# 60-62 Morgan Street, Norlane, Victoria.

Biodiversity Assessment: Basic Assessment Pathway for a proposed development


Report for

SPIIRE

May 2024

BeaconEcological

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Beacon Ecological acknowledges and pays respect to the past, present and future Traditional Custodians and Elders of this nation, particularly the Wadawurrung people on whose land the field work was completed, and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.

**DISCLAIMER**

The author advises that the information presented in this report, including any management advice, has been prepared with all due diligence and care, and based on the best available knowledge and research.

However the author takes no responsibility for any loss, injury or financial damage resulting from the reliance and/or application of management advice provided in the report.

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# SUMMARY

Beacon Ecological was engaged by SPIIRE to undertake a Biodiversity Assessment for a proposed development at 60-62 Morgan Street, Norlane, Victoria. The site supports the Wathaurong Aboriginal Co-operative building which is proposed to be demolished and rebuilt including the provision of additional car parking.

The development will result in the removal, destruction and lopping of scattered native groundcover species providing less than 25% vegetative cover and as such will require a permit under *Clause 52.17 Native Vegetation* of Victoria's *Planning and Environment Act 1987*.

This report provides permit application requirements for the basic assessment pathway as per the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) (DELWP 2017).

## METHODOLOGY

A field assessment was undertaken within the study area by qualified botanist, Luke Hynes (*Vegetation Quality Assessment Accreditation Number: 077*) on 2 May 2024. Flora taxa and habitat types within the study area were noted and areas of native vegetation were mapped and assessed using the Vegetation Quality Assessment where appropriate.

## RESULTS

The field visit revealed that the property is dominated by buildings and artificial surfaces, predominantly introduced slashed grasses and planted native vegetation along Cowies Creek in the west and adjacent to the existing buildings.

Some small areas of the southern portion of the prosed development are located within an area of Current Wetland under the Department of Energy, Environment and Climate Action (DEECA) Current Wetlands mapping layer . The field visit revealed that this area does not and is unlikely to support any wetland values due to the earthworked wetland bank and artificial surfaces within this area. Correspondence with DEECA indicates that offsets are not required for works within the mapped wetland area (Appendix 4).

Previous and current records and habitat requirements for *Environmental Protection and Biodiversity Conservation Act 1999* listed species from state and federal databases were reviewed. Given the available habitat and amount of survey effort, it is considered unlikely that the proposed works will have a significant impact on any matters of national environmental significance.

## BIODIVERSITY ASSESSMENT

The current application is of the basic assessment pathway as scattered native vegetation providing less than 25% vegetative cover is proposed to be removed. No remnant native patches of vegetation or scattered trees were noted within the study area.

## FURTHER REQUIREMENTS AND RECOMMENDATIONS

The following actions are required to satisfy requirements for the proposed development:

- **A permit to remove native vegetation (scattered grasses) from the City of Greater Geelong Council** is required under *Clause 52.17 Native Vegetation*. As per Clause 52.17, the application has been classed as a *basic assessment pathway.* There are no offset requirements.

Recommendations to further avoid and minimise impacts to ecological values during and after the proposed works are detailed in Section 6.2.

# 1 INTRODUCTION

Beacon Ecological was engaged by SPIIRE to undertake a Biodiversity Assessment for a proposed development at 60-62 Morgan Street, Norlane, Victoria. The site supports the Wathaurong Aboriginal Co-operative building which is proposed to be demolished and rebuilt including the provision of additional car parking.

The development will result in the removal, destruction and lopping of scattered native groundcover species providing less than 25% vegetative cover and as such will require a permit under *Clause 52.17 Native Vegetation* of Victoria's *Planning and Environment Act 1987*.

This report provides permit application requirements for the basic assessment pathway as per the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) (DELWP 2017).

## 1.1 SCOPE OF WORKS

The following tasks were completed during the vegetation assessment:

**Background Literature Review:** Relevant documentation pertaining to the study area was reviewed.

**Vegetation Quality Assessment:** A qualified and experienced botanist traversed the site to determine the extent of native vegetation and other ecological values.

**Mapping:** A site plan, using aerial photography detailing the location of the proposed works areas and vegetation proposed for removal and retention has been prepared for inclusion in the report. The mapping also includes, site location, boundaries, area of removal (in hectares), and ecological values using aerial photography and GPS (if required).

**Report Production:** A report was prepared to detail the:

- Results of the field assessment.
- Calculations of native vegetation losses and offsets if required.
- Recommendations to protect and conserve ecological values within the site during each construction phase.

## 1.2 STUDY AREA

The study areas is located at 60-62 and part of 43 Morgan Street, Norlane (Figure 1) and is an irregularly area of approximately 1.5 hectares. The study area is dominated by introduced vegetation, generally slashed grasses in the north and southeast with planted native trees and shrubs adjacent to Cowies Creek in the west and the existing building in the south. The topography slopes gently to the west and south and is bounded by Morgan Street to the wets and north, private property to the east and Cowies Creek to the south. The study area is located in an industrial area.

The property is located within Public Park and Recreation Zone (PPRZ) of the City of Greater Geelong Council planning scheme and is not covered by any overlays (DEECA 2024a). The property is within the Victorian Volcanic Plain Bioregion and Corangamite Catchment Management Authority Boundaries and mapped as Location 1 with some Location 2 along the southern boundary on the DEECA location risk mapping (DEECA 2024b).

# 2 METHODOLOGY

## 2.1 DATABASE REVIEW

The following databases were reviewed to obtain background information on the study area:

- **Nature Kit** for pre-1750 (pre - European settlement) and 2005 (extant) native vegetation modelling and significant flora and fauna species previously recorded within a five-kilometre radius of the study area (DEECA 2024a).
- **Victorian Biodiversity Atlas** for significant flora and fauna species previously recorded within a five-kilometre radius of the study area (DEECA 2024c).
- **Protected Matters Search Tool** for nationally significant ecological values that are predicted to occur within five kilometres of the study area (DCCEWA 2024).
- **Planning Schemes Online** for information regarding planning provision overlays and zones pertaining to native vegetation and ecological values within the study area (DEECA 2024b).

## 2.2 MAPPING AND OTHER LITERATURE

Relevant literature, such as Bioregional Ecological Vegetation Class (EVC) Benchmarks and national/state/local policies and legislation were also reviewed as part of the investigation (DEECA 2024a, DEECA 2024b). The following were also reviewed:

- *Morgan Street Redevelopment. Wathaurong Aboriginal Co-operative. Site Plan* (Woods Bagot Undated).
- *Tree Survey and Impact Assessment. Wathaurong Aboriginal Co-operative. 60-62 Morgan Street, Norlane. Preliminary Tree Survey* (Johnny's Tree Service 2022).

## 2.3 FIELD ASSESSMENT

A field assessment was undertaken within the study area by qualified botanist, Luke Hynes (*Vegetation Quality Assessment Accreditation Number: 077*) on 2 May 2024.

The area proposed to be impacts was traversed in order to:

- Note flora taxa naturally occurring. Plant taxonomy follows the Victorian Biodiversity Atlas (VBA) (DEECA 2024c).
- Note any habitat types and distribution.
- Map the extent of native vegetation and habitat present.
- Undertake a Vegetation Quality Assessment (VQA) within areas of native vegetation that meet the assessment criteria thresholds.

## 2.4 BIODIVERSITY ASSESSMENT

The Guidelines (DELWP 2017) are 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 statewide policy in relation to assessing and compensating for the removal of native vegetation.

The three-step approach (avoid, minimise, offset native vegetation) is the key policy in relation to the removal of native vegetation to achieve no net loss to biodiversity. To determine extent of native vegetation, *remnant patch* or *scattered tree* are used as defined below:

***Patch***

A patch of d, native vegetation is:

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

***Scattered tree***

A scattered tree is:

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

Applications to remove native vegetation are categorised in to one of three assessment pathways with corresponding application requirements and decision guidelines.

- **Basic:** limited impacts on biodiversity.
- **Intermediate:** could impact on large trees, endangered EVCs, and sensitive wetlands and coastal areas.
- **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 is determined by considering the extent and location risk modelling of the native vegetation to be removed as per Table 1 below.

**Table 1.** Determining the assessment pathway.

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

The current application is considered to be of the basic assessment pathway as scattered native understorey species providing less than 25% vegetative cover are proposed to be removed.

## 2.5 LIMITATIONS

Field surveys provide an indication of what is present at the time of survey (i.e. a 'snapshot') and as such may not include species that may be dormant or absent due to seasonal or climatic conditions. As such, some species may be dormant or not displaying diagnostic characteristics at the time of survey.

A fauna survey (i.e. the identification of all fauna species present onsite) was not within the scope of works during the assessment.

However, the survey effort and review of existing relevant information is considered sufficient to provide adequate information to undertake a Biodiversity Assessment.

# 3 RESULTS

## 3.1 FLORA SPECIES

The field visit identified 26 species occurring within the study area. Of these one is considered native and 25 introduced. See Appendix 1 for a list of species recorded within the study area.

No nationally or state significant flora species were noted within the study area during the assessment.

Two introduced species, Chilean Needle-grass *Nassella neesiana* and Serrated Tussock *Nassella trichotoma*, noted within the study area are listed as regionally controlled noxious weed within the Corangamite Catchment (DPI 2008).

## 3.2 VEGETATION QUALITY ASSESSMENT

Pre-1750 (prior to European settlement) EVC modelling indicates that the property is likely to have been dominated by Grassy Woodland (EVC 175). 2005 (extant) mapping indicates that the study area may support patchy native vegetation (DEECA 2023a).

The field visit revealed that the property is dominated by introduced and planted vegetation. Introduced slashed grasses in the north and southeast (Plate 1) with planted native vegetation adjacent to Cowies Creek in the west and adjacent to the existing buildings (Cover photo).

**Plate 1.** Slashed introduced grass species within the study area. Note that some isolated Wallaby Grass pants were noted providing less than 25% vegetative cover.

Introduced slashed vegetation is dominated by Kikuyu *Cenchrus clandestinus* with scattered Brown-top Bent *Agrostis capillaris,* Sweet Vernal-grass *Anthoxanthum odoratum,* Flatweed *Hypochaeris radicata,* Paspalum *Paspalum dilatatum* and Onion Grass *Romulea rosea.* Within the proposed construction area in the southeast some isolated Wallaby Grass plants were noted providing less than 25% vegetative cover.

Planted native trees and shrubs include River Red Gum *Eucalyptus camaldulensis,* Manna Gum *Eucalyptus viminalis,* Golden Wattle *Acacia pycnantha,* Sweet Bursaria *Bursaria spinosa,* Moonah *Melaleuca lanceolata,* Blackwood *Acacia melanoxylon,* Sticky Hop Bush *Dodonaea viscosa,* Drooping Sheoak *Allocasuarina verticillata,* Lightwood *Acacia implexa* and Seaberry Saltbush *Rhagodia candolleana* (Plate 2).

**Plate 2.** Planted native vegetation within the study area.

Some planted native groundcover species were noted within garden beds including Wattle Mat Rush *Lomandra filiformis,* Arching Flax-Lily *Dianella admixta* , Hop Goodenia *Goodenia ovata* and Common Correa *Correa reflexa.*

Some non-locally native species have also been planted including Giant Honey-myrtle *Melaleuca armillaris,* Bottlebrush *Callistemon viminalis,* Red Flowering Gum *Eucalyptus leucoxylon 'Rosea'* and River Sheoak *Casuarina cunninghamii.*

The southern portion of the proposed development area is covered by the Current Wetlands layer. The site visit revealed that the boundary of the mapped wetland is inaccurate with maintained lawn areas,

walking tracks and artificial surfaces covered by the mapped wetland area within the study area. Plate 3 shows the mapped area clearly not a wetland with the wetland in the background. Note that access was limited due to current works by Barwon Water.

**Plate 3.** Area of mapped wetland supporting Kikuyu and artificial surfaces. .

## 3.3 NATIONALLY SIGNIFICANT FLORA SPECIES

Appendix 2 presents flora species listed on the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) that have previously been recorded and/or are predicted to occur within a five-kilometre radius of the study area by the VBA or the Protected Matters Search tool (DEECA 2024c, DCCEWA 2024).

Two flora species of national significance listed under the EPBC Act has previously been recorded within a five-kilometre radius of the study area (DEECA 2024c). An additional 18 species listed under the EPBC Act are predicted to occur, or have habitat predicted to occur within a five-kilometre radius of the study area (DCCEWA 2024), (Appendix 2).

Given the available habitat and amount of survey effort, it is considered unlikely that the study area provides habitat for any flora species of national significance.

## 3.4 FAUNA HABITAT ASSESSMENT

A habitat assessment was undertaken which revealed the presence of planted trees and shrubs and slashed lawn.

Planted trees and shrubs may provide a variety of habitat niches that are likely to be used by a range of arboreal mammals, native birds and reptiles for nesting, foraging and shelter. Insectivorous birds can forage underneath bark, on leaves and flowers, and in leaf litter on the ground. Any coarse woody debris (e.g. branches, logs, stumps) and leaf litter often found beneath mature trees may provide shelter and foraging habitat for small marsupials, reptiles and frogs.

Slashed introduced grasslands generally provide low quality fauna habitat. Typically, introduced grasslands provide few resources for native fauna and are used by relatively few species due to the highly modified nature of this habitat. Ground-foraging birds and woodland birds may forage on seeding grasses and herbs within these areas.

The Cowies Creek is present to the west and south outside the study area. The creek provides suboptimal semi-aquatic and aquatic habitat.

## 3.5 NATIONALLY SIGNIFICANT FAUNA SPECIES

Appendix 3 presents fauna species listed on the EPBC Act that have previously been recorded and/or are predicted to occur within a five kilometre radius of the study area by the VBA (DEECA 2024c) or the DEE Protected Matters Search tool (DCCEWA 2024).

Nine fauna species of national significance, listed under the EPBC Act, have previously been recorded within the five-kilometre VBA search area (DEECA 2024c, Appendix 3). The Protected Matters Search Tool identified an additional 58 species, listed under the EPBC Act, that may occur or for which habitat may occur in the site (DCCEWA 2024, Appendix 3).

Given the habitat type present and previous records, it is considered unlikely that the study area provides significant habitat for any fauna species of national significance. Some species may flyover or forage within the study area on an occasional basis.

While not within the study area the adjacent Cowies Creek to the west and south provides sub optimal and dispersal habitat for the Growling Grass Frog *Litoria raniformis* as several records have been noted approximately 900 metres upstream. The wetland area within Cowies Creek to the south also supports potential habitat for the Lathams Snipe *Gallinago hardwickii* with two previous records within this area. The proposed works are unlikely to cause a significant impact to the habitat of these species.

## 3.6 SIGNIFICANT ECOLOGICAL COMMUNITIES

A review of information and databases maintained by DEECA and DCCEWA identified the following ecological communities as occurring within the study area or within a five-kilometre radius of the study area.

**Ramsar Wetlands (listed under the EPBC Act)**

The Protected Matters Search Tool reported the study area is within 10 kilometres of the Port Philip Bay (Western Shoreline) and Bellarine Peninsula Ramsar sites of international significance (DCCEWA 2024). The proposed works are unlikely to have a significant impact on this wetland.

**Ecological Communities (listed under the EPBC Act)**

The Protected Matters Search Tool reported six nationally significant ecological communities, that may occur within five-kilometres of the study area (DCCEWA 2024):

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

These communities were not noted within the study area.

**Ecological Communities (listed under the FFG Act)**

No ecological communities listed under the FFG Act were noted within the study area.

# 4 RELEVANT LEGISLATION AND POLICIES

The following policies and legislation were taken into consideration during the assessment.

## 4.1 NATIONAL

***Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act)**

*The Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act) is the central piece of national environmental legislation in Australia. The Act provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places — defined in the Act as matters of national environmental significance (SEWPAC 2013).

Under the EPBC Act an action will require approval from the Minister if the action has, will have, or is likely to have, a significant impact on a matter of national environmental significance. The *EPBC Act Significant Impact Guidelines* (SEWPAC 2013) provide information on whether an action (e.g. a project, a development, an undertaking, an activity or a series of activities) requires a referral.

**Implications –**

The proposed works are unlikely to pose a significant impact on any matters of national significance. A referral under the EPBC Act is not required.

## 4.2 STATE

***The Flora and Fauna Guarantee Act 1988* (FFG Act)**

The FFG Act is the key state legislation for the conservation of threatened species and communities and for the management of potentially threatening processes. The FFG Act provides for the listing of taxa (genera, species, subspecies, varieties) and communities of flora and fauna that are threatened (Threatened List); potentially threatening processes (Processes List); and flora that have legal protection (Protected Flora List).

A permit is required from DELWP if an action on public land proposes to collect, kill, injure or disturb protected flora.

**Implications -**

As the proposed works are not on public land a permit under the FFG Act is not required from DELWP.

***Planning and Environment Act 1987* (PE Act)**

The Planning and Environment Act 1987 (PE Act) establishes a framework for planning the use, development and protection of land in Victoria. The PE Act provides for the Minister to prepare a set of standard provisions for municipal planning schemes called the Victoria Planning Provisions (VPP).

Under Clause 52.17 of the VPP a planning permit is required from the responsible authority (local council) to remove, destroy or lop native vegetation on land unless the action is exempt. Clause 52.17 also specifies that applications must also be classified as basic, intermediate or detailed assessment pathway as defined in the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017). Each assessment pathway has specific application requirements and decision guidelines that must be considered.

Under Clause 66 Referral and Notice Provisions of planning schemes, the following applications are referred to the Secretary to DELWP (DELWP 2017):

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

**Implications –**

A planning permit is required to remove, destroy or lop native vegetation under *Clause 52.17 Native Vegetation* from the City of Greater Geelong Council. Under Clause 52,17 the application has been classed as a basic *assessment pathway* as scattered native groundcover species providing less than 25% vegetative cover are proposed to be impacted.

Application information requirements of this pathway are detailed in Section 5. In this instance DELWP is not considered a recommending authority.

## 4.3 LOCAL AND REGIONAL

**Planning Scheme**

Each municipality in Victoria is covered by a planning scheme, which sets out policies and provisions for the use, development and protection of land (zones and overlays). They are legal documents, sourced and constructed according to the VPP, prepared by the local council or Minister and approved by the Minister. Particular zones and overlays (such as Environmental Significance Overlays and Green Wedge Zones) in the planning scheme may stipulate additional conditions and requirements for applications proposing to remove native vegetation.

A **zone** is a planning provision that reflects the primary character of land (such as residential, industrial or rural) and indicates the type of use and development, which may be appropriate in that zone (DSE 2010d).

An **overlay** is also a planning provision, but one which is in addition to the zone. Overlays ensure that important aspects of the land are recognised (such as areas of significant vegetation). Overlays indicate the type of development and/or protection, which may be appropriate in that area (DSE 2010d).

**Implications –**

No overlays pertaining to ecological values cover the study area.

# 5 BIODIVERSITY ASSESSMENT

**Table 2.** Application requirements and responses for proposed vegetation clearance under the basic assessment pathway.

| # | Application Requirement | Response |
|---|---|---|
| 1 | Information about the native vegetation to be removed, including: | |
| | The assessment pathway and reason for the assessment pathway. This includes the location category of the native vegetation to be removed. | **Basic Assessment Pathway**<br>Scattered native groundcover species providing less than 25% vegetative cover are proposed to be impacted. |
| | A description of the native vegetation to be removed that includes:<br>• Whether it is a patch or a scattered tree (or both).<br>• The extent (in hectares).<br>• The number and circumference (in centimetres measured at 1.3 metres above ground level) of any large trees within a patch.<br>• 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.<br>• The strategic biodiversity value score<br>• The condition score.<br>• If it includes endangered Ecological Vegetation Classes.<br>• If it includes sensitive wetland or coastal areas. | • Scattered native groundcover species amongst introduced grasses are proposed to be impacted.<br>• No remnant native trees or patches of vegetation are proposed to be impacted.<br>• The native vegetation to be removed does not include any sensitive coastal areas. Note that the southern portion of the study area supports a small area of mapped wetland. DEECA has been contacted to provide a letter exemption this area as it does not support potential wetland habitat. See appendix 4 for details. |
| | Maps showing the native vegetation and property in context and containing:<br>• Scale, north point and property boundaries<br>• Location of any patches of native vegetation and the number of large trees within the patch proposed to be removed<br>• Location of scattered trees proposed to be removed, including their size | A map is not required as no remnant native patches or scattered trees were noted within the study area. |
| | The offset requirement, determined in accordance with section 5 of the Guidelines, that will apply if the native vegetation is approved to be removed | There are no offset requirements. |

| # | Application Requirement | Response |
|---|---|---|
| 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 native vegetation proposed to be removed is on sloping flat topography less than 20 percent. There are no saline discharge or erosion areas. |
| 3 | Recent, dated photographs of the native vegetation to be removed. | See Section 3.2 of this report. |
| 4 | Details of any other native vegetation approved to be removed, or that was removed without the required approvals, on the same property or on contiguous land in the same ownership as the applicant, in the five year period before the application for a permit is lodged. | No other native vegetation has been approved to be removed, or 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. |
| 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:<br>• 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<br>• Site level planning – how the proposed use or development has been sited or designed to avoid and minimise impacts on native vegetation.<br>• That no feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal. | **Strategic level planning:** The study area has not been considered as part of any strategic level planning.<br>**Site level planning**: The proposed development avoids and minimises impact to native vegetation by selecting a site generally devoid of native vegetation. Additional ecological protection measures are detailed in Section 6.2. |
| 6 | A copy of any Property Vegetation Plan contained within an agreement made pursuant to section 69 of the Conservation, Forests and | No Property Vegetation Plan applies to the study area. |

| # | Application Requirement | Response |
|---|---|---|
| | Lands Act 1987 that applies to the native vegetation to be removed. | |
| 7 | Where the removal of native vegetation is to create defendable 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 defendable space is in conjunction with an application under the Bushfire Management Overlay. | The removal of native vegetation is not to create defendable space in conjunction with an application under the Bushfire Management Overlay. |
| 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 is not under 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.<br>A suitable statement includes evidence that the required offset:<br>• Is available to purchase from a third party, or<br>• Will be established as a new offset and has the agreement of the proposed offset provider, or<br>• Can be met by a first party offset | Offsets are not required. |

# 6 REQUIREMENTS AND RECOMMENDATIONS

## 6.1 REQUIREMENTS

The following actions are required as part of the proposed works:

- **A permit to remove native vegetation (scattered grasses) from the City of Greater Geelong Council** is required under *Clause 52.17 Native Vegetation*. As per Clause 52.17, the application has been classed as a *basic assessment pathway*. There are no offset requirements.

## 6.2 RECOMMENDATIONS

The following actions are highly recommended to further avoid and minimise impacts to ecological values during and after the proposed works.

**Native Vegetation**

- Ensure any contractors on-site are aware of, and educated about areas of vegetation to be retained and enforce penalties for those who enter into or disturb these areas.
- Exclusion areas and 'no go' zones should be established and protected where appropriate (i.e. use high visibility para-webbing to delineate areas of ecological value). Stockpiles, machinery and personnel rest areas should be placed in designated areas away from retained vegetation.
- Ensure any proposed works remain within the permitted construction footprint (i.e. do not disturb or remove areas of vegetation outside this footprint).
- Any revegetation or landscaping will use locally indigenous species.

**Sedimentation and Pollution**

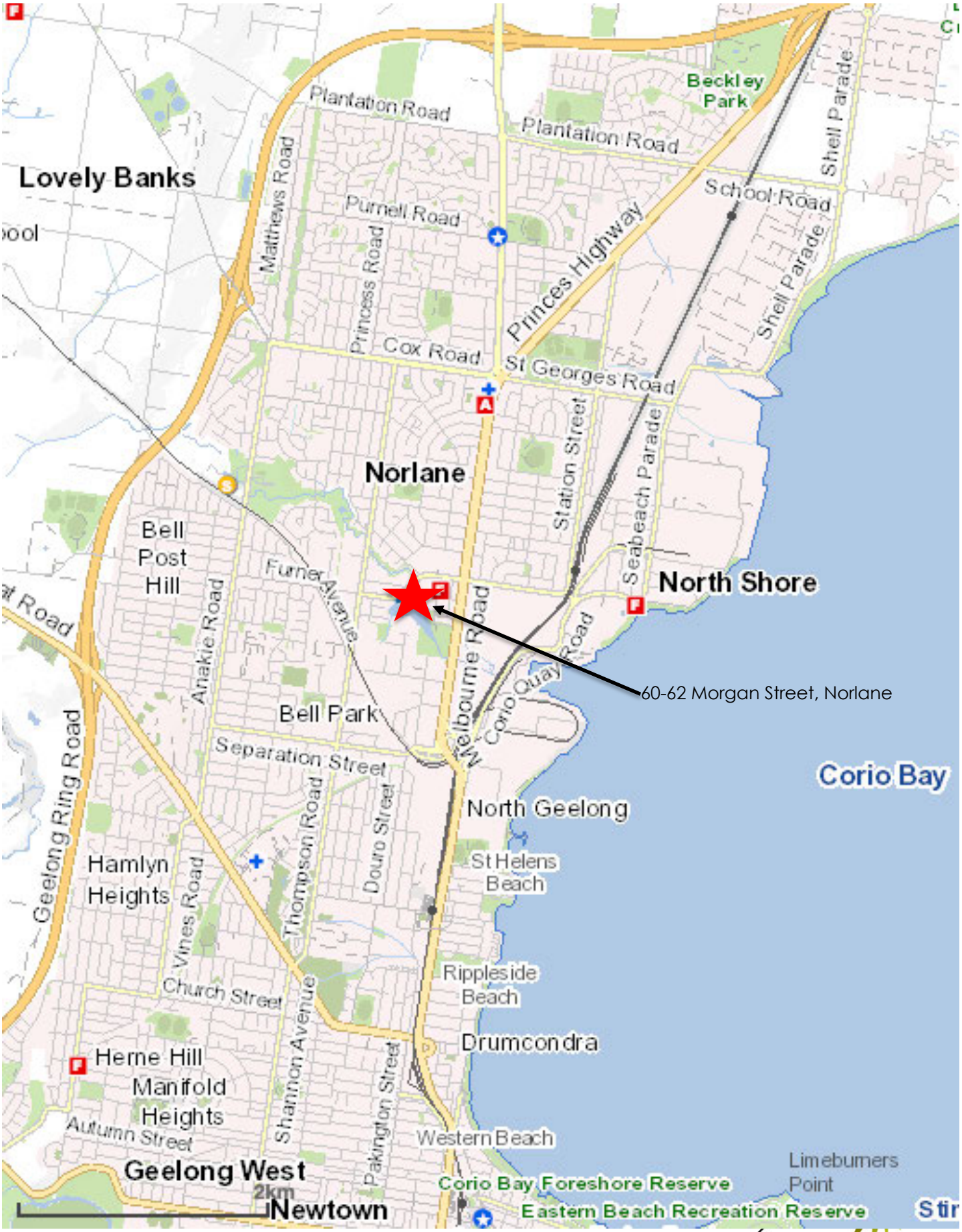
- Inform contractors that drainage lines are areas of ecological value or pathways to areas of ecological values (e.g. rivers, oceans and wetlands).
- Ensure best practice sedimentation and pollution control measures, to the satisfaction of the Environment Protection Authority (EPA 1991), are undertaken at all times to prevent off-site impacts.
- Ensure waste stockpiles, skips and personnel rest areas are located away from drainage areas to prevent accidental movement of rubbish and construction materials.

**Weed and Biosecurity**

- Any imported soil or gravel must be weed free to prevent importation of weed seed into the study area.
- Control the placement of any soil stockpiles and green waste outside areas of vegetation.

# FIGURES

**FIGURE 1. LOCATION OF THE STUDY AREA**



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# APPENDICES

## APPENDIX 1. FLORA SPECIES RECORDED WITHIN THE STUDY AREA DURING THE CURRENT ASSESSMENT

**Notes: CaLP –** denotes Catchment and Land Protection Act *regionally controlled* listed weed within the Corangamite Catchment.
# - Native to Australia but located outside natural distribution.

| Scientific Name | Common Name |
|---|---|
| **NATIVE SPECIES** | |
| *Rytidosperma spp.* | Wallaby Grass |
| **INTRODUCED SPECIES** | |
| *Erodium spp.* | Heron's Bill |
| *Aizoon pubescens* | Galenia |
| *Allium vineale* | Crow Garlic |
| *Brassica spp.* | Turnip |
| *Cenchrus clandestinus* | Kikuyu |
| *Chamaecytisus palmensis* | Tree Lucerne |
| *Cynodon dactylon* | Couch |
| *Dactylis glomerata* | Cocksfoot |
| *Ehrharta erecta* | Panic Veldt-grass |
| *Foeniculum vulgare* | Fennel |
| *Helminthotheca echioides* | Ox-tongue |
| *Lactuca serriola* | Prickly Lettuce |
| *Lycium ferocissimum* | African Box-thorn |
| *Malva parviflora* | Small-flower Mallow |
| ***CaLP** Nassella neesiana* | Chilean Needle-grass |
| ***CaLP** Nassella trichotoma* | Serrated Tussock |
| *Oxalis pes-caprae* | Soursob |
| *#Pittosporum undulatum* | Sweet Pittosporum |
| *Plantago lanceolata* | Ribwort |
| *Romulea rosea* | Onion Grass |
| *Rumex crispus* | Curled Dock |
| *Salvia verbenaca* | Wild Sage |
| *Sonchus oleraceus* | Common Sow-thistle |
| *Sporobolus africanus* | Rat-tail Grass |
| *Stellaria media* | Chickweed |

# APPENDIX 2. EPBC ACT LISTED FLORA PREVIOUSLY RECORDED OR PREDICTED TO OCCUR WITHIN A FIVE KILOMETRE RADIUS OF THE STUDY AREA

**LISTING:**
***Environment Protection and Biodiversity Conservation Act* (EPBC Act):**

| | |
|---|---|
| X | Extinct |
| CR | Critically Endangered |
| EN | Endangered |
| VU | Vulnerable |
| Habitat | Habitat predicted to occur within 5 kilometre radius |

**Likelihood of occurring:** Recorded, Potential Habitat, Unlikely, No Habitat.
**Source:** Victorian Biodiversity Atlas (DEECA 2024c) and (**H**) = Potential habitat predicted by the Protected Matters Search Tool (DCCEWA 2024)

| Scientific Name | Common Name | Total Records | EPBC Act | Likelihood of Occurrence |
|---|---|---|---|---|
| *Lachnagrostis adamsonii* | Adamson's Blown-grass | 9 | EN | No habitat |
| *Diuris basaltica* | Small Golden Moths | 1 | EN | No habitat |
| *Thelymitra orientalis* | Hoary Sun-orchid | - | CR | No habitat |
| *Pimelea spinescens subsp. spinescens* | Plains Rice-flower | - | CR | No habitat |
| *Caladenia pumila* | Dwarf Spider-orchid | - | CR | No habitat |
| *Prasophyllum suaveolens* | Fragrant Leek-orchid | - | EN | No habitat |
| *Rutidosis leptorhynchoides* | Button Wrinklewort | - | EN | No habitat |
| *Lepidium hyssopifolium* | Basalt Pepper-cress | - | EN | No habitat |
| *Dianella amoena* | Matted Flax-lily | - | EN | No habitat |
| *Leucochrysum albicans subsp. tricolor* | Hoary Sunray | - | EN | No habitat |
| *Thelymitra epipactoides* | Metallic Sun-orchid | - | EN | No habitat |
| *Lepidium aschersonii* | Spiny Peppercress | - | VU | No habitat |
| *Dodonaea procumbens* | Trailing Hop-bush | - | VU | No habitat |
| *Pterostylis cucullata* | Leafy Greenhood | - | VU | No habitat |
| *Glycine latrobeana* | Clover Glycine | - | VU | No habitat |
| *Senecio psilocarpus* | Swamp Fireweed | - | VU | No habitat |
| *Xerochrysum palustre* | Swamp Everlasting | - | VU | No habitat |
| *Pterostylis chlorogramma* | Green-striped Greenhood | - | VU | No habitat |

| Scientific Name | Common Name | Total Records | EPBC Act | Likelihood of Occurrence |
|---|---|---|---|---|
| *Senecio macrocarpus* | Large-fruit Fireweed | - | VU | No habitat |
| *Amphibromus fluitans* | River Swamp Wallaby-grass | - | VU | No habitat |

# APPENDIX 3. EPBC ACT LISTED FAUNA SPECIES PREVIOUSLY RECORDED OR WITH POTENTIAL HABITAT WITHIN A FIVE KILOMETRE RADIUS OF THE STUDY AREA (EPBC ACT MIGRATORY AND MARINE SPECIES ARE EXCLUDED)

**LISTING:**
***Environment Protection and Biodiversity Conservation Act* (EPBC Act):**

| | |
|---|---|
| X | Extinct |
| CR | Critically Endangered |
| EN | Endangered |
| VU | Vulnerable |
| Habitat | Habitat predicted to occur within 5 kilometre radius |

**Likelihood of occurring:** Recorded, Potential Habitat, Unlikely, No Habitat.
**Source:** Victorian Biodiversity Atlas (DEECA 2024c) and (**H**) = Potential habitat predicted by the Protected Matters Search Tool (DCCEWA 2024)

| Scientific Name | Common Name | Total Records | EPBC Act | Likelihood of Occurrence |
|---|---|---|---|---|
| *Callocephalon fimbriatum* | Gang-gang Cockatoo | 52 | EN | Possible flyover |
| *Sternula nereis* | Fairy Tern | 6 | VU | No habitat |
| *Litoria raniformis* | Growling Grass Frog | 5 | VU | Potential habitat within adjacent Cowies Creek |
| *Pteropus poliocephalus* | Grey-headed Flying-fox | 5 | VU | No habitat |
| *Tringa nebularia* | Common Greenshank | 4 | EN | No habitat |
| *Gallinago hardwickii* | Latham's Snipe | 3 | VU | Potential habitat within adjacent Cowies Creek |
| *Calidris ferruginea* | Curlew Sandpiper | 1 | CR | No habitat |
| *Dermochelys coriacea* | Leathery Turtle | 1 | EN | No habitat |
| *Hirundapus caudacutus* | White-throated Needletail | 1 | VU | Possible flyover |
| *Anthochaera phrygia* | Regent Honeyeater | - | CR | No habitat |
| *Lathamus discolor* | Swift Parrot | - | CR | No habitat |
| *Neophema chrysogaster* | Orange-bellied Parrot | - | CR | No habitat |

| Scientific Name | Common Name | Total Records | EPBC Act | Likelihood of Occurrence |
|---|---|---|---|---|
| *Numenius madagascariensis* | Eastern Curlew | - | CR | No habitat |
| *Pedionomus torquatus* | Plains-wanderer | - | CR | No habitat |
| *Tympanocryptis pinguicolla* | Victorian Grassland Earless Dragon | - | CR | No habitat |
| *Botaurus poiciloptilus* | Australasian Bittern | - | EN | No habitat |
| *Caretta caretta* | Loggerhead Turtle | - | EN | No habitat |
| *Charadrius mongolus* | Lesser Sand Plover | - | EN | No habitat |
| *Dasyurus maculatus maculatus (SE mainland population)* | Spot-tailed Quoll | - | EN | No habitat |
| *Diomedea sanfordi* | Northern Royal Albatross | - | EN | No habitat |
| *Eubalaena australis* | Southern Right Whale | - | EN | No habitat |
| *Limosa lapponica baueri* | Nunivak Bar-tailed Godwit | - | EN | No habitat |
| *Limosa limosa* | Black-tailed Godwit | - | EN | No habitat |
| *Lissolepis coventryi* | Swamp Skink | - | EN | No habitat |
| *Macronectes giganteus* | Southern Giant-Petrel | - | EN | No habitat |
| *Melanodryas cucullata cucullata* | South-eastern Hooded Robin | - | EN | No habitat |
| *Nannoperca obscura* | Yarra Pygmy Perch | - | EN | No habitat |
| *Pterodroma leucoptera leucoptera* | Gould's Petrel | - | EN | No habitat |
| *Rostratula australis* | Australian Painted Snipe | - | EN | No habitat |
| *Thalassarche cauta* | Shy Albatross | - | EN | No habitat |
| *Thalassarche chrysostoma* | Grey-headed Albatross | - | EN | No habitat |
| *Antechinus minimus maritimus* | Swamp Antechinus (mainland) | - | VU | No habitat |
| *Aphelocephala leucopsis* | Southern Whiteface | - | VU | No habitat |
| *Aprasia parapulchella* | Pink-tailed Worm-lizard | - | VU | No habitat |
| *Ardenna grisea* | Sooty Shearwater | - | VU | No habitat |
| *Arenaria interpres* | Ruddy Turnstone | - | VU | No habitat |
| *Calidris acuminata* | Sharp-tailed Sandpiper | - | VU | No habitat |

| Scientific Name | Common Name | Total Records | EPBC Act | Likelihood of Occurrence |
|---|---|---|---|---|
| *Calidris canutus* | Red Knot | - | VU | No habitat |
| *Calidris tenuirostris* | Great Knot | - | VU | No habitat |
| *Charadrius leschenaultii* | Greater Sand Plover | - | VU | No habitat |
| *Chelonia mydas* | Green Turtle | - | VU | No habitat |
| *Climacteris picumnus victoriae* | Brown Treecreeper (south-eastern) | - | VU | No habitat |
| *Delma impar* | Striped Legless Lizard | - | VU | No habitat |
| *Diomedea antipodensis* | Antipodean Albatross | - | VU | No habitat |
| *Diomedea epomophora* | Southern Royal Albatross | - | VU | No habitat |
| *Diomedea exulans* | Wandering Albatross | - | VU | No habitat |
| *Falco hypoleucos* | Grey Falcon | - | VU | No habitat |
| *Grantiella picta* | Painted Honeyeater | - | VU | No habitat |
| *Macronectes halli* | Northern Giant Petrel | - | VU | No habitat |
| *Neophema chrysostoma* | Blue-winged Parrot | - | VU | No habitat |
| *Pachyptila turtur subantarctica* | Fairy Prion (southern) | - | VU | No habitat |
| *Phoebetria fusca* | Sooty Albatross | - | VU | No habitat |
| *Pluvialis squatarola* | Grey Plover | - | VU | No habitat |
| *Prototroctes maraena* | Australian Grayling | - | VU | No habitat |
| *Pseudomys novaehollandiae* | New Holland Mouse | - | VU | No habitat |
| *Stagonopleura guttata* | Diamond Firetail | - | VU | No habitat |
| *Synemon plana* | Golden Sun Moth | - | VU | No habitat |
| *Thalassarche bulleri* | Buller's Albatross | - | VU | No habitat |
| *Thalassarche bulleri platei* | Northern Buller's Albatross | - | VU | No habitat |
| *Thalassarche carteri* | Indian Yellow-nosed Albatross | - | VU | No habitat |
| *Thalassarche impavida* | Campbell Albatross | - | VU | No habitat |
| *Thalassarche melanophris* | Black-browed Albatross | - | VU | No habitat |
| *Thalassarche salvini* | Salvin's Albatross | - | VU | No habitat |

| Scientific Name | Common Name | Total Records | EPBC Act | Likelihood of Occurrence |
|---|---|---|---|---|
| *Thalassarche steadi* | White-capped Albatross | - | VU | No habitat |
| *Thinornis cucullatus cucullatus* | Eastern Hooded Plover | - | VU | No habitat |
| *Xenus cinereus* | Terek Sandpiper | - | VU | No habitat |

## APPENDIX 4. LETTER FROM DEECA EXEMPTING THE PROPOSED DEVELOPMENT WITHIN THE MAPPED WETLAND LAYER