

VEGETATION ASSESSMENT

PROPOSED 19th HOLE FOR BARWON HEADS GOLF COURSE

PREPARED FOR: BARWON HEADS GOLF CLUB



ÖKOLOGIE CONSULTING

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Document Information

Vegetation assessment for the proposed 19th Hole at Barwon Heads Golf Course, Barwon Heads

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Executive Summary

Okologie Consulting Pty Ltd was engaged by Barwon Heads Golf Club to prepare a vegetation assessment for the proposed 19th Hole at Barwon Heads Golf Course, Barwon Heads.

The development proposal is for construction of a new 19th Hole on non-course land on Barwon Heads Golf Course. The vegetation assessment was undertaken to determine the extent of native vegetation for removal associated with the works.

The project area was characterised by modified cover of Coastal Alkaline Scrub that is contiguous with native vegetation along non-course land. The project area comprises the state listed Threatened *Coastal Moonah (Melaleuca lanceolata subsp. lanceolata) Woodland Community* and one listed threatened flora species, Coast Wirilda *Acacia uncifolia*. No listed threatened fauna species or associated habitats were recorded, and none are considered likely to occur due to the absence of suitable habitat.

An *Environment Protection and Biodiversity Conservation Act 1999* referral will not be required as no Matters of National Environmental Significance occur or are likely to be significantly impacted by future works in the project area. The course design was amended to retain and protect Coast Wirilda shrubs. The works will remove 0.933 hectares of the listed Threatened *Coastal Moonah (Melaleuca lanceolata subsp. lanceolata) Woodland Community*; however, a *Flora and Fauna Guarantee Act* permit is generally not required for private land.

The impact to native vegetation is informed by the golf course design and requirements of the Cultural Heritage Management Plan. The works associated with construction of the 19th hole will require removal of 0.933 hectares of Coastal Alkaline Scrub, comprising 0.58 hectares of full removal and 0.353 hectares of partial removal.

To minimise the overall impact to native vegetation as much as practicable, specific course design changes were implemented, including reduction of the course length and size, the construction method, aligning the course fairway in highly modified areas and through partial removal. There are no feasible opportunities to further avoid removal or minimise impacts to native vegetation without compromising the new 19th hole course works.

The proposed removal of 0.933 hectares of native vegetation requires a permit under Clause 52.17 *Native Vegetation* of the Greater Geelong Planning Scheme. A detailed assessment pathway application has been prepared in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*.

The native vegetation removal report identified a general offset amount of 0.428 general habitat units is required. The general offset must have a minimum strategic biodiversity value score of 0.622 and be within the Corangamite Catchment Management Authority or Greater Geelong City Council. Evidence of offset availability has been provided through an accredited offset broker (third party offset).


Table 1: Detailed Application Requirement Checklist

Application Requirement	Relevant (Yes/No)	Location in Document
1: Native Vegetation Removal Report	Yes	Appendix 7
2: Topographic and land information	Yes	Section 1.3 and Table 4
3: Photos	Yes	Pages 17 to 21
4: Past Removal	No	N/A
5: Avoid and minimise statement	Yes	Section 4.3 and Table 4
6: Property Vegetation Plan	No	N/A
7: Defendable space statement	No	N/A
8: Native Vegetation Precinct Plan	No	N/A
9: Offset statement	Yes	Table 4
10: Site assessment	Yes	Section 3.2 and Table 4
11: Threatened species information	Yes	Section 3.3 and 3.4 and Table 4



1 Introduction

1.1 Project Background

Okologie Consulting Pty Ltd was engaged by Barwon Heads Golf Club (BHGC) to prepare a vegetation assessment for the proposed 19th Hole at Barwon Heads Golf Course, Barwon Heads.

The development proposal is for construction of a new 19th Hole on Barwon Heads Golf Course. The 19th Hole is designed on non-course land, which comprises a modified cover of native vegetation, adjoining the existing course fairways. BHGC has identified the requirement for a new 19th Hole as a critical component of the course risk mitigation matrix. The new course is intended to serve as a standby or maintenance hole that can be activated whenever one of the existing 18 holes is temporarily out of play due to maintenance, repair or health and safety concerns.

The vegetation assessment was undertaken to determine the extent of native vegetation for removal associated with the construction works. Okologie Consulting (2024) previously undertook an ecological assessment of the project area for the course Land Management Strategy, which informed the project design.

The proposed removal of native vegetation requires a permit under Clause 52.17 (Native Vegetation) of the Greater Geelong Planning Scheme and an application under the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) (DEECA 2025a).

This report details the findings of the assessment and discusses environmental legislation and policy implications associated with the proposed development.

1.2 Objectives

The objectives of the assessment were to:

- Assess the extent of native vegetation identified for removal.
- Address the application requirements to remove native vegetation under Clause 52.17 and the Guidelines.
- Identify environmental legislation and policy requirements.

1.3 Site Description

The project area comprises the proposed 19th Hole construction footprint within Barwon Heads Golf Course, Golf Links Road, Barwon Heads (Figure 1). It covers approximately 0.98 hectares and is located south of the 10th fairway. The project area supports a modified cover of native vegetation that is contiguous with adjacent the



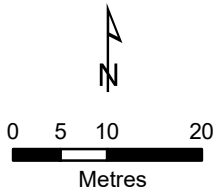
non-course land. The proposed 19th Hole footprint occurs on private land owned by BHGC.

The topography consists of low to moderate undulating slopes towards the northwest. The underlying geology of the project area is composed of calcarenite sandstone and unconsolidated calcareous and silician sand that forms part of a coastal dune extending from Barwon Heads Bluff to Black Rock. The golf course area historically comprised of Calcarenite Dune Woodland that was cleared for agricultural use in the early 1900's. Coast Tea-tree was planted throughout the course in the 1930s to address soil erosion issues and has become the dominant species in non-course areas (Land Management Advisory Committee 2021). The surrounding non-course land also supports three Net Gain offset areas and several permitted conservation work areas that are subject to ongoing management by BHGC. The surrounding land use includes residential development and conservation.

The project area is located in the Otway Plain bioregion, the Corangamite Catchment Management Authority boundary, and the City of Greater Geelong municipality (DEECA 2026a). The Native Vegetation Location mapping shows the project area occurs within Location 1 and 2 (DEECA 2026b). The project area is zoned Special Use Zone – Schedule 3. It is not subject to any environmental overlays under the Greater Geelong Planning Scheme (DTP 2026).

Figure 1
Site Location
19th Hole Barwon Heads Golf Course, Barwon Heads

Legend
 Proposed 19th Hole Course Area



Coordinate System: GDA 2020 MGA Zone 55
Map Scale when printed @ A4 1:800



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2 Methodology

2.1 Species Information

Scientific and common names of flora species and terrestrial vertebrate fauna follow the Victorian Biodiversity Atlas (VBA) (DEECA 2026c). Vegetation communities follow the Ecological Vegetation Class (EVC) bioregion benchmarks (DEECA 2026b).

Native (terrestrial) flora and fauna species and vegetation communities referred to as 'threatened' include:

- Listed as critically endangered, endangered or vulnerable under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (DCCEEW 2026).
- Listed as Threatened with a threat category of critically endangered; endangered or vulnerable under the *Flora and Fauna Guarantee Act 1988 – Threatened List* (FFG Act) (DEECA 2025b).

2.2 Desktop Assessment

The desktop assessment included review of databases and other resources, including:

- NatureKit 2.0 for modelled biodiversity data (DEECA 2026a).
- Native Vegetation Removal Tool for native vegetation information (DEECA 2026b).
- VBA for historical threatened flora and fauna species records in the local area (within a five-kilometre radius of the project area) (DEECA 2026c).
- VicPlan for planning information (DTP 2026).
- Protected Matters Search Tool (PMST) for information relating to Matters of National Environmental Significance (MNES) (listed threatened species and communities) under the EPBC Act (DCCEEW 2026).
- Relevant environmental legislation, policies and strategies.
- Previous ecological reports.

2.3 Field Assessment

The vegetation assessment was undertaken on 19 May 2025 and was limited to the proposed 19th Hole construction footprint. The project area was traversed on foot to determine the extent of native vegetation for removal, which was mapped using a Trimble Catalyst DA1 differential GPS (<0.5cm accuracy post-processing) and recorded to GDA 2020, Zone 55 coordinate system. EVCs were determined by reference to the relevant bioregion mapping and benchmarks descriptions, and review of remnant vegetation in the local area.



A habitat hectare assessment was undertaken in conjunction with the vegetation assessment by an accredited assessor listed on the Vegetation Quality Assessment Competency Register (Mark Stockdale, VQA Registration Number: HH026). The assessment followed the *Vegetation quality assessment manual – Guidelines for applying the habitat hectares scoring method Version 1.3* (DSE 2004) and the *Assessor's handbook - Applications to remove, destroy or lop native vegetation* (DEECA 2025c).

The habitat hectare assessment involved assessing:

- Patches of native vegetation, including the condition, extent (in hectares) and EVC type.
- The species, location, number and circumference (in centimetres measured at 1.3 metres above ground level) of large trees within patches.
- The species, location, number and circumference (in centimetres measured at 1.3 metres above ground level) of scattered trees and classified as small or large trees (DEECA 2025a).

Additional site-based information collected during the field assessment included the extent of native vegetation, large trees, native vegetation condition, EVCs, and sensitive wetlands and coastal areas.

- The extent of native vegetation is the area of land covered by a patch and/or a scattered tree and is measured in hectares.
- Large trees can be either a large-scattered tree or a large tree contained within a patch. It is a native canopy tree with a Diameter at Breast Height (DBH) greater than or equal to the large tree benchmark for the relevant bioregional EVC.
- Native vegetation condition is a value based on a 'Habitat score' of between 0 and 1 that describes how close native vegetation is to its mature natural state.
- An EVC is a native vegetation type classified on the basis of a combination of its floristics, lifeforms, and ecological characteristics, and follow the relevant bioregion benchmarks (DEECA 2025a).

2.4 Assessment Guidelines

The Guidelines (DEECA 2025a) has been incorporated into the Victoria Planning Provisions and all planning schemes in Victoria. The purpose of the Guidelines is to set out and describe the application of Victoria's state-wide policy in relation to assessing and compensating for the removal of native vegetation in response to permit applications under Clause 52.17.

Native vegetation is defined in Clause 73 of the Victoria Planning Provisions as *plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses*. Plants from other states or overseas are not native and the permitted clearing regulations do not apply if they are being removed (DEECA 2025a).



The Guidelines considers the biodiversity value of native vegetation by measuring the following two components:

- Site-based information that can be measured or observed at a site.
- Landscape scale information that cannot be measured or observed at the site and is included in maps and models (DEECA 2025a).

Under the Guidelines native vegetation is classified as a *patch* or *scattered tree*.

A patch of native vegetation is:

- An area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native¹; or
- Any area with three or more native canopy trees² where the drip line³ 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.

A scattered tree is:

- A native canopy tree that does not form part of a patch:
- Scattered trees have two sizes, small and large:
 - a small-scattered tree is less than the large tree species EVC benchmark.
 - a large-scattered tree is equal to or greater than the large tree species EVC benchmark.

A dead tree, whether it is a scattered tree or in a patch, is considered the same as a living tree if it has a Diameter at Breast Height (DBH) of 40 centimetres or more. A large dead tree has a DBH of 40cm or more and is taller than three metres.

The assessment pathway for an application to remove native vegetation reflects its potential impact on biodiversity and is determined from the location and extent of the native vegetation to be removed. The three assessment pathways are:

- Basic – limited impacts on biodiversity.
- Intermediate – could impact on large trees, endangered EVCs, and sensitive wetlands and coastal areas.

¹ Plant cover is the proportion of the ground that is shaded by vegetation foliage when lit from directly above. Areas that include non-vascular vegetation (such as mosses and lichens) but otherwise support no native vascular vegetation are not considered to be a patch for the purposes of the Guidelines. However, when non-vascular vegetation is present with vascular vegetation, it does contribute to cover when determining the percentage of perennial understorey plant cover. The 25% perennial understorey cover is the relative cover of native species vs exotic species.

² A native canopy tree is a mature tree (i.e. it is able to flower) that is greater than 3 metres in height and is normally found in the upper layer of the relevant vegetation type.

³ The drip line is the outermost boundary of a tree canopy (leaves and/or branches) where the water drips on to the ground (DEECA 2025a).



- Detailed – could impact on large trees, endangered EVCs, sensitive wetlands and coastal areas, and could significantly impact on habitat for rare or threatened species.

The assessment pathway of an application is determined in accordance with the requirements in Table 2.

Table 2: Assessment pathways

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

Source: DEECA (2025a).

2.5 Limitations

The vegetation assessment was limited to the proposed 19th Hole project area. The preferred survey period for undertaking vegetation assessments in Victoria is spring, which maximises the likelihood of detecting all flora species within a site. Flora surveys provide a valuable ‘snapshot’ of vegetation at a point in time; however, the limitations of seasonal influence on the presence/absence of flora species (i.e. annuals or cryptic species) must be considered. The short duration of the assessment limited the opportunity to observe migratory, transitory or uncommon fauna species.

The information outlined in this report relies on the accuracy of ecological database information, GIS layers and spatial imagery. To minimise potential errors, the most current available data was obtained from relevant sources.

The Department of Energy, Environment and Climate Action (DEECA) bioregion and EVC mapping are subject to inherently broad environmental and ecological parameters used in the mapping process. Where the observed EVC was not reflective of what would be expected from EVC mapping and classification, it was attributed to the most appropriate EVC based on combination of its floristic, life form and ecological characteristics, and particular environmental conditions.



3 Results

3.1 Ecological Vegetation Classes

NatureKit (DEECA 2026a) modelling identifies the pre-1750 EVC mapping for the project area predominantly comprised of Coastal Alkaline Scrub (EVC 858). Extant (2005) EVC mapping shows a modified cover of Coastal Alkaline Scrub. No modelled Current Wetlands are mapped in the project area (DEECA 2026b).

Native vegetation within the project area was attributed to Coastal Alkaline Scrub based on floristic, life form and ecological characteristics, and soil type (Figure 2).

3.2 Vegetation Condition

The project area was characterised by modified cover of Coastal Alkaline Scrub that is contiguous with native vegetation along non-course land (Figure 2). The condition of Coastal Alkaline Scrub in the project area varied considerably between patches, depending on the extent of disturbance from exotic and native weed invasion or weed management works. A description of the vegetation in the project area is outlined below.

Coastal Alkaline Scrub

Coastal Alkaline Scrub within the proposed new fairway area (Habitat Zone 1 - HZ1 on Figure 2) comprised a highly modified cover of Coast Tea-tree *Gaudium laevigatum*, Coast Beard-heath *Leucopogon parviflorus* and Coastal Wattle *Acacia sophorae*, with Coast Wirilda *Acacia uncifolia*, Moonah *Melaleuca lanceolata* subsp. *lanceolata* and Common Boobialla *Myoporum insulare*, interspersed with exotic Aleppo Pine *Pinus halepensis*, Italian Buckthorn *Rhamnus alaternus*, Myrtle-leaf Milkwort *Polygala myrtifolia* and non-native Sallow Wattle *Acacia longifolia* subsp. *longifolia*. The ground layer was highly modified and consisted of native Slender Bush-pea *Pultenaea tenuifolia*, Coast Rice-flower *Pimelea serpyllifolia*, Seaberry Saltbush *Chenopodium candolleanum*, Coast Sword-sedge *Lepidosperma gladiatum*, Coast Flax-lily *Dianella brevicaulis*, Knobby Club-sedge *Ficinia nodosa* and Karkalla *Carpobrotus rossii*, with exotic Hare's Tail-grass *Lagurus ovatus*, Panic Veldt-grass *Ehrharta erecta*, Perennial Veldt-grass *Ehrharta calycina*, Large Quaking-grass *Briza maxima* and Squirrel-tail Fescue *Vulpia bromoides* also present. Several sections of vegetation in Habitat Zone 1 were largely devoid of understorey cover (Plates 1 to 16).

The project area also comprised Coastal Alkaline Scrub (Habitat Zone 2 – HZ2 on Figure 2) previously subject to weed control works that consisted of Moonah, Coast Wirilda, Coast Tea-tree, Common Boobialla, Coast Beard-heath and Coast Daisy-bush *Olearia axillaris* in the shrub layer. The ground layer included Silky Guinea-flower *Hibbertia sericea*, Coast Correa *Correa alba*, Slender Bush-pea, Coast Rice-flower, Seaberry Saltbush, Bower Spinach, Coast Sword-sedge, Knobby Club-sedge, Coast Flax-



lily, Coast Tussock-grass *Poa poiformis*, Bristly Wallaby-grass *Rytidosperma setaceum*, Coast Spear-grass *Austrostipa flavescens*, Karkalla, Bidgee Widgee *Acaena novae-zelandiae*, Bower Spinach *Tetragonia implexicoma*, Small-leaved Clematis *Clematis microphylla*, Running Postman *Kennedia prostrata* and Kidney Weed *Dichondra repens*. Exotic species was limited to a sparse cover (~5% cover) of Italian Buckthorn, Myrtle-leaf Milkwort, Hare's Tail-grass and Annual Wall Rocket *Diplotaxis muralis* (Plates 17 to 20).

3.3 Threatened Flora Species

The VBA (DEECA 2026c) contains records of 22 listed threatened flora species in local area within a five-kilometre radius of the project area. The PMST (DCCEEW 2026) identified 16 EPBC Act listed flora species or species habitats as likely to occur within the local area (Appendix 4) (Figure 3).

One listed threatened flora species, Coast Wirilda, was recorded in the project area (four individual shrubs) (Figure 2). Coast Wirilda is listed as Threatened with a threat category of endangered in Victoria (DEECA 2025b).

The VBA (DEECA 2026c) contains four records for Leafy Greenhood *Pterostylis cucullata* subsp. *cucullata* in the local area. Leafy Greenhood is listed as vulnerable under the EPBC Act and is listed as Threatened with a threat category of endangered in Victoria (DEECA 2025b). Suitable habitat for Leafy Greenhood is described as *Coast Tea-tree (Leptospermum laevigatum) or Moonah (Melaleuca lanceolata) coastal scrubs on stabilized sand dunes, with an open understorey and grassy and herbaceous groundcover on seasonally damp but well drained humus rich sandy loams* (DSE 2010). The local geology of the project area is composed of calcarenite sandstone and unconsolidated calcareous and silician sand and does not consist of 'seasonally damp but well drained humus rich sandy loam' soils. The ground layer throughout Coastal Alkaline Scrub proposed for removal is highly modified resulting from weed invasion and maintenance works and comprises a simplified cover of native and exotic vegetation. There is a low likelihood of occurrence of this species due to of the modified condition of habitat. Leafy Greenhood was not recorded in the project area during previous vegetation surveys (Stockton 2004; Mark Trengove Ecological Services 2005; Billows 2013; Ecology Australia 2018; Okologie Consulting 2024).

The project area and surrounding areas of Coastal Alkaline Scrub also supports potential suitable habitat for Paper Flower *Thomasia petalocalyx*, Coast Twin-leaf *Zygophyllum billardiarei* and Velvet White Correa *Correa alba* var. *pannosa*. Paper Flower, Salt Lawrencia, Coast Twin-leaf, and Velvet White Correa are listed as Threatened with a threat category of endangered in Victoria (DEECA 2025b). There is a low likelihood of occurrence for Leafy Greenhood, Paper Flower, Coast Twin-leaf and Velvet White Correa in Coastal Alkaline Scrub proposed for removal due to the modified condition of the ground layer. There is a low likelihood of occurrence for any additional listed threatened flora species due to the modified condition of habitat.



3.4 Threatened Fauna Species

The VBA (DEECA 2026c) contains records of 57 listed threatened fauna species in the local area. The PMST (DCCEEW 2026) identified 50 (terrestrial) EPBC Act listed fauna species or species habitats as likely to occur in the local area (Appendix 5) (Figure 4).

No listed threatened (terrestrial) fauna species were recorded with the project area. There is a low likelihood of occurrence for any listed threatened fauna species within the works footprint due to the highly modified condition of habitat, which limits habitat availability to generalist species adapted to modified habitats.

3.5 Threatened Ecological Communities

Commonwealth Listed Ecological Communities

Review of the PMST (DCCEEW 2026) identified six EPBC Act listed ecological communities may or are known to occur within the local area:

- *Grassy Eucalypt Woodland of the Victorian Volcanic Plain* (Critically Endangered).
- *Natural Temperate Grassland of the Victorian Volcanic Plain* (Critically Endangered).
- *Natural Damp Grassland of the Victorian Coastal Plains* (Critically Endangered).
- *White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland* (Critically Endangered).
- *Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains* (Critically Endangered).
- *Giant Kelp Marine Forests of South East Australia* (Endangered).

Native vegetation within the project area does not meet the criteria or threshold requirements for any EPBC Act listed ecological communities.

State Listed Ecological Communities

Coastal Alkaline Scrub within the project area classifies as Coastal Moonah (*Melaleuca lanceolata* subsp. *lanceolata*) Woodland Community, listed as Threatened under the FFG Act (DEECA 2025b) (mapped as Coastal Alkaline Scrub on Figure 2).

3.6 Summary of Biodiversity Values

The project area supports the following biodiversity values:

- The project area supports Coastal Alkaline Scrub with a conservation status of Endangered in the Otway Plain bioregion.
- Coast Wirilda (4 shrubs) with a threat category of endangered in Victoria.



- Native vegetation condition modelling indicates the project area supports areas of moderate value vegetation with condition scores of between 0.41-0.60 and 0.41-0.60.
- Strategic biodiversity value modelling indicates the project area supports moderate to high value vegetation/habitat with scores of 0.41-0.60 (DEECA 2025b).

The Native Vegetation Value criteria (DEECA 2025c) indicate native vegetation in the project area comprises moderate to high value native vegetation due to the vegetation extent and condition, threatened species habitat, EVC conservation status, strategic biodiversity value and landscape value (Appendix 2).

3.7 Habitat Hectare Assessment Results

The project design indicates that works associated with construction of the 19th hole will result in the removal of 0.933 hectares of Coastal Alkaline Scrub, comprising 0.58 hectares of full removal and 0.353 hectares of partial removal (Plates 1 to 20) (Figure 2). Two separate habitat zones were recorded in the project area. The habitat hectare assessment results for patches of native vegetation proposed for removal are outlined in Table 3.

Table 3: Habitat Hectare Assessment Results

Habitat Zone			HZ1	HZ2
Bioregion			OP	OP
Bioregional Conservation Status			En	En
EVC Name			CAS	CAS
EVC Number			858	858
Max Score			Score	Score
Site Condition	Large Old Trees	10	0	0
	Canopy Cover	5	3	3
	Understorey	25	5	15
	Lack of Weeds	15	4	9
	Recruitment	10	3	6
	Organic Matter	5	3	3
	Logs	5	2	2
EVC Standardiser	Multiplier	1.15	1.15	1.15
	Subtotal	0	23	43.7
Landscape value	Patch Size	10	8	8
	Neighbourhood	10	2	2
	Distance to Core	5	4	4
Habitat score (out of 100)		100	37	57.7
Habitat points (habitat points/100)			0.37	0.58

Notes: CAS = Coastal Alkaline Scrub; OP = Otway Plain bioregion; En = Endangered



Plate 1: Coastal Alkaline Scrub - full removal (All dated 19/5/25)



Plate 2: Coastal Alkaline Scrub - full removal for the course (HZ1)



Plate 3: Coastal Alkaline Scrub - full removal for the course (HZ1)



Plate 4: Exotic Aleppo Pine in full removal area (HZ1)



Plate 5: Coastal Alkaline Scrub - full removal for the course (HZ1)



Plate 6: Coastal Alkaline Scrub - full removal for the course (HZ1)



Plate 7: Coastal Alkaline Scrub - full removal for the course (HZ1)



Plate 8: Coastal Alkaline Scrub - full removal for the course (HZ1)



Plate 9: Coastal Alkaline Scrub for partial removal (HZ1)



Plate 10: Coastal Alkaline Scrub for partial removal (HZ1)



Plate 11: Coastal Alkaline Scrub for partial removal (HZ1)



Plate 12: Coastal Alkaline Scrub for partial removal (HZ1)



Plate 13: Coastal Alkaline Scrub for partial removal (HZ1)



Plate 14: Coastal Alkaline Scrub for partial removal (HZ1)



Plate 15: Coastal Alkaline Scrub for partial removal (HZ1)



Plate 16: Coastal Alkaline Scrub for partial removal (HZ1)



Plate 17: Coastal Alkaline Scrub for partial removal (HZ2)



Plate 18: Coastal Alkaline Scrub for partial removal (HZ2)



Plate 19: Coastal Alkaline Scrub for partial removal (HZ2)



Plate 20: Coastal Wirilda shrub for retention



Plate 21: Expected vegetation condition in partial removal area



Plate 22: Expected vegetation condition in partial removal area



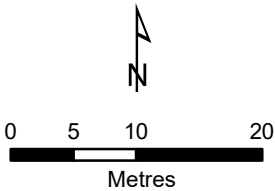
Plate 23: Expected vegetation condition in partial removal area



Plate 24: Expected vegetation condition in partial removal area

Figure 2
Ecological Features
Barwon Heads Golf Course,
Barwon Heads

- Legend**
- Barwon Heads Golf Course Boundary
 - Proposed Works Area
 - Laydown Area
 - Proposed 19th Hole Course Design
 - Coastal Alkaline Scrub
 - Native Vegetaion for Full Removal
 - Native Vegetation for Partial Removal
 - Coast Wirilda



Coordinate System: GDA 2020 MGA Zone 55
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4 Environmental Legislation and Policy Implications

4.1 Environment Protection and Biodiversity Conservation Act 1999

The EPBC Act is the main environmental legislation in Australia that protects nine MNES. The Act provides a framework for managing MNES by requiring an assessment and approval process for actions that are likely to have a significant impact on MNES. The MNES which are considered relevant to the proposed works include EPBC Act listed threatened flora and fauna species or ecological communities, or migratory and marine species (DoE 2013).

The EPBC Act affects any group or individual (including companies) whose actions (i.e. proposal or project) are assessed for environmental impacts under the EPBC Act. The EPBC Act requires a self-assessment process to be undertaken to determine whether action needs to be referred for an assessment under the EPBC Act. An action requires approval from the Commonwealth Environment Minister if it is considered likely to have a significant impact on a MNES (DCCEEW 2026).

If an action is referred under the assessment process, the minister will determine whether approval is required under the EPBC Act and on process of assessment. A referred action will be assessed as:

- Controlled action – the action is subject to the assessment and approval process under the EPBC Act.
- Not a controlled Action ‘particular manner’ – approval is not required if the action is undertaken in accordance with the manner specified.
- Not a controlled action – approval is not required if the action is undertaken in accordance with the referral.

Or

- The action is clearly unacceptable (DCCEEW 2026).

No EPBC Act listed threatened ecological communities or flora, or fauna species were recorded within the project area, and none are considered likely to occur due to the modified condition or absence of suitable habitat. An EPBC Act referral to the Commonwealth Environment Minister will not be required as no MNES are present or likely to be significantly impacted by future works in the project area. The occurrence of MNES in the project area identified in the PMST (DCCEEW 2026) is summarised in Appendix 6.

4.2 Flora and Fauna Guarantee Act 1988

The FFG Act is the key piece of Victorian legislation for the conservation of threatened species and communities and for the management of potentially threatening processes (DEECA 2025b).



A permit is required from DEECA to 'take' (kill, injure, disturb or collect) listed threatened flora species, flora species that are members of listed threatened communities or declared protected flora from public land (DEECA 2025b). The *Declared Protected Flora Guidelines* (DEECA 2024) classifies declared protected flora species as either generally protected flora or restricted use protected flora. A permit is required to take generally protected flora on public land, whereas no permit is required to take restricted use protected flora species.

The project area comprises the listed Threatened Coastal Moonah (*Melaleuca lanceolata* subsp. *lanceolata*) Woodland Community (Coastal Alkaline Scrub), one listed threatened flora species (Coast Wirilda – 4 shrubs) and two restricted use protected flora species (Coast Beard Heath and Coast Wattle).

The course design was amended to retain and protect the Coast Wirilda shrubs. The works will require the removal of 0.933 hectares of the Coastal Moonah Woodland Community; however, an FFG Act permit is generally not required for private land.

4.3 Planning and Environment Act 1987

The purpose of the *Planning and Environment Act 1987* is to establish a framework for planning the use, development and protection of land in Victoria. Native vegetation clearance is managed under the Act and through municipal planning schemes (DTP 2026).

Clause 12.01 *Biodiversity* of the State Planning Policy Framework (SPPF) provides specific direction regarding the protection and management of biodiversity and native vegetation in Victoria. A key strategy of Clause 12.01 is to *ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation* (DTP 2026).

To achieve this strategy of Clause 12.01, the following three step approach is applied in accordance with the Guidelines (DEECA 2025a):

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

A permit is required under Clause 52.17 (Native Vegetation) to remove, destroy or lop native vegetation, including dead vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.



- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause (DTP 2026).

If native vegetation removal is required, a permit application must be categorised as a basic, intermediate or detailed assessment pathway as specified in the Guidelines (DEECA 2025a). Each assessment pathway has specific application requirements and decision guidelines that must be considered by the responsible authority.

Clause 66 (Referral and Notice Provisions) requires that the following applications to remove native vegetation be referred to the Secretary to DTP:

- To remove, destroy or lop native vegetation in the Detailed Assessment Pathway
- To remove, destroy or lop native vegetation if a Property Vegetation Plan applies to the site.
- To remove, destroy or lop native vegetation on Crown land, which is occupied or managed by the responsible authority (DTP 2026).

Clause 52.17 – Native Vegetation

Proposed Impacts to Native Vegetation

The project area was characterised by modified cover of Coastal Alkaline Scrub that is contiguous with native vegetation along non-course land (Figure 2). The condition of Coastal Alkaline Scrub in the project area varied considerably between patches, depending on the extent of disturbance from exotic and native weed invasion or weed management.

The 19th Hole is designed on non-course land, which adjoins the existing course fairways. The 19th Hole has been sited in this location as it provides a logical playing sequence between holes 10 and 11. The siting and design of the 19th Hole was constrained by Net Gain Offset Sites (offset sites) to the immediate east and west, and alternative locations on the course are not operationally or spatially feasible.

BHGC has identified the requirement for a new 19th Hole as a critical component of the course risk mitigation matrix. The new hole intended to serve as a standby or maintenance hole that can be activated whenever one of the existing 18 holes is temporarily out of play due to maintenance, repair or health and safety concerns.

The risk matrix includes the following aspects that informs the project:

- Risk mitigation and operational continuity.
- Workplace safety and health considerations.
- Maintenance efficiency and scheduling flexibility.
- Long-term course resilience and sustainability.



The impact to native vegetation is informed by the golf course design (Crafter and Mogford 2026) and requirements of the Cultural Heritage Management Plan (CHMP) (Biosis 2026). The course design and the required laydown area (from the CHMP) identifies the works associated with construction of the 19th hole will require the removal of 0.933 hectares of Coastal Alkaline Scrub, comprising 0.58 hectares of full removal and 0.353 hectares of partial removal (Plates 1 to 20) (Figure 2).

The impact to native vegetation is limited to the 19th hole design footprint and cannot exceed the area specified in the CHMP (Biosis 2026). The assessment has also considered indirect impacts to native vegetation and there will be no adverse impacts resulting from irrigation or fertiliser use, or edge effects. This is evident in the presence of high quality and condition of native vegetation on the non-course land that interfaces the existing golf course fairways. There is no evidence of any indirect impacts to surrounding areas of native vegetation across the entire golf course. The entire non-course land is subject to regular and ongoing weed management works, which is detailed in the Land Management Strategy (Okologie Consulting 2024a).

The areas between the 19th hole footprint and the offset sites (to the immediate east and west) contains areas of native vegetation that has been subject to conservation works, which provides a buffer between the sites. The proposed 19th hole works will not impact the existing offset sites. These areas will be protected during the course works by provision of No Go Zones that will be detailed in the Construction Environment Management Plan.

Avoid and Minimise Statement

Strategic Level Planning

There has been no strategic level planning undertaken for the project. The design and layout of the proposed 19th hole is consistent with the objectives and use of Special Use Zone – Schedule 3 under the Greater Geelong Planning Scheme (DTP 2026).

Site based avoid and minimise

Full Removal Impacts to Native Vegetation

The construction of the 19th hole will require full removal of 0.58 hectares of Coastal Alkaline Scrub. The impact to native vegetation is informed by the requirements of the CHMP (Biosis 2026) and the golf course design (Crafter and Mogford 2026). The CHMP (Biosis 2026) specified a required laydown area in the western section of the project area, which results in unavoidable impacts to native vegetation (Figure 2).

The course design identify the works associated with construction of the 19th hole will result in the full removal of 0.58 hectares of Coastal Alkaline Scrub. The construction of the new course fairway and tees, and access tracks results in unavoidable impacts to native vegetation. The majority of Coastal Alkaline Scrub identified for full removal in Habitat Zone 1 is highly modified (Plates 1 to 8) (Figure 2).



To minimise the overall impact to native vegetation as much as practicable, the design of the 19th hole was amended from the previous version in 2025, which identified 0.946 hectares of Coastal Alkaline Scrub for removal.

The specific course design changes (from 2025) that were implemented included:

- The course length and size of the playing areas were reduced through the removal of one tee, shortening and reshaping of proposed tees, reduction of the green and fairway and removal of bunkers.
- The construction method using imported fill (onsite material) above grade, which avoids excavation and results in the existing ground surface remaining largely undisturbed, with minimal disturbance to surrounding tree root systems, CHMP requirements can be achieved, and the construction impacts can be contained to the works footprint.
- The retaining wall to the north of the tee areas was removed from the course design and replaced by a battered slope to minimise impacts to native vegetation.
- The tee locations were reduced in size to retain and protect the Coast Wirilda shrubs, by limiting works outside of the Notional Root Zones (minimum of 2-metres based on the Diameter at Standard Height) (DEECA 2025c).
- The course was aligned through highly modified areas Coastal Alkaline Scrub (shown as HZ1 on Figure 2), with impacts to higher quality areas of native vegetation (HZ2 on Figure 2) generally limited to partial removal.

Partial Removal Impacts to Native Vegetation

The course design identifies the 19th hole will result in the partial removal of 0.353 hectares of Coastal Alkaline Scrub (Plates 9 to 20) (Figure 2).

The partial removal of Coastal Alkaline Scrub in Habitat Zone 1 (to the south and immediate north of the fairway on Figure 2) will be practically achieved by pruning of shrubs to 750mm and retaining all understorey cover below this height. This vegetation will be maintained at this height as part of the ongoing course management. This vegetation will not be subject to course fertiliser application and irrigation regimes and will not be accessed by course players.

The Coastal Alkaline Scrub in Habitat Zone 2 (HZ2 on Figure 2) has been subject to weed management and comprises a more diverse cover and abundance of understorey species (compared to HZ1). The partial removal of native vegetation in these areas will generally be limited to Coast Tea-tree and Coast Wattle shrubs, and the existing understorey species cover will be retained.

Coast Tea-tree is considered an overabundant, environmental weed of the non-course land, as it dominates the canopy and out competes other key canopy and understorey species. The impact of this species is detailed in the Land Management Strategy (Okologie Consulting 2024a). BHGC has implemented the conservation work exemption across eight sites on non-course land (covering 7.8 hectares), which applied



the ecological thinning of Coast Tea-tree and removal of other weed species in Coastal Alkaline Scrub (Okologie Consulting 2021; 2024b).

The areas subject to conservation works where Coast Tea-tree had been partially removed (from ~90% cover down to ~30% cover), there has been a significant increase in the understorey species lifeform diversity and cover/abundance (compared to the Coastal Alkaline Scrub EVC benchmark), with up to 25 native understorey species were recorded in these patches, that were otherwise not observed in Coast Tea-tree dominated areas (prior to treatment). The expected outcome in the partial removal areas is an improvement of the overall condition of native vegetation, which is based on the results of works across the eight conservation works sites (Plates 21 to 24). Note that this expected outcome acknowledges the conservation works were undertaken specifically for biodiversity conservation purposes, whereas the partial removal of vegetation for the 19th hole is to achieve a golf course design outcome.

The application of the partial removal of native vegetation is consistent with the requirements of the Guidelines (DEECA 2025a), as it demonstrates that the proposal has minimised the impacts to native vegetation that cannot be avoided to the minimum extent necessary.

The course design has been through numerous iterations and design changes to avoid and minimise impacts to native vegetation as much as practicable. There are no feasible opportunities to further avoid removal or minimise impacts to native vegetation without compromising the proposed 19th hole works.

The proposed removal of 0.933 hectares of native vegetation (Coastal Alkaline Scrub), requires a permit under Clause 52.17 *Native Vegetation* of the Greater Geelong Planning Scheme (DTP 2026). The native vegetation removal report (Appendix 7) (DEECA 2026d) identified a detailed assessment pathway application is required in accordance with the Guidelines (DEECA 2025a) (Table 4). The offset will be sourced as an allocated credit extract (third party offset) through the Native Vegetation Credit Register and evidence of offset availability is in Appendix 8.

The detailed application response was undertaken in accordance with the *Detailed pathway application guidance* (DEECA 2025d). As the project design requires a detailed pathway application for removal of >0.5 hectares of native vegetation, the application will be referred to the Secretary to DEECA for assessment under Clause 66 (Referral and Notice Provisions).



Table 4: Detailed assessment pathway application

Number	Application Requirement	Response
1.	The assessment pathway and reason for the assessment pathway. This includes the location category of the native vegetation to be removed.	The application is under the detailed assessment pathway for removal of >0.5 hectares of native vegetation in Location 2. The assessment pathway is for the removal of native vegetation associated with construction of the 19 th hole. The location of native vegetation for removal is shown on Figure 2.
	A description of the native vegetation to be removed that includes: • Whether it is a patch or a scattered tree (or both). • The extent (in hectares). • The number and circumference (in centimetres measured at 1.3 metres above ground level) of any large trees within a patch. • The number and circumference (in centimetres measured at 1.3 metres above ground level) of any scattered trees, and whether each tree is small or large. • The strategic biodiversity value score • The condition score. • If it includes endangered Ecological Vegetation Classes. • If it includes sensitive wetland or coastal areas.	• The native vegetation proposed for removal is classified as a patch under the Guidelines. • The extent of the patches of native vegetation to be removed (Coastal Alkaline Scrub) covers 0.933 hectares, comprising 0.58 hectares of full removal and 0.353 hectares of partial removal. • No large trees in a patch require removal. • No scattered trees require removal. • The strategic biodiversity value score of all mapped vegetation ranges from 0.774 to 0.790. • The condition score of all mapped vegetation is 0.370 and 0.580 (Table 3). • Coastal Alkaline Scrub is listed as Endangered in the Otway Plain bioregion. • The project area does not include any sensitive wetland areas • The project area occurs adjacent to the Lorne-



Number	Application Requirement	Response
		Queenscliff Coastal Reserve.
	Maps showing the native vegetation and property in context and containing: • Scale, north point and property boundaries. • Location of any patches of native vegetation and the number of large trees within the patch proposed to be removed. • Location of scattered trees proposed to be removed, including their size.	• The location of the patch of native vegetation for removal is shown on Figure 2. • No large trees in a patch require removal. • No scattered indigenous tree require removal.
	The offset requirement, determined in accordance with section 5 of the Guidelines, that will apply if the native vegetation is approved to be removed	The offset requirement is for a general offset amount of 0.428 general habitat units. The general offset must have a minimum strategic biodiversity value score of 0.622 and be within the Corangamite Catchment Management Authority area or Greater Geelong City Council.
2.	Topographic and land information relating to the native vegetation to be removed, showing ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate. This may be represented in a map or plan.	The topography comprises low undulating slopes in the removal area. It does not contain any ridges or hilltops, steep slopes, saline discharge areas or any areas of existing erosion.
3.	Recent photographs of the native vegetation to be removed.	Recent photographs of native vegetation identified for removal are shown on Pages 17 to 21 (dated 29/05/2025).
4.	Details of any other native vegetation approved to be	No permitted removal of other native vegetation has been



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Number	Application Requirement	Response
	removed, or that was removed without the required approvals, on the same property or on contiguous land in the same ownership as the applicant, in the five-year period before the application for a permit is lodged.	undertaken on the same contiguous parcel of land within the past five years. Areas of native vegetation removed for conservation works were approved by DEECA as exempt under the <i>Conservation work exemption</i> under Clause 52.17
5.	An avoid and minimise statement. The statement describes 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. The statement should include a description of the following: • Strategic level planning – any regional or landscape scale strategic planning process that the site has been subject to that avoided and minimised impacts on native vegetation across a region or landscape. • Site level planning – how the proposed use or development has been sited or designed to avoid and minimise impacts on native vegetation. • That no feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal.	The site has not been subject to a strategic planning process. BHGC has identified the requirement for a new 19th Hole as a critical component of the course risk mitigation matrix. The impact to native vegetation is informed by the golf course design and requirements of the CHMP. The course design and the required laydown area (from the CHMP) identifies the works associated with construction of the 19th hole will result in the removal of 0.933 hectares of Coastal Alkaline Scrub, comprising 0.58 hectares of full removal and 0.353 hectares of partial removal. To minimise the overall impact to native vegetation as much as practicable, specific course design changes were implemented, including reduction of the course length and size, the construction method, protection of threatened species, aligning the course fairway through highly modified areas of native vegetation and through partial removal of Coastal Alkaline Scrub, which will be practically achieved by pruning of shrubs to 750mm and retaining all understorey cover below this height. The design has been through numerous iterations and design changes to avoid and minimise impacts to native vegetation as much as practicable. There are no feasible opportunities to further avoid removal



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Number	Application Requirement	Response
		or minimise impacts to native vegetation without compromising the proposed 19th hole works.
6.	A copy of any Property Vegetation Plan contained within an agreement made pursuant to section 69 of the Conservation, Forests and Lands Act 1987 that applies to the native vegetation to be removed.	A property vegetation plan does not apply to the site.
7.	Where the removal of native vegetation is to create defensible space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required when the creation of defensible space is in conjunction with an application under the Bushfire Management Overlay.	Not applicable.
8.	If the application is under Clause 52.16, a statement that explains how the proposal responds to the Native Vegetation Precinct Plan considerations at decision guideline 8.	The application to remove native vegetation is not associated with Clause 52.16
9.	An offset statement providing evidence that an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines. A suitable statement includes evidence that the required offset: Is available to purchase from a third party or will be established as a new offset and has the agreement of the proposed offset provider or can be met by a first party offset.	The offset will be sourced as an allocated credit extract (third party offset) through the Native Vegetation Credit Register. Evidence of offset availability is provided in Appendix 8.



Number	Application Requirement	Response
10.	A site assessment report of the native vegetation to be removed, including: • A habitat hectare assessment of any patches of native vegetation, including the condition, extent (in hectares), Ecological Vegetation Class and bioregional conservation status. • The location, number, circumference (in centimetres measured at 1.3 metres above ground level) and species of any large trees within patches. • The location, number, circumference (in centimetres measured at 1.3 metres above ground level) and species of any scattered trees, and whether each tree is small or large	• The habitat hectare assessment results for removal of Coastal Alkaline Scrub is outlined in Table 3. • No large trees in a patch require removal. • No scattered native tree require removal.
11.	Information about impacts on rare or threatened species habitat, including: • The relevant section of the Habitat importance map for each rare or threatened species requiring a species offset. • For each rare or threatened species that the native vegetation to be removed is habitat for, according to the Habitat importance maps: ◦ the species' conservation status ◦ the proportional impact of the removal of native vegetation on the total habitat for that species.	• No habitat for rare or threatened species requires an offset in this instance. • The native vegetation removal report identified dispersed habitat for 31 threatened species occurs within the local area. However, the proportional impact to threatened species habitat is below the species offset threshold, and no species offset is required in this instance.



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Number	Application Requirement	Response
	whether their habitats are highly localised habitats, dispersed habitats, or important areas of habitat within a dispersed species habitat	



5 Potential Impacts and Mitigation Measures

5.1 Potential Impacts and Mitigation Measures

The project area supports Coastal Alkaline Scrub proposed for retention and for partial removal, as well as listed threatened flora species (Coast Wirilda) for retention. If left unmanaged, construction works have the potential to impact ecological values within the project area. The preparation of a Construction Environment Management Plan (CEMP) is recommended and should include as a minimum:

- An induction for contractors regarding ecological values in the project area.
- Designated No Go Zones⁴ to avoid any disturbance or damage to native vegetation adjacent to construction areas. No go zones should be fenced with para-webbing or similar material prior to construction.
- Tree protection zones should be established for trees in the vicinity of works in accordance with *4970 – 2025 Protection of Trees on Development Sites*.
- Access restrictions to prevent unauthorised access of the construction site.
- Standard best practice measures to minimise the spread of soil pathogens, and weeds from machinery or through movement of soil on and offsite.
- Best practice sedimentation and erosion control measures to minimise impacts to drainage lines.
- The location of construction stockpiles, machinery, and other infrastructure should be away from areas of native vegetation.

⁴ A No Go Zone is defined as an area of native vegetation or habitat that requires protection from construction works



6 Conclusion

The project area was characterised by modified cover of Coastal Alkaline Scrub that is contiguous with native vegetation along non-course land. The condition of Coastal Alkaline Scrub in the project area varied considerably between patches, depending on the extent of disturbance from exotic and native weed invasion or weed management.

One listed threatened flora species, Coast Wirilda, occurs in the project area and Coastal Alkaline Scrub meets the criteria for the FFG Act listed Threatened *Coastal Moonah (Melaleuca lanceolata subsp. lanceolata) Woodland Community*. No listed threatened fauna species or associated habitats were recorded, and none are considered likely to occur due to the absence of suitable habitat.

An EPBC Act referral will not be required as no MNES occur or are likely to be significantly impacted by future works in the project area. The course design was amended to retain and protect Coast Wirilda shrubs. The works will remove 0.933 hectares of *Coastal Moonah (Melaleuca lanceolata subsp. lanceolata) Woodland Community*; however, an FFG Act permit is generally not required for private land.

The impact to native vegetation is informed by the golf course design and requirements of the CHMP. The works associated with construction of the 19th hole will result in the removal of 0.933 hectares of Coastal Alkaline Scrub, comprising 0.58 hectares of full removal and 0.353 hectares of partial removal.

To minimise the overall impact to native vegetation as much as practicable, specific course design changes were implemented, including reduction of the course length and size, the construction method, aligning the course fairway in highly modified areas of native vegetation and through partial removal of Coastal Alkaline Scrub. There are no feasible opportunities to further avoid removal or minimise impacts to native vegetation without compromising the new course works.

The proposed removal of 0.933 hectares of native vegetation requires a permit under Clause 52.17 *Native Vegetation* of the Greater Geelong Planning Scheme. A detailed assessment pathway application has been prepared in accordance with the Guidelines.

The native vegetation removal report identified a general offset amount of 0.428 general habitat units would be required. The general offset must have a minimum strategic biodiversity value score of 0.622 and be within the Corangamite Catchment Management Authority or Greater Geelong City Council.

The offset will be sourced as an allocated credit extract (third party offset) through the Native Vegetation Credit Register. Evidence of offset availability is provided in Appendix 8.



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Appendices

Appendix 1 – Likelihood of Occurrence

One or more of the following criteria was used to establish the likelihood of occurrence for threatened flora and fauna species within the project area. The likelihood of occurrence indicates the potential for a species to occur within the project area. This assessment includes review of habitat presence or suitability, species records within the local area, and the level of site disturbance or presence of threatening processes that may preclude the occurrence of a species.

Present: Recorded during the field survey.

High likelihood:

- Previously recorded within the site.
- Likely to visit the site during seasonal movements.
- Frequently recorded within the local area.
- Known or likely to maintain resident populations in the local area.
- Presence of preferred habitat within the site.

Moderate likelihood:

- May regularly move through or visit the site as a seasonal visitor.
- Previous records within the local area.
- Some characteristics of a species preferred habitat is present although in a modified condition.
- Unlikely to maintain a population within the site.

Low Likelihood:

- Species likely to occur as a rare or opportunistic visitor.
- Few previous records within the local area.
- Habitat within the site is highly modified and does not represent the species preferred habitat.

Unlikely:

- No suitable habitat present on the site or in the surrounding area.
- No species records in the local area.
- Beyond the species natural distribution or considered locally extinct.

The outcome of the assessment of likelihood of occurrence for threatened flora is Appendix 4 and Appendix 5 for threatened fauna.



Appendix 2 – Native Vegetation Value Criteria

Table 5. Values of Native Vegetation

Value	Lower value	Higher value
Extent		
The amount of native vegetation to be removed and the context it is being removed from	• Small extent (less than 0.5 hectares) with no long- term viability (it may be isolated or degraded by surrounding land uses).	• Larger extent (more than 1 hectare).
	• Removal does not impact on viability of remaining vegetation (it does not result in fragmentation).	• Smaller extent (less than 1 hectare) but with good viability in an otherwise cleared landscape.
	• Removal does not include large trees.	• Smaller extent but from within a larger patch and the removal leads to fragmentation of the patch.
		• Removal includes large trees.
Condition		
The condition score of the vegetation to be removed. Scores range from 0.2 to 1.	Condition scores are in the low range when they are less than 0.3.	Condition scores are in the high range, when they are above 0.6, noting 1 means pristine, pre-settlement condition.
	Lower scores indicate the vegetation has experienced a fair amount of disturbance and as a result is in poor condition. Poorer conditions generally support a lower diversity of plants and animals.	Higher scores indicate that the vegetation has not experienced significant disturbance and is in fairly good condition. Good condition vegetation usually supports a higher diversity of plants and animals.
Strategic biodiversity value (SBV)		
The SBV score of the vegetation to be removed. Scores range from 0.1 to 1	SBV scores are in the low range when they are less than 0.3.	SBV scores are in the high range, when that are above 0.8.
	Lower scores indicate locations where either only a few values are found together, or areas where there are many other locations with the same values (and the other locations have better condition and connectivity).	A higher score indicates a location where many values, that are not widespread or common, are found together.
Habitat for rare or threatened species		
This includes those listed as critically endangered, endangered,	Few species' habitats are impacted.	Numerous species' habitats are impacted. With few to many species' offsets.



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Value	Lower value	Higher value
vulnerable or rare	• Low proportional impact (less than 0.005%).	• Proportional impact is relatively higher than the species threshold (proportional impact represents the percentage of the habitat affected).
	• No or few species offsets.	• Species have higher conservation status (endangered or critically endangered).
	• Species have lower conservation status (rare or vulnerable).	• The species' habitats are highly localised or an important area of habitat within a dispersed species or selected VBA records
	• The species' habitats are dispersed and not an important area of habitat within a dispersed species.	
Ecological Vegetation Class (EVC)		
The Bioregional Conservation Status	it is not an endangered EVC.	it is an endangered EVC (location category 2) in the Location map.
	• the EVC is well represented in existing protected areas	• the EVC is not well represented in existing protected areas.
Landscape values		
	The native vegetation or land where the native vegetation is to be removed does not have to be managed to preserve identified landscape values.	The native vegetation or land where the native vegetation is to be removed has to be managed to preserve identified landscape values.

Source: DEECA 2025c



Appendix 3 – Flora Species Recorded

Table 6: Flora species recorded during the field assessment

Scientific Name	Common Name
<i>Acacia longifolia</i> subsp. <i>longifolia</i>	Sallow Wattle*
<i>Acacia longifolia</i> subsp. <i>sophorae</i>	Coast Wattle
<i>Acacia uncifolia</i>	Coast Wirilda (e)
<i>Acaena novae-zelandiae</i>	Bidgee-widgee
<i>Aira elegantissima</i>	Delicate Hair-grass*
<i>Austrostipa flavescens</i>	Coast Spear-grass
<i>Austrostipa mollis</i>	Soft Spear-grass
<i>Austrostipa semibarbata</i>	Fibrous Spear-grass
<i>Avena barbata</i>	Bearded Oat*
<i>Briza maxima</i>	Large Quaking-grass*
<i>Carpobrotus rossii</i>	Karkalla
<i>Carex breviculmis</i>	Common Grass-sedge
<i>Cenchrus clandestinus</i>	Kikuyu*
<i>Centaurium erythraea</i>	Common Centaury*
<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	African Boneseed**
<i>Chenopodium candolleianum</i>	Seaberry Saltbush
<i>Clematis microphylla</i> s.l.	Small-leaved Clematis
<i>Correa alba</i>	Coast Correa
<i>Cynodon dactylon</i> var. <i>dactylon</i>	Couch-grass*
<i>Dactylis glomerata</i>	Cocksfoot*
<i>Dianella brevicaulis</i>	Coast Flax-lily
<i>Dichondra repens</i>	Kidney-weed
<i>Diplotaxis muralis</i>	Annual Wall Rocket*
<i>Distichlis distichophylla</i>	Australian Salt-grass
<i>Ehrharta calycina</i>	Perennial Veldt-grass*
<i>Ehrharta erecta</i> var. <i>erecta</i>	Panic Veldt-grass*
<i>Euchiton japonicus</i>	Creeping Cudweed
<i>Ficinia nodosa</i>	Knobby Club-sedge
<i>Galenia pubescens</i> var. <i>pubescens</i>	Galenia*
<i>Gaudium laevigatum</i>	Coast Tea-tree
<i>Hibbertia sericea</i>	Silky Guinea-flower
<i>Holcus lanatus</i>	Yorkshire Fog*
<i>Hypochaeris radicata</i>	Flatweed*
<i>Kennedia prostrata</i>	Running Postman
<i>Lachnagrostis billardiarei</i> subsp. <i>billardiarei</i>	Coast Blown-grass
<i>Lagurus ovatus</i>	Hare's-tail Grass*
<i>Lepidosperma concavum</i>	Sandhill Sword-sedge
<i>Lepidosperma gladiatum</i>	Coast Sword-sedge
<i>Leucopogon parviflorus</i>	Coast Beard-heath



Scientific Name	Common Name
<i>Lolium perenne</i>	Perennial Rye-grass*
<i>Lomandra filiformis</i>	Wattle Mat-rush
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush
<i>Medicago polymorpha</i>	Burr Medic*
<i>Melaleuca lanceolata</i> subsp. <i>lanceolata</i>	Moonah
<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass
<i>Myoporum insulare</i>	Common Boobialla
<i>Olearia axillaris</i>	Coast Daisy-bush
<i>Paspalum dilatatum</i>	Paspalum*
<i>Pinus halepensis</i>	Aleppo Pine*
<i>Pimelea serpyllifolia</i>	Coast Rice-flower
<i>Pittosporum undulatum</i>	Sweet Pittosporum*
<i>Plantago lanceolata</i>	Ribwort*
<i>Poa annua</i>	Winter-grass*
<i>Poa poiformis</i>	Coast Tussock-grass
<i>Polygala myrtifolia</i>	Myrtle-leaf Milkwort*
<i>Pomaderris paniculosa</i> subsp. <i>paralia</i>	Coast Pomaderris
<i>Pultenea tenuifolia</i>	Slender Bush-pea
<i>Rhamnus alaternus</i>	Italian Buckthorn*
<i>Rytidosperma caespitosum</i>	Common Wallaby-grass
<i>Rytidosperma racemosum</i>	Slender Wallaby-grass
<i>Rytidosperma setaceum</i>	Bristly Wallaby-grass
<i>Senecio quadridentatus</i>	Cotton Fireweed
<i>Schoenus nitens</i>	Shiny Bog-sedge
<i>Solanum aviculare</i>	Kangaroo Apple
<i>Solanum nigrum</i>	Black Nightshade*
<i>Sonchus oleraceus</i>	Common Sow-thistle*
<i>Sporobolus africanus</i>	Rat-tail Grass*
<i>Stellaria media</i>	Chickweed*
<i>Tetragonia implexicoma</i>	Bower Spinach
<i>Threlkeldia diffusa</i>	Coast Bonefruit
<i>Themeda triandra</i>	Kangaroo Grass
<i>Vulpia bromoides</i>	Squirrel-tail Fescue*

Notes: *Exotic species; **Listed noxious weed; e = endangered



Appendix 4 – Threatened Flora Records

Table 7. Threatened flora records

Scientific Name	Common Name	Status	Count of Sightings	Last Record	Likelihood of Occurrence	Habitat	Potential Impact
<i>Atriplex paludosa</i> subsp. <i>paludosa</i>	Marsh Saltbush	en	10	5/11/2007	U	Occurs on fringes of coastal and near-coastal saltmarshes.	Unlikely to occur in the project area due to the absence of suitable habitat.
<i>Avicennia marina</i> subsp. <i>australasica</i>	Grey Mangrove	en	1	30/12/1899	U	Occurs on tidal mudflats in bays, estuaries and creek-mouths.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Caladenia venusta</i>	Large White Spider-orchid	en	2	13/10/1931	U	Occurs in woodlands and heathy woodland.	Unlikely to occur in the project area due to the modified condition of habitat
<i>Poa billardierei</i>	Coast Fescue	en	1	7/11/2006	U	Occurs in coastal dunes.	Unlikely to occur in the project area due to the modified condition of habitat
<i>Heterozostera tasmanica</i>	Eelgrass	en	10	5/11/2007	U	Found on shallow coastal waters in sandy soil.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Lawrencia spicata</i>	Salt Lawrencia	en	16	10/1/2017	U	Preferred habitat is coastal saltmarsh.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Lepidosperma canescens</i>	Hoary Rapier-sedge	en	1	01/03/1875	U	Occurs on heathland in coastal areas.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Corybas despectans</i>	Coast Helmet-orchid	en	3	13/8/2022	U	Found on sandy soils in coastal woodlands and shrublands.	Unlikely to occur in the project area due to the modified condition of habitat



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Scientific Name	Common Name	Status	Count of Sightings	Last Record	Likelihood of Occurrence	Habitat	Potential Impact
<i>Triglochin minutissima</i>	Tiny Arrowgrass	en	6	30/10/2007	U	Found on damp saline soils near salt-lakes and in coastal saltmarshes.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Triglochin mucronata</i>	Prickly Arrowgrass	en	9	29/10/2007	U	Occurs on damp saline soils of salt-flats and coastal saltmarshes.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Roepera billardiarei</i>	Coast Twin-leaf	en	19	8/8/2020	L	Occurs on coastal dunes and limestone cliffs.	Suitable habitat is present in the project area but low likelihood of occurrence due to highly modified condition of the ground layer
<i>Acacia uncifolia</i>	Coast Wirilda	en	58	11/8/2022	P	Occurs on coastal dunes or near saltmarsh, over on calcareous sand and sandy loam soils.	Four individuals recorded in the project area
<i>Pterostylis cucullata</i> subsp. <i>cucullata</i>	Leafy Greenhood	en	4	19/10/2006	L	Occurs in Coast Tea-tree or Moonah coastal scrubs on stabilized sand dunes, with an open understorey and grassy and herbaceous groundcover on seasonally damp but well drained humus rich sandy loams	Low likelihood of occurrence due to highly modified condition of the ground layer and absence of preferred soil type
<i>Thomasia petalocalyx</i>	Paper Flower	en	45	8/3/2013	L	Occurs in forest, woodland and coastal heath.	Suitable habitat is present in the project area but low likelihood of occurrence due to highly modified condition of the ground layer



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Scientific Name	Common Name	Status	Count of Sightings	Last Record	Likelihood of Occurrence	Habitat	Potential Impact
<i>Lachnagrostis robusta</i>	Salt Blown-grass	en	1	24/12/1996	U	Occurs around margins of salt lakes and saline depressions mostly across the Volcanic Plain	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Senecio glomeratus</i> subsp. <i>longifructus</i>	Annual Fireweed	vu	1	6/7/2010	U	Occurs adjacent to streams and swamps	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Morchella esculenta</i>	Common Morel	en	2	18/9/2014	U	Occurs in open forests	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Correa alba</i> var. <i>pannosa</i>	Velvet White Correa	en	1	01/01/1886	L	Occurs in coastal areas on calcareous substrates.	Suitable habitat is present in the project area but low likelihood of occurrence due to highly modified condition of the ground layer
<i>Adriana quadripartita</i>	Coast Bitter-bush	en	8	9/1/1995	L	Occurs on coastal and near-coastal areas.	Suitable habitat is present in the project area but low likelihood of occurrence due to highly modified condition of the ground layer
<i>Poa poiformis</i> var. <i>ramifer</i>	Dune Poa	en	26	8/8/2020	U	Occurs along coastal dunes over sandy soils.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Eucalyptus leucoxylon</i> subsp. <i>bellarinensis</i>	Bellarine Yellow-gum	cr	2	14/5/2015	U	Occurs in grassy woodland communities over clay and clay-loam soils.	Unlikely to occur in the project area due to the absence of suitable habitat

Notes: Threatened species records were sourced from the VBA (DEECA 2026c), within a 5 km radius of the project area. Likelihood of occurrence: H = High likelihood; M = Moderate likelihood; L = Low likelihood; U = Unlikely to occur (Appendix 1).

EPBC Act listed species (DCCEEW 2026) FFG Act listed species (DEECA 2025b)



CR Critically Endangered
EN Endangered
VU Vulnerable

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L Listed as Threatened
cr Critically endangered
e Endangered
v Vulnerable



Appendix 5 – Threatened Fauna Records

Table 8. Threatened fauna records

Scientific Name	Common Name	Status	Count of Sightings	Last Record	Likelihood of Occurrence	Habitat	Potential Impact
<i>Geopelia cuneata</i>	Diamond Dove	vu	2	15/6/2000	U	Occurs in River Red Gum forests, drier grassy woodlands, scrub near wooded watercourses, and wetlands	Unlikely to occur in the project area due to the absence of suitable habitat.
<i>Lewinia pectoralis</i>	Lewin's Rail	vu	11	24/6/2018	U	Occurs in coastal saltwater areas, freshwater wetlands and swamps.	Unlikely to occur in the project area due to the absence of suitable habitat. Unlikely to utilise the farm dam.
<i>Pelagodroma marina</i>	White-faced Storm-Petrel	en	18	4/2/2018	U	Marine species – breeds on flat sand areas with low herbaceous vegetation.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Pezoporus wallicus</i>	Ground Parrot	en	1	1/7/1909	U	Prefers heathlands, sedgelands and buttongrass moorlands	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Thalassarche melanophris</i>	Black-browed Albatross	VU	16	25/7/2019	U	Pelagic marine species that breeds on subantarctic and Antarctic islands	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Halobaena caerulea</i>	Blue Petrel	VU	1	14/8/1999	U	Pelagic marine species that breeds on subantarctic and Antarctic islands	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Thalassarche cauta</i>	Shy Albatross	EN en	236	13/7/2019	U	Pelagic marine species that breeds on three island colonies off Tasmania.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Gelochelidon macrotarsa</i>	Australian Gull-billed Tern	en	10	7/2/1982	U	Occurs in freshwater swamps, brackish and salt lakes, beaches and estuarine mudflats, floodwaters, and grasslands.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Hydroprogne caspia</i>	Caspian Tern	vu	848	11/9/2020	U	Occurs coastal areas including harbours, lagoons, inlets, bays, estuaries, with sandy or	Unlikely to occur in the project area due to the absence of suitable habitat



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Scientific Name	Common Name	Status	Count of Sightings	Last Record	Likelihood of Occurrence	Habitat	Potential Impact
						muddy margins.	
<i>Sternula albifrons</i>	Little Tern	cr	97	13/7/2019	U	Generally found in coastal habitats occurring on beaches, inlets, estuaries, lakes, lagoons and river mouths.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Sternula nereis</i>	Fairy Tern	VU cr	237	10/12/2020	U	Habitat is sheltered sandy beaches, spits and banks above the high tide line and below vegetation.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Arenaria interpres</i>	Ruddy Turnstone	VU en	140	17/3/2019	U	Occurs along exposed rocks or reefs, often with shallow pools, and on beaches.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Pluvialis squatarola</i>	Grey Plover	VU vu	95	30/6/2019	U	Occurs in inlets, estuaries and lagoons with large tidal mudflats or sandflats for feeding, sandy beaches for roosting, and also on rocky coasts.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Pluvialis fulva</i>	Pacific Golden Plover	vu	59	22/2/2019	U	Occurs in muddy, rocky and sandy wetlands, saltmarsh, estuaries and lagoons.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Thinornis cucullatus</i>	Hooded Plover	VU vu	669	27/5/2022	U	Occurs on wide beaches backed by dunes, creek mouths and inlet entrances.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Numenius madagascariensis</i>	Eastern Curlew	CR cr	150	28/2/2019	U	Migratory species that occurs on intertidal mudflats.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Numenius phaeopus</i>	Whimbrel	en	29	27/10/2006	U	Occurs in tidal and estuarine mudflats near mangroves, rocky shores and beaches.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Limosa lapponica</i>	Bar-tailed Godwit	EN vu	148	30/6/2019	U	Coastal species found on intertidal mudflats, sandflats in sheltered bays, inlets and lagoons.	Unlikely to occur in the project area due to the absence of suitable habitat



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Scientific Name	Common Name	Status	Count of Sightings	Last Record	Likelihood of Occurrence	Habitat	Potential Impact
<i>Tringa brevipes</i>	Grey-tailed Tattler	cr	48	30/6/2019	U	Found on sheltered coasts with reefs and rock platforms or with intertidal mudflats and also occurs on intertidal reefs.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Actitis hypoleucos</i>	Common Sandpiper	vu	36	7/3/2014	U	Occurs on wetland habitats such as tidal mudflats.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Tringa nebularia</i>	Common Greenshank	EN en	392	7/4/2019	U	Occurs on the coast and inland, in estuaries and mudflats, mangrove swamps and lagoons, swamps, sewage farms and flooded crops.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Tringa stagnatilis</i>	Marsh Sandpiper	en	23	6/1/2018	U	Preferred habitat is fresh or brackish wetlands, rivers, lagoons and swamps.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Xenus cinereus</i>	Terek Sandpiper	VU en	2	19/12/2005	U	Occurs on the coast in mangrove swamps, tidal mudflats and the shorelines.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Calidris ferruginea</i>	Curlew Sandpiper	CR cr	450	30/6/2019	U	Migratory species that occurs on occur on intertidal mudflats in sheltered coastal areas, such as estuaries, bays, inlets and lagoons, and non-tidal swamps, lakes and lagoons near the coast.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	VU	321	12/7/2021	U	Preferred habitat is muddy edges of shallow fresh or brackish wetlands	No suitable habitat is present in project area.
<i>Calidris canutus</i>	Red Knot	VU en	163	30/6/2019	U	Habitat includes intertidal mudflats, sandflats and sandy beaches of sheltered coasts, in estuaries, bays, inlets, lagoons and harbours.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Calidris tenuirostris</i>	Great Knot	VU cr	88	22/2/2019	U	Coastal species found	Unlikely to occur in



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Scientific Name	Common Name	Status	Count of Sightings	Last Record	Likelihood of Occurrence	Habitat	Potential Impact
						on intertidal mudflats, sandflats in sheltered bays, inlets and lagoons.	the project area due to the absence of suitable habitat
<i>Antigone rubicunda</i>	Brolga	en	1	24/10/1998	U	Commonly occurs on open wetlands, grassy plains, farmland and occasionally coastal mudflats.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Egretta garzetta</i>	Little Egret	en	1342	27/6/2021	U	Occurs on tidal mudflats, saltwater and freshwater wetlands, and mangroves.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Ardea intermedia plumifera</i>	Plumed Egret	cr	4	3/3/2021	U	Occurs in freshwater wetlands, lakes, rivers and ephemeral wetlands, as well as intertidal mudflats.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Gallinago hardwickii</i>	Latham's Snipe	VU	172	10/2/2023	U	Occurs in permanent and ephemeral wetlands	No suitable habitat is present in project area.
<i>Botaurus poiciloptilus</i>	Australasian Bittern	EN cr	2	1/1/1981	U	Occurs in permanent freshwater and brackish swamps or lagoons that are densely vegetated.	Unlikely to occur in the project area due to the absence of suitable habitat. Unlikely to utilise the farm dam
<i>Anseranas semipalmata</i>	Magpie Goose	vu	1	5/2/2016	U	Occurs in floodplains and wet grasslands.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Spatula rhynchotis</i>	Australasian Shoveler	vu	94	26/7/2019	U	Occurs in wetland habitats.	Unlikely to occur in the project area due to the absence of suitable habitat. Unlikely to utilise the farm dam
<i>Stictonetta naevosa</i>	Freckled Duck	en	20	9/12/2018	U	Occurs in freshwater and inland saltwater habitats.	Unlikely to occur in the project area due to the absence of suitable habitat. Unlikely to utilise the farm dam
<i>Oxyura australis</i>	Blue-billed Duck	vu	40	23/7/2017	U	Occurs in fresh to saline, deep permanent open wetlands and deep.	Unlikely to occur in the project area due to the absence



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Scientific Name	Common Name	Status	Count of Sightings	Last Record	Likelihood of Occurrence	Habitat	Potential Impact
						densely vegetated lakes.	of suitable habitat. Unlikely to utilise the farm dam
<i>Biziura lobata</i>	Musk Duck	vu	149	30/6/2019	U	Occurs in deep freshwater lagoons, with dense reed beds.	Unlikely to occur in the project area due to the absence of suitable habitat. Unlikely to utilise the farm dam suitable habitat
<i>Accipiter novaehollandiae</i>	Grey Goshawk	en	6	14/9/2018	U	Occurs on mature wet forest, usually in the vicinity of a watercourse.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Hieraaetus morphnoides</i>	Little Eagle	vu	51	14/5/2016	U	Occurs in woodland, open forest, and watercourses.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	en	56	30/6/2019	L	Occurs around coastal and near-coastal areas.	Unlikely to occur in the project area. May flyover on an occasional basis
<i>Falco subniger</i>	Black Falcon	cr	11	31/10/2016	L	Occurs across a range of habitats, including grasslands shrublands, woodlands and farmlands.	Unlikely to occur in the project area. May flyover on an occasional basis
<i>Ixobrychus dubius</i>	Australian Little Bittern	en	2	25/11/2018	U	Occurs in freshwater wetlands, especially in reeds around lakes, also found in swamps, creeks, and reedbeds	No suitable habitat is present in project area.
<i>Neophema chrysostoma</i>	Blue-winged Parrot	VU	108	23/7/2016	U	Preferred habitat includes grasslands and grassy woodlands	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	EN en	8	1/1/1981	U	Habitat includes tall mountain forests and woodlands.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Neophema chrysoqaster</i>	Orange-bellied Parrot	CR cr	204	10/9/2012	U	Occurs exclusively in coastal and sub-coastal areas, preferring peninsulas and islands. Saltmarshes, heathlands	Unlikely to occur in the project area due to the absence of suitable habitat



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Scientific Name	Common Name	Status	Count of Sightings	Last Record	Likelihood of Occurrence	Habitat	Potential Impact
						and low scrublands.	
<i>Lathamus discolor</i>	Swift Parrot	CR cr	6	6/7/2007	U	Migratory species that prefers dry open, Box-ironbark forest and woodland, inland of the Great Dividing Range.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Hirundapus caudacutus</i>	White-throated Needletail	VU vu	28	24/2/2018	L	Aerial species that flies over woodland and forest areas.	Unlikely to occur in the project area. May flyover on an occasional basis
<i>Macronectes giganteus</i>	Southern Giant-Petrel	EN en	23	7/7/2018	U	Marine species that breeds on six subantarctic and Antarctic islands.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Macronectes halli</i>	Northern Giant-Petrel	VU en	9	2/11/2014	U	Marine and pelagic species. Habitat includes oceanic and inshore waters near breeding islands.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Isodon obesulus obesulus</i>	Southern Brown Bandicoot	EN en	3	6/12/2017	U	Occurs in heathland, shrubland, sedgeland, heathy open forest and woodland.	Unlikely to be impacted and no further consideration is necessary
<i>Phascogale tapoatafa</i>	Brush-tailed Phascogale	vu	1	6/5/1945	U	Found in open dry foothill forest with little ground cover, typically associated with box, ironbark and stringybark eucalyptus.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	VU vu	1	19/01/1884	U	Habitat includes rainforests, open forests, closed and open woodlands, over a wide range.	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Acrodipsas myrmecophila</i>	Small Ant Blue Butterfly	en	183	10/11/1974	U	Preferred habitat is open woodland, woodland, and open forest areas, particularly those with litter and woody debris	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Hesperilla flavescens</i>	Yellow Sedge-skipper Butterfly	en	47	1/9/1988	U	Occurs in marsh or swamp areas with Chaffy Saw-sedge grass	Unlikely to occur in the project area due to the absence



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Scientific Name	Common Name	Status	Count of Sightings	Last Record	Likelihood of Occurrence	Habitat	Potential Impact
							of suitable habitat
<i>Hypochrysops ignitus ignitus</i>	Fiery Jewel Butterfly	en	97	1/1/1955	U	Occurs in forests and woodlands	Unlikely to occur in the project area due to the absence of suitable habitat
<i>Limosa limosa</i>	Black-tailed Godwit	EN cr	30	1/5/2003	U	Coastal species found on intertidal mudflats, sandflats in sheltered bays, inlets and lagoons.	Unlikely to occur in the project area due to the absence of suitable habitat

Notes: Threatened species records were sourced from the VBA (DEECA 2026c), within a 5 km radius of the project area. Likelihood of occurrence: H = High likelihood; M = Moderate likelihood; L = Low likelihood; U = Unlikely to occur (Appendix 1).

EPBC Act listed species (DCCEEW 2026)	FFG Act listed species (DEECA 2025b)
CR Critically Endangered	L Listed as Threatened
EN Endangered	cr Critically endangered
VU Vulnerable	e Endangered
	v Vulnerable



Appendix 6 – Protected Matters Search Tool Results

Table 9: Matters of National Environmental Significance identified in the PMST

MNES	Status	Identified Presence in PMST	Likelihood of Occurrence	Habitat Requirement	Species Profile
Flora					
Spiny Rice-flower	Critically Endangered	Species or species habitat may occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in temperate grassland vegetation	Species Profile and Threat Database (SPRAT)
Hoary Sun-orchid	Critically Endangered	Species or species habitat may occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in leached white sand, in heathland, damp heathy flats, close to sedge-dominated wetlands	Species Profile and Threat Database (SPRAT)
Adamson's Blown-grass	Endangered	Species or species habitat may occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in it grows adjacent to saline wetlands and watercourses	Species Profile and Threat Database (SPRAT)
Maroon Sun-orchid	Vulnerable	Species or species habitat may occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in coastal heathlands, over sandy loams with a clay subsoil subject to waterlogging	Species Profile and Threat Database (SPRAT)
Clover Glycine	Vulnerable	Species or species habitat likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in native grasslands, dry sclerophyll forests, woodlands and low open woodlands with a grassy ground layer, however, it prefers sandy to sandy loam soils	Species Profile and Threat Database (SPRAT)
Spiny Peppercreess	Vulnerable	Species or species habitat likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in periodically wet sites around the margins of freshwater and saline marshes and shallow lakes on heavy black or clay soils	Species Profile and Threat Database (SPRAT)
Leafy Greenhood	Vulnerable	Species or species habitat likely to occur within area	4 records in the local area. Low likelihood of occurrence due to highly modified condition of the ground layer an	Occurs in Coast Tea-tree or Moonah coastal scrubs on stabilized sand dunes, with an open understorey and grassy and herbaceous groundcover on seasonally damp but well drained humus rich sandy loams	Species Profile and Threat Database (SPRAT)



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MNES	Status	Identified Presence in PMST	Likelihood of Occurrence	Habitat Requirement	Species Profile
			absence of preferred soil type		
Trailing Hop-bush	Vulnerable	Species or species habitat may occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in low-lying, wet areas in woodland, low open forests, heathland and grasslands, on sands and clays	Species Profile and Threat Database (SPRAT)
Swamp Fireweed	Vulnerable	Species or species habitat likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in plains grassy wetland communities	Species Profile and Threat Database (SPRAT)
Swamp Everlasting	Vulnerable	Species or species habitat likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in wetlands including sedge-swamps and shallow freshwater marshes, often on heavy black clay soils	Species Profile and Threat Database (SPRAT)
Dense Leek-orchid	Vulnerable	Species or species habitat known to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in coastal and near-coastal heathland and heathy woodland	Species Profile and Threat Database (SPRAT)
Spiral Sun-orchid	Vulnerable	Species or species habitat known to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in open forests and woodlands in well-drained sand and clay loams	Species Profile and Threat Database (SPRAT)
Large-fruit Fireweed	Vulnerable	Species or species habitat likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in in depressions in low lying closed sedgeland but may occur in sedgeland, herbland, low shrubland to low open woodland	Species Profile and Threat Database (SPRAT)
Green-striped Greenhood	Vulnerable	Species or species habitat likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in red-brown sandy loams on rises in open woodland	Species Profile and Threat Database (SPRAT)
Hoary Sunray	Endangered	Species or species habitat likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in grasslands, grassy areas in woodlands and dry open forests	Species Profile and Threat Database (SPRAT)



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MNES	Status	Identified Presence in PMST	Likelihood of Occurrence	Habitat Requirement	Species Profile
River Swamp Wallaby-grass	Vulnerable	Species or species habitat likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in permanent swamps	Species Profile and Threat Database (SPRAT)
Fauna					
Swift Parrot	Critically Endangered	Species or species habitat known to occur within area	6 records in the local area but no suitable habitat present. Unlikely to occur	Migratory species that prefers dry open, Box-Ironbark forest and woodland, inland of the Great Dividing Range	Species Profile and Threat Database (SPRAT)
Plains-wanderer	Critically Endangered	Species or species habitat may occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in open Plains Grassland habitat. Prefers grassland with a dense grass cover	Species Profile and Threat Database (SPRAT)
Eastern Curlew	Critically Endangered	Species or species habitat likely to occur within area	150 records in the local area but no suitable habitat present. Unlikely to occur	Migratory species that occurs on intertidal mudflats	Species Profile and Threat Database (SPRAT)
Orange-bellied Parrot	Critically Endangered	Migration route likely to occur within area	204 records in the local area but no suitable habitat present. Unlikely to occur.	Occurs exclusively in coastal and sub-coastal areas, preferring peninsulas and islands. Saltmarshes, heathlands and low scrublands	Species Profile and Threat Database (SPRAT)
Regent Honeyeater	Critically Endangered	Foraging, feeding or related behaviour likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Commonly associated with box-ironbark eucalypt woodland and dry sclerophyll forest	Species Profile and Threat Database (SPRAT)
Curlew Sandpiper	Critically Endangered	Species or species habitat may occur within area	450 records in the local area but no suitable habitat present. Unlikely to occur	Migratory species that occurs on occur on intertidal mudflats in sheltered coastal areas, such as estuaries, bays, inlets and lagoons, and also around non-tidal swamps, lakes and lagoons near the coast	Species Profile and Threat Database (SPRAT)
Terek Sandpiper	Vulnerable	Roosting known to occur within area	392 records in the local area but no suitable habitat present. Unlikely to occur	Occurs on the coast in mangrove swamps, tidal mudflats and the shorelines	Species Profile and Threat Database (SPRAT)



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MNES	Status	Identified Presence in PMST	Likelihood of Occurrence	Habitat Requirement	Species Profile
Sharp-tailed Sandpiper	Vulnerable	Roosting known to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Migratory species that occurs on occur mainly around freshwater wetlands, and also found in mudflats, mangroves, rocky shores and beaches	Species Profile and Threat Database (SPRAT)
Common Greenshank	Endangered	Species or species habitat may occur within area	392 records in the local area but no suitable habitat present. Unlikely to occur	Occurs on the coast and inland, in estuaries and mudflats, mangrove swamps and lagoons, swamps, sewage farms and flooded crops	Species Profile and Threat Database (SPRAT)
Lesser Sand Plover	Endangered	Foraging, feeding or related behaviour likely to occur within area	63 records in the local area but no suitable habitat present. Unlikely to occur	Occurs on occur on intertidal mudflats and sand-flats in sheltered estuaries, bays, and inlets, and also around sandy ocean beaches; coral reefs, rock platforms and rocky outcrops and saltmarsh	Species Profile and Threat Database (SPRAT)
South-eastern Hooded Robin	Endangered	Species or species habitat may occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Preferred habitat includes dry eucalypt and acacia woodlands and shrublands. Grassy Woodland in the project area does not provide habitat for this species	Species Profile and Threat Database (SPRAT)
Grey-headed Albatross	Endangered	Species or species habitat may occur within area	4 records in the local area but no suitable habitat present. Unlikely to occur	Marine, pelagic and migratory species. Habitat includes subantarctic, subtropical, and occasionally Antarctic waters	Species Profile and Threat Database (SPRAT)
Gang-gang Cockatoo	Endangered	Species or species habitat known to occur within area	8 records in the local area but no suitable habitat present. Unlikely to occur	Habitat includes tall mountain forests and woodlands	Species Profile and Threat Database (SPRAT)
Southern Giant-Petrel	Endangered	Species or species habitat may occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Marine species that breeds on six subantarctic and Antarctic islands	Species Profile and Threat Database (SPRAT)
Shy Albatross	Endangered	Foraging, feeding or related behaviour likely to occur within area	236 records in the local area but no suitable habitat present. Unlikely to occur	Pelagic marine species that breeds on three island colonies off Tasmania	Species Profile and Threat Database (SPRAT)



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MNES	Status	Identified Presence in PMST	Likelihood of Occurrence	Habitat Requirement	Species Profile
Gould's Petrel	Endangered	Species or species habitat may occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Pelagic marine species, spending much of its time foraging at sea, breeds off NSW	Species Profile and Threat Database (SPRAT)
Red Knot	Endangered	Species or species habitat known to occur within area	163 records in the local area but no suitable habitat present. Unlikely to occur	Habitat includes intertidal mudflats, sandflats and sandy beaches of sheltered coasts, in estuaries, bays, inlets, lagoons and harbours	Species Profile and Threat Database (SPRAT)
Great Knot	Endangered	Roosting known to occur within area	88 records in the local area but no suitable habitat present. Unlikely to occur	Coastal species found on intertidal mudflats, sandflats in sheltered bays, inlets and lagoons	Species Profile and Threat Database (SPRAT)
Black-tailed Godwit	Endangered	Roosting known to occur within area	30 records in the local area but no suitable habitat present. Unlikely to occur	Coastal species found on intertidal mudflats, sandflats in sheltered bays, inlets and lagoons	Species Profile and Threat Database (SPRAT)
Bar-tailed Godwit	Endangered	Roosting known to occur within area	140 records in the local area but no suitable habitat present. Unlikely to occur	Coastal species found on intertidal mudflats, sandflats in sheltered bays, inlets and lagoons	Species Profile and Threat Database (SPRAT)
Australasian Bittern	Endangered	Species or species habitat known to occur within area	2 records in the local area but no suitable habitat present. Unlikely to occur	Occurs in permanent freshwater and brackish swamps or lagoons that are densely vegetated	Species Profile and Threat Database (SPRAT)
Australian Painted Snipe	Endangered	Species or species habitat likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Habitat includes shallow terrestrial freshwater (occasionally brackish) wetlands, including temporary and permanent lakes, swamps and claypans	Species Profile and Threat Database (SPRAT)
Northern Giant Petrel	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Marine and pelagic species Habitat includes oceanic and inshore waters near breeding islands	Species Profile and Threat Database (SPRAT)



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MNES	Status	Identified Presence in PMST	Likelihood of Occurrence	Habitat Requirement	Species Profile
Grey Falcon	Vulnerable	Species or species habitat likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in Triodia grassland, Acacia shrubland, and lightly timbered arid woodland	Species Profile and Threat Database (SPRAT)
Diamond Firetail	Vulnerable	Species or species habitat likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in eucalypt, acacia or casuarina woodlands, open forests and other lightly timbered habitats, farmland and grassland with scattered trees	Species Profile and Threat Database (SPRAT)
Sooty Albatross	Vulnerable	Species or species habitat likely to occur within area	5 records in the local area but no suitable habitat present. Unlikely to occur	Marine and pelagic species. Occurs mainly in subtropical and subantarctic waters	Species Profile and Threat Database (SPRAT)
Blue-winged Parrot	Vulnerable	Species or species habitat known to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur.	Occurs in a range of habitats from coastal, sub-coastal and inland areas. Prefers grasslands and grassy woodlands	Species Profile and Threat Database (SPRAT)
Ruddy Turnstone	Vulnerable	Roosting known to occur within area	140 records in the local area but no suitable habitat present. Unlikely to occur	Occurs along exposed rocks or reefs, often with shallow pools, and on beaches	Species Profile and Threat Database (SPRAT)
Northern Royal Albatross	Endangered	Foraging, feeding or related behaviour likely to occur within area	9 records in the local area but no suitable habitat present. Unlikely to occur	Marine species that breeds on subantarctic and Antarctic islands. Forages in inshore and offshore waters	Species Profile and Threat Database (SPRAT)
Southern Royal Albatross	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	23 records in the local area but no suitable habitat present. Unlikely to occur	Marine species that breeds on subantarctic and Antarctic islands	Species Profile and Threat Database (SPRAT)
Wandering Albatross	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	21 records in the local area but no suitable habitat present. Unlikely to occur	Marine, pelagic and aerial species. Occurs where water surface temperatures range from -2° to 24°C	Species Profile and Threat Database (SPRAT)



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MNES	Status	Identified Presence in PMST	Likelihood of Occurrence	Habitat Requirement	Species Profile
Soft-plumaged Petrel	Vulnerable	Species or species habitat may occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Marine, oceanic species. Mainly subantarctic, but occur over a wide range of sea surface-temperatures	Species Profile and Threat Database (SPRAT)
White-bellied Storm-Petrel	Vulnerable	Species or species habitat may occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Marine, oceanic species. Mainly subantarctic, but occur over a wide range of sea surface-temperatures	Species Profile and Threat Database (SPRAT)
Greater Sand Plover	Vulnerable	Species or species habitat may occur within area	28 records in the local area but no suitable habitat present. Unlikely to occur	Almost entirely coastal, inhabiting littoral and estuarine habitats	Species Profile and Threat Database (SPRAT)
Australian Fairy Tern	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	237 records in the local area but no suitable habitat present. Unlikely to occur	Habitat is sheltered sandy beaches, spits and banks above the high tide line and below vegetation	Species Profile and Threat Database (SPRAT)
Salvin's Albatross	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Marine species occurring in subantarctic and subtropical waters	Species Profile and Threat Database (SPRAT)
White-capped Albatross	Vulnerable	Foraging, feeding or related behaviour known to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Marine species occurring in subantarctic and subtropical waters	Species Profile and Threat Database (SPRAT)
Eastern Hooded Plover	Vulnerable	Species or species habitat known to occur within area	669 records in the local area but no suitable habitat present. Unlikely to occur	Occurs on wide beaches backed by dunes, creek mouths and inlet entrances	Species Profile and Threat Database (SPRAT)
Grey Plover	Vulnerable	Roosting known to occur within area	95 records in the local area but no suitable habitat present. Unlikely to occur	Occurs in inlets, estuaries and lagoons with large tidal mudflats or sandflats for feeding, sandy beaches for roosting, and also on rocky coasts	Species Profile and Threat Database (SPRAT)



MNES	Status	Identified Presence in PMST	Likelihood of Occurrence	Habitat Requirement	Species Profile
Indian Yellow-nosed Albatross	Vulnerable	Species or species habitat likely to occur within area	19 records in the local area but no suitable habitat present. Unlikely to occur	Marine species that breeds on cliffs	Species Profile and Threat Database (SPRAT)
Nunivak Bar-tailed Godwit	Vulnerable	Species or species habitat likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in coastal habitats such as large intertidal sandflats, banks, mudflats, estuaries, inlets, harbours, coastal lagoons and bays	Species Profile and Threat Database (SPRAT)
Northern Buller's Albatross	Vulnerable	Species or species habitat may occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Marine and pelagic species, inhabiting subtropical and subantarctic waters of the southern Pacific Ocean	Species Profile and Threat Database (SPRAT)
Buller's Albatross	Vulnerable	Species or species habitat may occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Marine and pelagic species. Occurs on subtropical and subantarctic islands	Species Profile and Threat Database (SPRAT)
Antipodean Albatross	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Marine and pelagic species. Lands only for breeding on windswept subantarctic islands	Species Profile and Threat Database (SPRAT)
Campbell Albatross	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Marine and pelagic species. Inhabiting sub-Antarctic and subtropical waters from pelagic to shelf-break water habitats	Species Profile and Threat Database (SPRAT)
Brown Treecreeper (south-eastern)	Vulnerable	Species or species habitat may occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in dry open eucalypt forests and woodlands	Species Profile and Threat Database (SPRAT)
Painted Honeyeater	Vulnerable	Species or species habitat may occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in dry open forests and woodlands, and is strongly associated with mistletoe	Species Profile and Threat Database (SPRAT)



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MNES	Status	Identified Presence in PMST	Likelihood of Occurrence	Habitat Requirement	Species Profile
Black-browed Albatross	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Marine and pelagic species. Inhabiting Antarctic, subantarctic and sub-tropical waters	Species Profile and Threat Database (SPRAT)
Sooty Shearwater	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Marine and pelagic species. Breeding on subantarctic and sub-tropical islands.	Species Profile and Threat Database (SPRAT)
White-throated Needletail	Vulnerable	Species or species habitat known to occur within area	28 records in the local area. Unlikely to occur in project area but may flyover occasionally	Aerial species that flies over woodland and forest areas	Species Profile and Threat Database (SPRAT)
Latham's Snipe	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in freshwater wetlands on or near the coast, generally among dense cover of sedges, grasses, lignum, reeds and rushes and also in saltmarsh and creek edges	Species Profile and Threat Database (SPRAT)
Southern Whiteface	Vulnerable	Species or species habitat may occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in open woodlands and shrublands where there is an understorey of grasses or shrubs	Species Profile and Threat Database (SPRAT)
Fairy Prion (southern)	Vulnerable	Species or species habitat known to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Marine species. Inhabiting remote islands in the Southern Ocean.	Species Profile and Threat Database (SPRAT)
Blue Petrel	Vulnerable	Species or species habitat may occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Marine and pelagic species. Inhabiting Antarctic, subantarctic and sub-tropical waters	Species Profile and Threat Database (SPRAT)
Growing Grass Frog	Vulnerable	Species or species habitat known to occur within area	Not recorded in the local area and unlikely to occur. Highly unlikely to utilise the farm dam due to the	Preferred habitat includes emergent vegetation along the edges of still or slow-flowing water bodies such as lagoons, swamps, lakes, and ponds.	Species Profile and Threat Database (SPRAT)



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MNES	Status	Identified Presence in PMST	Likelihood of Occurrence	Habitat Requirement	Species Profile
			modified condition of the site and lack of connectivity to other habitat.		
Spot-tailed Quoll (southeastern mainland population)	Endangered	Species or species habitat likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Prefers mature wet forest habitat, and open woodlands, open forests, drier woodlands and coastal heathlands	Species Profile and Threat Database (SPRAT)
Southern Brown Bandicoot (south-eastern)	Endangered	Species or species habitat known to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in heathland, shrubland, sedgeland, heathy open forest and woodland. Grassy Woodland in the project area does not provide habitat for this species	Species Profile and Threat Database (SPRAT)
Yellow-bellied Glider (south-eastern)	Vulnerable	Species or species habitat may occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in eucalypt-dominated woodlands and forests, including both wet and dry sclerophyll forests	Species Profile and Threat Database (SPRAT)
New Holland Mouse	Vulnerable	Species or species habitat likely to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Occurs in heathland, open woodland and vegetated sand dunes	Species Profile and Threat Database (SPRAT)
Grey-headed Flying-fox	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	1 record in the local area but no suitable habitat present. Unlikely to occur	Habitat includes rainforests, open forests, closed and open woodlands, over a wide range	Species Profile and Threat Database (SPRAT)
Swamp Antechinus (mainland)	Vulnerable	Species or species habitat known to occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Preferred habitat is typically wet heath, heathy woodland, sedgeland and dense tussock grassland	Species Profile and Threat Database (SPRAT)
Swamp Skink	Endangered	Species or species habitat likely to occur within area	2 records in the local area but no suitable habitat present. Unlikely to occur	Occurs in densely vegetated wetlands (both saltwater and freshwater), swamps, wet heaths, low-lying marshes, lagoon margins and sedgelands, or saltmarshes	Species Profile and Threat Database (SPRAT)



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MNES	Status	Identified Presence in PMST	Likelihood of Occurrence	Habitat Requirement	Species Profile
Striped Legless Lizard	Vulnerable	Species or species habitat may occur within area	Not recorded in the local area and no suitable habitat present. Unlikely to occur	Prefers native grasslands or grassy woodlands (including derived grasslands)	Species Profile and Threat Database (SPRAT)
Ecological Communities					
Natural Temperate Grassland of the Victorian Volcanic Plain	Critically Endangered	Community may occur within area	Not present	Vegetation associated with this ecological community does not occur in the project area	Species Profile and Threat Database (SPRAT)
Grassy Eucalypt Woodland of the Victorian Volcanic Plain	Critically Endangered	Community may occur within area	Not present	Vegetation associated with this ecological community does not occur in the project area	Species Profile and Threat Database (SPRAT)
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Community likely to occur within area	Not present	Vegetation associated with this ecological community does not occur in the project area	Species Profile and Threat Database (SPRAT)
Natural Damp Grassland of the Victorian Coastal Plains	Critically Endangered	Community may occur within area	Not present	Vegetation associated with this ecological community does not occur in the project area	Species Profile and Threat Database (SPRAT)
Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains	Critically Endangered	Community likely to occur within area	Not present	Vegetation associated with this ecological community does not occur in the project area	Species Profile and Threat Database (SPRAT)
Giant Kelp Marine Forests of South East Australia	Endangered	Community may occur within area	Not present	Vegetation associated with this ecological community does not occur in the project area	Species Profile and Threat Database (SPRAT)

Records: PMST (DCCEEW 2026); VBA (DEECA 2026c)

Figure 3
Threatened Flora Species within 5km of the Site
Barwon Heads Golf Course,
Barwon Heads

Legend

- Barwon Heads Golf Course Boundary
- Annual Fireweed
- Bellarine Yellow-gum
- Coast Bitter-bush
- Coast Fescue
- Coast Twin-leaf
- Coast Wirilda
- Dune Poa
- Eelgrass
- Grey Mangrove
- Hoary Rapier-sedge
- Large White Spider-orchid
- Leafy Greenhood
- Marsh Saltbush
- Paper Flower
- Prickly Arrowgrass
- Salt Blown-grass
- Salt Lawrencia
- Tiny Arrowgrass
- Velvet White Correa
- Yellow Sea-lavender



0 375 750 1,500
Metres

Coordinate System: GDA 2020 MGA Zone 55
Map Scale when printed @ A4 1:30,000



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VicMap Data: The state of Victoria does not warrant the accuracy or correctness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

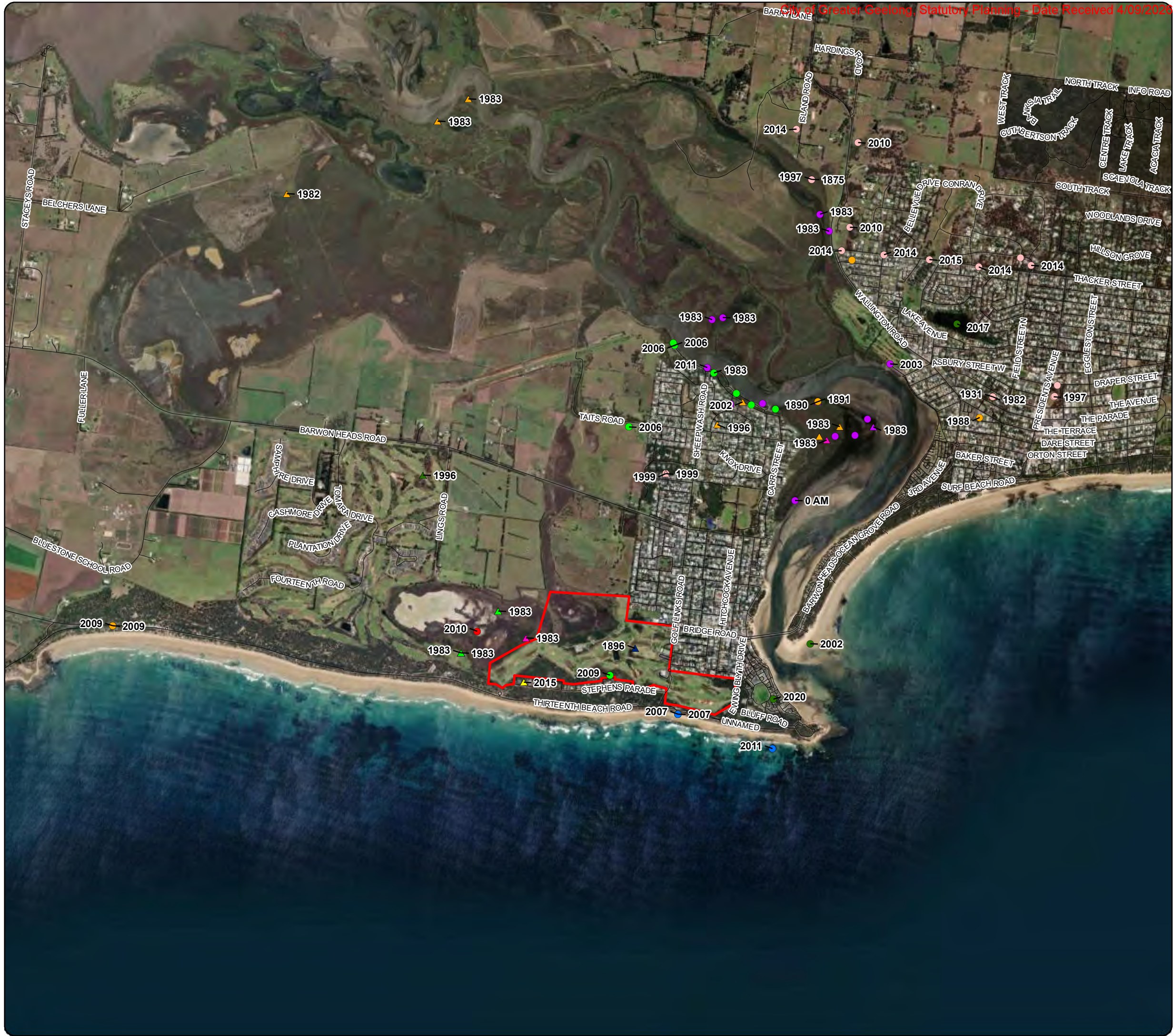


Figure 4
*Threatened Fauna Species within
5km of the Site*
Barwon Heads Golf Course,
Barwon Heads

Legend

- Barwon Heads Golf Course Boundary
- Australasian Bittern
- Australasian Shoveler
- Australian Gull-billed Tern
- Australian Little Bittern
- Bar-tailed Godwit
- Black Falcon
- Black-browed Albatross
- Black-tailed Godwit
- Blue Petrel
- Blue-billed Duck
- Blue-winged Parrot
- Brolga
- Brush-tailed Phascogale
- Caspian Tern
- Common Greenshank
- Common Morel
- Common Sandpiper
- Curlew Sandpiper
- Diamond Dove
- Eastern Curlew
- Fairy Tern
- Fiery Jewel Butterfly
- Freckled Duck
- Gang-gang Cockatoo
- Great Knot
- Grey Goshawk
- Grey Plover
- Grey-headed Flying-fox
- Grey-tailed Tattler

Ground Parrot

Growing Grass Frog

Hooded Plover

Latham's Snipe

Lewin's Rail

Little Eagle

Little Egret

Little Tern

Magpie Goose

Marsh Sandpiper

Musk Duck

Northern Giant-Petrel

Orange-bellied Parrot

Pacific Golden Plover

Plumed Egret

Red Knot

Ruddy Turnstone

Sharp-tailed Sandpiper

Shy Albatross

Small Ant Blue Butterfly

Southern Brown Bandicoot

Southern Giant-Petrel

Swift Parrot

Terek Sandpiper

Whimbrel

White-bellied Sea-Eagle

White-faced Storm-Petrel

White-throated Needletail

Yellow Sedge-skipper Butterfly



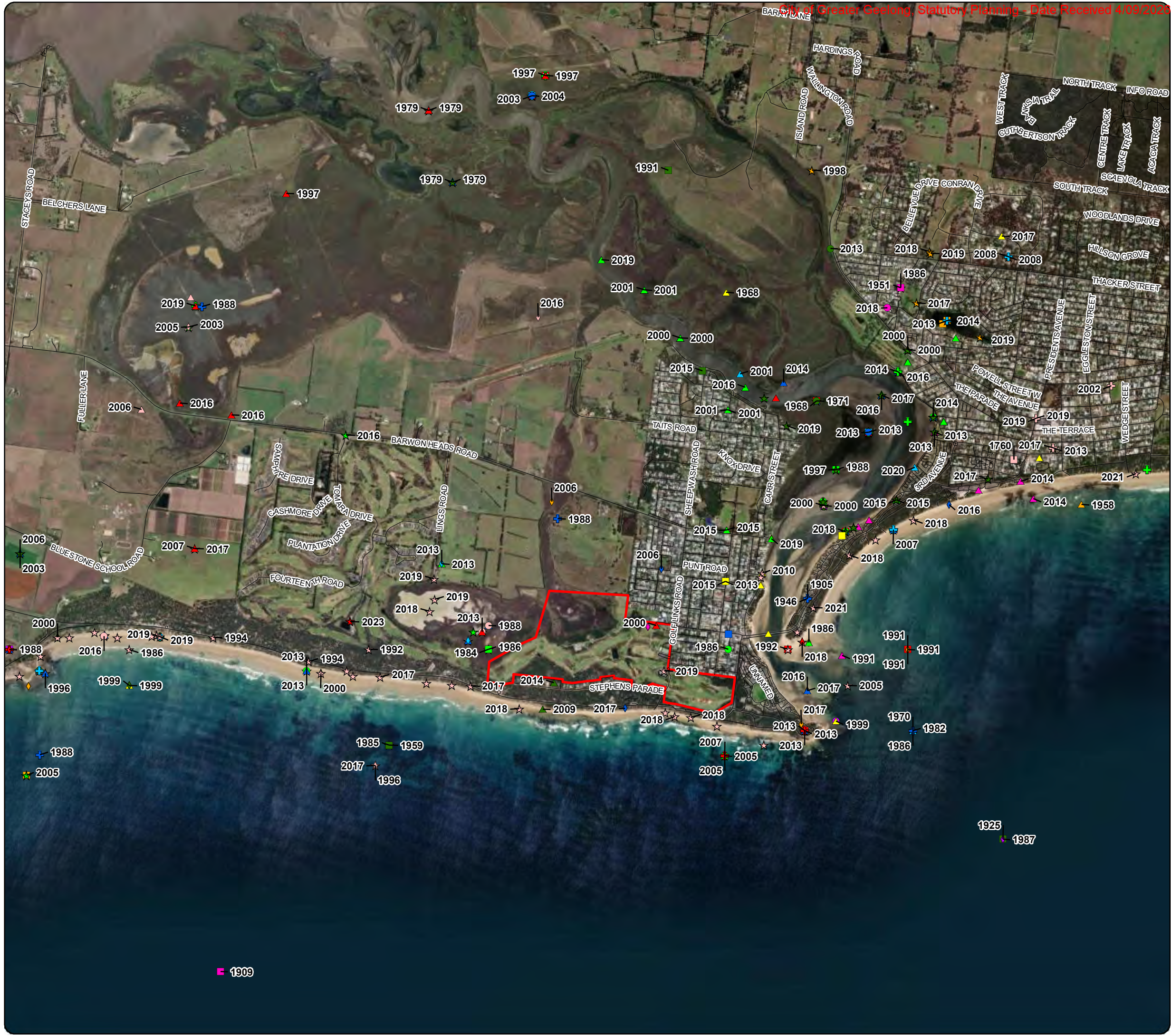
0 375 750 1,500
Metres

Coordinate System: GDA 2020 MGA Zone 55
Map Scale when printed @ A4 1:30,000



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Native Vegetation Removal Report

NVRR ID: 327_20260707_7SS

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: 07/07/2026

Local Government Area: GREATER GEELONG CITY

Shapefile name:

NVRMap_Removal_Patches_20260430.shp

Site assessor name: [REDACTED]

Registered Aboriginal Party: Wadawurrung

Coordinates: 144.47843, -38.28523

Address: 1A GOLF LINKS ROAD BARWON HEADS 3227

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) <i>Includes endangered EVCs (ha): 0.933</i>	0.933	<i>Extent of past removal (ha)</i>	0
		<i>Extent of proposed removal - Patches (ha)</i>	0.933
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	0.000
No. Large Trees proposed to be removed	0	<i>No. Large Patch Trees</i>	0
		<i>No. Large Scattered Trees</i>	0
No. Small Scattered Trees	0		

Offset requirements if approval is granted

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

General Offset amount ¹	0.4280 General Habitat Units
Vicinity	Corangamite CMA or GREATER GEELONG CITY LGA
Minimum strategic biodiversity value score ²	0.6220
Large Trees*	0
*The total number of Large Trees that the offset must protect	0 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 defensible 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
1-a	Patch	-	OtP_0858	Endangered	no	0.580	-	0.000	0.000	0.790	-	0.000	General
1-b	Patch	-	OtP_0858	Endangered	no	0.370	-	0.559	0.559	0.776	-	0.275	General
1-c	Patch	-	OtP_0858	Endangered	yes	0.580	-	0.255	0.255	0.782	-	0.099	General
1-d	Patch	-	OtP_0858	Endangered	yes	0.580	-	0.094	0.094	0.774	-	0.036	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
1-e	Patch	-	OtP_0858	Endangered	yes	0.370	-	0.004	0.004	0.790	-	0.001	General
1-f	Patch	-	OtP_0858	Endangered	no	0.580	-	0.022	0.022	0.777	-	0.017	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 (%)
Prickly Arrowgrass	Triglochin mucronata	503447	Endangered	Dispersed	Habitat importance map	0.0011
Coast Fescue	Poa billardierei	501361	Endangered	Dispersed	Habitat importance map	0.0007
Coast Twin-leaf	Zygophyllum billardierei	503615	Endangered	Dispersed	Habitat importance map	0.0005
King Quail	Coturnix chinensis victoriae	10012	Endangered	Dispersed	Habitat importance map	0.0004
Coast Wirilda	Acacia uncifolia	504210	Endangered	Dispersed	Habitat importance map	0.0004
Coast Bitter-bush	Adriana quadripartita	504755	Endangered	Dispersed	Habitat importance map	0.0004
Marsh Saltbush	Atriplex paludosa subsp. paludosa	500326	Endangered	Dispersed	Habitat importance map	0.0003
Pacific Golden Plover	Pluvialis fulva	10137	Vulnerable	Dispersed	Habitat importance map	0.0002
Creeping Rush	Juncus revolutus	501839	Endangered	Dispersed	Habitat importance map	0.0002
Dune Poa	Poa poiformis var. ramifer	504826	Endangered	Dispersed	Habitat importance map	0.0002
Glossy Grass Skink	Pseudemoia rawlinsoni	12683	Endangered	Dispersed	Habitat importance map	0.0001
Growling Grass Frog	Litoria raniformis	13207	Vulnerable	Dispersed	Habitat importance map	0.0001
Swamp Diuris	Diuris palustris	501082	Endangered	Dispersed	Habitat importance map	0.0001
Salt Lawrencia	Lawrencia spicata	501888	Endangered	Dispersed	Habitat importance map	0.0001
Paper Flower	Thomasia petalocalyx	503392	Endangered	Dispersed	Habitat importance map	0.0001

Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Salt Blown-grass	Lachnagrostis robusta	504223	Endangered	Dispersed	Habitat importance map	0.0001
Brackish Plains Buttercup	Ranunculus diminitus	504314	Endangered	Dispersed	Habitat importance map	0.0001
Lewin's Rail	Lewinia pectoralis pectoralis	10045	Vulnerable	Dispersed	Habitat importance map	0.0000
Grey Goshawk	Accipiter novaehollandiae novaehollandiae	10220	Endangered	Dispersed	Habitat importance map	0.0000
Black Falcon	Falco subniger	10238	Critically Endangered	Dispersed	Habitat importance map	0.0000
Elegant Parrot	Neophema elegans	10307	Vulnerable	Dispersed	Habitat importance map	0.0000
White-throated Needletail	Hirundapus caudacutus	10334	Vulnerable	Dispersed	Habitat importance map	0.0000
Lax Twig-sedge	Baumea laxa	500378	Endangered	Dispersed	Habitat importance map	0.0000
Leafy Twig-sedge	Cladium procerum	500786	Endangered	Dispersed	Habitat importance map	0.0000
Golden Cowslips	Diuris behrii	501061	Endangered	Dispersed	Habitat importance map	0.0000
Clover Glycine	Glycine latrobeana	501456	Vulnerable	Dispersed	Habitat importance map	0.0000
Snowy Mint-bush	Prostanthera nivea var. nivea	502746	Vulnerable	Dispersed	Habitat importance map	0.0000
Wavy Swamp Wallaby-grass	Amphibromus sinuatus	503625	Endangered	Dispersed	Habitat importance map	0.0000
Swamp Everlasting	Xerochrysum palustre	503763	Critically Endangered	Dispersed	Habitat importance map	0.0000
Purple Blown-grass	Lachnagrostis punicea subsp. punicea	504206	Endangered	Dispersed	Habitat importance map	0.0000
Pale Swamp Everlasting	Coronidium gunnianum	504655	Critically 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.

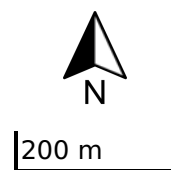
The 'Habitat impacted' column identifies whether the Habitat Importance Map or its Top Ranking Map was used to determine the proportional impact for a species with dispersed habitat.

Appendix 3: Images of mapped native vegetation

1. Property in context



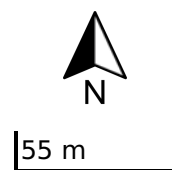
- Proposed Removal
- Past Removal
- Partial Removal
- Property Boundaries



2. Aerial photograph showing mapped native vegetation



-  Proposed Removal
-  Past Removal
-  Partial Removal

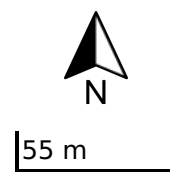


3. Location Risk Map

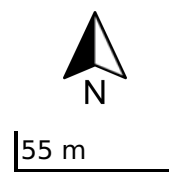
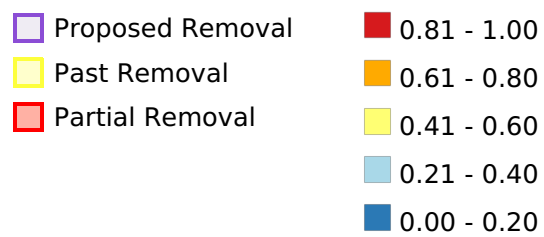
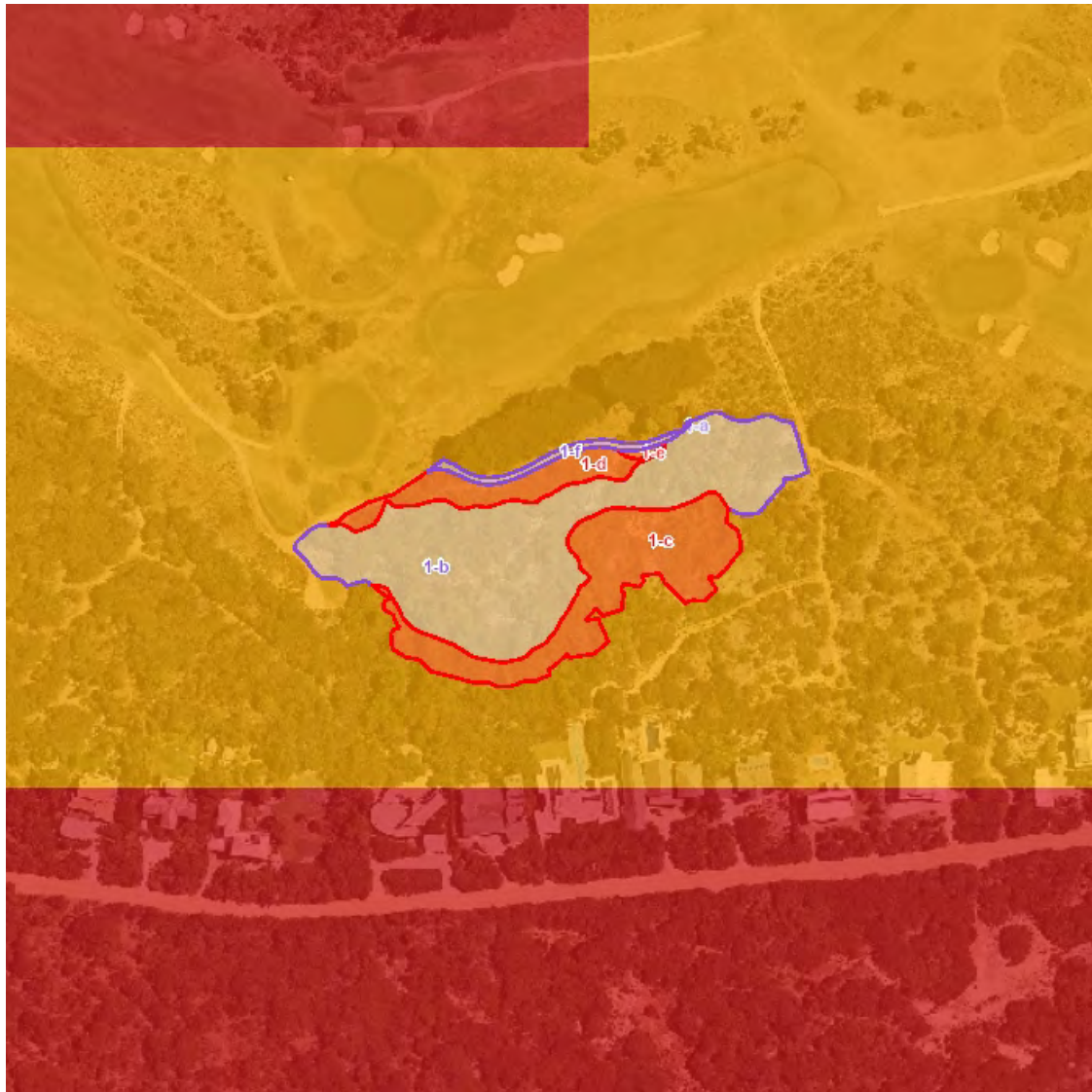


- Proposed Removal
- Past Removal
- Partial Removal

- Location 1
- Location 2
- Location 3



4. Strategic Biodiversity Value Score Map

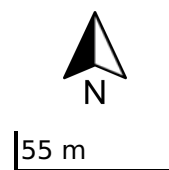


5. Modelled Condition Score Map



- Proposed Removal
- Past Removal
- Partial Removal

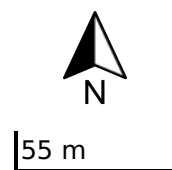
- 0.81 - 1.00
- 0.61 - 0.80
- 0.41 - 0.60
- 0.21 - 0.40
- 0.00 - 0.20



6. Modelled Endangered EVCs



- Proposed Removal
- Past Removal
- Partial Removal
- Endangered 1750 Ecological Vegetation Classes



7. Habitat Importance maps

Not Applicable

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22 January 2026

Our Ref: VLQ-11573-B

Your Ref: Barwon Heads Golf Club

██████████
Okologie Consulting
██████████

██████████

Re: Quotation for the supply of native vegetation credits

Vegetation Link is an accredited offset broker with the Department of Energy, Environment and Climate Action (DEECA). Based on the information provided, I understand you require the following:

GHUs	Min. SBV	Vicinity	Large Trees
0.428	0.622	Corangamite CMA or Greater Geelong City LGA	-

To meet your offset requirements, you can purchase native vegetation credits from a third party as per the trade¹ options quoted below. Credit trading turnaround time is approximately 2-5 weeks from acceptance of a valid quote. This quotation is valid for 14 days, subject to credit availability.

Option 1: 3-Party CTA Pathway - offset site located on Gadubanud Country in the Colac Otway LGA (approx. 105 kms from the project site)

Cost of native vegetation offsets (invoiced by DEECA)	\$47,936.00
Cost of broker fee (invoiced by Vegetation Link)	\$1,320.00
Subtotal cost ex. GST	\$49,256.00
Total cost inc. GST	\$54,181.60

Option 2: 3-Party CTA Pathway - offset site located on Gadubanud Country in the Colac Otway LGA (approx. 105 kms from the project site)

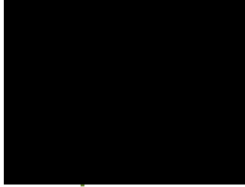
Cost of native vegetation offsets (invoiced by DEECA)	\$49,220.00
Cost of broker fee (invoiced by Vegetation Link)	\$1,320.00
Subtotal cost ex. GST	\$50,540.00
Total cost inc. GST	\$55,594.00

PO Box 10 Castlemaine VIC 3450
1300 VEG LINK (1300 834 546)
offsets@vegetationlink.com
www.vegetationlink.com.au



To proceed with a trade, please complete and return the purchaser details form provided via email. Upon receipt of the form, we will begin the trade process. Further details of the process are in the FAQ below.

Kind regards,



Admin Support - Biodiversity Offset Team

FAQs

What is a third party offset?

A third-party offset means securing offsets from a site owned by a landowner who manages and protects native vegetation on their land or from a credit owner with excess credits to sell. Landowners who establish these offset sites are required to:

- Enter into a Landowner Agreement for the specified offset site. A landowner agreement is in perpetuity and is binding upon the current and future landowners of the site. It permanently restricts use of the site for many purposes.
- Implement a detailed 10-year Management Plan endorsed by the DEECA Native Vegetation Offset Register to manage and improve the biodiversity values of the site.

How is the price of native vegetation offset credits (GHUs, GBEUs etc.) determined?

Credit owners set their own price for native vegetation credits. They determine the price based on numerous factors. These include but are not limited to; site establishment costs, the cost to manage the site in perpetuity (e.g., maintain fencing, control pest species), foregone use cost and administrative costs. Depending on how the site is registered, the credit fee may be paid to either DEECA or directly to the credit owner.

Further information about the work some of our landowners are doing can be found on the [Vegetation Link website](#).

What is the process after I accept the quote?

After you accept the quote and return the purchaser table, the following steps will be undertaken:

1. We will ensure the credits are still available and if necessary, submit a credit advice form for a pending trade to DEECA, to sanction the specified credits,
2. We will set up a credit trade agreement (CTA) and issue this for review and signing by the relevant parties involved. If credits are being purchased and allocated to a project simultaneously, we will include this within the documentation issued to you,
3. Once signed by all parties, we will submit the executed documentation to the relevant entity for invoicing. Invoices will be issued for the fees listed in the quotation. We will send you two invoices, one for the broker fee (payable within 14 days from the date of issue), invoiced by Vegetation Link and one for the credit fee (payable within 28 days from the date of issue), to be paid to DEECA or the Credit Owner. We recommend providing remittances for all your payments,
4. Once payments are received, the Native Vegetation Offset Register (NVOR) will issue the allocated credit extract/s, or purchased credit statement/s to Vegetation Link, which will then be sent to the appropriate recipients. A copy of the executed CTA will also be issued, as evidence that you have purchased the offset.

Generally, the process from quote acceptance to having evidence of purchased (and allocated) credits takes between 2-5 weeks from receipt of a completed Purchaser Details form. This is dependent on a range of factors including the type of landholder agreement or credit trade agreement, organisational workflows, and turnaround times for signing and payment of invoices. We work as quickly as possible to get your credits to you within this period.

We note that you **cannot** remove vegetation until you have been given permission by the Responsible Authority (usually the council that has issued a permit).

What happens if I don't have a permit yet?

When people are buying credits before a permit is issued, the following three options are most common:

- You can purchase offsets before the planning permit is available, and then subsequently request that the offsets be allocated to the permit once it becomes available. This will incur an additional \$250 fee for Vegetation Link to facilitate this process. When considering this option, it is important to realise that your estimated offset requirements may be different than the actual permit requirements, which may result in additional costs.
- You can wait for the planning permit to be approved first and then request a quote to meet the requirements of the permit. Should credits be available, you can then start the offset purchase process. We then use the planning permit number for allocating the credits. Allocating credits to the permit is evidence that the offsets have been purchased and that the condition on the permit has been met.
- You can request a quote to confirm availability and to get an idea of the cost of your requirements before you apply for a permit. Once a planning permit has been issued, you can then request an updated quote. It is at this point that you can then go through the offset purchase process.

We cannot guarantee credit availability until a) contracts are executed, or b) credits have been held via a pending trade lodged with DEECA Native Vegetation Offset Register.

We cannot guarantee prices until a) a quote has been accepted within 14 days, and b) a Credit Trading Agreement is signed within 30 days, and c) the invoice for the credit fee is paid within 28 days of the date the invoice is issued.

If I sign the CTA, does that mean I MUST pay for the credits?

Yes, you have entered into an agreement to pay for the offset credits therein and are required to pay for those credits. The credits must be paid for within 28 days of the date of the invoice. The broker fee (invoiced by Vegetation Link) must be paid within 14 days from the date of issue.

Can Vegetation Link hold the credits for me, as I want to pay later?

Vegetation Link are unable to hold credits for later payment. Please also see 'What happens if I don't have a permit yet?' above.

For further information, see [our website](#), the [DEECA website](#) or call us any time on 1300 834 546.

ⁱ Fees are inclusive of the NVOR transfer and allocation fees when an allocation is done at the time of purchase.