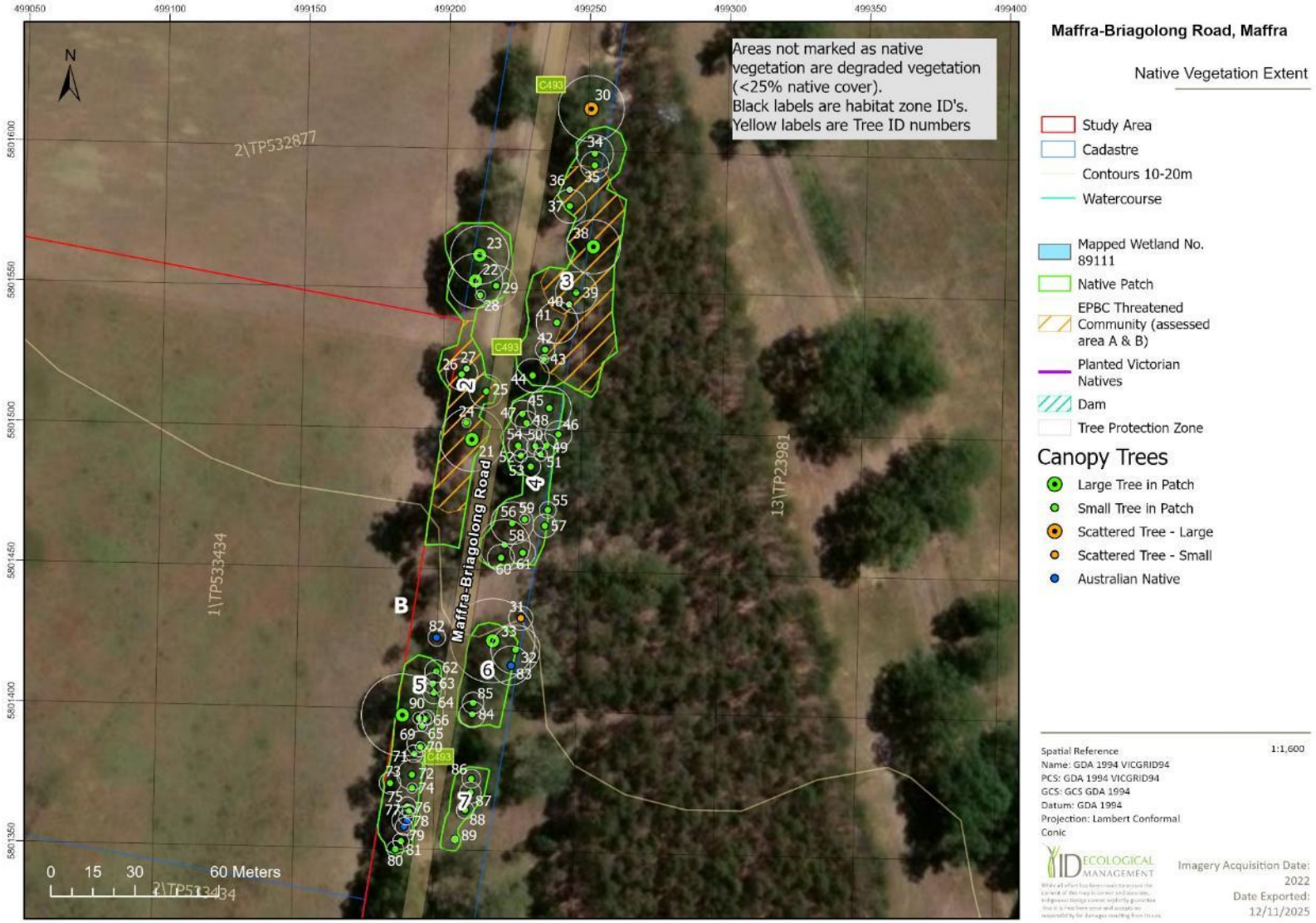
Maps

Maps commence on the next page.

Map 1 – Location and Extent of Native Vegetation

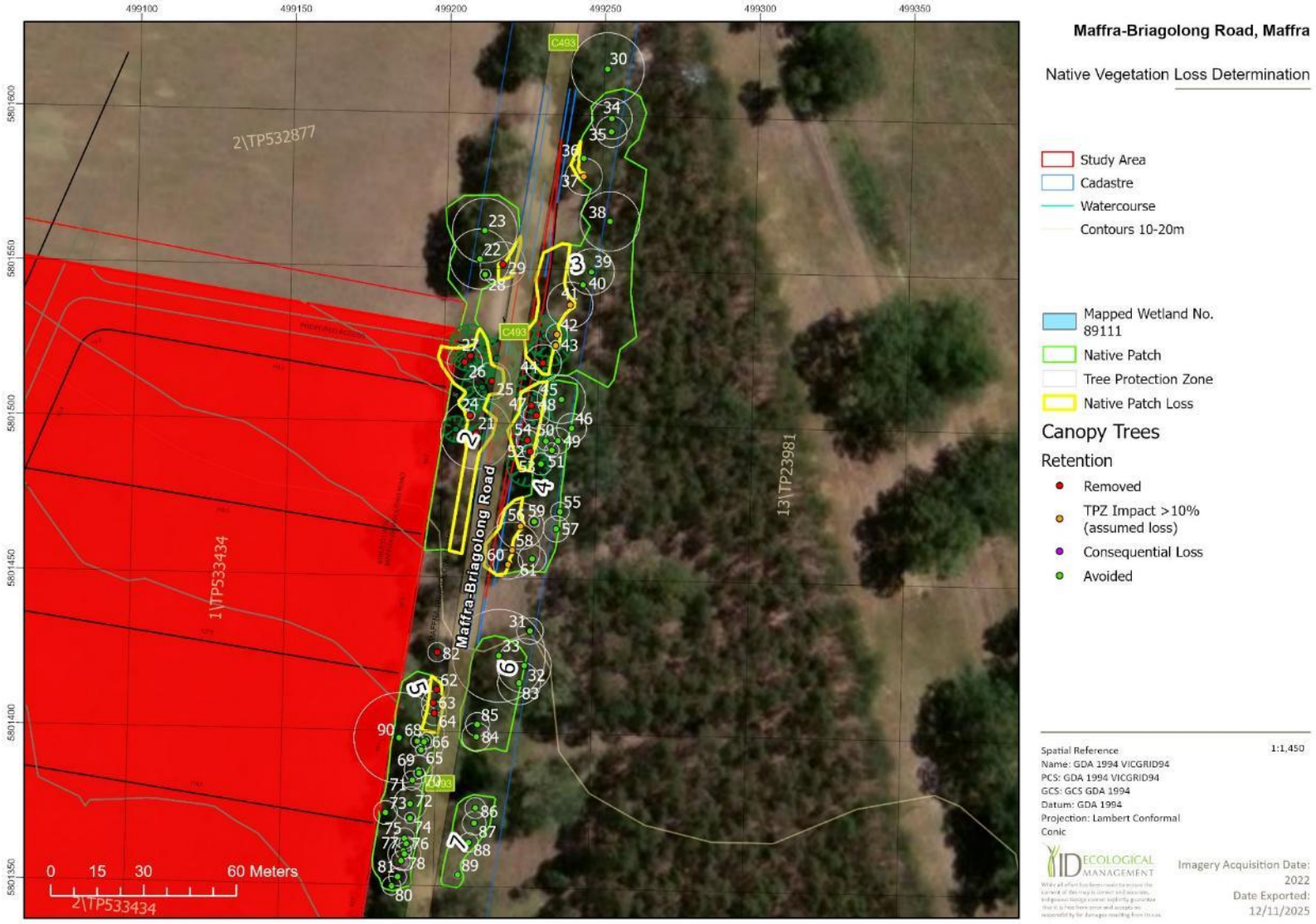


Map 1a – Location and Extent of Native Vegetation

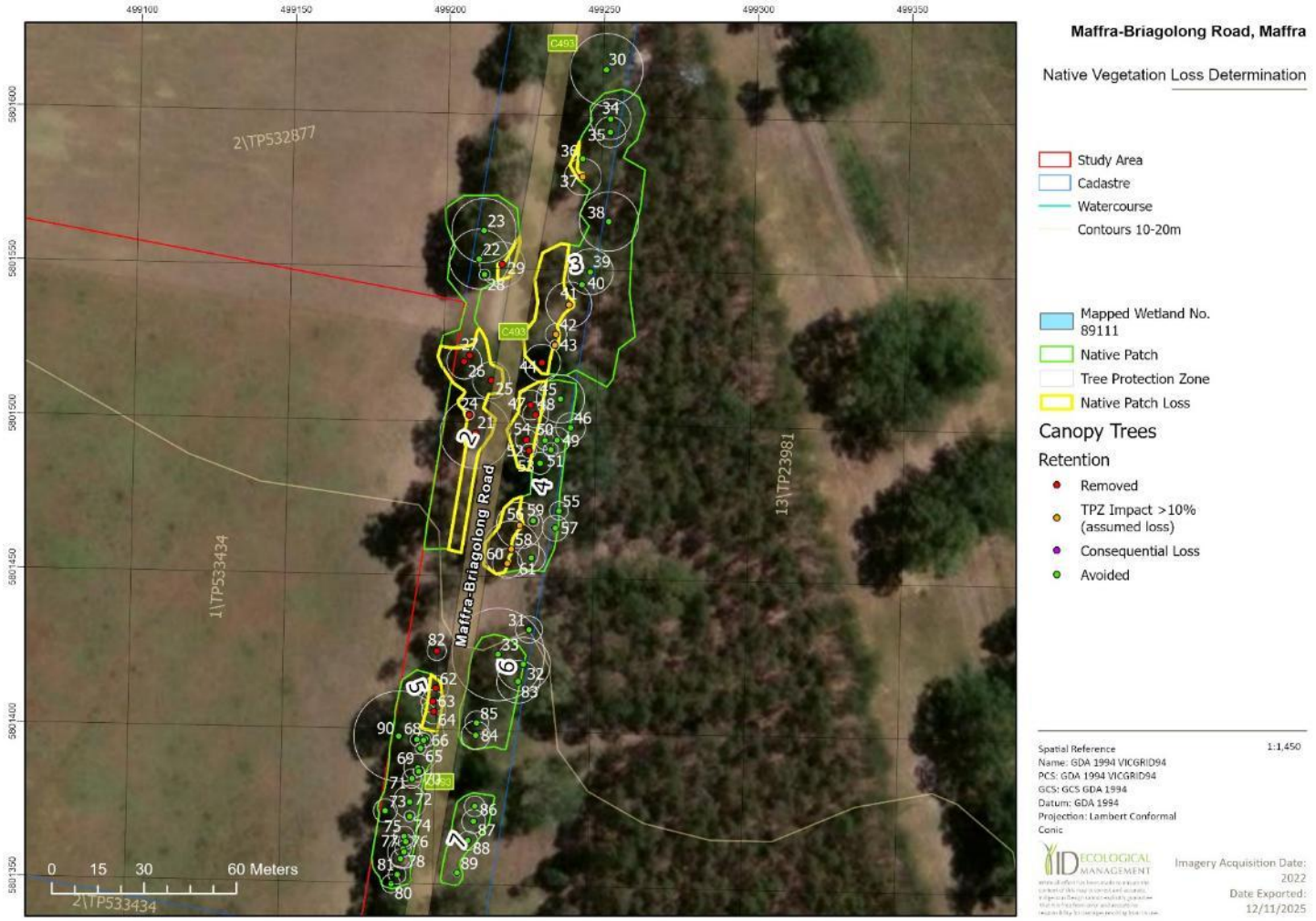


Map 2 – Native Vegetation Loss

Map 2a – Native Vegetation Loss



Map 2b – Native Vegetation Loss



INDIGENOUS DESIGN

ENVIRONMENTAL MANAGEMENT

INDIGENOUS DESIGN
1635 Main Rd, Research, VIC, 3095
Melbourne | Morwell | Wonthaggi

P (03) 9437 0555
E

ABN: 64 081 044 144

www.iddesign.com.au