

486/2020/P - CA 9J, 9K & 5B, 38A, 39 Parish Bingo-Munjie (Crown land north and west of the townsite of Omeo, including parcels adjacent to Livingstone Creek) - Use of the land for informal outdoor recreation (mountain bike trails) and native vegetation removal

1. The use and native vegetation removal as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
2. All works and activities must be undertaken in accordance with the approved cultural heritage management plan.
3. Before works commence associated with the use and vegetation removal commence, a staging plan for the works to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be generally consistent with Map 18 – Trail implementation priority (*Omeo Mountain Bike Trail Network Masterplan* Biosis June 2020) and must show:
 - a) The order of stages of trails to be constructed
 - b) The approximate timeframe for the construction to be carried out
 - c) No-go zones for incomplete trails.
4. The works associated with the use and vegetation removal must proceed in the order of the endorsed staging plan.
5. Before the use commences, areas set aside for parked vehicles and access lanes, as shown on the approved plans must be:
 - a) Constructed to the satisfaction of the Responsible Authority.
 - b) Properly formed to appropriate levels to the satisfaction of the Responsible Authority.
 - c) Constructed to satisfaction of the Responsible Authority.
 - d) Drained and maintained to the satisfaction of the Responsible Authority.
 - e) Line-marked, demarcated, or signposted to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.

Parking areas and access lanes must be kept available for these purposes at all times to the satisfaction of the Responsible Authority.

6. Before the commencement of any works associated with the use start, a construction management plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be consistent with and to the standard required by DELWP condition 20. In addition to and complementary to the requirement of Condition 20 the plan must include:

- Location of any temporary construction works office and machinery storage area;
- The construction works access way;
- Details of construction days and hours;
- Vehicle and machinery exclusion zones;
- Location and management requirements of stockpiled soil;
- Measures and techniques to protect drainage lines and watercourses from sediment runoff from disturbed or under construction areas;
- Measures and methods to be employed to protect sites of conservation importance, native vegetation and areas of archaeological significance;
- Measures and techniques to manage dust control;
- The location of a machinery and vehicle wash down area and requirements for the ongoing use of the of the machinery and vehicle wash down area by contractors;
- Location and management of litter storage areas, construction waste areas and chemical storage areas; and
- Methods of ensuring all contractors are informed of the requirements of the construction management plan and persons responsible for ensuring the construction management plan is adhered to.

All construction works and requirements of the construction management plan must be undertaken and completed in accordance with the endorsed construction management plan to the satisfaction of the Responsible Authority.

7. During construction and maintenance activities, adequate steps must be taken to stop soil erosion and the movement of sediment off site and into drainage lines, watercourses and onto adjoining land to the satisfaction of the Responsible Authority. Methods include but are not limited to:
 - a) Control of on-site drainage by intercepting and redirecting run-off in a controlled manner to stabilised vegetated areas on site.
 - b) Installation of sediment control structures such as sediment basins, sediment fences and sediment traps when construction commences and maintaining them until the site is stabilised.
 - c) Re-vegetating all disturbed areas as quickly as possible or within 14 days after construction works are completed.
8. All earthworks associated with the development must be stabilised in accordance with standard engineering design and practices against erosion and failure. All earthworks or retaining structures must not encroach across neighbouring property boundaries to the satisfaction of the Responsible Authority.
9. Stormwater runoff from carparks, trails and associated infrastructure must be controlled so as not to flow or discharge over the property boundaries.
10. Before the use commences, a site access signage plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must show:
 - An overview plan to be prepared for print and online media and trailhead signs which shows:
 - Locations of and preferred routes to trail entry points;

- Location of private property not to be crossed for trail access;
- Local roads which do not provide access to trails;
- Local roads which provide limited access to trails; and
- A key map for the committee of management and Council showing the location of the following general public information signs:
 - “No trespass – private property”
 - “No Mountain Bike Trail Access” – local roads
 - “Limited Mountain Bike Trail Access – Follow marked route only” – local roads
 - “Trail loops – no egress for x km” – trail difficulty signs at trail heads

Signs in accordance with this approved plan and schedule must be installed before the use commences.

11. This permit will expire if any of the following circumstances applies:

- The development and native vegetation removal associated with the use is not started within two years of the issue date of this permit.
- The development and native vegetation removal associated with the use is not completed within ten years of the issue date of this permit.
- The use has not commenced within four years of the issue date of this permit.

In accordance with section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Department of Environment, Land, Water & Planning conditions

Notification of permit conditions

12. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.

Endorsed plans

13. The DELWP native vegetation report (ID: BIO_2020_091, dated 28/10/2020) included with the application will be endorsed and form part of this permit.
14. The plans submitted with this application, being Figures 4.1 to 4.19 inclusive in the Omeo Mountain Bike Trail Network: Planning Application Report for East Gippsland Shire Council, dated 5 November 2020 and prepared by Biosis must be approved and endorsed by the responsible authority and will then form part of this permit.

Native vegetation permitted to be removed, destroyed or lopped

15. The native vegetation permitted to be removed, destroyed or lopped under this permit is 18.247 hectares of native vegetation, which is comprised of:
- a) 18.247 hectares of patch native vegetation, with a strategic biodiversity value of 0.800.

Native vegetation offsets

16. To offset the removal of 18.247 hectares of native vegetation, the permit holder must secure the following native vegetation offset in accordance with *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017):
- a) a general offset of 0.318 general habitat units:
 - i) located within the North East Catchment Management boundary or East Gippsland municipal area
 - ii) with a minimum strategic biodiversity value of at least 0.667, and
 - b) 4.196 species units of habitat for Rock Grevillea, *Grevillea willisii*
10.479 species units of habitat for Shining Anchor Plant, *Discaria nitida*
6.418 species units of habitat Honey Hood-Orchid, *Caladenia hildae*
17. Before any native vegetation is removed, evidence that the required offset has been secured must be provided to the satisfaction of DELWP. This evidence must be one or both of the following:
- a) an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site, and/or
 - b) credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

Offset evidence

18. A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning & Approvals at the Department of Environment, Land, Water and Planning, Gippsland regional office via gippsland.planning@delwp.vic.gov.au

First party offset reporting

19. Where the offset includes a first party offset, the permit holder must provide an annual offset site report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.

Construction environment management plan

20. Before any native vegetation removal begins, a Construction Environment Management Plan to the satisfaction of the Department of Environment, Land, Water and Planning must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit.

The Construction Environmental Management Plan must address:

- a) a detailed description of the measures to be implemented to protect the native vegetation to be retained during construction works, and the person/s responsible for implementation and compliance.
- b) measures to control sediment and sediment laden water run-off including design detail of any structures
- c) where equipment, machinery and material are to be stored/ stockpiled
- d) land rehabilitation techniques including revegetation and weed / pathogen control
- e) proposed monitoring and reporting systems

- f) mitigation measures for any threatened species locations and translocation protocols
 - g) any other mitigation measures outlined in Table 17 of the *Omeo Mountain Bike Trail Network Masterplan* dated June 2020.
21. Except with the written consent of DELWP, the area of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited:
- a) vehicular access
 - b) trenching or soil excavation
 - c) storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
 - d) any other actions or activities that may result in adverse impacts to retained native vegetation.

Emergency Management Plan

22. Prior to the opening of any trails for public use, an Emergency Management Plan to address the bushfire risk associated with the Omeo Mountain Bike Trail Network is to be prepared to the satisfaction of the Department of Environment, Land, Water and Planning and must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit.

Goulburn-Murray Water conditions

23. All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
24. All removal of native vegetation must be in accordance with the requirements of the Department of Environment, Land, Water and Planning.

Notes

Department of Environment, Land, Water & Planning note

1. Before any works on public land start, the permit holder must obtain a permit to take protected flora under the Flora and Fauna Guarantee (FFG) Act 1988. To obtain an FFG permit or further information, please contact a Natural Environment Program officer at the Gippsland regional office of the Department of Environment, Land, Water and Planning on (03) 5172 2111.

Please provide a copy of the permit, if one is granted, or any notice to grant or refusal to grant a permit to gippsland.planning@delwp.vic.gov.au

12 November 2020

East Gippsland Shire Council

Email: RobertP@egipps.vic.gov.au

planning@egipps.vic.gov.au

Planning Permit Application – Omeo Mountain Bike Trails, Omeo, Victoria.

Our ref: Matter 32082

Dear Robert,

Biosis Pty Ltd (Biosis) was commissioned by East Gippsland Shire Council (Client) to prepare this Planning Application for the use of the land and native vegetation removal for the Omeo Mountain Bike Trails, north-West of Omeo in East Gippsland, Victoria (P320193, P321502, P320181) (Site).

The following is proposed:

- To use the land for the purpose of 'Informal outdoor recreation' and under Clause 36.03 Public Conservation and Resource Zone [PCRZ]).
- Removal, destruction or lopping of native vegetation pursuant to Clause 52.17 (Native vegetation).

This application is made further to our recent discussions with you on the 27 May 2020 and at the pre-application meeting on 11 June 2020 with the Department of Environment, Land, Water and Planning, Parks Victoria, Catchment Management Authority, East Gippsland Shire Council and Biosis.

As has been discussed with yourself, the bushfire exemption applies to this site. Clause 62.02-2 of the Victoria Planning Provisions (VPPs) contains a conditional permit exemption for buildings and works associated with Bicycle trails and pathways unless specifically required by the Planning Scheme. Further, a permit is not specifically required for a bicycle trail or pathway under the BMO control with the Scheme.

Attachments to the Planning Permit Application as per the Appendix include:

- Attachment 7.1 Application for a planning permit form
- Attachment 7.2 Proposal's response
- Attachment 7.3 Omeo Mountain Bike Network Masterplan
Included as an appendix to the Masterplan
 - Flora and Fauna Assessment (Biosis) (Masterplan, Appendix 3)
 - Native Vegetation Removal report (DELWP) (Masterplan, Appendix 3, Flora and Fauna Assessment, Appendix 5)

Biosis Pty Ltd
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- Offset Strategy (Masterplan, Appendix 4)
- Cultural Heritage Management Plan (Masterplan, Appendix 5)
- Heritage Impact Assessment (Biosis) (Masterplan, Appendix 6)
- Arboricultural assessment (Old Meadow Arboriculture) (Masterplan, Appendix 7)

Public land manager consent is currently in progress and will be provided as part of this application once finalised. Additionally, to address Clause 13.02 Bushfire, East Gippsland Shire Council is currently preparing an Emergency Management Plan.

As per comms with Ian Cameron the associated Planning Services Fee of \$1,974.15 for Applications for the Permit Application has been waived by Councils Assets and Environment department.

For the reasons discussed in the attached Planning Report, we request Council grant a Planning Permit for the proposed Omeo Mountain Bike Trail Network, Omeo

Please contact me if you have any enquiries.

Yours sincerely,

A handwritten signature in cursive script that reads 'Hannah Harboud'.

Hannah Harboud
Project Environmental Planner

0427 505 324

Omeo Mountain Bike Trail Network: Planning Application Report

Prepared for East Gippsland Shire Council

5 November 2020

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Biosis acknowledges the contribution of the following people and organisations in undertaking this work:

- Ian Cameron (East Gippsland Shire Council)
- Masterplan -Simon Jones (Horizon Studio) and Gerard McHugh, (World Trail)

The following Biosis staff were involved in this project:

- Ben Howells (quality assurance)
- Matt Looby (ecology assessment and masterplan)
- Gary Vines (historical heritage)
- Kym Oataway and Taylor Fitzgerald (aboriginal cultural heritage)
- Lauren Harley (mapping)

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1 Application Summary

1.1 Introduction

This report and accompanying documentation supports an application for planning approval under the East Gippsland Planning Scheme (Planning Scheme) for the Omeo Mountain Bike Trail Project (the Project) located west and north-west of the Omeo Township in East Gippsland Victoria (the Site).

The Project includes 121.58 kilometres of mountain bikes trails. The trails wind through the Mount Sam State Forest utilising both Mount Sam and the ridgelines of Mount Mesley directly above the township. All trails connect to Livingstone Park which is recognised as the primary trailhead with trails running along the Livingstone Creek corridor, connecting to the Oriental Claims Historic Area to the west and the Omeo caravan park to the east.

The proposed trail network is expected to complement the existing tourism offerings of East Gippsland, further expanding the adventure tourism opportunities available from Omeo and aligning with the Ride High Country cycle tourism initiative of North East Victoria.

1.2 Planning Scheme requirements and other related approvals

There are a number of legislative requirements which apply to the Project. This report provides an assessment of the Project against the Planning Scheme and an overview of other planning and environmental approval requirements that are relevant to the planning considerations.

Planning permit triggers

A planning permit is required pursuant to the following provisions of the Planning Scheme:

- To use the land for the purpose of 'Informal outdoor recreation' and under Clause 36.03 Public Conservation and Resource Zone [PCRZ]);
- Removal, destruction or lopping of native vegetation pursuant to Clause 52.17 (Native vegetation).

Heritage Overlays apply to sections of the land. However, under Clause 43.01-3, a planning permit is not required to develop a heritage place that is included in the Victorian Heritage Register (VHR). The Heritage Overlays within the study area cover areas that are included in the VHR. As such a planning permit is not required for the project under the Heritage Overlay. A permit is required under the *Heritage Act 2017*.

A detailed assessment of the Project against the requirements of the Planning Scheme is provided in Section 4 of this report.

Planning permit exemption

Clause 62.02-2 of the Victoria Planning Provisions (VPPs) contains a conditional permit exemption for buildings and works associated with Bicycle trails and pathways unless specifically required by the Planning Scheme (see Section 4.7.2) but does not apply to land within the PCRZ. A permit is not specifically required for a bicycle trail or pathway under the BMO control with the Scheme, as such this exemption applies to the buildings and works component of the project. This has been discussed with Robert Pringle of the EGSC Planning department and it has been advised that the exemption applies.

Pursuant to Clause 36.03-2 of the PCRZ, a permit is not required to construct a building or construct or carry out works associated with pathways and trails.

Other related approvals

In addition to the requirements of the Planning Scheme the following assessment and approval requirements apply to the Project:

- The Project will need to comply with the requirements of the *Catchment and Land Protection Act 1994* (CaLP Act) to control/eradicate pest species.
- A Work on Waterway permit must be obtained from North East Catchment Management Authority (CMA) under *Water Act 1989* (Water Act) for the proposed trails are within the proximity of (within 20 metres) or have a direct impact to a designated waterway.
- A permit under the *Fisheries Act 1995* (Fisheries Act) will be required if mitigation measures to avoid and minimise impacts on aquatic habitats are not adopted.
- Pursuant to the *Environment Protection Act 1971* and State Environment Protection Policy Waters (SEPP), the Project must adhere to the relevant mitigation measures to avoid impact on waterways.
- A Cultural Heritage Management Plan (CHMP) has been prepared and submitted for evaluation for the Project pursuant to Section 46(1)(e) of the *Aboriginal Heritage Act 2006*. The CHMP has been submitted to the Aboriginal Victoria.

A summary of these additional approval requirements which relate to the planning considerations is provided in section 3 of this report.

1.3 Application requirements and supporting documentation

The Planning Scheme specifies that a permit application must be accompanied by certain information. The following table summarises the documents which have been submitted in support of the permit application, including some documents which have been prepared for related approvals.

Table 1 Summary of information provided in this submission

Item/information requirement	Description	Location in this report
Application for a planning permit form	East Gippsland Shire Council Planning Permit Application form	Attachment 7.1
Copy of land titles	Crown land	See Section 2.1 and Figure 1 for location details.
Proposal's response	Detailed assessment of the Project against the relevant policies and controls.	Attachment 7.2
Omeo Mountain Bike Network Masterplan (Biosis, Horizon Studio and World Trail)	Actions developed by Project Team to ensure well developed trails and the personal and environmental safety associated with the trail.	Attachment 7.3
Flora and Fauna Assessment (Biosis)	Supports the application under Clause 52.17 (Native vegetation). Investigates the potential impacts on native vegetation.	Attachment 7.3 (Masterplan, Appendix 3)

Item/information requirement	Description	Location in this report
Native Vegetation Removal report (DELWP)	Supports the application under Clause 52.17 (Native vegetation). Specifies the extent of native vegetation removal and offset requirements.	Attachment 7.3 (Masterplan, Appendix 3, Flora and Fauna Assessment, Appendix 5)
Offset Strategy	Details the offset requirements for the project	Attachment 7.3 (Masterplan, Appendix 4)
Cultural Heritage Management Plan (Biosis)	Pursuant to Section 46(1)(e) of the <i>Aboriginal Heritage Act 2006</i> .	Attachment 7.3 (Masterplan, Appendix 5)
Heritage Impact Assessment (Biosis)	Pursuant to <i>Heritage Act 2017</i> and the <i>Planning and Environment Act 1987</i> .	Attachment 7.3 (Masterplan, Appendix 6)
Arboricultural assessment (Old Meadow Arboriculture)	Investigates the potential impacts on the existing trees.	Attachment 7.3 (Masterplan, Appendix 7)
DELWP, PV	Land Manager Consent	Underway, to be finalised

1.4 Referral and notice requirements

Referral

Clauses 66.01, 66.02, 66.03 and 66.04 of the Planning Scheme specify that an application must be referred to a person or body specified as a referral authority in accordance with Section 55 of the *Planning and Environment Act 1987* (PE Act).

The following statutory referral requirements apply to the Project:

- The proposed removal of native vegetation is under the Detailed Assessment Pathway and has to be referred to DELWP pursuant to Clause 66.02-2.
- Under Clause 5 of the PCRZ, all applications must be referred to the Secretary to the DELWP as a Determining referral authority.
- Special Water Supply Catchment Area has to be referred to the relevant water board or water supply authority as the Determining referral authority.

Notice

Pursuant to Section 52 of the PE Act, notice of a permit application is required to be given to the owners and occupiers of the adjoining allotments unless Responsible Authority is satisfied that the grant of a permit would not cause material detriment.

2 Description of the proposal

East Gippsland Shire Council (EGSC) is seeking a planning permit to construct the Omeo Mountain Bike Trail Network (Project).

2.1 Location and tenure

The Project is located within north-West of Omeo in East Gippsland, Victoria (the Site). See Figure 1 for an overview of the locality. The trail network is on Crown Land Reserves and State Forest immediately north and west of Omeo. This includes Mount Sam State Forest, Mount Mesley Reserve and the Oriental Claims Historic Area. Department of Environment, Land, Water and Planning (DELWP) are the land manager of the Crown Land Reserve. Council propose to lease a 'tram track' corridor of land from DELWP for the Mountain Bike Trail network (details of this being subject to the ongoing negotiations of the land management agreement i.e. land manager consent).

The study area crosses the following land parcels:

- Allotment 9J Sec 25 of Parish/Township Bingo-Munjie, Parcel number P320193
- Allotment 5B Sec B of Parish/Township Omeo, Parcel number P321502
- Allotment 9K Sec 25 of Parish/Township Bingo-Munjie, Parcel number P320181.

The trails have been grouped into Trail Pods, determined by their geographic proximity and access See Map 1 of the Masterplan (Attachment 7.3). There are four locations that require large bridges to connect trail sections and manage conflicting trails. These are all located in the Livingstone Creek Trail Pod refer to Masterplan (Attachment 7.3). A summary of the proposed trails are listed in Table 2.

Table 2 Summary of proposed trails, lengths and description

Trail name	Length (m) or area (ha)	Description
Mount Sam summit trailhead	0.009 ha in native vegetation	This trailhead is described and a concept plan presented in the project masterplan. It will be mostly located in a cleared area where existing tracks and other infrastructure occurs near the summit of Mount Sam. Only minor native vegetation removal is required at this location.
WT XC 1	1339	First cross country (XC) trail from Livingstone Park trailhead. Provides access to majority of the trail network. Includes some existing trail sections. Connects to lower tunnel/cross-over and provides view over the historic Livingstone Creek tunnel.
WT XC 2	1990	Includes some existing trail sections. First half of the trail, from the lower tunnel/cross-over all the way to upper tunnel/cross-over is shared use (walkers and MTB). Descending section MTB only. End section descends through the heavily modified mullock heaps.
WT XC 3	5881	Includes some existing trail sections. First section follows an existing vehicle track beside Livingstone Creek. Middle section passes through grazing lease areas, but has good conditions for trail construction. This section would ideally be constructed slightly wider to accommodate shared-use. Final section returns to Livingstone Park via a mix of new and existing trail.

Trail name	Length (m) or area (ha)	Description
WT XC 4	952	Passes through area of heavily modified mullock heaps.
WT XC 5	2526	Lower Dry Gully Creek loop. Provides access to potential campsite area along Dry Creek. Starts and finishes in Oriental Claims.
WT XC 6	3757	Passes through area of heavily modified mullock heaps. Mix of existing and new trails. Takes riders to lookout over Oriental Claims.
WT XC 8	7741	Mid Dry Gully Creek loop. Very steep and rocky. Require hand build and a number of bridges.
WT XC 9	9207	Upper Dry Gully Creek loop. Very steep and rocky. Require hand build and a number of bridges.
WT XC 10	10208	Important trail, heading north from Livingstone Park towards Connleys Road. Steep and contains a number of switchbacks.
WT XC 11	9510	Middle loop between Livingstone Park and Connleys Road. Connects to gravity trails.
WT XC 12	9483	Connection to Connleys Road. One of the main central loops. Connects to gravity trails. Section leaving from Connleys Road forms the start of the access route to the Mount Mesley secondary trailhead (where all the gravity trails start).
WT XC 13	10907	Loop connecting Connleys Road to Mount Sam. Steep slopes beneath summit. Contains switchbacks and steep terrain.
WT XC 14	10870	Alternate route to Mount Sam from Connleys Road.
WT XC 15	12723	Loop to the north of Mount Sam.
Link Trail 1	58	Short linkage between XC 10 and GR 2.
WT GR 1	3960	Steep gravity trail.
WT GR 2	6531	One of the main gravity trails. Top to bottom descent.
WT GR 3	4680	Short descent.
WT GR 4	4978	Short descent merging into XC 11.
WT GR 5	3275	Short descent.
WT GR 6	417	Short descent through heavily modified mullock heaps and sluice walls near Livingstone Park.
Access Track 1	209	Includes some existing sections.
Access Track 2	957	Includes some existing sections. Trail to caravan park.

Trail name	Length (m) or area (ha)	Description
Access Track 3	366	Up track to top of trailhead gravity zones.
Access Track 4	1055	Access to top of gravity trails.

2.2 Background to the Project

The development of a nationally significant mountain bike trail network has been a long term goal of the Omeo community. A feasibility study was commissioned by EGSC in 2017 and proposed the construction of more than 150 kilometres of trails, however this study did not take into account environmental or legislative constraints of trail development.

Since then, Biosis, in conjunction with Horizon Studio and World Trail, have developed a Masterplan (Biosis Pty Ltd, World Trail & Horizon Studio 2020) for the detailed design and documentation of the mountain bike trail network. The detailed design process includes assessment of site ecological values, determination of potential impacts and native vegetation offset requirements, consideration of Aboriginal cultural heritage values, historical heritage values and the site's physical attributes including slope, distance and features. This Masterplan is the culmination of this work which describes the design process, criteria used for determining trail alignments, outcomes of the assessments, detailed descriptions of the proposed trails, construction methodology and a proposed implementation strategy.

Avoiding and minimising impacts on the environmental values, while addressing the Project brief, has been a priority in this Project.

2.3 Project proponent, partners and consultation

EGSC is the project proponent and has engaged a Project Team including Biosis, Horizon Studio and World Trail who have led the design and planning phases of the project in consultation with the stakeholders. Consultation by the Project Team has focussed on the Omeo community members, Omeo Project Community Steering Group, Omeo Historical Society representatives, Parks Victoria, DELWP, Aboriginal Victoria as key stakeholders in the project.

Community consultation has been undertaken through several stakeholder information sessions and meetings. Refer to the Masterplan (Attachment 7.3) for further detail regarding consultation. Consultation has included adjoining land owners. Following further meetings and consultation with Charles Connelly, EGSC have removed one trail head. The only trailhead proposed to be built that impacts native vegetation is on the summit of Mount Sam.

2.4 Project components

The Project includes:

- The use of the land for the purpose of a mountain bike trail (Informal outdoor recreation¹)

- Buildings and works associated with the construction of the proposed mountain bike trail (Informal outdoor recreation)
- Removal of native vegetation associated with the delivery of the Project.

2.5 Construction methodology

A preliminary construction plan has been prepared for the Project Team and is included as part of the Masterplan (Attachment 7.3).

This plan proposes sustainable trail construction methods to minimise the potential impact on the surrounding natural environment and minimise trail maintenance requirements. These principles have been widely adopted by the trail construction industry and are endorsed by MTBA (MBA 2019).

According to this plan, the following construction types will be used for the proposed trail:

- Trail alignment clearing

Prior to excavation from within the construction corridor all shrubs and small tree limbs will be removed. The construction corridor is defined as the horizontal space from the top of the upslope batter to the toe of the downslope batter and a vertical clearance of 2.5 metres.

- Trail excavation

Trail excavation is a cut and fill technique to construct a bench. Excavated material from the upslope is to be used to build up the bench on the lower slope. Excavation is typically carried out by machine however excavation by hand method may be necessary in sensitive locations, e.g. around significant tree roots.

- Drainage

Diverting surface water off the trail is critically important to achieving sustainable trails. Running water erodes the tread and support structures resulting in the deposition of sedimentation. Standing water can result in soft boggy conditions, causing tread and support structure failure. The most effective way to address these risks is by out-sloping the tread and drainage treatments including knicks, rolling grade dips and grade reversals.

- Rock armouring

Rock armouring is used to harden the trail surface, generally in two scenarios:

- 1) On steep gradients, where the soil would likely be displaced by water or trail users, leading to erosion;
 - 2) Crossing small streams or boggy sections. By hardening the base of the trail where it crosses the wet area, water can flow over the top of the rock armouring and users can still use the trail without it becoming boggy or muddy.
- Raised embankment
 - The trail will be raised in certain locations to avoid wet areas or to improve rideability through changing the vertical alignment. This is achieved by using fill material to build up the trail.
 - Dry Rock walling

Dry rock walling will be used to retain the cut or fill batters where the side slope is steep and there is a risk that the batters will collapse. Dry rock walling is typically no taller than 0.5 metres.

- Low level bridges

Low level bridges or elevated cycle paths will be used where the trail crosses a waterway or soft boggy areas. Low level bridges are typically less than 1.0 metres above ground level so to avoid the requirement for a handrail.

2.6 Timeframe

As detailed in the Masterplan (Attachment 7.3), the proposed trail is estimated to be constructed in a staged approach. Construction is currently planned to begin in the next 6 to 12 months subject to the Planning Application approval.

2.7 Indicative staging

The Project is proposed to be delivered in stages.

This planning application is for the entire proposed mountain bike trail network (121.58km), however, it will be rolled out as a staged approach including high, medium and low priority trails. An estimated construction schedule has been prepared as part of the Masterplan (Biosis Pty Ltd, World Trail & Horizon Studio 2020), (Attachment 7.3) however this will be subject to a formal staging plan. The staging and delivery of the Project may also be subject to seasonal construction restrictions depending on weather.

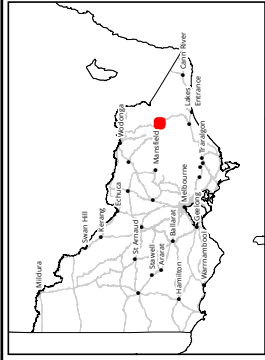
- Stage 1: High priority trails - 54.85 kilometres
- Stage 2: Medium Priority - 35.84 kilometres
- Stage 3: Low Priority- 30.62 kilometres.

2.8 Estimated cost

The Project is estimated to cost \$5,878,070.26 (exc. GST) which includes the construction of the Mountain Bike Trails, signage and associated bridge and armour.

These costs have been broken down into three different stages based on priority for construction:

- High priority trails - \$2,934,117.38 (exc. GST)
- Medium priority trails - \$1,583,149.25 (exc. GST)
- Low priority trails - \$1,357,869.63 (exc. GST).



Legend

Study area

Trail Type

MTB Trail

Walking and MTB Trail

Access Track

Past alignment/ walking trail to

be closed

Walking Trail

Figure 1 Location of Site



Metres

Scale: 1:40,000 @ A3

Coordinate System: GDA 1994 MGA Zone 55



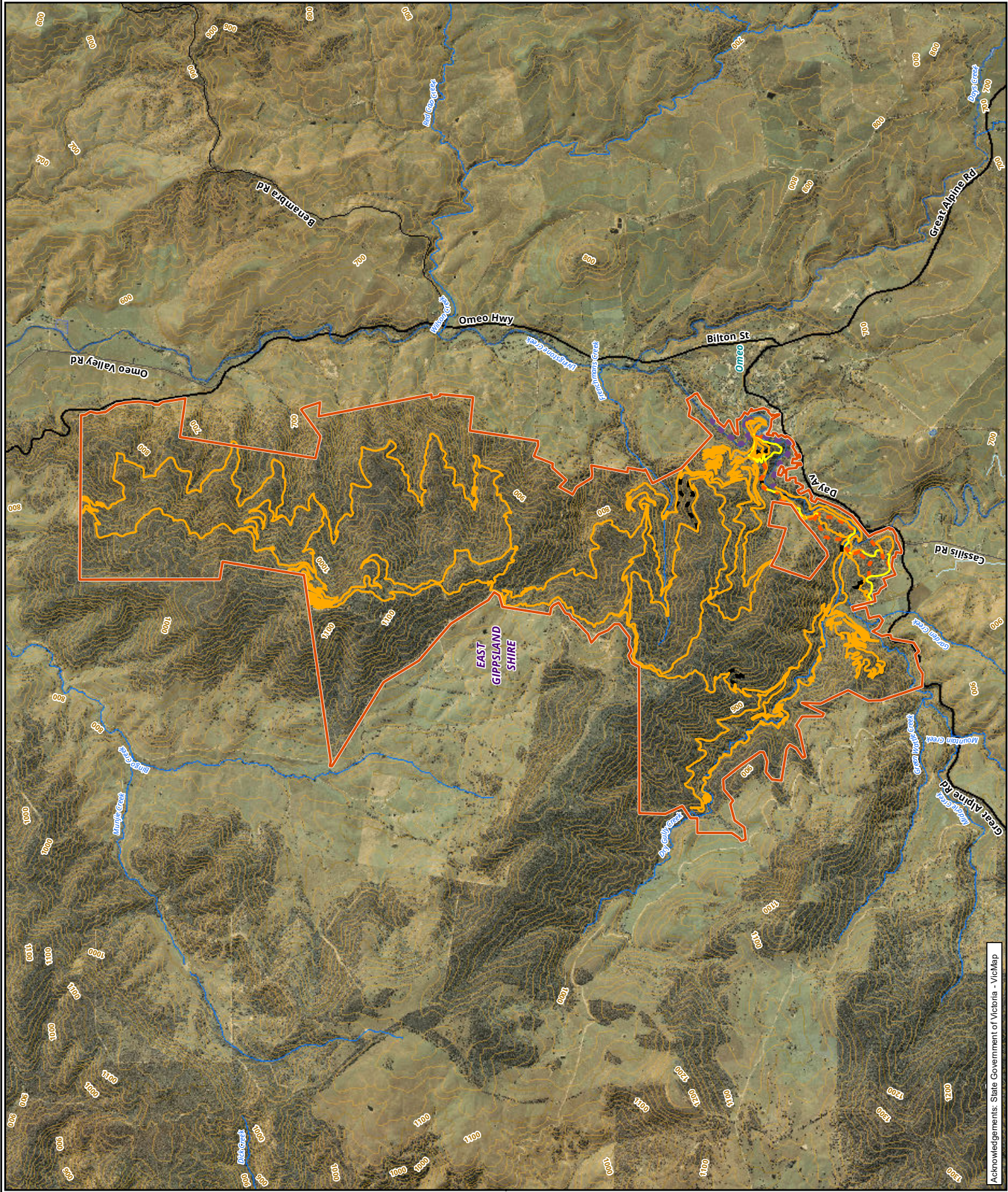
Biosis Pty Ltd
Albury, Ballarat, Melbourne, Newcastle,
Sydney, Warragatta & Wollongong

Metres: 32082

Date: 28 October 2020

Created by: HH, Drawn by: LH, Last edited by: tharley

Location: P:\32082\32082_Mapping\32082_F1_SiteLocation.mxd



Acknowledgements: State Government of Victoria - VicMap

3 Related assessments

3.1 Biodiversity assessment

The outcomes of Biosis' biodiversity assessment are set out in *Omeo Mountain Bike Complex: Flora and fauna assessment* (Biosis 2020a) (Attachment 7.3).

Biodiversity legislation and policy

The Project has been assessed against the key biodiversity legislation and policy. The following approval or permit requirements apply.

Legislation/policy	Permit / approval
<i>Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)</i>	<p><u>Referral not recommended.</u></p> <p>The Site contains matters of national environmental significance (MNES) including Clover Glycine (listed as Vulnerable) recorded within the assessment corridor. It also contains potential habitat for Greater Glider and White-throated Needletail (listed as Vulnerable). An assessment of the Project against Significant Impact Criteria is contained in the Biosis flora and fauna assessment (Biosis 2020a) which has concluded that the Project is unlikely to result in significant impact on MNES and therefore a referral is not required.</p>
<i>Flora and Fauna Guarantee Act 1988 (FFG Act)</i>	<p><u>Permit required.</u></p> <p>The Site is public land and a permit is required to take or destroy protected flora. Threatened species, Protected flora species and Victorian Temperate Woodland Bird Community present.</p>
<i>Catchment and Land Protection Act 1994 (CaLP Act)</i>	<p>The proponent must take all reasonable steps to eradicate regionally prohibited weeds, prevent the growth and spread of regionally controlled weeds, and prevent the spread of and as far as possible eradicate established pest animals. Declared noxious weeds identified in the study area are listed in Appendix 1 of the Biosis Flora and Fauna assessment (Biosis 2020a).</p>
<i>Water Act 1989</i>	<p><u>Permit required.</u></p> <p>The proposed development will involve construction or maintenance activities that affect beds and banks of waterways, riparian vegetation or quality or quantity of water along Livingstone Creek, Frenchman's Creek, Dry Gully Creek and associated unnamed tributaries.</p> <p>Development within the study area will require a works on waterways permit from the North East CMA.</p>
<i>Fisheries Act 1995</i>	<p><u>Permit not required</u></p> <p>Protected aquatic biota that may be impacted upon by the development include:</p> <ul style="list-style-type: none"> Alpine Spiny Crayfish (listed under the FFG Act).

Legislation/policy	Permit / approval
	Providing mitigation measures outlined in the Biosis Flora and Fauna report (Biosis 2020a) are adhered to, the potential for protected aquatic biota as listed above, to be injured, damaged or destroyed is considered to be negligible.
Environment Protection Act 1971: State Environment Protection Policy (Waters)	<p>The Project must adhere to the mitigation measures described within the Biosis Flora and Fauna Assessment (Biosis 2020a), particularly waterway crossings with elevated structures and sediment control.</p> <p>EGSC needs to ensure that direct and indirect (e.g. runoff) impacts to surface water quality do not exceed the background levels and/or water quality objectives.</p>
Environmental Effects Act 1978	<p><u>The project has a low potential to have regional or State significant environmental impacts.</u></p> <p>An assessment of the project against the individual and combined potential effects criteria based on the level of proposed native vegetation removal, EVC bioregional conservation status, impacts on FFG Act listed species and impacts on wetlands indicates the project is unlikely to trigger a referral to the Minister for Planning for an EES determination. Refer to Table 9 of the Biosis Flora and Fauna Assessment (Biosis 2020a). The removal of 18.247 hectares of mostly understorey vegetation for the trails and 0.009 hectares of native vegetation for Mount Sam trailhead from least concern, depleted and vulnerable EVCs has low potential to have regional or State significant environmental impacts.</p> <p>However, as the guidelines are not binding, the decision as to whether an EES is required is ultimately at the discretion of the Minister for Planning.</p>

Existing conditions

The study area occurs within the Mount Sam State Forest and adjacent public land to the west of Omeo township and extending to the north. This area supports extensive tracts of native vegetation with all major structural components intact, despite the landscape modifications that took place in the gold rush era during which the area was logged and soils disturbed. The study area is also subject to licenced public land grazing and has been extensively burnt by wildfire and planned burning.

More broadly, land within the Omeo Valley is used for agriculture and grazing, in particular cattle grazing. To the north-west are the highest peaks of the Great Diving Range in the Victorian Alps and this landscape supports vast tracts of forested mountainous terrain. These high peaks are responsible for the rain shadow conditions experienced in the Omeo Valley, as moisture-bearing westerly winds deposit most of their rainfall over the Alps.

Key ecological values

Key ecological values identified within the assessment corridor and the broader study area are as follows:

- Five Ecological Vegetation Classes (EVCs) composed of 14 condition states, reflecting the varying quality and intactness of native forest and woodland vegetation in the project assessment corridor:
 - Heathy Dry Forest, Bioregional Conservation Status (BCS) of least concern.
 - Grassy Dry Forest, BCS of least concern.

- Herb-rich Foothill Forest, BCS of least concern
- Montane Grassy Woodland, BCS of depleted
- Montane Riparian Woodland, BCS of vulnerable.
- Forest and woodland vegetation that supports a suite of habitat elements including large trees, fallen timber, rocks, tussock-forming grasses, minor tributaries, seasonally wet areas and structurally complex understorey.
- Potential habitat for Greater Glider *Petauroides volans* and White-throated Needletail *Hirundapus caudacutus*. Both species are under listed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and the *Flora and Fauna Guarantee Act 1988* (FFG Act).
- Populations of Clover Glycine *Glycine latrobeana* in the Oriental Claims Historic Area, this species is listed under the EPBC Act and the FFG Act.
- Populations of threatened species listed under the FFG Act: Australian Anchor Plant *Discaria pubescens* along the Livingstone Creek corridor, Powerful Owl *Ninox strenua*, Hooded Robin *Melanodryas cucullata*, Key's Matchstick Grasshopper *Keyacris scurra*, Common Bentwing Bat *Miniopterus schreibersii* and Square-tailed Kite *Lophoictinia isura*.
- Populations of rare or threatened flora species listed on DELWP's Advisory list: Arching Flax-lily *Dianella longifolia* var. *grandis*, Omeo Gum *Eucalyptus neglecta*, Granite Grevillea *Grevillea neurophylla* subsp. *neurophylla*, Ovens Everlasting *Ozothamnus stirlingii*, Tufted Knawel *Scleranthus diander*, Honey Hood-orchid *Caladenia hildae*, Mountain Helmet-orchid *Corybas grumulus*, Woolly-head Pomaderris *Pomaderris eriocephala* and Slender Pomaderris *Pomaderris phyllicifolia* subsp. *phyllicifolia*.
- Potential habitat for rare or threatened flora or fauna species listed under the FFG Act or DELWP's Advisory lists: Tough Scurf-pea *Cullen tenax*, Twiggy Daisy-bush *Olearia* aff. *ramulosa* (Omeo), Soft Slender Tussock-grass *Poa* sp. aff. *tenera* (Hairy), Spreading Knawel *Scleranthus fasciculatus*, Slender Fireweed *Senecio microbasis*, Eastern Great Egret *Ardea alba modesta*, Diamond Firetail *Stagonopleura guttata* and Alpine Spiny Crayfish *Euastacus crassus*.
- One FFG Act listed threatened community: Victorian Temperate Woodland Bird Community.
- Waterways and aquatic habitats within Dry Gully Creek, Frenchmans Creek and Livingstone Creek.

Impacts of the Project

The potential impacts to biodiversity values resulted by the Project include:

- Up to 18..247 hectares of native vegetation removal for trails (understorey) and one trailhead (full removal)
- Potential impacts to threatened species may occur, most of which are temporary in nature (e.g. during the construction phase), or of a relatively minor scale due to the linear nature of the impact and the restriction of the impact to understorey habitat, these include:
 - Possible disturbance to tall understorey within suitable habitat for Greater Glider, listed as Vulnerable under the EPBC Act and listed under the FFG Act.

- Disturbance to suitable habitat for Clover Glycine, listed as Vulnerable under the EPBC Act and listed under the FFG Act. All individuals were identified and avoided during a targeted survey and trail realignment process.
- Disturbance to habitat of 10 FFG Act listed species recorded or predicted to occur within the trail assessment corridor being: Key's Matchstick Grasshopper (1.94 hectares of potential habitat), Tough Scurf-pea, Australian Anchor Plant, Eastern Great Egret, Powerful Owl, Hooded Robin, Diamond Firetail, Alpine Spiny Crayfish, Common Bentwing Bat and Square-tailed Kite.
- Removal of one Australian Anchor Plant on trail XC3B.
- Potential disturbance to one FFG Act listed community; Victorian Temperate Woodland Bird Community.
- Disturbance to habitat for 16 DELWP Advisory listed rare or threatened species
- Small scale fragmentation of habitat connectivity for vertebrate and invertebrate fauna species
- Loss of, or alterations to, riparian and in-stream habitat within and in the vicinity of the assessment corridor (e.g. downstream) via: direct removal, notable hydrological changes, deterioration in water quality (including pollution event) and, sedimentation.

Recommendations

The flora and fauna assessment (Biosis 2020a) contains a number of recommendations to minimise ecological impacts during the design and construction phase. A summary of those recommendations is provided below:

- Where native vegetation removal is unavoidable then minimise impacts in accordance with No Net Loss policy.
- Identify and implement appropriate offsets for vegetation losses by establishing and registering the Crown land offset site.
- Implement the trail rehabilitation component of the CEMP to assist trail rehabilitation during and post-construction. This should detail measures such as placement of cut material and soil sods along trail edges to reduce erosion and encourage natural regeneration.
- Undertake ongoing weed control as required.
- Minimise the removal of native grassy woodland where possible.
- Explore potential to build boardwalks/ raised crossing above damp ground and around waterways.
- Avoid the removal of hollow-bearing trees.
- Design trail and construction methods to minimise removal of riparian vegetation and avoid instream works via the use of clear span elevated structures.
- Utilise the most sensitive short term (i.e. during construction) and long term sediment control methods available for all works located in within and in the vicinity of all flowing and all mapped waterways (including ephemeral first order tributaries).
- Design the trails to direct runoff through a buffer of vegetation (preferably > 30 m in width) rather than directly into waterways defined above.
- Design all waterway crossings in accordance with relevant guidelines from the North East CMA and in accordance with guidelines for fish friendly waterway crossings
- For minor ephemeral tributaries, boardwalks and grates should suffice or larger waterways, appropriate full span bridges should be used.

3.2 Cultural Heritage Management Plan (CHMP)

A CHMP (Attachment 7.3) has been prepared for the Project and submitted to Aboriginal Victoria. CHMP has not been approved as yet. The approved CHMP will be provided once received.

The Biosis report *Omeo Mountain Bike Trail: Cultural Heritage Management Plan 16644* (Biosis 2020b) is summarised below.

Desktop Assessment

A Desktop Assessment was undertaken to provide background information on the activity (Project) and its impacts, other archaeological studies, previously recorded Aboriginal places, the environment and to develop a predictive model for the Activity Area.

The Desktop Assessment found that it is possible that Aboriginal cultural heritage may be identified within elevated ridge lines, and associated slopes in the Activity Area (Project) as well as on low lying floodplains adjacent to waterways which have not been impacted by sluicing during gold mining.

Standard Assessment

A Standard Assessment was undertaken to provide information on the ground surface visibility, previous disturbance to the Activity Area (Project) and identify areas of archaeological potential.

The Standard Assessment identified three areas of archaeological potential: a minimally disturbed ridge crest within Survey Unit 2, an intact subtle rise, in close proximity to Dry Gully Creek in Survey Unit 7, and a cleared ridge crest in Survey Unit 9 which overlooks a dam and a valley to the west. Aboriginal place, Mount Mesley Track Artefact Scatter (VAHR 8423-0072) was identified in an exposed surface context due to vehicle traffic and environmental erosion on a ridge crest in Survey Unit 9.

Complex Assessment

A Complex Assessment was undertaken to test the predictive model and areas of archaeological potential within the Activity Area. Consultation with Gunaikurnai Land and Waters Aboriginal Corporation, Dhudhuroa Waywurru Nations Aboriginal Corporation and Yathmathang representatives occurred throughout the CHMP.

The Complex Assessment included the excavation of two test pits and four shovel test pits across Survey unit 7 and 2. Excavations in Survey unit 7 identified Dry Gully Creek LDAD (VAHR 8423-0073) in a subsurface context on an intact subtle rise.

Aboriginal places

- **Mount Mesley Track Artefact Scatter (VAHR 8423-0072)** consists of at least 22 stone artefacts identified in an exposed sandy surface context due to environmental erosion and vehicle traffic.
- **Dry Gully Creek LDAD (VAHR 8423-0073)** was located in a subsurface context on an intact subtle rise. A total of eight artefacts were identified in two separate subsurface excavations between 150 and 400 millimeters within a loose/friable, medium to coarse, yellowish brown to dark yellowish brown sandy loam with some metal and glass inclusions.

Specific cultural heritage management requirements

- Condition 1 – Copy of the cultural heritage management plan

A copy of this approved Cultural Heritage Management Plan (management plan) must be held onsite at all times during the Activity.

- Condition 2 - Cultural heritage induction

A cultural heritage induction must be conducted onsite with all site workers/contractors involved in ground disturbing works by Traditional Owner representatives (or Registered Aboriginal Party if appointed) immediately before the commencement of any ground disturbing activities. A Heritage Advisor may also attend this training session to provide further advice on the results of the cultural heritage assessment, and the requirements of the CHMP conditions and contingencies, as contained in this CHMP.

3.3 Historical Heritage

A Heritage Impact Assessment (Attachment 7.3) has been prepared for the Project and submitted to Heritage Victoria.

The Biosis report *Omeo Mountain Bike Complex: Heritage impact Assessment* (Biosis 2020c) is summarised below.

There are three historic places currently listed on either the Victorian Heritage Register (VHR), Victorian Heritage Inventory (VHI) or Heritage Overlay (HO) within the current study area. These are:

- VHI H8423-0002 (New Adventure Co Diversion Sluice): this will require a consent to disturb from Heritage Victoria, if the place is to be impacted.
- H1225/VHI H8423-0001 / HO234 (Oriental Claims Hydraulic Sluicing Site/Oriental Sluicing Claim): this will require a permit and a consent to disturb from Heritage Victoria, if the place is to be impacted.
- Gambetta Reef Gold Battery site (HO287/H1269/VHI H8423-0004): this will require a permit and a consent to disturb from Heritage Victoria, if the place is to be impacted.

A Heritage Impact Statement (HIS) has been prepared to assess the potential need for the preparation of a permit or consent, or whether the works are exempt. Recommendations advise obtaining a permit from Heritage Victoria in relation to the Oriental Claims area, and applying for exemptions from a permit or consent for the New Adventure Co Diversion and Gambetta Reef Gold Battery.

In addition recommendations are provided for avoiding and minimising impacts to heritage places through the design and construction process for the trails, and developing an unexpected finds protocol to manage any historic material or places that may be uncovered during works.

3.4 Arboricultural Assessment

Oldmeadow Arboriculture has completed an arboricultural assessment (Oldmeadow Arboriculture 2019) for the Project included in Attachment 7.3.

This assessment has concluded that the Project can potentially impact trees in the following ways:

- Excavation impact – damage to the root plate during construction.
- Use impact – compaction from use and damage from erosion due to poor construction and water shedding capability.

If the recommendations within this report are followed, then no trees (beyond those marked as lost in the construction corridor) should be adversely impacted to such a degree that their useful life expectancy would be considered compromised. A full list of recommendations can be found in Section 5 of the Arborist report.

EGSC are committed to building sustainable trails and will comply with the recommendations of the arborist report.

4 East Gippsland Planning Scheme Considerations

This section outlines the relevant Planning Scheme controls and their applicability to the Project. Each relevant planning consideration from the Planning Scheme is presented hereafter. Where the Project is subject to a permit requirement, or where local and State policies or strategies are relevant, further discussion is provided in Attachment 7.2.

4.1 Relevant land use term

In order to specify the applicable controls, the relevant land use term to the Project under the Victoria Planning Provisions (VPPs) must be identified.

Clause 73.03 of the VPPs contains a list of land use terms and their definitions. Under this clause 'Informal outdoor recreation' applies to *'Land open to the public and used by non-paying persons for leisure or recreation, such as a cycle track, picnic or barbecue area, playground, and walking or jogging track'*. Therefore, the proposed Mountain Bike Trail falls under the definition of 'Informal outdoor recreation'.

4.2 Planning Policy Framework

A number of State Planning Policy Framework provisions are relevant to this proposal within the East Gippsland Planning Scheme, these include:

- Clause 12 Environmental and Landscape Values
 - Clause 12.01 Biodiversity
 - Clause 12.01-1S Protection of biodiversity
 - Clause 12.01-2S Native vegetation management
 - Clause 12.05 Significant Environments and Landscapes
 - 12.05-1s Environmentally sensitive areas
- Clause 13 Environmental risks and amenities
 - Clause 13.02 Bushfire
 - Clause 13.02-1s Bushfire Planning
 - Clause 13.04 Soil degradation
- Clause 14.02 Water
 - Clause 14.02-1S Catchment planning and management
- Clause 15 Built Environment and Heritage
 - Clause 15.03-1s Heritage Conservation
 - Clause 15.03-2s Aboriginal Cultural Heritage
- Clause 17 Economic Development
 - Clause 17.04-1S Facilitating tourism

4.2.2 Response to the Planning Policy Framework

The Project is consistent with the objectives in the PPF.

The Project will contribute to the sustainable development of Omeo and the wider East Gippsland area by facilitating a tourist attraction. The Omeo Mountain Bike Trail network provides a unique mountain bike experience that can be ridden over a number of consecutive days or over a number of return visits. The proposed trail network will complement the existing tourism offering of East Gippsland, further expanding the adventure tourism opportunities available from Omeo. There is potential for growth in tourism related services in response to increased visitation to the township generated by interest in the mountain bike trails. Achieving a balance between the development of the proposed bike trail and protection of the environmental values has been a priority in the Project. EGSC has aimed to minimise the impacts on biodiversity values by designing the trail in consultation with ecology and heritage experts in order to reduce the Project footprint to the minimum extent possible.

An Emergency Management Plan (Plan) is being prepared to address the Bushfire Management risk associated with the Omeo Mountain Bike Trail Network. This plan will ensure human life is prioritised for protection and reduce the risk to mountain bike trail users. The Mountain Bike Trails will be closed on days of Code Red bushfire risk. The bushfire risk within the trail network will also be monitored during the bushfire danger period, with consultation occurring between the public land manager and relevant fire authority on if and when the trails should be closed on days where the bushfire fire risk is elevated but not Code Red.

All standard industry guidelines for environmentally sustainable trail construction will be implemented during the construction phase as per the Masterplan (Biosis Pty Ltd, World Trail & Horizon Studio 2020).

Refer to Attachment 7.2, Table 5 for a detailed response to the Local Planning Policy Framework.

4.3 Local Planning Policy Framework

Relevant sections of the Local Planning Policy Framework (LPPF) include the following clauses:

- Clause 21.02 Municipal Overview
- Clause 21.04 Environment and Landscape Values
- Clause 21.05 Environmental Risk
- Clause 21.07 Built Environment and Heritage
- Clause 21.09 Economic Development

4.3.2 Response to the Local Planning Policy Framework

The Project is consistent with the objectives in the LPPF.

The Project will contribute to developing the townships social and economic activity by increasing tourism in the area. Omeo is the southern gateway to the Victorian Alps, with Mount Hotham Alpine Resort only 55 kilometres away and Falls Creek Alpine Resort 62 kilometres away, accessible via the Bogong High Plains Road during the summer months. The township has the potential to capitalise on synergies with the tourism of these Alpine Resorts and the growing tourism trade of North East Victoria, particularly the growing cycle tourism sector. This potential is in addition to the growing tourism activity in East Gippsland which is leveraged off the region's natural assets, including beaches and wilderness areas.

The Project footprint has been designed in consultation with ecology and heritage experts to ensure the potential adverse impacts to natural ecosystem have been avoided and minimised where possible. The avoid and minimise approach includes engineering design solutions, aligning the project footprint in already

disturbed areas (where practicable) and where impact on native vegetation was unavoidable, locating the footprint in the more common vegetation type.

Desktop and Standard Assessments have been completed for the Project to identify the potential impacts on Aboriginal cultural heritage. The Project is unlikely to result in any impacts to heritage values subject to compliance with the conditions of the CHMP (Biosis 2020b) and Historical Impact Assessment (Biosis 2020c).

Refer to Attachment 7.2, Table 5 for a detailed response to the Local Planning Policy Framework.

4.4 Zone controls

The Site is affected by Public Park and Recreation Zone (PPRZ) and Public Conservation and Resource Zone (PCRZ)

4.4.2 Clause 36.02 – Public Park and Recreation Zone (PPRZ)

The southern end of the Site occurs within the PPRZ (see Figure 2).

Response to permit requirements

Land use

A permit is not required.

Informal outdoor recreation (see Section 4.1) is a Section 1 use (Permit not required).

Buildings and works

A permit is not required.

Pursuant to Clause 36.02-2, a permit is not required to construct a building or construct or carry out works associated with pathways and trails. The proposed trail head car park is ancillary/ associated to the proposed mountain bike trail network.

4.4.3 Clause 36.03 - Public Conservation and Resource Zone (PCRZ)

The majority of the Site occurs within the PCRZ.

Response to permit requirements

Land use

A permit is required.

Clause 1.0 of PCRZ (Table of uses) specifies whether a permit is required for a proposed use. 'Informal outdoor recreation' (see Section 4.1 above) is a section 2 use under the Table of uses and a permit is required to use the land for that purpose as the use is not being carried out by the public land manager..

Buildings and works

A permit is not required.

Pursuant to Clause 36.03-2, a permit is not required to construct a building or construct or carry out works associated with pathways and trails. The proposed trail head car park is ancillary/ associated to the proposed mountain bike trail network.

4.5 Overlay controls

The Site is affected by the following overlays (see Figure 3).

4.5.2 Clause 44.06 - Bushfire Management Overlay

The entire Site is affected by the BMO.

Response to permit requirements

Buildings and works

A permit is not required.

Buildings and works associated with Bicycle pathways and trails is exempt from permit requirements unless specifically required by the Planning Scheme (see Section 4.7.2). A permit is not specifically required for a bicycle trail or pathway under the BMO control with the Scheme, as such this exemption applies to the buildings and works component of the project. This has been discussed with Robert Pringle of the EGSC Planning department and it has been advised that the exemption applies.

4.6 Particular provisions

The following particular provisions apply to the Project.

4.6.2 Clause 52.17 – Native Vegetation

A permit is required under Clause 52.17 (Native Vegetation) for the Project.

The purpose of Clause 52.17 is:

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

A summary of this assessment is provided in Table 8.

Avoid and minimise statement

The steps that have been taken during the design of the mountain bike trails to ensure that impacts on biodiversity from the removal of native vegetation have been minimised are summarised below in accordance with the DELWP Assessor's Handbook (DELWP 2018). A summary of how avoidance and minimisation has been achieved in relation to the native vegetation values described in Appendix 1D of DELWP (2018) is provided in Table 3.

The proposed removal of native vegetation is necessary for the delivery of the Project. East Gippsland Shire Council has undertaken the following strategic and site-level planning steps to avoid and minimise impacts on native vegetation. The high level strategic process and site planning has resulted in the reduction in the length of proposed trails from 174.5 kilometres proposed by Dirt Art in 2017 to 121.58 kilometres in the project masterplan that will be subject to planning approvals.

Strategic level planning

- Detailed project planning including feasibility studies dating back to 2016 commissioned by EGSC.
- Desktop constraints assessments utilising multiple project variables such as land use, terrain, environmental and heritage values to define appropriate areas for development across a large tract of state forest (Biosis 2019).

Site level planning

- An initial trail mark-out and later assessments that aimed to micro-site around potential areas of high ecological value.
- Utilising previously disturbed areas associated with historical gold mining along Livingstone Creek, in the Oriental Claims Historic Area and Livingstone Park.

- Micro-siting during the detailed assessment and design stage to avoid ecological features and significant flora populations.
- Trail realignments to avoid areas of modelled 'highly localised habitat' for Twiggy Daisy-bush *Olearia* aff. *ramulosa* (Omeo) mapped by DELWP, although this species was not actually recorded at these locations.
- Micro-siting during the detailed assessment to avoid ecological features and significant flora populations.
- Developing and incorporating trail construction methods that avoid impacts to canopy trees.
- Utilising existing track or trail.

Table 3 Summary of avoid and minimise steps in accordance with DELWP (2018), Appendix 1D

Value (Appendix 1D of DELWP 2018)	Notes on avoid and minimise steps
Land and water protection	<p>Site value – Some native vegetation to be removed would be considered higher value as it is near waterways in several places, on steep slopes, in places where ground water recharges and discharges and is in the designated water supply catchment of Lake Hume.</p> <p>Response - Impacts to riparian vegetation, creek banks and gullies will be avoided and minimised by use of elevated structures to cross all major waterways and installation of sediment control and appropriate trail drainage close to waterways. Trail design is focussed on minimising erosion risk on steep slopes and these approaches are detailed in the Project Master Plan Trail Construction sections and EMP Framework.</p>
Landscape values	<p>Site value – Mount Sam State Forest and Mount Mesley Recreation Area are Crown land managed for multiple resource use and recreation. Oriental Claims Historic Area is managed for preservation of gold mining history and recreational uses such as walking and bike riding.</p> <p>Response - Removal of native vegetation to facilitate recreational development is appropriate based on the current Crown land tenures and existing land uses. The project aims to minimise impacts on the highest values on Crown land by avoiding known threatened species habitat and minimising impacts on waterways and steep slopes.</p>
Protection under the Aboriginal Heritage Act 2006	<p>Site value – Areas of cultural heritage sensitivity along waterways.</p> <p>Response - A Cultural Heritage Management Plan has been prepared and has been lodged for evaluation and approval by Aboriginal Victoria for the project.</p>
Extent	<p>Site value – The amount of vegetation to be removed is 18.238 hectares of native understorey vegetation for the trail network and 0.009 hectares of native vegetation for the one trailhead. This is from a relatively intact landscape supporting hundreds of thousands of hectares of contiguous forest vegetation across the Eastern Highlands and adjacent Victorian Alps.</p> <p>Response – The majority of vegetation to be removed will be understorey components only. Therefore, the functioning and viability of the largely intact surrounding forests and woodlands will not be significantly impacted.</p>

Value (Appendix 1D of DELWP 2018)	Notes on avoid and minimise steps
Condition	<p>Site value – Condition scores for vegetation across the project area range between 0.21 and 0.73, reflecting the variability in vegetation condition driven by historical and current land uses. The majority of forest and woodland vegetation to be impacted scores between 0.56 and 0.70 indicating moderate to high quality vegetation with most structural layers intact and a high degree of landscape connectivity.</p> <p>Response – Focussing trail development in post-gold mining regrowth areas with lower condition scores demonstrates some level of minimisation of impacts on high condition vegetation. Avoiding all high condition vegetation is not viable for this project given its location in an intact forested landscape.</p>
Strategic Biodiversity Value (SBV)	<p>Site value – SBV scores for vegetation to be removed are variable, ranging between 0.56 and 0.97 out of 1.0.</p> <p>Response – Almost all vegetation on Crown land near Omeo has a high SBV score due to the intact nature of the forested Crown land. It is not possible to focus on areas of lower SBV as they do not occur across the majority of the Crown land – see mapping in DELWP Native Vegetation Removal Report in Appendix 5 of the project flora and fauna report (Biosis 2020a).</p>
Large Trees	<p>Site value – Large trees occur at moderate to low densities in forest and woodland EVCs. historical gold mining, logging and ongoing tree collapse due to bushfire and planned burning have impacted the presence and health of large trees across the project area.</p> <p>Response – No canopy trees or large trees will be directly removed/felled for trail construction or the trailhead. There may be encroachment into tree protection zones (TPZs) of large trees at certain locations indicated in Figure 4. however direct removal of large trees will be avoided.</p>
Ecological Vegetation Class	<p>Site value – The majority of vegetation to be impacted is from EVCs with a least concern status. Some areas of EVCs with a depleted or vulnerable status will be impacted.</p> <p>Response – Trails crossing waterways and drainage lines will be elevated to minimise impacts on the vulnerable Montane Riparian Woodland EVC. Most areas of the depleted Montane Grassy Woodland EVC have been modified by historical gold mining and trail construction will be focussed in these areas.</p>
Sensitive wetland and coastal areas	<p>Site value – trails will not impact on sensitive wetlands or coastal areas mapped as Location 2 – see mapping in DELWP Native Vegetation Removal Report in Appendix 5 of the project flora and fauna report (Biosis 2020a).</p> <p>Response – no sensitive wetlands are mapped by DELWP and sensitive wetlands will not be impacted by the project.</p>

**Value (Appendix 1D
of DELWP 2018)**
Notes on avoid and minimise steps
**Habitat for rare or
threatened species**

Site value – A large number of modelled species habitats occur on Crown land in the project area and will be traversed by the trails.

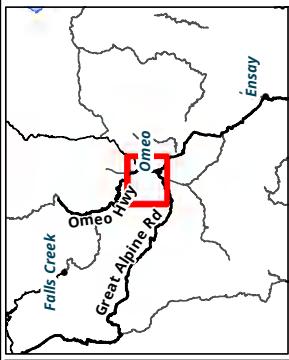
Response – Species offsets have been triggered for three species (Rock Grevillea, Shining Anchor Plant and Honey Hood-orchid). Due to the high number of rare and endemic biota in this part of Victoria it is almost impossible for projects that remove native vegetation on forested Crown land to avoid triggering species offsets. The three species triggered are rare flora species that are not threatened with extinction but have a limited geographic range in Victoria, hence their status. The three species that have triggered species offsets are in the 'dispersed' group indicating they have habitat available more broadly across this region of Victoria. Of the three species triggered, Honey Hood-orchid was recorded in the project area. Rock Grevillea and Shining Anchor Plant were not recorded during extensive field surveys and are considered to have a low likelihood of actually occurring in the project area despite extensive modelled habitat (see Biosis 2020a).

Assessment and offset requirements

The Project has been assessed against the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017) (the Guidelines). A summary of the assessment is provided in Table 4 below. Refer to *Omeo Mountain Bike Trail Project: Flora and Fauna Assessment* (Biosis 2020a) (Attachment 7.3) for full assessment against the Guidelines.

Table 4 Summary of the assessment and offset requirements

Attribute	Outcome	
Location category	Location 3	High location risk
Native vegetation removal extent	18..247 hectares	Comprised of multiple habitat zones and includes partial clearing for understorey vegetation along trails (18.238 ha) and full clearing at one trailhead sites (0.009 ha)
Assessment pathway	Detailed	Location 3 and removal of > 0.5 hectares of native vegetation
Strategic Biodiversity Value Score	0.56 – 0.974	Range for multiple habitat zones
Modelled habitat for rare or threatened species	Yes	Modelled habitat for 59 species
Offset type	General and species	General and species offsets required.
General offset vicinity	North East CMA or EGSC	The offset site must be located within the same CMA boundary or municipal district as the native vegetation to be removed.
General offset minimum Strategic Biodiversity Value Score	0.667	The offset must have a Strategic Biodiversity Value score of 0.669 or more.
Offset amount: Species habitat units	21.093 species habitat units	Rock Grevillea – 4.196 units Shining Anchor Plant – 10.479 units Honey Hood Orchid – 6.418 units
Large trees	No large trees to be removed along trails or at the trailhead	No canopy trees or large trees will be directly removed/felled. Not applicable



- Legend**
- Study area
 - Extent of proposed native vegetation removal (2m wide corridor)
 - Trail Type**
 - MTB Trail
 - Walking and MTB Trail
 - Access Track
 - Past alignment/walking trail to be closed
 - Walking Trail

Figure 4 Native Vegetation Removal - overview

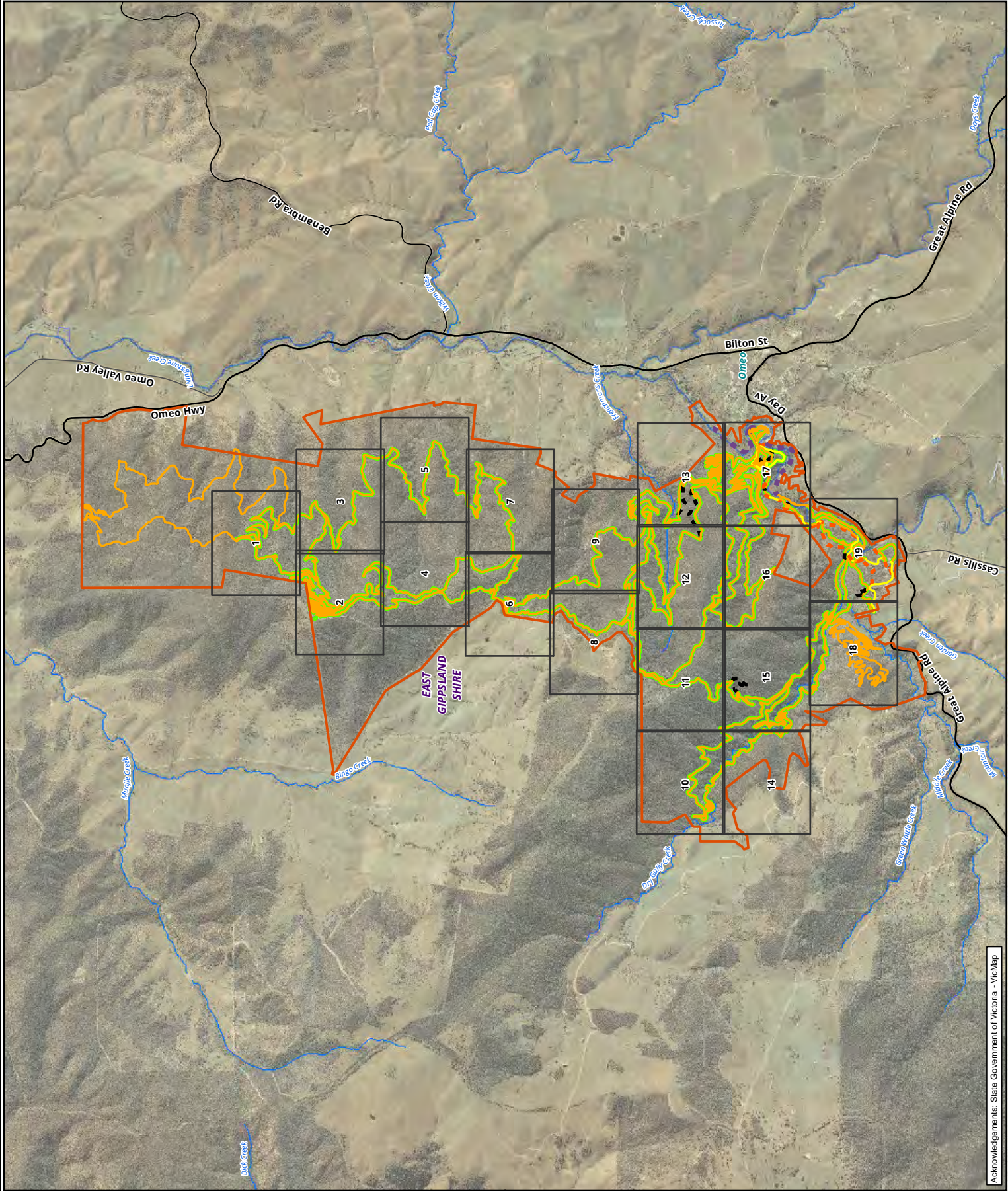


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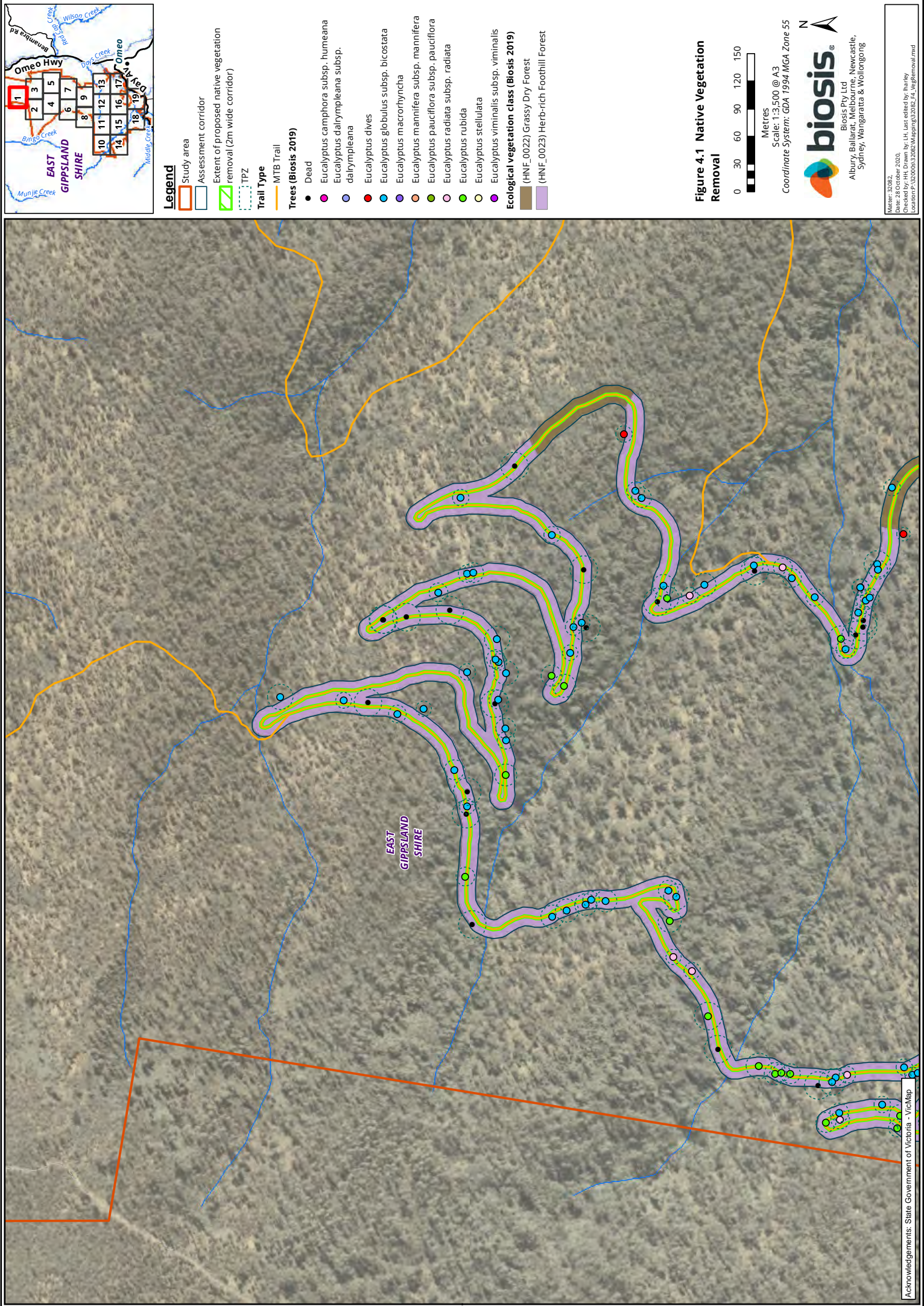


Figure 4.1 Native Vegetation Removal

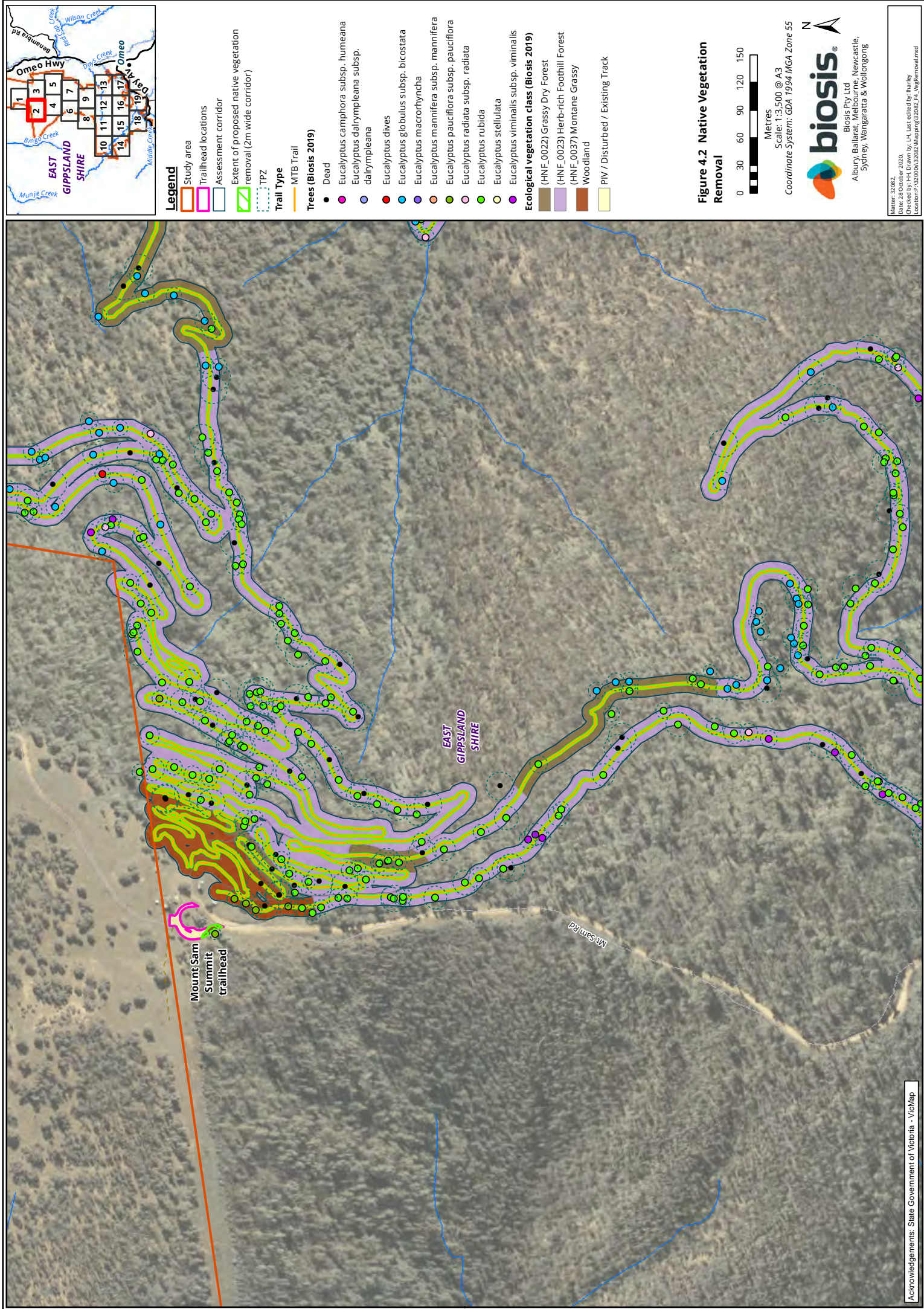
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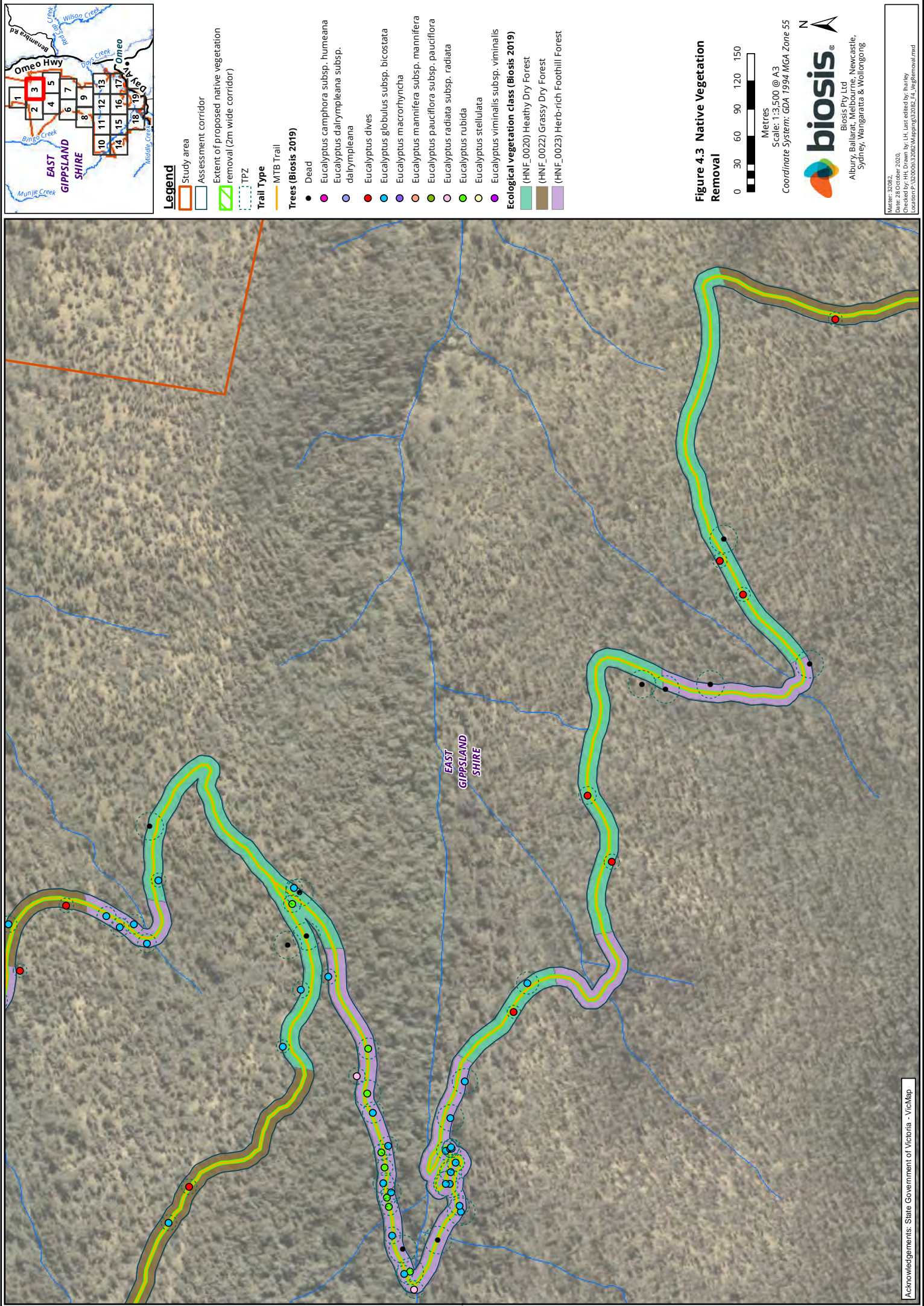
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biosis
Biosis Pty Ltd
Albury, Ballarat, Melbourne, Newcastle,
Sydney, Warragatta & Wollongong

Material: 32/082
Date: 28 October 2020
Created by: HH, Drawn by: LH, Last edited by: thaley
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Acknowledgements: State Government of Victoria - VicMap

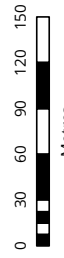






- Legend**
- Study area
 - Assessment corridor
 - Extent of proposed native vegetation removal (2m wide corridor)
 - TPZ
 - Trail Type**
 - MTB Trail
 - Trees (Biosis 2019)**
 - Dead
 - Eucalyptus camphora subsp. humeana
 - Eucalyptus dalrympleana subsp. dalrympleana
 - Eucalyptus dives
 - Eucalyptus globulus subsp. bicostata
 - Eucalyptus macrorhyncha
 - Eucalyptus mannifera subsp. mannifera
 - Eucalyptus pauciflora subsp. pauciflora
 - Eucalyptus radiata subsp. radiata
 - Eucalyptus rubida
 - Eucalyptus stellulata
 - Eucalyptus viminalis subsp. viminalis
 - Ecological vegetation class (Biosis 2019)**
 - (HNF 0022) Grassy Dry Forest
 - (HNF 0023) Herb-rich Foothill Forest

Figure 4.4 Native Vegetation Removal

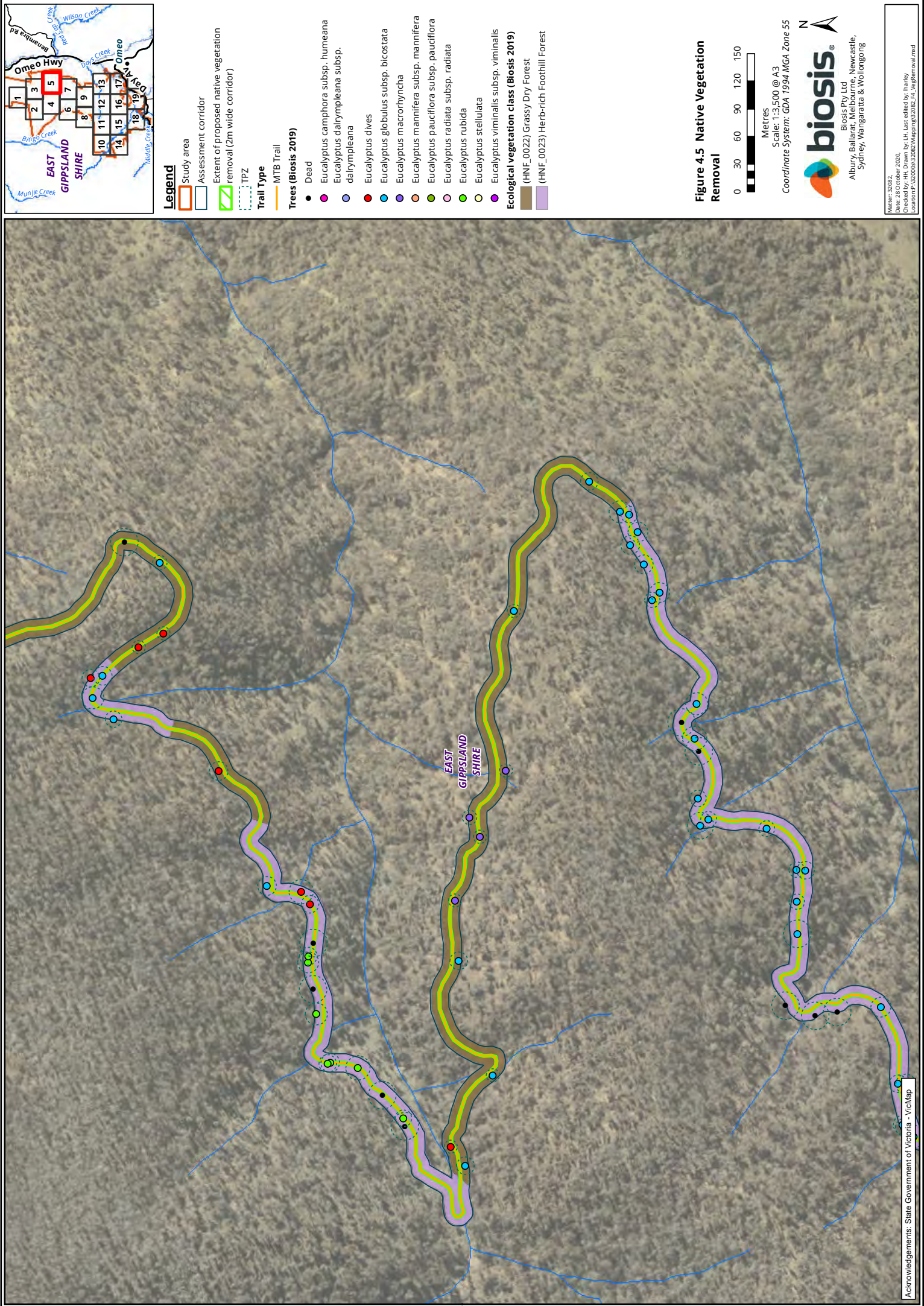


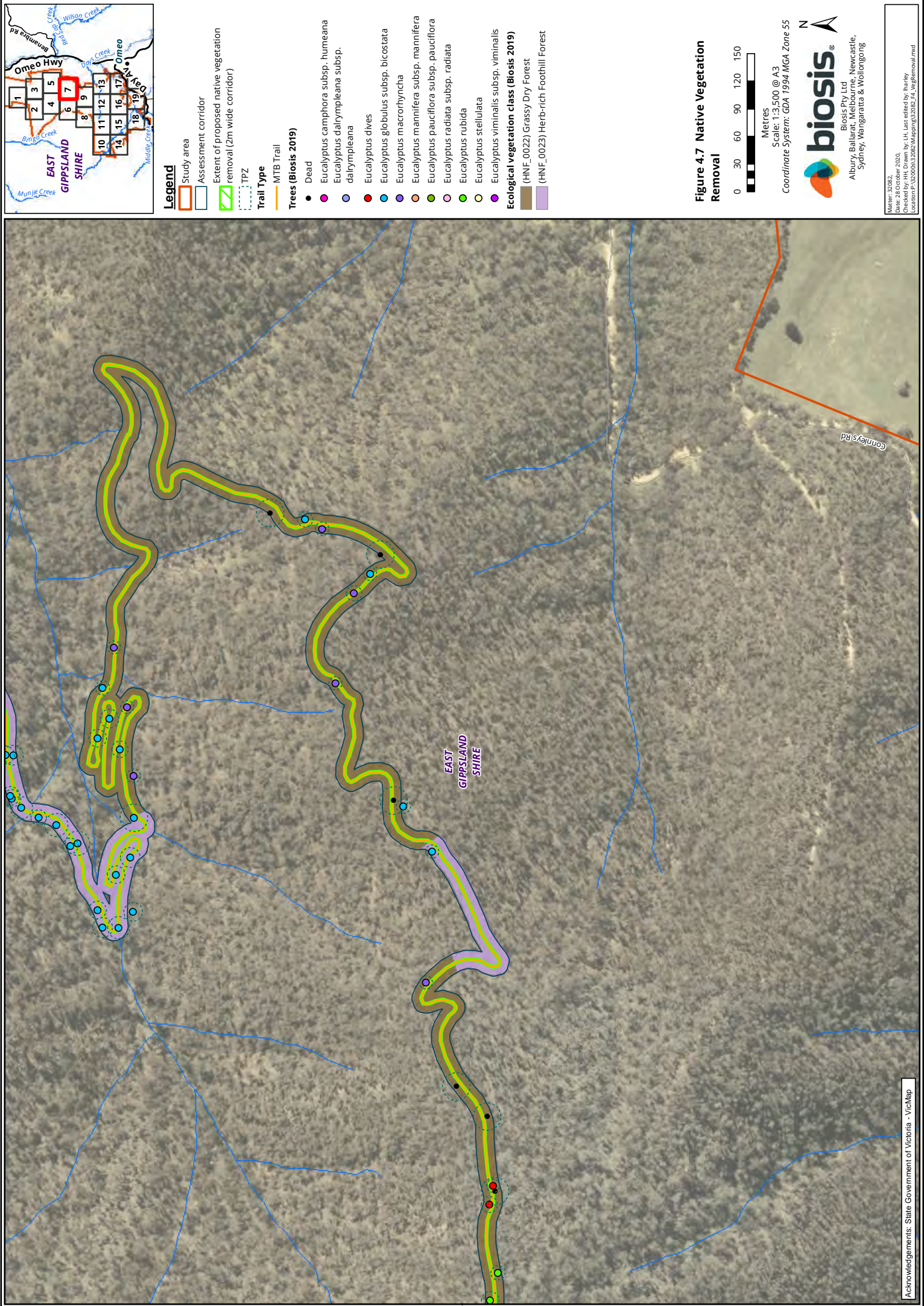
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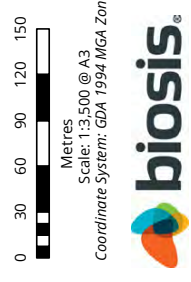




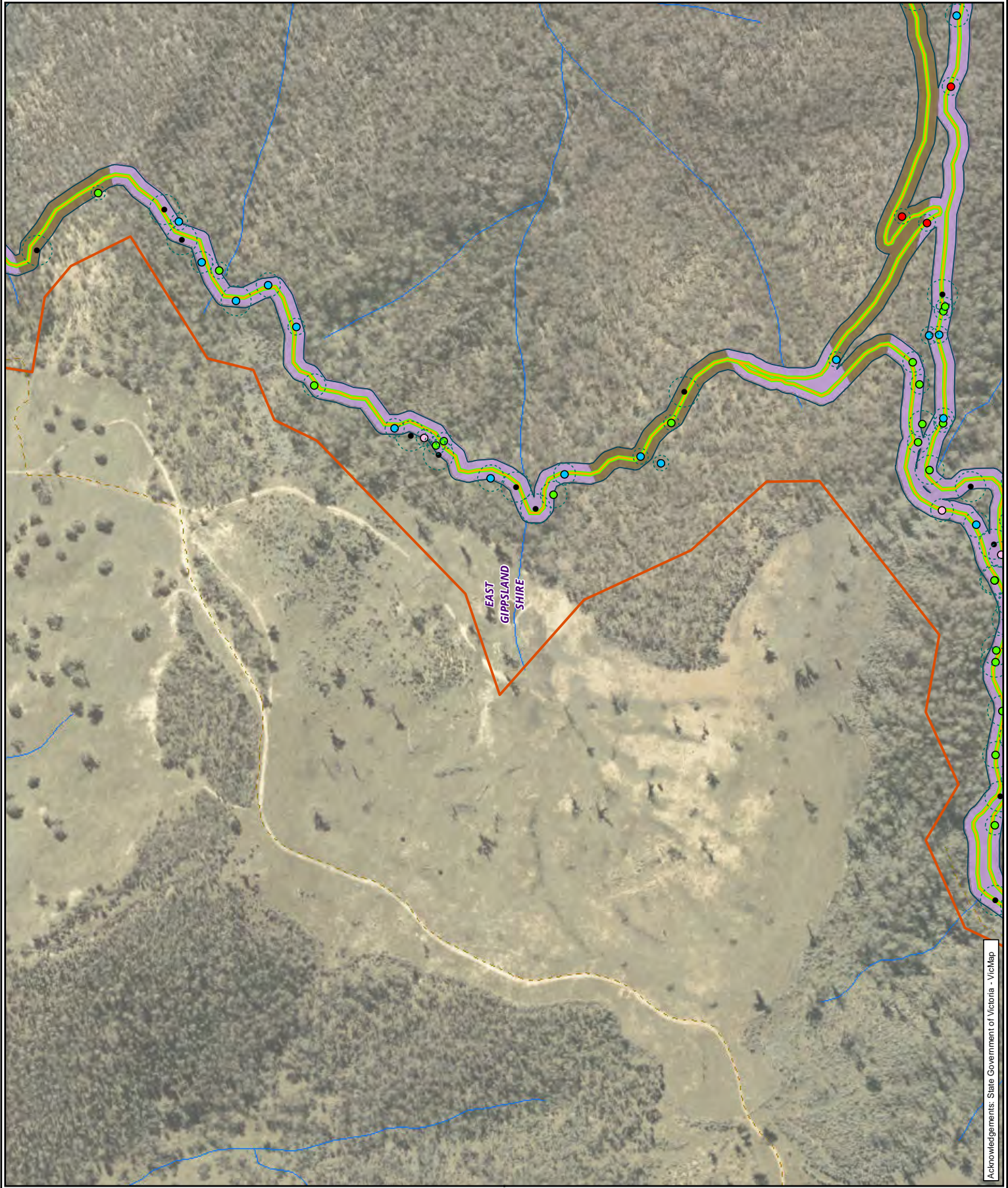


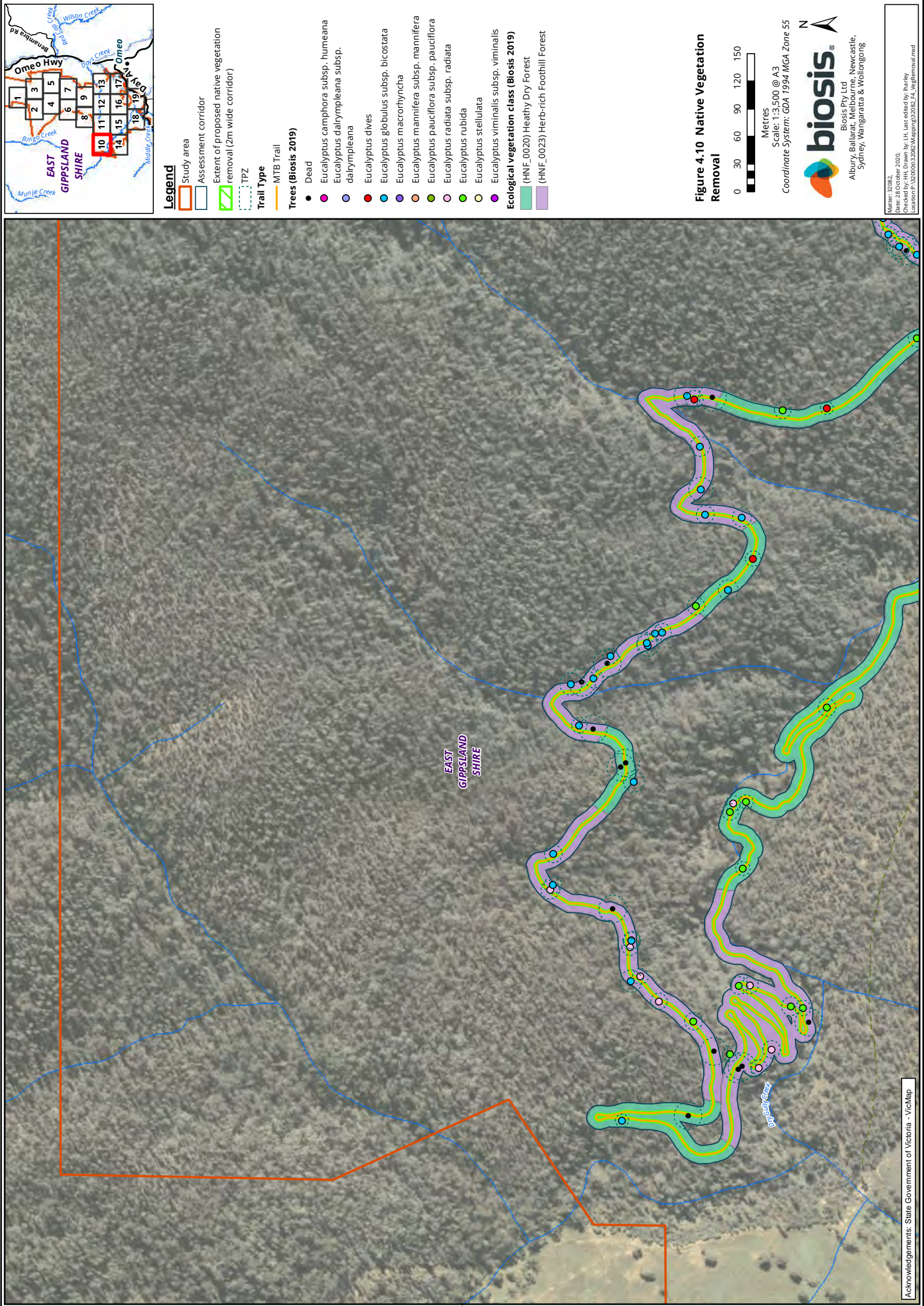
- Legend**
- Study area
 - Assessment corridor
 - Extent of proposed native vegetation removal (2m wide corridor)
 - TPZ
 - Trail Type
 - MTB Trail
 - Trees (Biosis 2019)
 - Dead
 - Eucalyptus camphora subsp. humeana
 - Eucalyptus dalympheana subsp. dalympheana
 - Eucalyptus dives
 - Eucalyptus globulus subsp. bicostata
 - Eucalyptus macrorhyncha
 - Eucalyptus mannifera subsp. mannifera
 - Eucalyptus pauciflora subsp. pauciflora
 - Eucalyptus radiata subsp. radiata
 - Eucalyptus rubida
 - Eucalyptus stellulata
 - Eucalyptus viminalis subsp. viminalis
 - Ecological vegetation class (Biosis 2019)
 - (HNF 0022) Grassy Dry Forest
 - (HNF 0023) Herb-rich Foothill Forest

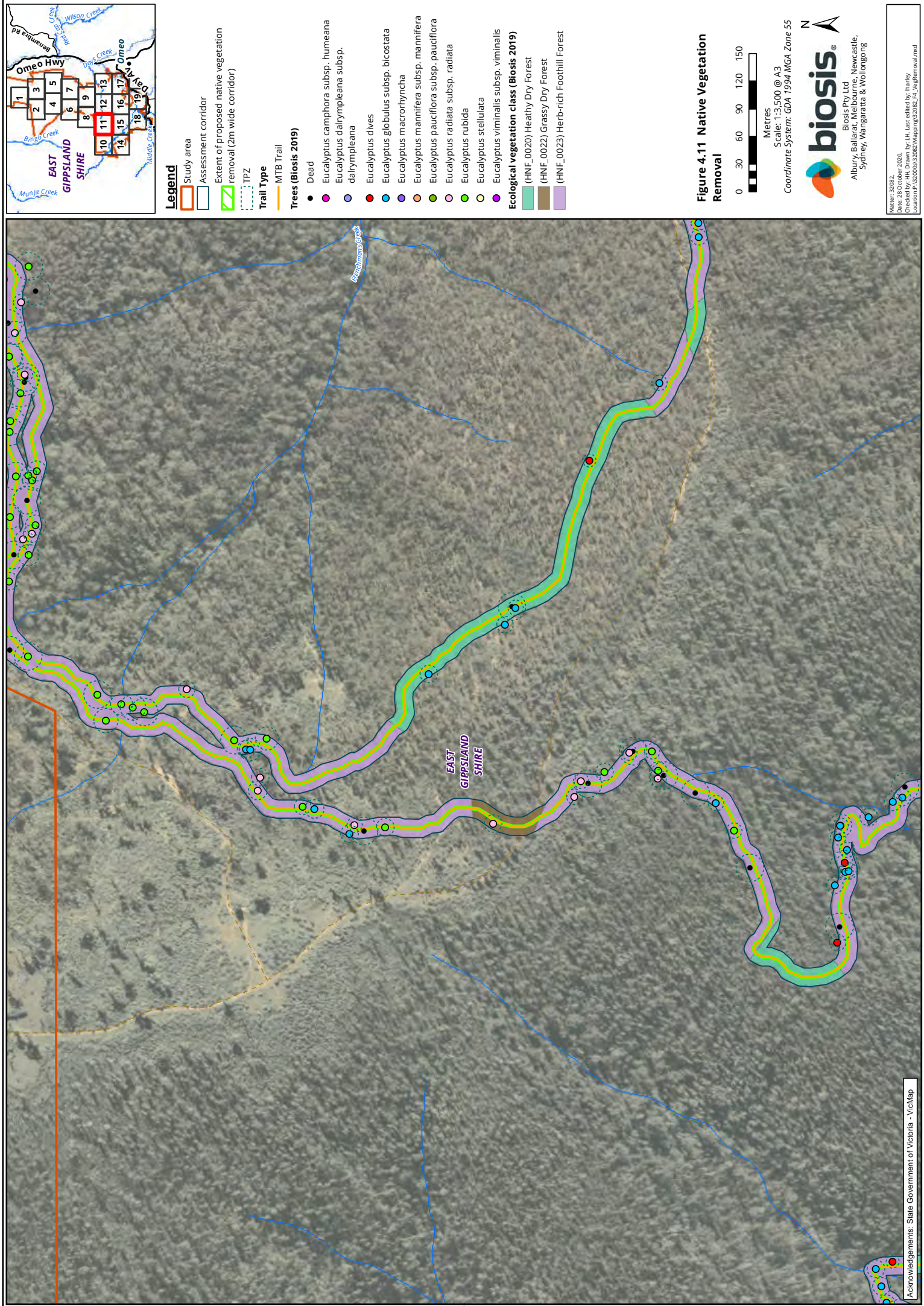
Figure 4.8 Native Vegetation Removal

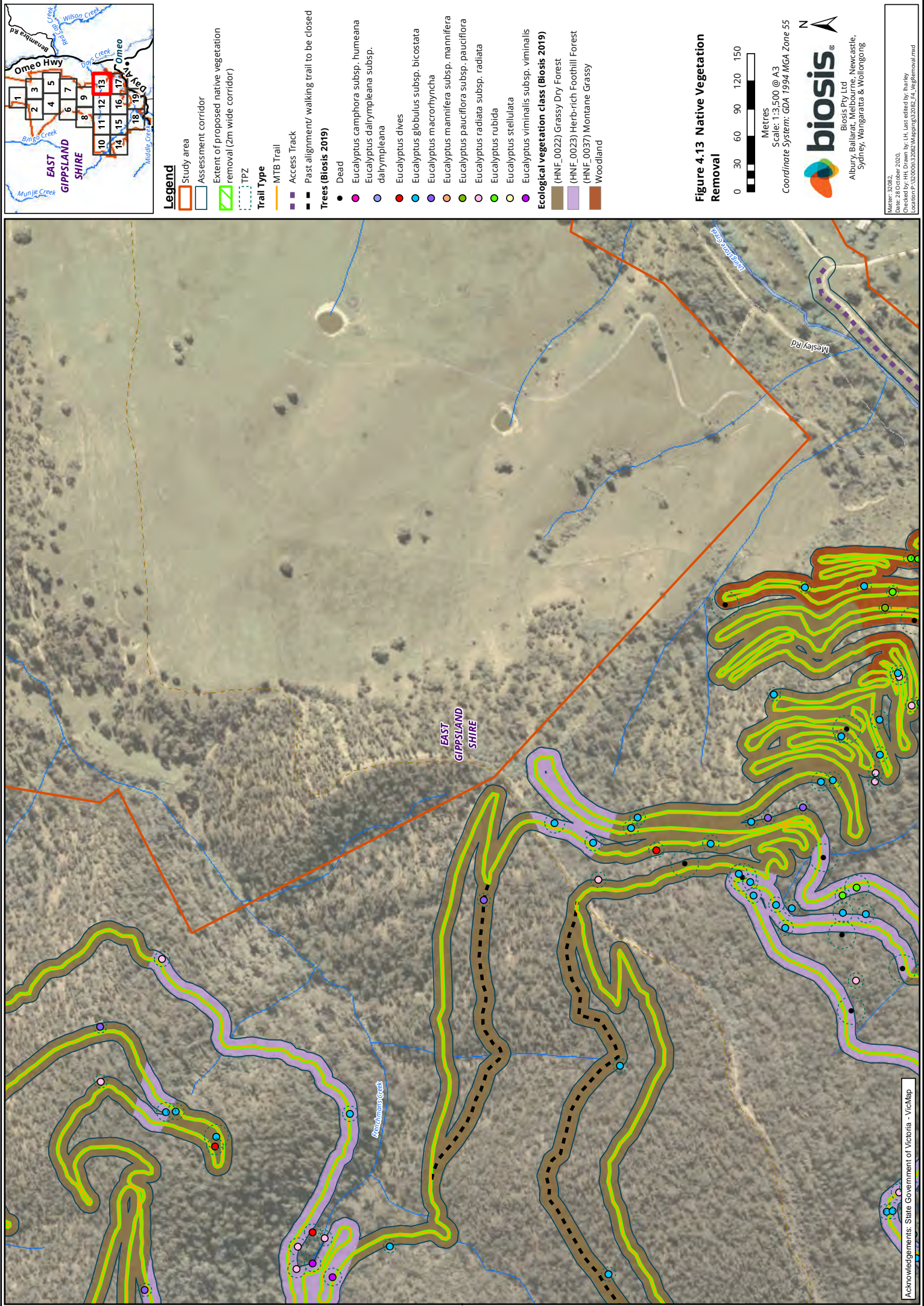


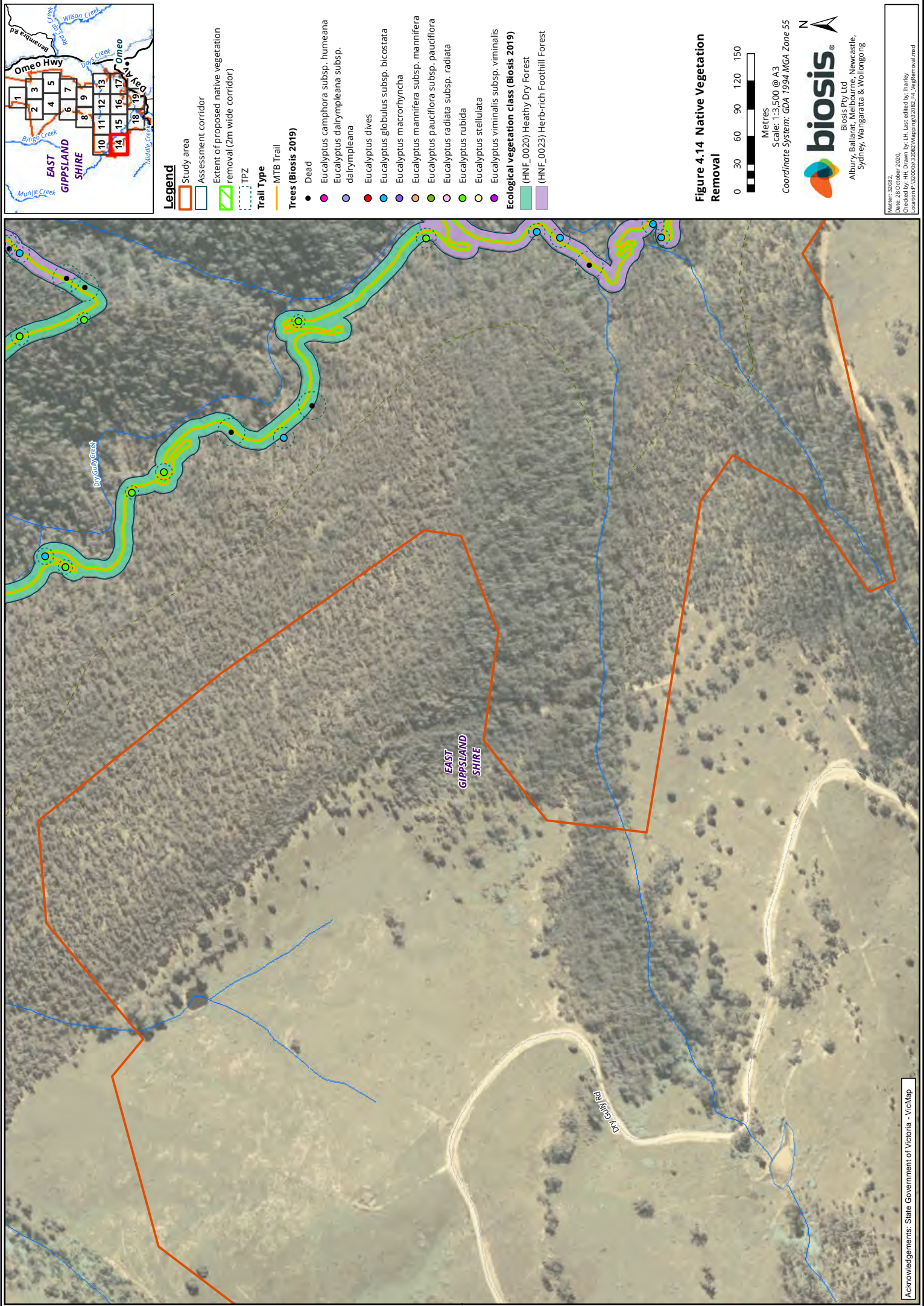
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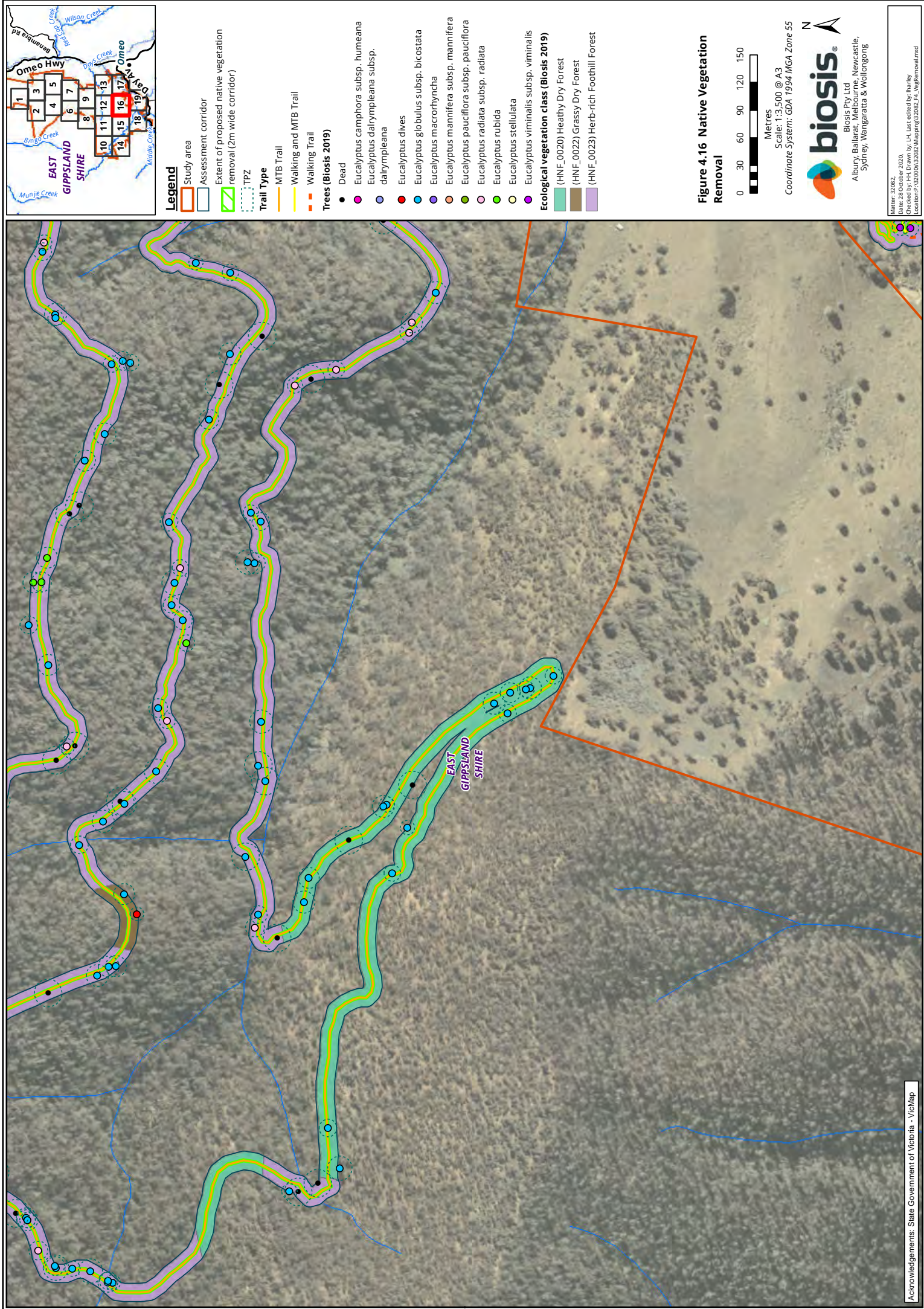


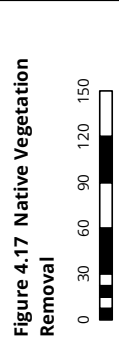
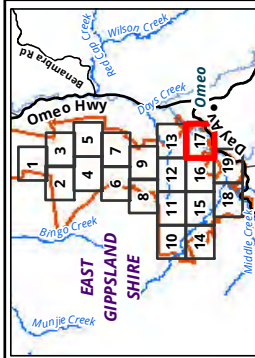




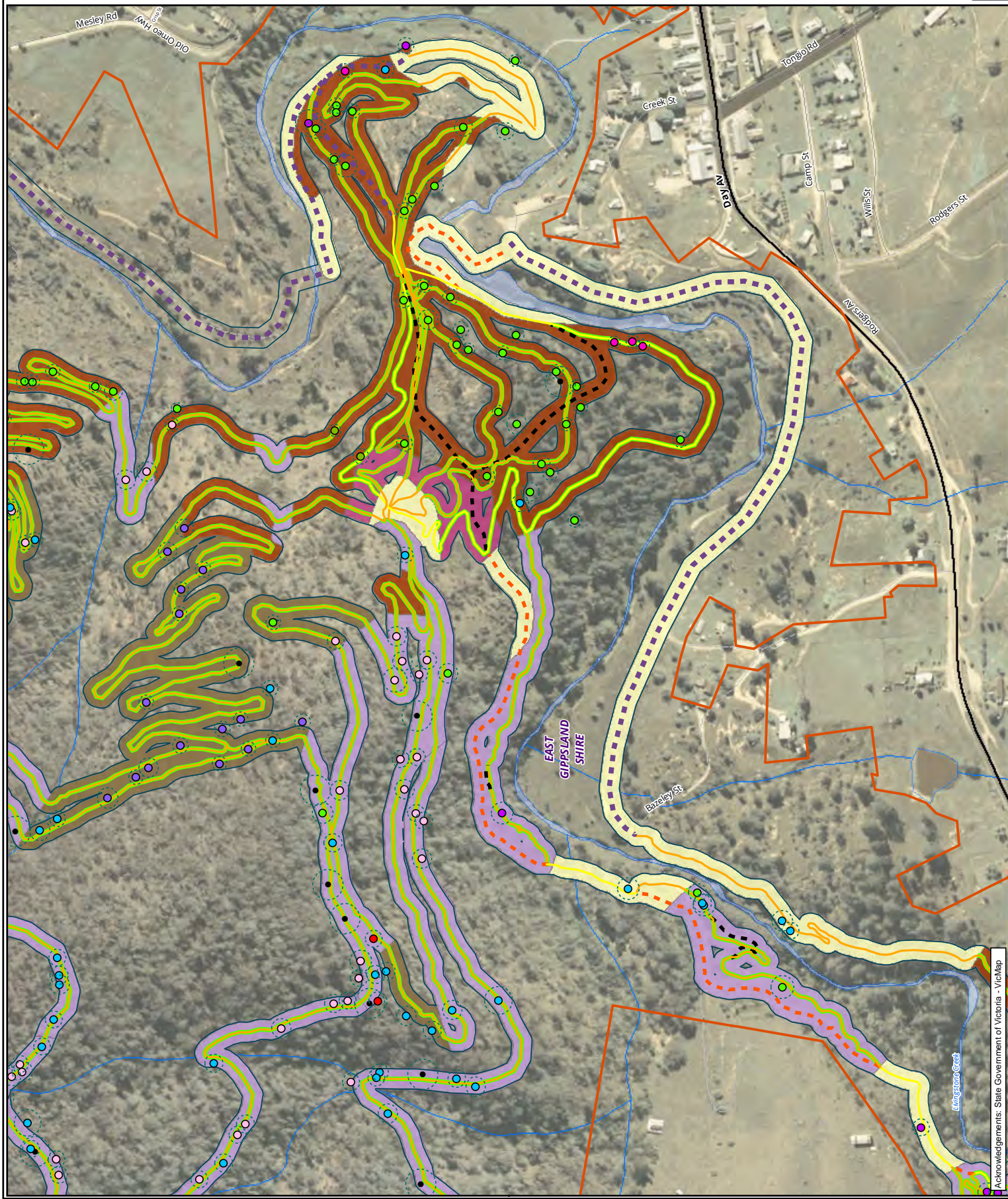








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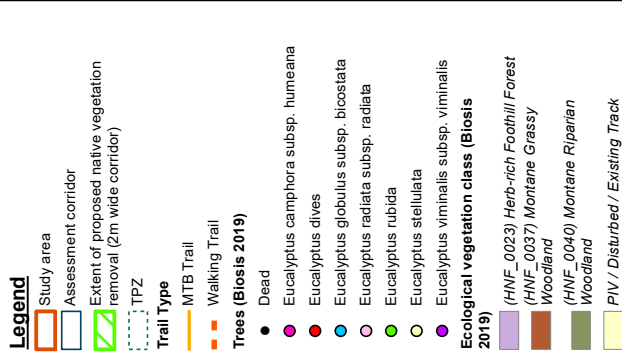
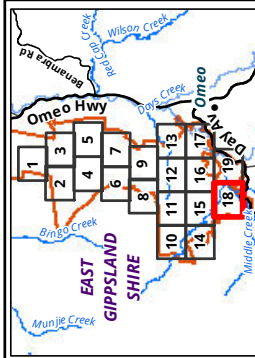
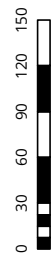


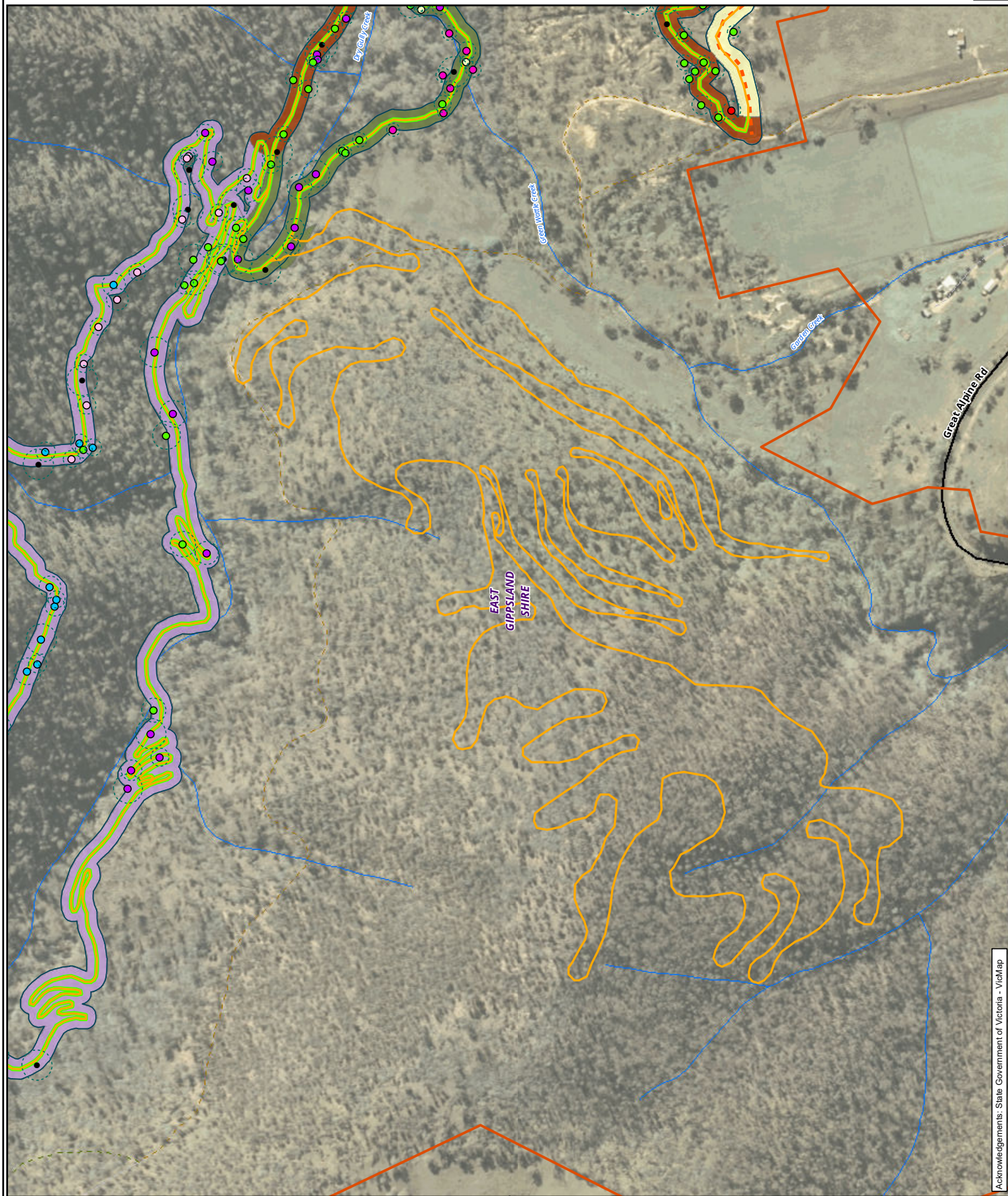
Figure 4.18 Native Vegetation Removal

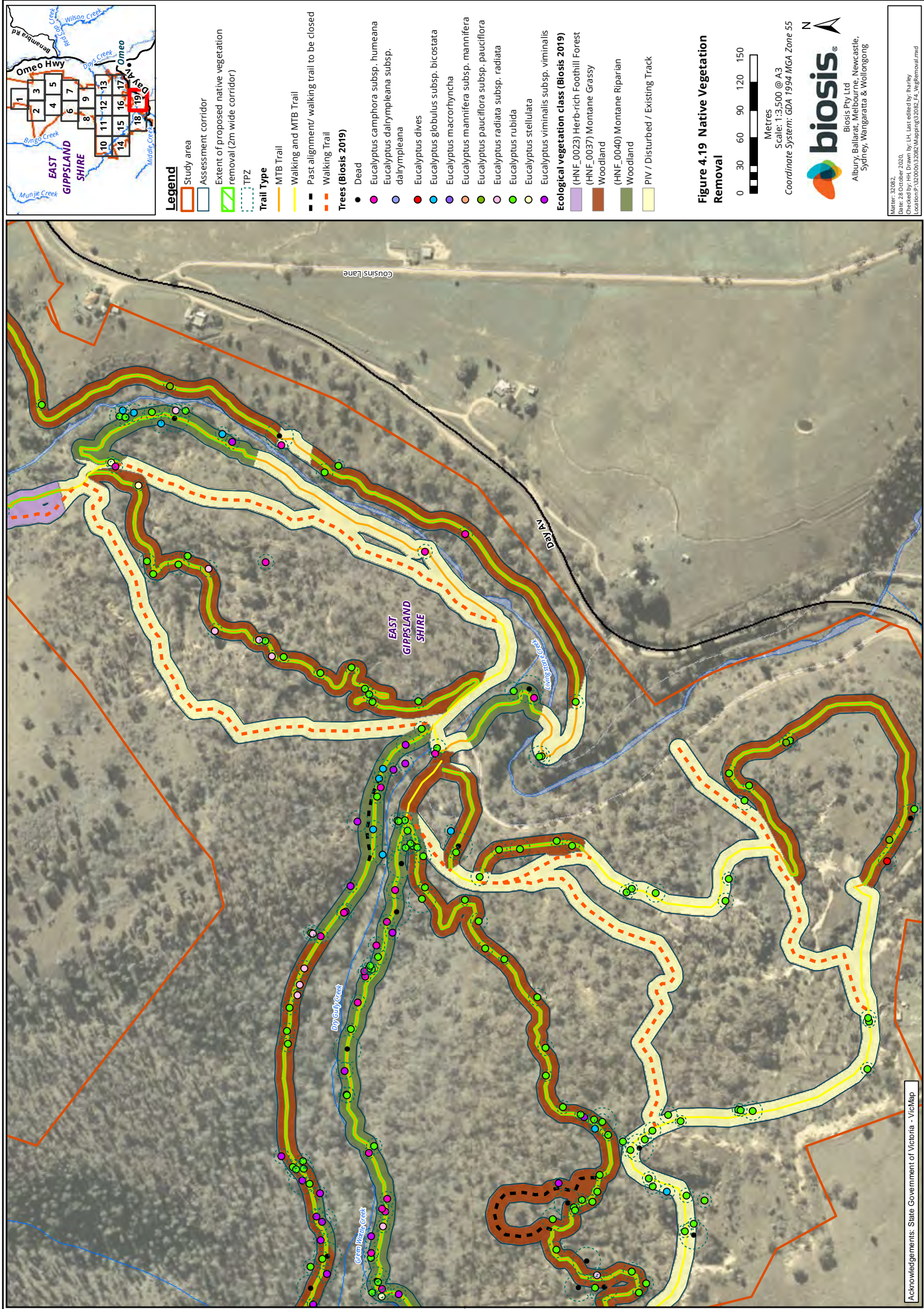


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4.7 General provisions

4.7.2 Clause 62 - General exemptions

Clause 62 of the VPPs sets out a number of permit exemptions that apply to some specific uses, buildings, works, subdivision and demolition proposals.

Of relevance to the Project are the following exemptions:

- **Clause 62.02-2 (Buildings and works not requiring a permit unless specifically required by the planning scheme)** – Any requirement in this scheme relating to the construction of a building or the construction or carrying out of works, other than a requirement in the Public Conservation and Resource Zone, does not apply to Bicycle pathways and trails unless specifically required by a relevant provision (i.e. zone or overlay control).

As discussed in Sections 4.4 and 4.5 above, the above exemption applies to the Project in the case of the BMO control.

4.7.3 Clause 65 – Decision Guidelines

Clause 65.01 requires the planning authority to consider additional decisions guidelines.

Of particular relevance to this Project is the consideration of the following:

- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.

EGSC has designed the Project in consultation with the ecology experts to ensure that potential impacts on biodiversity values as well as the geological risks associated with the Project are minimised and avoided to the most practical extent.

An Emergency Management Plan (Plan) is being prepared to address the Bushfire Management risk associated with the Omeo Mountain Bike Trail Network. This plan will ensure human life is prioritised for protection and reduce the risk to mountain bike trail users. The Mountain Bike Trails will be closed on days of Code Red bushfire risk. The bushfire risk within the trail network will also be monitored during the bushfire danger period, with consultation occurring between the public land manager and relevant fire authority on if and when the trails should be closed on days where the bushfire fire risk is elevated but not Code Red.

The Project is unlikely to significant impact on the biodiversity values and will appropriately manage bushfire risk through the discussed Plan.

5 Conclusion

This report has addressed all the planning controls and considerations within the East Gippsland Planning Scheme relevant to the Omeo Mountain Bike Trail Network in Omeo, East Gippsland Victoria.

This report identified that the Project requires planning permit to undertake the following:

- Public Conservation and Resource Zone (PCRZ)
- Removal, destruction or lopping of native vegetation pursuant to Clause 52.17 (Native vegetation).

The following exemption under Clause 62.02-2 applies to the buildings and works associated with the delivery of the Project in the case of the BMO:

- Any requirement in this scheme relating to the construction of a building or the construction or carrying out of works, other than a requirement in the Public Conservation and Resource Zone, does not apply to Bicycle pathways and trails unless specifically required by a relevant provision (i.e. zone or overlay control).

The assessment against the relevant state, regional and local policies and provisions of the Scheme indicated that the Project is consistent with those policies and provisions for the following reasons:

- Contribute to sustainable development of Omeo through tourism

The Project will contribute to the sustainable development of Omeo by facilitating a tourist attraction for the area. The proposed trail network will complement the existing tourism offering of East Gippsland, further expanding the adventure tourism opportunities available from Omeo. This will assist with transforming the Omeo Township into a vibrant mountain bike tourist destination.

- Minimising impacts on biodiversity

Achieving a balance between the development of the proposed bike trail and protection of the environmental values has been a priority in the Project. EGSC has aimed to minimise the impacts on biodiversity values by designing the trail in consultation with ecology experts and reducing the Project footprint to the minimum extent possible.

- Avoiding impacts on heritage values

EGSC has ensured that potential impacts on the cultural heritage values have been avoided by preparing a Cultural Heritage Management Plan (CHMP) and a Heritage Impact Assessment. These assessments have been completed by heritage advisors and close consultation with representatives of the relevant Traditional Owner representatives (CHMP) and Heritage Victoria (Heritage Impact Assessment).

- Manage bushfire risk

An Emergency Management Plan (Plan) is being prepared to address the Bushfire Management risk associated with the Omeo Mountain Bike Trail Network. DELWP are the land manager of the Crown Land Reserve. Council will work collaboratively with DELWP in the development of the Plan to ensure appropriate management of bushfire risk for the Mountain Bike Trails. This plan will ensure human life is prioritised for protection and reduce the risk to mountain bike trail users. The Mountain Bike Trails will be closed on days of Code Red bushfire risk. The bushfire risk within the trail network will also be monitored during the bushfire danger period, with consultation occurring between the public land manager and relevant fire authority on if and when the trails should be closed on days where the bushfire fire risk is elevated but not Code Red.

Therefore, it is considered that the proposed removal of native vegetation associated with the delivery of the Project is consistent with the policies contained within the PPF, LPPF and the application requirements and decision guidelines of the relevant provisions of the East Gippsland Planning Scheme. As a result, the proposal should be supported subject to conditions.

6 References

Biosis 2019. Omeo Mountain Bike Complex Masterplan – preliminary design, opportunities and constraints. East Gippsland Shire Council. Authors: M. Looby, S. Jones, G. McHugh, K. Oatway, T. Fitzgerald & L. Milne. Biosis Pty Ltd, Wangaratta location. Project no. 29666

Biosis 2020a. *Omeo Mountain Bike Complex: Flora and fauna assessment*, Biosis Pty Ltd.

Biosis 2020b. *Omeo Mountain Bike Trail, Omeo Cultural Heritage Management Plan 16644*, Biosis Pty Ltd.

Biosis 2020c. *Omeo Mountain Bike Complex Omeo, Victoria: Heritage Impact Assessment 30126*, Biosis Pty Ltd, Melbourne, Vic.

Biosis Pty Ltd, World Trail & Horizon Studio 2020. *Omeo Mountain Bike Trail Network Masterplan*, Prepared for East Gippsland Shire Council. Authors: Biosis Pty Ltd, World Trail and Horizon Studio.

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https://www.environment.vic.gov.au/__data/assets/pdf_file/0021/91146/Guidelines-for-the-removal,-destruction-or-lopping-of-native-vegetation,-2017.pdf.

DELWP 2018. *Assessor's handbook – Applications to remove destroy or lop native vegetation*. Version 1.1. Victorian Government Department of Land, Water and Planning, Melbourne (October 2018).

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Oldmeadow Arboriculture 2019. *Tree Impact Assessment, Mount Sam State Forest Mountain Bike Trails Omeo, Vic 3898*, Oldmeadow Arboriculture.

7 Attachments

7.1 Application for a planning permit form

East Gippsland Shire Council

273 Main Street (PO Box 1618)
Bairnsdale Vic 3875
Website www.eastgippsland.vic.gov.au
Email feedback@egipps.vic.gov.au
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Planning Permit Application

Applicant Details:

Name: Ian Cameron		
Business trading name: (if applicable) East Gippsland Shire Council		
Email address: IanC@egipps.vic.gov.au		
Postal address: PO Box 1618, Bairnsdale, Vic		
		Postcode 3 8 7 5
Phone number: Home:	Work: 03 5153 9500	Mobile: 0438 805982

Owners Details: (if not the applicant)

Name:		
Business trading name: (if applicable)		
Email address:		
Postal address:		
		Postcode
Phone number: Home:	Work:	Mobile:

Description of the Land:

Street number:	Street name:	
Town: Omeo, East Gippsland, Victoria	Postcode	3 8 9 8
Legal Description:		
Lot Number:	<input type="checkbox"/> Lodged plan <input type="checkbox"/> Title plan <input type="checkbox"/> Plan of Subdivision	Number:
Crown Allotment Number: 9J, 5B and 9K	Section Number: 25, B, 25	
Parish/Township Name: Bingo-Munjie, Omeo		
Has there been a pre-application meeting: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Officers name: Robert Pringle
Your reference number:		

Privacy Statement

The East Gippsland Shire Council asks for details about you to collect rates, approve permits and licences, and run a range of community services. The information you give to us on this form is used only for the reasons set out in the form and is not given to anybody else. Sometimes we may supply details about you to someone else, but only if we are allowed by law, or to protect someone or property.

When submitting documents to Council you are confirming that you have authority to use those documents. In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, you permit documents submitted as part of this application, including your full contact information to be made available for public viewing on Council's website

When information is given out, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. You may ask for more information about Council's Privacy Policy by contacting our Information Privacy Officer on 03 5153 9500 or e-mail feedback@egipps.vic.gov.au

East Gippsland Shire Council

273 Main Street (PO Box 1618)
Bairnsdale Vic 3875
Website www.eastgippsland.vic.gov.au
Email feedback@egipps.vic.gov.au
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Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will the proposal result in a breach of a registered covenant restriction or agreement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Description of proposal: Describe the use, development or other matter which needs a permit: <u>A planning permit is required pursuant to the following provisions of the Planning Scheme:</u> <ul style="list-style-type: none">To use the land for the purpose of 'Informal outdoor recreation' and under Clause 36.03 Public Conservation and Resource Zone [PCRZ]) and; <u>Removal, destruction or lopping of native vegetation pursuant to Clause 52.17 (Native vegetation).</u>	
Existing conditions: Describe how the land is used and developed currently: The Project is located within north-West of Omeo in East Gippsland, Victoria .The trail network is on Crown Land Reserves and State Forest immediately north and west of Omeo. This includes Mount Sam State Forest, Mount Mesley Reserve and the Oriental Claims Historic Area. Department of Environment, Land, Water and Planning (DELWP) are the land manager of the Crown Land Reserve.	
Estimated cost of development: Note: You may be required to verify this estimate	\$ 5,878,070.26 (exc. GST)

If you need more space or have more information, please attach with this form.

Please make sure that:

- ☒ Form is filled in fully and signed
- ☒ The correct fee is paid or payment enclosed
- ☒ Attached any supporting information or documents
 - **Required** - Title (must have been generated within the past 30 days)
 - Covenants or Section 173 agreements
 - Site plan/floor - plan/elevations
 - Planning report
 - Supporting information/reports (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

Privacy Statement

The East Gippsland Shire Council asks for details about you to collect rates, approve permits and licences, and run a range of community services. The information you give to us on this form is used only for the reasons set out in the form and is not given to anybody else. Sometimes we may supply details about you to someone else, but only if we are allowed by law, or to protect someone or property.

When submitting documents to Council you are confirming that you have authority to use those documents. In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, you permit documents submitted as part of this application, including your full contact information to be made available for public viewing on Council's website

When information is given out, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. You may ask for more information about Council's Privacy Policy by contacting our Information Privacy Officer on 03 5153 9500 or e-mail feedback@egipps.vic.gov.au

East Gippsland Shire Council

273 Main Street (PO Box 1618)
Bairnsdale Vic 3875
Website www.eastgippsland.vic.gov.au
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Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Declaration:

I declare that I am the applicant and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.

I confirm that I have authority to use the relevant documents.

In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, I permit documents submitted as part of this application, including my full contact information, to be made available for public viewing on Council's website.

Applicant signature:	
Name: <u>Ian Cameron</u>	Date: <u>12 / 11 / 2020</u>

Office Use Only:

Reference Number: AP/D/PP/_____ Method of Payment: ☐ Cash ☐ Cheque ☐ Credit Card ☐ Eftpos

Amount Paid: \$_____ Receipt Number: _____ Receipt Date: ____/____/____

Submitting your application:

Electronic

Fax to 03 5153 9576

Email to planning@egipps.vic.gov.au

Mail

Post the signed, completed form together with any applicable fees or copies of any documentation to:
PO Box 1618
BAIRNSDALE VIC 3875.

In Person

Bring the completed form and supporting documents to any of the following locations;

Service Centre Opening Hours:
8:30am to 5:00pm.
Monday to Friday.

Bairnsdale Corporate Centre: 273 Main Street.
Bairnsdale Service Centre: 24 Service Street.
Bairnsdale Business Centre: 34 Pyke Street.
Lakes Entrance Service Centre: 18 Mechanics Street.
Omeo Service Centre: 179 Day Avenue.
Orbost Service Centre: 1 Ruskin Street.
Paynesville Service Centre: 55 The Esplanade.

Mallacoota Service Centre Opening Hours:
Monday and Tuesday 10.00am to 2.00pm
Wednesday, Thursday, Friday 2.00pm to 5.00pm

Mallacoota Service Centre: 70 Maurice Avenue

Privacy Statement

The East Gippsland Shire Council asks for details about you to collect rates, approve permits and licences, and run a range of community services. The information you give to us on this form is used only for the reasons set out in the form and is not given to anybody else. Sometimes we may supply details about you to someone else, but only if we are allowed by law, or to protect someone or property.

When submitting documents to Council you are confirming that you have authority to use those documents. In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, you permit documents submitted as part of this application, including your full contact information to be made available for public viewing on Council's website

When information is given out, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. You may ask for more information about Council's Privacy Policy by contacting our Information Privacy Officer on 03 5153 9500 or e-mail feedback@egipps.vic.gov.au

7.2 Proposal Responses

Table 5 Proposal's response to relevant policies of the PPF

Relevant objective	Relevant strategy	Proposal's response
Clause 12.01-1S Protection of biodiversity		
To assist the protection and conservation of Victoria's biodiversity.	<ul style="list-style-type: none"> • Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites. <ul style="list-style-type: none"> - Cumulative impacts. - Fragmentation of habitat. - The spread of pest plants, animals and pathogens into natural ecosystems. • Avoid impacts of land use and development on important areas of biodiversity. 	<p>The Biosis report – Omeo Mountain Bike Complex: <i>Flora and fauna assessment</i> (Biosis 2020a)(Attachment 7.3) has assessed the Project's potential impacts on the ecological values of the Site and surrounds including the key habitats for rare or threatened species and communities.</p> <p>EGSC has attempted to avoid impacts on the identified biodiversity values. Where unavoidable, the impact has been minimised to the maximum possible extent while addressing the project's brief.</p>

Relevant objective	Relevant strategy	Proposal's response
Clause 12.01-2S Native vegetation management		
To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.	<ul style="list-style-type: none"> Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017): <ul style="list-style-type: none"> Avoid the removal, destruction or lopping of native vegetation. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided. Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation. 	<p>Proposed removal of native vegetation has been assessed against the Guidelines and is included in the Biosis report – Omeo Mountain Bike Complex: <i>Flora and fauna assessment</i> (Biosis 2020a).</p> <p>ESGC has aimed to minimise the impacts on biodiversity values by designing the trail in consultation with ecology experts and reducing the Project footprint to the minimum extent possible. Offsets will be secured to meet the requirements of 0.318 general habitat units, and 21.093 species habitat units. No large trees are proposed to be directly removed/felled.</p>
Clause 12.05-1s Environmentally sensitive areas		
To protect and conserve environmentally sensitive areas.	<ul style="list-style-type: none"> Protect environmentally sensitive areas with significant recreational value from development that would diminish their environmental conservation or recreational values. 	<p>The Biosis report – Omeo Mountain Bike Complex: Flora and fauna assessment (Biosis 2020a)(Attachment 7.3) has assessed the Project's potential impacts on the ecological values of the Site and surrounds including the key habitats for rare or threatened species and communities.</p> <p>ESGC has attempted to avoid impacts on the identified biodiversity values. Where unavoidable, the impact has been minimised to the maximum possible extent while addressing the project's brief.</p>

Relevant objective	Relevant strategy	Proposal's response
Clause 13.02 -1s Bushfire Planning		
To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.	<p>Protection of human life:</p> <ul style="list-style-type: none"> • Prioritising the protection of human life over all other policy considerations. • Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire. • Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process. <p>Settlement planning:</p> <ul style="list-style-type: none"> • Plan to strengthen the resilience of settlements and communities and prioritise protection of human life 	<p>An Emergency Management Plan (Plan) is being prepared to address the Bushfire Management risk associated with the Omeo Mountain Bike Trail Network. This plan will ensure human life is prioritised for protection and reduce the risk to mountain bike trail users. The Mountain Bike Trails will be closed on days of Code Red bushfire risk. The bushfire risk within the trail network will also be monitored during the bushfire danger period, with consultation occurring between the public land manager and relevant fire authority on if and when the trails should be closed on days where the bushfire fire risk is elevated but not Code Red.</p>
Clause 14.02-1S Catchment planning and management		
To assist the protection and restoration of catchments, water bodies, groundwater, and the marine environment.	<ul style="list-style-type: none"> • Require appropriate measures to filter sediment and wastes from stormwater prior to its discharge into waterways, including the preservation of floodplain or other land for wetlands and retention basins. • Ensure that development at or near waterways provide for the protection and enhancement of the environmental qualities of waterways and their instream uses. • Ensure land use and development minimises nutrient contributions to water bodies and the potential for the development of algal blooms. Require appropriate measures to restrict sediment discharges from construction sites. 	<p>All creek and waterway crossings will be have small clear span elevated structures to avoid impacts on the beds and banks of streams (freshwater aquatic habitats). Strict sediment control and trail design responses will be put in place to manage soil erosion and waterway sedimentation risks. Furthermore, all large creeks in the project study area have been subject to gross alteration through historical gold mining and sluicing.</p>

Relevant objective	Relevant strategy	Proposal's response
Clause 15.03-1s Heritage Conservation		
To ensure the conservation of places of heritage significance	<ul style="list-style-type: none"> Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme. Provide for the protection of natural heritage sites and man-made resources. Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance. Encourage appropriate development that respects places with identified heritage values. Retain those elements that contribute to the importance of the heritage place. Encourage the conservation and restoration of contributory elements of a heritage place. 	<p>Biosis has prepared a Historical Impact Assessment for the Project in consultation with Aboriginal representatives (Attachment 7.3).</p> <p>The report identified three historic places currently listed on either the VHR, VHI or HO within the current study area including:</p> <ul style="list-style-type: none"> VHI H8423-0002 (New Adventure Co Diversion Sluice); H1225/VHI H8423-0001 / HO234 (Oriental Claims Hydraulic Sluicing Site/Oriental Sluicing Claim) Gambetta Reef Gold Battery site (HO287/H1269/VHI H8423-0004 Newly recorded Heritage places Gold workings and Puddling Machine (VHI H8423-####) and Chinese rock stacks and ceramics (VHI H8423-####) <p>A permit will be obtained from Heritage Victoria in relation to the Oriental Claims area, and an exemption from a permit or consent will be sought for the New Adventure Co Diversion and Gambetta Reef Gold Battery.</p> <p>EGSC have adhered to recommendations for avoiding and minimising impacts to heritage places through the design and construction process for the trails, and will implement an unexpected finds protocol to manage any historic material or places that may be uncovered during works.</p>

Relevant objective	Relevant strategy	Proposal's response
Clause 15.03-2S Aboriginal Cultural Heritage		
To ensure the protection and conservation of places of Aboriginal cultural heritage significance.	<ul style="list-style-type: none"> Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme. Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places. Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the Aboriginal Heritage Act 2006. 	<p>Biosis has prepared a CHMP for the Project in consultation with Aboriginal representatives (Biosis 2020b) (Attachment 7.3).</p> <p>The findings of the Standard Assessment identified three areas of archaeological potential:</p> <ul style="list-style-type: none"> A minimally disturbed ridge crest An intact subtle rise, in close proximity to Dry Gully Creek and; A cleared ridge crest which overlooks a dam and a valley to the west. <p>Two Aboriginal places were identified in the complex assessment:</p> <ul style="list-style-type: none"> Aboriginal place, Mount Mesley Track Artefact Scatter (VAHR 8423-0072) Dry Gully Creek LDAD (VAHR 8423-0073) <p>All works will comply with the requirements and conditions of the Cultural Heritage Management Plan.</p>
Clause 17.04-1S Facilitating tourism		
To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.	<ul style="list-style-type: none"> Promote tourism facilities that preserve, are compatible with and build on the assets and qualities of surrounding activities and attractions. Encourage investment that meets demand and supports growth in tourism. 	<p>As stated above, the proposed mountain bike trail will create an increased tourism within the Omeo Township area and build on the current tourism offerings in East Gippsland.</p>

Table 6 Proposal's response to relevant policies of the LPPF

Relevant objective	Relevant policy	Proposal Response
Clause 21.02 East Gippsland Municipal overview		
This Municipal Strategic Statement provides a vision and clear strategic directions for land use and development in East Gippsland Shire, in a way which helps achieve economic, social and environmental goals.	<ul style="list-style-type: none"> • Liveability Strong and vibrant communities create healthy, productive and fulfilling places to live. Sustainability • Proactive leadership and strategic partnerships protect and enhance our quality environment. • Productivity Investment and visitation develop a sustainable and prosperous economy. • Governance Strong leadership and prudent management of democratic and legislative requirements deliver good governance outcomes. 	The Project is in-line with the Shires vision by proposing through strong leadership, a sustainable mountain bike trail as a tourist attraction in the area which will attract visitors and stimulate the economy.
Clause 21.04 Environmental and Landscape Values		
<ul style="list-style-type: none"> • To maintain, conserve and enhance the biodiversity of East Gippsland. • To recognise, protect and maintain environmental, cultural and aesthetic values within East Gippsland. • To enhance the aesthetic quality of the built environment and ensure that the integrity and character of localities and the quality of the natural environment are recognised and protected. • To protect and enhance the ecological health of urban waterways. 	<ul style="list-style-type: none"> • Encourage owners to undertake land care and revegetation programs, restore degraded river frontages and wetlands, protect urban waterways and implement soil conservation measures by incorporating best practice • Protect and where possible enhance sites of significance for their ecological, biophysical, geomorphological/geological, cultural, Aboriginal, aesthetic and archaeological values, with particular attention to coastal wetlands identified under the Ramsar Convention. • Ensure that development in significant landscape areas is designed and implemented in a way that is sympathetic to character of the area and preserves its aesthetic values. 	EGSC has attempted to avoid impacts on the identified heritage and biodiversity values. Where unavoidable, the impact has been minimised to the maximum possible extent while addressing the project's brief and maintain environmental, cultural and aesthetic values of the area.

Relevant objective	Relevant policy	Proposal Response
Clause 21.05 Environmental Risk		
Bushfire <ul style="list-style-type: none"> To ensure that land use and development is directed to locations and carried out in ways that minimise its vulnerability to the threat of fire 	<ul style="list-style-type: none"> Minimise the vulnerability of people and property to bushfire. Improve fire prevention and hazard management by: <ul style="list-style-type: none"> Reducing the vulnerability of residences by appropriate preventive measures. 	Refer to above response to Clause 13.02-1s
Clause 21.07 Built Environment and Heritage		
<ul style="list-style-type: none"> To foster recognition, appreciation and protection of heritage, both natural and cultural, including Aboriginal heritage. Prevent subdivision or other development of sites or areas of importance for Aboriginal cultural heritage unless studies and consultation with local Aboriginal communities show that development can be carried out without detriment to the relevant values. To ensure that future development contributes to the achievement of liveable, productive and sustainable communities in East Gippsland. 	<ul style="list-style-type: none"> Encourage the development of historic places to take into account their special values Engage with the local indigenous community to obtain input on indigenous issues within Bairnsdale. Ensure new development and land use applications consider potential positive and negative social impacts on the community Require proposals for new development, land use, infrastructure and changes in policy to consider social impact through the preparation of social impact comments and/or assessments as identified in the East Gippsland Shire Council Social Impact Assessment Guidelines for Development Applications. 	<p>Refer to above response to Clause 12.05-1s, 15.03-1S, 15.03-2S.</p> <p>In order to determine the impact on the community as part of the development of the proposed Omeo Mountain Bike Trail Network Masterplan (Biosis Pty Ltd, World Trail & Horizon Studio 2020), stakeholder engagement was undertaken with Community members and Community Steering Committee members to understand and mitigate any potential community impact.</p>

Relevant objective	Relevant policy	Proposal Response
Clause 21.09 Economic Development		
<ul style="list-style-type: none"> • To develop and promote East Gippsland as a major tourist destination • Encourage the tourism potential of public land - including National Parks and reserves - in the region and facilitate appropriate access to a wide range of natural attractions for visitors. • To expand the number and range of employment opportunities in rural industries 	<ul style="list-style-type: none"> • Encourage nature based tourism. • Encourage development of year-round attractions. • Encourage tourist facilities to be designed in keeping with the quality of the landscape and environment and the character the particular locality. • Encourage development of a range of types and scales of tourist accommodation options in the region, including 'bed and breakfast', self-contained units or cottages, farm stay accommodation. 	<p>The Project is proposed by EGSC as the relevant council. The Project is the development of a 121.58km mountain bike trail network aiming to increase the tourism and recreational opportunities in the Omeo township/East Gippsland area. This tourist attraction is aimed to be ridden over multiple days. This is expected to lead to an increase in visitors using accommodation and hospitality facilities and result in an increase in employment opportunities in the area.</p>

Table 7 Response to application requirements and decision guidelines of PCRZ

Requirements	Proposal Response
Clause 36.03-03 Application requirements	
<p>An application for a permit by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:</p> <ul style="list-style-type: none"> - To the application for permit being made. - To the application for permit being made and to the proposed use or development. 	<p>Public Land Manager consent is currently being obtained and will be finalised during the planning application referral process.</p>
Clause 36.03-6 Decision guidelines	
<p>The Municipal Planning Strategy and the Planning Policy Framework.</p>	<p>The proposal is consistent with the relevant objectives and strategies in PPF and LPPF (refer to Sections 4.2.2 and 4.3.2 and Tables 5 and 6).</p>
<p>The comments of any public land manager or other relevant land manager having responsibility for the care or management of the land or adjacent land.</p>	<p>A number of pre-application meetings have been held with public land managers. This will be submitted as part of the public land manager consent.</p>
<p>Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.</p>	<p>Not applicable. The Project is not a major construction project and the Environmental Guidelines for Major Construction Sites does not apply.</p>

Table 8 **Response to application requirements and decision guidelines of Clause 52.17**

Item	Requirements	Proposal Response
	Clause 52.17-2 General Application requirements	
6.1	An application to remove, destroy or lop native vegetation must comply with the application requirements specified in the Guidelines.	An assessment of the Project against the application requirements of the Guidelines is provided hereafter.
	Application requirements for all applications in accordance with Table 4 of the Guidelines	
6.2	The assessment pathway and reason for the assessment pathway. This includes the location category of the native vegetation to be removed.	The proposed removal of native vegetation is under the Detailed assessment pathway and occurs within Location 3 (High risk location).
6.3	<p>A description of the native vegetation to be removed that includes:</p> <ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> The permanent removal of 18.247 hectares of mostly understorey vegetation. The proposed native vegetation for removal has a strategic biodiversity value of 0.56 – 0.974. The proposed removal of native vegetation contains endangered EVCs. Refer to the Flora and fauna assessment (Attachment 7.3). The proposed removal of native vegetation does not include sensitive wetland or coastal areas.

Item	Requirements	Proposal Response
	Clause 52.17-2 General Application requirements	
6.4	<p>Maps showing the native vegetation and property in context and containing:</p> <ul style="list-style-type: none"> • 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 	<p>Please refer to Figure 1 for a locality map.</p> <p>The location of the patches of native vegetation that are proposed for removal is shown on Figure 4 above. No canopy trees or large trees will be directly removed/felled for trail construction or the trailhead. There may also be encroachment into tree protection zones (TPZs) of large trees at these locations, however direct removal of large trees will be avoided.</p>
6.5	<p>The offset requirement, determined in accordance with section 5 of the Guidelines, that will apply if the native vegetation is approved to be removed.</p>	<p>The Biosis report– Omeo Mountain Bike Complex: <i>Flora and fauna assessment</i> (Biosis 2020a)(Attachment 7.3) has identified the offset requirements in accordance with the Guidelines.</p> <p>An offset amount of 0.318 general habitat units, and 21,093 species habitat units applies to the Project.</p>
6.6	<p>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.</p>	<p>Topographic information of the Site are shown on Figures 4</p>
6.7	<p>Recent, dated photographs of the native vegetation to be removed.</p>	<p>Please refer to the Biosis report – <i>Omeo Mountain Bike Complex: Flora and fauna assessment</i> (Biosis 2020a)(Attachment 7.3)</p>
6.8	<p>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.</p>	<p>Not applicable</p>

Item	Requirements	Proposal Response
Clause 52.17-2 General Application requirements		
6.9	<p>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:</p> <ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> A detailed avoid and minimise statement is provided in Section 4.6.2 of this report.
6.10	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.	Not applicable.
6.11	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. The Project is exempt from the requirements of BMO. Further defensible space is not required for this project.

Item	Requirements	Proposal Response
	Clause 52.17-2 General Application requirements	
6.12	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.	Not applicable. The Project is not subject to Clause 52.16.
6.13	<p>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:</p> <ul style="list-style-type: none"> • 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. 	EGSC are in the process of establishing an offset site within the crown that contains the necessary offsets for this project.
	Additional application requirements for applications in the Detailed Assessment Pathway in accordance with Table 5 of the Guidelines	
6.14	<p>A site assessment report of the native vegetation to be removed, including:</p> <ul style="list-style-type: none"> • 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. 	<p>The Biosis report <i>Omeo Mountain Bike Trail: Flora and fauna assessment</i> (Biosis 2020a)(Attachment 7.3) contains a habitat hectare assessments of the proposed native vegetation to be removed.</p> <ul style="list-style-type: none"> • No canopy trees or large trees will be directly removed/felled for trail construction or the trailhead. There may be encroachment into tree protection zones (TPZs) of large trees at these locations, however direct removal of large trees will be avoided.

Item	Requirements	Proposal Response
Clause 52.17-2 General Application requirements		
6.15	<p>Information about impacts on rare or threatened species habitat, including:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> – the species' conservation status – the proportional impact of the removal of native vegetation on the total habitat for that species – whether their habitats are highly localised habitats, dispersed habitats, or important areas of habitat within a dispersed species habitat. 	<p>The Biosis report <i>Omeo Mountain Bike Trail: Flora and fauna assessment</i> (Biosis 2020a) (Attachment 7.3) has assessed the impacts of the Project on rare or threatened flora species. This assessment indicates impacts on recorded or modelled rare flora species as well as significant fauna species and their habitat, in particular:</p> <p>Significant fauna habitat:</p> <ul style="list-style-type: none"> • Habitat for Greater Glider <i>Petauroides volans</i> • Habitat for White-throated Needletail <i>Hirundapus caudacutus</i> <p>Rare flora species:</p> <ul style="list-style-type: none"> • Arching Flax-lily <i>Dianella longifolia</i> var. <i>grandis</i> • Omeo Gum <i>Eucalyptus neglecta</i> • Granite Grevillea <i>Grevillea neurophylla</i> subsp. <i>Neurophylla</i> • Ovens Everlasting <i>Ozothamnus stirlingii</i>, • Tufted Knawel <i>Scleranthus diander</i>, • Honey Hood-orchid <i>Caladenia hildae</i>, • Mountain Helmet-orchid <i>Corybas grumulus</i>, • Woolly-head <i>Pomaderris</i> • <i>Pomaderris eriocephala</i> and Slender • <i>Pomaderris Pomaderris phyllifolia</i> subsp. <i>phylicifolia</i> <p>Habitat importance maps and conservation status for each rare or threatened species requiring a species offset can be found in the Native Vegetation Removal (NVR) report (Attachment 7.3). A species-general; offset test has been applied to the Project and is included in the NVR report (Attachment 7.3). This test shows that the proportional impact of the proposed native vegetation removal on the rare or threatened species exceeds the threshold of 0.005 per cent of the mapped habitat value and the species offset applies for such species.</p>

Item	Requirements	Proposal Response
	<p data-bbox="276 1413 304 2007">Clause 52.17-2 General Application requirements</p> <p data-bbox="331 763 360 2085">Decision guidelines for applications to remove native vegetation in accordance with Table 6 of the Guidelines</p>	
6.16	<p data-bbox="395 1249 571 2007">Efforts to avoid the removal of, and minimise the impacts on, native vegetation should be commensurate with the biodiversity and other values of the native vegetation, and should focus on areas of native vegetation that have the most value. Taking this into account consider whether:</p> <ul data-bbox="587 1249 912 2007" style="list-style-type: none"> • the site has been subject to a regional or landscape scale strategic planning process that appropriately avoided and minimised impacts on native vegetation • the proposed use or development has been appropriately sited or designed to avoid and minimise impacts on native vegetation • feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal. 	<p data-bbox="395 680 424 1211">Please refer to the response to item 6.9 above.</p>

Item	Requirements	Proposal Response
Clause 52.17-2 General Application requirements		
6.17	<p>The role of native vegetation to be removed in:</p> <ul style="list-style-type: none"> • Protecting water quality and waterway and riparian ecosystems, particularly within 30 metres of a wetland or waterway in a special water supply catchment area listed in the <i>Catchment and Land Protection Act 1994</i>. • Preventing land degradation, including soil erosion, salination, acidity, instability and water logging particularly: <ul style="list-style-type: none"> – where ground slopes are more than 20 per cent – on land which is subject to soil erosion or slippage – in harsh environments, such as coastal or alpine areas. • Preventing adverse effects on groundwater quality, particularly on land: <ul style="list-style-type: none"> – where groundwater recharge to saline water tables occurs – that is in proximity to a discharge area – that is a known recharge area. 	<p>The proposed trail has a number of intersections with waterways (including within Dry Gully Creek, Frenchmans Creek and Livingstone Creek) which might result in impacts to riparian and in-stream habitat through direct removal, notable hydrological changes, deterioration in water quality (including pollution event) and, sedimentation. To minimise such impacts, EGSC has adopted the following measures:</p> <ul style="list-style-type: none"> • All creek and waterways crossings will be small clear span elevated structures to avoid impacts on the beds and banks of streams (freshwater aquatic habitats). It is understood these design responses will be used on all flowing and all mapped waterways (including ephemeral first order tributaries) depicted on the VicMap Hydro 1:25,000 layer • Strict sediment control and trail design responses will be put in place to manage soil erosion and waterway sedimentation risks. • Design the trails to direct runoff through a buffer of vegetation (preferably > 30 m in width) rather than directly into waterways defined above.
6.18	The need to manage native vegetation to preserve identified landscape values.	The proposed native vegetation for removal does not play a key role in landscape values. The project occurs in State Forest and is not identified as a regionally significant landscape.
6.19	Whether any part of the native vegetation to be removed, destroyed or lopped is protected under the <i>Aboriginal Heritage Act 2006</i> .	A CHMP has been prepared for the project with Traditional Owner involvement. The outcomes of the CHMP indicate Aboriginal cultural heritage impacts can be readily avoided.
6.20	The need to remove, destroy or lop native vegetation to create defensible space to reduce the risk of bushfire to life and property, having regard to other available bushfire risk mitigation measures	Not applicable. The Project is exempt from the requirements of BMO.
6.21	Whether the native vegetation to be removed is in accordance with any Property Vegetation Plan that applies to the site.	Not applicable. No Property Vegetation Plan applies to the Site.

Item	Requirements	Proposal Response
	Clause 52.17-2 General Application requirements	
6.22	Whether 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.	<p>EGSC has developed an offset strategy for the project in consultation with DELWP. The strategy proposes establishing a Crown land offset site in Mount Sam State Forest in the north-east corner of the project study area (Biosis 2020a [Figure 1]). This offset site satisfies all general and species habitat unit requirements. The offset strategy is included in the project masterplan (Attachment 7.3). A number of land management, costing and site eligibility matters have been worked through and agreed upon with DELWP Natural Environment Program and Forest and Fire Management District staff, including Crown land reservation status, security gain, the current grazing licence and ongoing management arrangements. These are outlined in the offset strategy document. A number of site eligibility matters are being resolved with DELWP including Crown land reservation status, security gain, the current grazing licence and ongoing management arrangements.</p>
6.23	<p>For applications in both the Intermediate and Detailed Assessment Pathway only – consider the impacts on biodiversity based on the following values of the native vegetation to be removed:</p> <ul style="list-style-type: none"> • The extent. • The condition score. • The strategic biodiversity value score. • The number and circumference of any large trees. • Whether it includes an endangered Ecological Vegetation Class. • Whether it includes sensitive wetlands or coastal areas. 	<ul style="list-style-type: none"> • 18.247 hectares of understorey native vegetation proposed for removal in a narrow (2 m wide) trail construction corridor in State Forest • A condition score is applied to each scattered tree based on information provided by DELWP's NVIM. Please refer to the Biosis Flora and Fauna Report (Biosis 2020a). • The strategic biodiversity value score is a range of 0.56 – 0.974 for multiple habitat zones <p>One FFG-listed threatened ecological community was found to occur within the study area:</p> <ul style="list-style-type: none"> • Victorian Temperate Woodland Bird Community. • The potential for the trail development to have a significant impact on any Ramsar site is considered negligible given the localised nature of the trail development.

Item	Requirements	Proposal Response
	Clause 52.17-2 General Application requirements	
6.24	<p>For applications in the Detailed Assessment Pathway only – consider the impacts on habitat for rare or threatened species. Where native vegetation to be removed is habitat for rare or threatened species according to the Habitat importance maps, consider the following:</p> <ul style="list-style-type: none"> • The total number of species' habitats. • The species habitat(s) that require a species offset(s). • The proportional impact of the native vegetation removal on the total habitat for each species, as calculated in section 5.3.1. • The conservation status of the species (per the Advisory Lists maintained by DELWP). • Whether the habitats are highly localised habitats, dispersed habitats, or important areas of habitat within a dispersed species habitat. 	Refer to the response to item 6.15 above.

8.1 Implementation Strategy

Trail implementation should be staged to keep the mountain bike market engaged with the roll out of new trails over a period of time. This approach provides a gradual build up of interest from the mountain bike market as early visitors seek out new trails as they are developed and the remainder of the market follows as they find out about the trails through active marketing, social media and or word of mouth.

The following principles provide guidance for the prioritisation of trails for construction:

- Commence implementation from the primary trailhead and shuttle drop off points and work outwards.
- Provide a mix of trail experience / trail difficulty sufficient to cater for all levels of rider abilities in each stage - Easy / Intermediate / Difficult and both Cross-country and Gravity.
- Provide a headline, (Hero), trail at each stage that can be the focus for marketing of the trail development.

The project team has prioritised the trails using this criteria and ranking trails as either High, Medium or Low priority. Section 8.2 on page 76 contains the results of the prioritisation process.

- High Priority trails constitute the core network with trails either commencing or ending at the primary trailhead, Livingstone Park. With a mix of trail experience suitable for all riding abilities these trails should be implemented as a comprehensive first stage to provide something for all types of mountain bike enthusiasts.
- Medium Priority trails are the logical extension of the core network with additional trails provided in all trail pods. These trails can be implemented at the same time or over a number of seasons depending on the level of market attraction required.
- Low priority trails constitute the most remote cross country trails within the Livingstone Creek, Dry Gully and Mount Sam trail pods. These trails can be implemented independently depending on the level of market attraction required.

Trails 7 and 16 are recognised as Future Trails as detailed ecological assessment is required to determine the likely impacts on native vegetation and the offset requirements. Implementation of these trail will depend on the success of the previously implemented trails and the need to further stimulate interest in the Omeo as a nationally significant mountain bike destination.

Other factors that need to be considered for successful implementation include:

- Council's capacity to manage one or more contractor;
- Contractor availability;
- The contractor's resources including plant, equipment and labour.
- Seasonal weather conditions - rain in winter / potentially high fire danger in the peak of summer.

8.2 Cost Estimate

A cost estimate for the construction of each trail has been prepared in accordance with the assigned trail priority. The cost estimate has been determined with consideration of the most suitable construction method, by machine or by hand, and an estimation of the trail infrastructure required. The cost estimate is included as Appendix 8.



8.3 Recommended trail prioritisation

Table 8 - High priority trails

Trail name	Difficulty	Length - kms
Access 1	Very Easy	0.21
Access 2	Very Easy	0.96
Access 3	Easy	0.37
Access 4	Easy	1.06
XC1	Easy	1.34
XC2	Easy	1.99
XC3	Easy	5.88
XC 10	Easy / Intermediate	10.21
XC11	Easy / intermediate	9.51
XC12	Intermediate	9.48
GR 2	Intermediate	6.53
GR3	Difficult	4.68
GR 4	Easy / intermediate	2.98
Total High Priority		55.19

Table 9 - Medium priority trails

Trail name	Difficulty	Length - kms
XC5	Easy	2.53
XC6	Easy	3.76
XC13	Intermediate	10.91
XC 14	Intermediate	10.87
Link Trail	Intermediate	0.06
GR 1	Difficult	3.96
GR 5	Difficult	3.28
GR 6	Difficult	0.42
Total - Medium Priority		35.77

Table 10 - Low priority trails

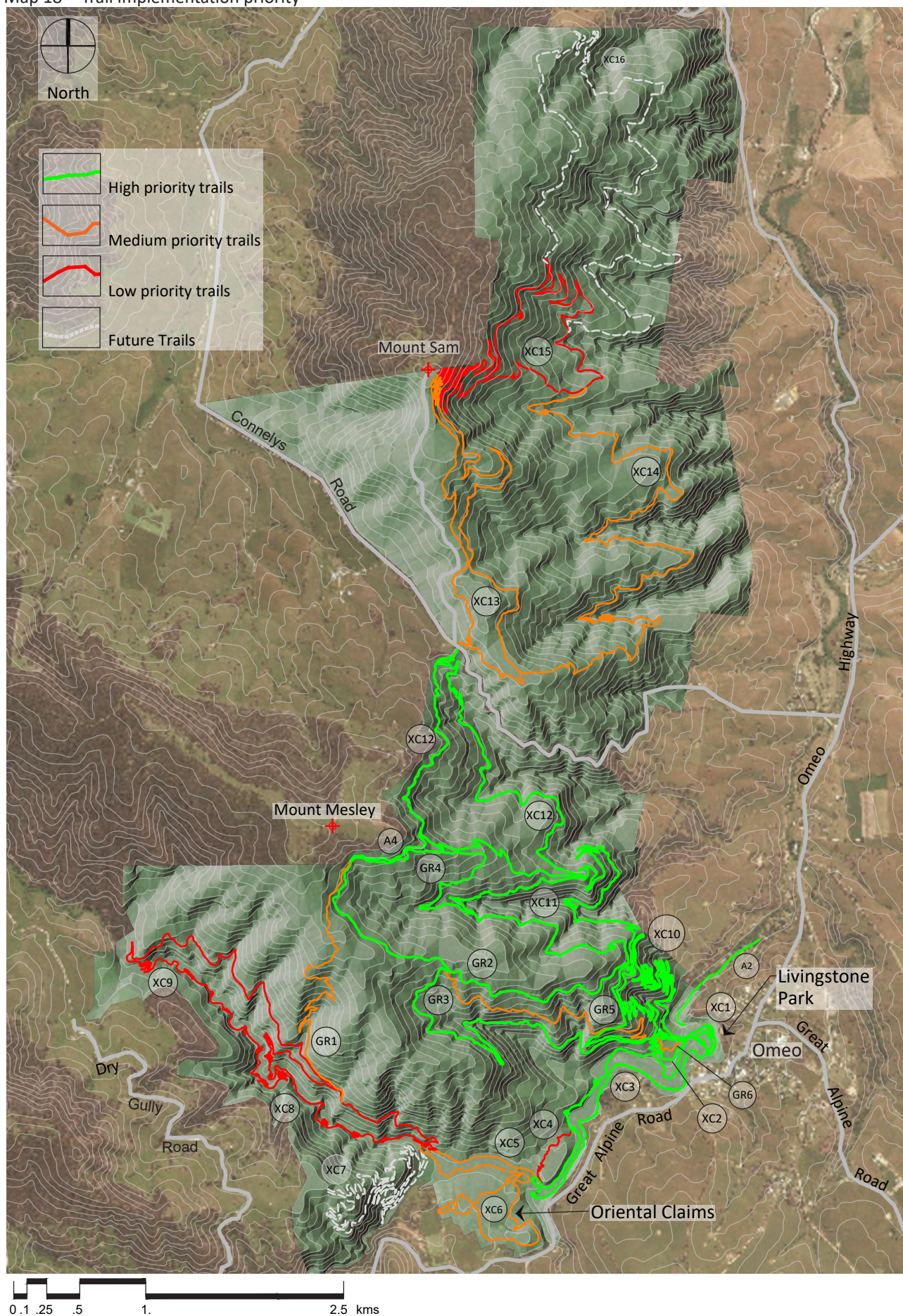
Trail name	Difficulty	Length - kms
XC4	Easy / Intermediate	0.95
XC8	Easy	7.74
XC 9	Easy / Intermediate	9.21
XC15	Intermediate	12.72
Total Low Priority		30.62

Table 11 - Future trails

Trail name	Difficulty	Length - kms
XC7	Intermediate	9.81
XC16	Intermediate / Difficult	11.93
Total Low Priority		21.74



Map 18 - Trail implementation priority





Omeo Mountain Bike Complex: Flora and fauna assessment

Prepared for East Gippsland Shire Council

2 November 2020

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Appendix 5 Native Vegetation Removal Report

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

Date of issue: 28/10/2020

Time of issue: 4:34 pm

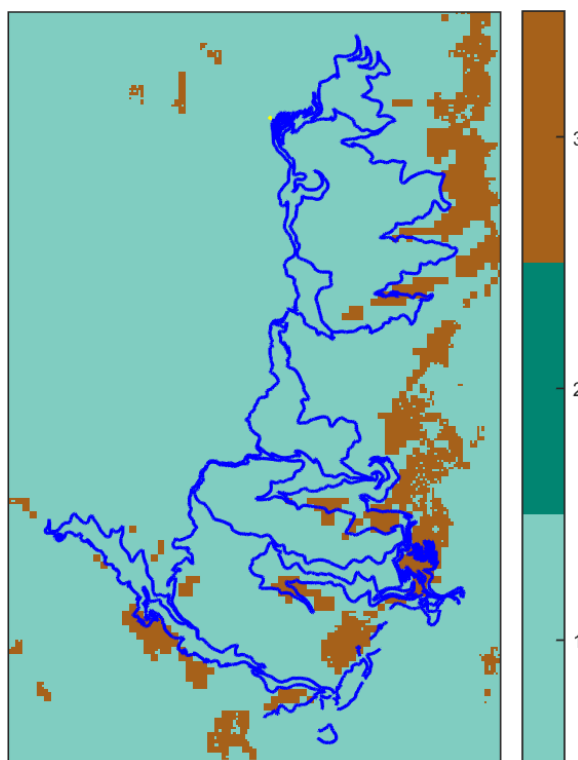
Report ID: BIO_2020_091

Project ID P29666_VegClearing_GDA94VICGRID

Assessment pathway

Assessment pathway	Detailed Assessment Pathway
Extent including past and proposed	18.247 ha
Extent of past removal	0.000 ha
Extent of proposed removal	18.247 ha
No. Large trees proposed to be removed	0
Location category of proposed removal	Location 3 The native vegetation is in an area where the removal of less than 0.5 hectares could have a significant impact on habitat for one or more rare or threatened species.

1. Location map



Offset requirements if a permit is granted

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

General offset amount¹	0.318 general habitat units
Vicinity	North East Catchment Management Authority (CMA) or East Gippsland Shire Council
Minimum strategic biodiversity value score ²	0.667
Large trees*	0 large trees
Species offset amount³	4.196 species units of habitat for Rock Grevillea, <i>Grevillea willisii</i> 10.479 species units of habitat for Shining Anchor Plant, <i>Discaria nitida</i> 6.418 species units of habitat for Honey Hood-orchid, <i>Caladenia hildae</i>
Large trees*	0 trees
* 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 mapped at the site.

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

¹ The general offset amount required is the sum of all general habitat units in Appendix 1.

² Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

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 a permit from your local council. Council will refer your application to DELWP for assessment, as required. **This report is not a referral assessment by DELWP.**

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

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

- The assessment pathway and reason for the assessment pathway
- A description of the native vegetation to be removed (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 that applies
- A defensible space statement as applicable
- A statement about the Native Vegetation Precinct Plan 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.

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

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

Appendix 1: Description of native vegetation to be removed

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 is above the species offset threshold a species offset is required. This test is done for all species mapped 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 is calculated by the following equation in accordance with the Guidelines:

$$\text{Species habitat units} = \text{extent} \times \text{condition} \times \text{species landscape factor} \times 2, \text{ where the species landscape factor} = 0.5 + (\text{habitat importance score}/2)$$

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 is calculated by the following equation in accordance with the Guidelines:

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

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

Native vegetation to be removed

Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
1-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.000	0.000	0.570	0.790	0.000	501071 Shining Anchor Plant <i>Discaria nitida</i>
2-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.000	0.000	0.570	0.800	0.000	501071 Shining Anchor Plant <i>Discaria nitida</i>
3-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.000	0.000	0.570	0.800	0.000	501071 Shining Anchor Plant <i>Discaria nitida</i>
4-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.001	0.001	0.570	0.790	0.000	501071 Shining Anchor Plant <i>Discaria nitida</i>
5-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.023	0.023	0.570	0.796	0.014	501071 Shining Anchor Plant <i>Discaria nitida</i>
6-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.086	0.086	0.570	0.795	0.052	501071 Shining Anchor Plant <i>Discaria nitida</i>
7-A	Patch	hnf_0022	Least Concern	0	yes	0.365	0.055	0.055	0.873	0.791	0.036	501071 Shining Anchor Plant <i>Discaria nitida</i>
8-A	Patch	hnf_0022	Least Concern	0	yes	0.365	0.029	0.029	0.570	0.790	0.019	501071 Shining Anchor Plant <i>Discaria nitida</i>
9-A	Patch	hnf_0022	Least Concern	0	yes	0.365	0.005	0.005	0.880	0.780	0.003	501071 Shining Anchor Plant <i>Discaria nitida</i>
10-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.027	0.027	0.586	0.786	0.016	501071 Shining Anchor Plant <i>Discaria nitida</i>
11-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.487	0.487	0.630	0.801	0.298	501071 Shining Anchor Plant <i>Discaria nitida</i>

Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
12-A	Patch	hnf_0037	Depleted	0	yes	0.280	0.000	0.000	0.880	0.732	0.000	501071 Shining Anchor Plant <i>Discaria nitida</i>
13-A	Patch	hnf_0037	Depleted	0	yes	0.280	0.050	0.050	0.730	0.759	0.025	501071 Shining Anchor Plant <i>Discaria nitida</i>
14-A	Patch	hnf_0022	Least Concern	0	yes	0.365	0.005	0.005	0.570	0.790	0.003	501071 Shining Anchor Plant <i>Discaria nitida</i>
15-A	Patch	hnf_0022	Least Concern	0	yes	0.365	0.001	0.001	0.570	0.800	0.001	501071 Shining Anchor Plant <i>Discaria nitida</i>
16-A	Patch	hnf_0022	Least Concern	0	yes	0.365	0.016	0.016	0.570	0.794	0.010	501071 Shining Anchor Plant <i>Discaria nitida</i>
17-A	Patch	hnf_0040	Vulnerable	0	yes	0.315	0.055	0.055	0.729	0.830	0.032	501071 Shining Anchor Plant <i>Discaria nitida</i>
18-A	Patch	hnf_0040	Vulnerable	0	yes	0.315	0.149	0.149	0.735	0.815	0.085	501071 Shining Anchor Plant <i>Discaria nitida</i>
19-A	Patch	hnf_0040	Vulnerable	0	yes	0.315	0.012	0.012	0.791	0.811	0.007	501071 Shining Anchor Plant <i>Discaria nitida</i>
20-A	Patch	hnf_0037	Depleted	0	yes	0.315	0.000	0.000	0.890		0.000	General
21-A	Patch	hnf_0037	Depleted	0	yes	0.315	0.065	0.065	0.846	0.837	0.038	501071 Shining Anchor Plant <i>Discaria nitida</i>
22-A	Patch	hnf_0037	Depleted	0	yes	0.315	0.046	0.046	0.638	0.834	0.027	501071 Shining Anchor Plant <i>Discaria nitida</i>
23-A	Patch	hnf_0037	Depleted	0	yes	0.315	0.006	0.006	0.754	0.834	0.004	501071 Shining Anchor Plant <i>Discaria nitida</i>
24-A	Patch	hnf_0040	Vulnerable	0	yes	0.315	0.004	0.004	0.610	0.839	0.002	501071 Shining Anchor Plant <i>Discaria nitida</i>
25-A	Patch	hnf_0040	Vulnerable	0	yes	0.315	0.002	0.002	0.640		0.001	General
26-A	Patch	hnf_0040	Vulnerable	0	yes	0.315	0.018	0.018	0.640		0.007	General
27-A	Patch	hnf_0040	Vulnerable	0	yes	0.315	0.008	0.008	0.840	0.810	0.004	501071 Shining Anchor Plant <i>Discaria nitida</i>
28-A	Patch	hnf_0040	Vulnerable	0	yes	0.315	0.040	0.040	0.750	0.830	0.023	501071 Shining Anchor Plant <i>Discaria nitida</i>
29-A	Patch	hnf_0040	Vulnerable	0	yes	0.315	0.000	0.000	0.750	0.830	0.000	501071 Shining Anchor Plant <i>Discaria nitida</i>
30-A	Patch	hnf_0040	Vulnerable	0	yes	0.315	0.006	0.006	0.640		0.002	General
31-A	Patch	hnf_0037	Depleted	0	yes	0.340	0.026	0.026	0.867	0.810	0.016	501071 Shining Anchor Plant <i>Discaria nitida</i>
32-A	Patch	hnf_0037	Depleted	0	yes	0.340	0.112	0.112	0.905		0.054	General
33-A	Patch	hnf_0037	Depleted	0	yes	0.340	0.192	0.192	0.832	0.806	0.118	501554 Rock Grevillea <i>Grevillea willisii</i>

Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
										0.095	0.118	501071 Shining Anchor Plant <i>Discaria nitida</i>
34-A	Patch	hnf_0037	Depleted	0	yes	0.340	0.025	0.025	0.960		0.013	General
35-A	Patch	hnf_0037	Depleted	0	yes	0.270	0.113	0.113	0.771		0.041	General
36-A	Patch	hnf_0037	Depleted	0	yes	0.270	0.006	0.006	0.620	0.800	0.003	501071 Shining Anchor Plant <i>Discaria nitida</i>
37-A	Patch	hnf_0037	Depleted	0	yes	0.270	0.313	0.313	0.838	0.800	0.152	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.181	0.152	501071 Shining Anchor Plant <i>Discaria nitida</i>
38-A	Patch	hnf_0037	Depleted	0	yes	0.105	0.001	0.001	0.620		0.000	General
39-A	Patch	hnf_0037	Depleted	0	yes	0.105	0.027	0.027	0.620	0.810	0.005	501071 Shining Anchor Plant <i>Discaria nitida</i>
40-A	Patch	hnf_0037	Depleted	0	yes	0.105	0.001	0.001	0.620		0.000	General
41-A	Patch	hnf_0037	Depleted	0	yes	0.105	0.017	0.017	0.620		0.002	General
42-A	Patch	hnf_0037	Depleted	0	yes	0.105	0.007	0.007	0.620		0.001	General
43-A	Patch	hnf_0037	Depleted	0	yes	0.105	0.005	0.005	0.620	0.800	0.001	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.800	0.001	501071 Shining Anchor Plant <i>Discaria nitida</i>
44-A	Patch	hnf_0037	Depleted	0	yes	0.105	0.002	0.002	0.620	0.800	0.000	501071 Shining Anchor Plant <i>Discaria nitida</i>
45-A	Patch	hnf_0037	Depleted	0	yes	0.105	0.001	0.001	0.620	0.800	0.000	501071 Shining Anchor Plant <i>Discaria nitida</i>
46-A	Patch	hnf_0037	Depleted	0	yes	0.105	0.016	0.016	0.620	0.800	0.003	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.800	0.003	501071 Shining Anchor Plant <i>Discaria nitida</i>
47-A	Patch	hnf_0037	Depleted	0	yes	0.105	0.006	0.006	0.620	0.800	0.001	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.800	0.001	501071 Shining Anchor Plant <i>Discaria nitida</i>
48-A	Patch	hnf_0037	Depleted	0	yes	0.105	0.005	0.005	0.620	0.800	0.001	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.800	0.001	501071 Shining Anchor Plant <i>Discaria nitida</i>
49-A	Patch	hnf_0037	Depleted	0	yes	0.315	0.065	0.065	0.950		0.030	General

Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
50-A	Patch	hnf_0037	Depleted	0	yes	0.315	0.077	0.077	0.858		0.034	General
51-A	Patch	hnf_0037	Depleted	0	yes	0.315	0.043	0.043	0.898		0.019	General
52-A	Patch	hnf_0037	Depleted	0	yes	0.270	0.000	0.000	0.840		0.000	General
53-A	Patch	hnf_0037	Depleted	0	yes	0.340	0.151	0.151	0.885	0.722	0.089	501071 Shining Anchor Plant <i>Discaria nitida</i>
54-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.050	0.050	0.799	0.727	0.030	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.727	0.030	501071 Shining Anchor Plant <i>Discaria nitida</i>
55-A	Patch	hnf_0037	Depleted	0	yes	0.270	0.089	0.089	0.815	0.657	0.040	501071 Shining Anchor Plant <i>Discaria nitida</i>
56-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.076	0.076	0.776	0.820	0.047	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.787	0.047	501071 Shining Anchor Plant <i>Discaria nitida</i>
57-A	Patch	hnf_0037	Depleted	0	yes	0.315	0.084	0.084	0.811		0.036	General
58-A	Patch	hnf_0040	Vulnerable	0	yes	0.315	0.053	0.053	0.935	0.661	0.028	501071 Shining Anchor Plant <i>Discaria nitida</i>
59-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.076	0.076	0.838	0.724	0.045	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.746	0.045	501071 Shining Anchor Plant <i>Discaria nitida</i>
60-A	Patch	hnf_0040	Vulnerable	0	yes	0.315	0.024	0.024	0.860	0.810	0.014	501071 Shining Anchor Plant <i>Discaria nitida</i>
61-A	Patch	hnf_0023	Least Concern	0	yes	0.350	0.344	0.344	0.616	0.794	0.216	501071 Shining Anchor Plant <i>Discaria nitida</i>
62-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.011	0.011	0.780	0.776	0.007	501071 Shining Anchor Plant <i>Discaria nitida</i>
63-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.143	0.143	0.808	0.807	0.088	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.104	0.088	504352 Honey Hood-orchid <i>Caladenia hildae</i>
64-A	Patch	hnf_0022	Least Concern	0	yes	0.365	0.032	0.032	0.664	0.780	0.021	501071 Shining Anchor Plant <i>Discaria nitida</i>
65-A	Patch	hnf_0037	Depleted	0	yes	0.280	0.003	0.003	0.880	0.780	0.001	501071 Shining Anchor Plant <i>Discaria nitida</i>
66-A	Patch	hnf_0037	Depleted	0	yes	0.280	0.032	0.032	0.880	0.758	0.016	501071 Shining Anchor Plant <i>Discaria nitida</i>
67-A	Patch	hnf_0037	Depleted	0	yes	0.280	0.000	0.000	0.880	0.750	0.000	501071 Shining Anchor Plant <i>Discaria nitida</i>

Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
68-A	Patch	hnf_0037	Depleted	0	yes	0.280	0.069	0.069	0.880	0.767	0.034	501071 Shining Anchor Plant <i>Discaria nitida</i>
69-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.314	0.314	0.631	0.783	0.191	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.053	0.191	504352 Honey Hood-orchid <i>Caladenia hildae</i>
70-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.163	0.163	0.565	0.718	0.095	501071 Shining Anchor Plant <i>Discaria nitida</i>
71-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.062	0.062	0.695	0.814	0.038	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.225	0.038	504352 Honey Hood-orchid <i>Caladenia hildae</i>
72-A	Patch	hnf_0022	Least Concern	0	yes	0.365	0.003	0.003	0.927		0.001	General
73-A	Patch	hnf_0022	Least Concern	0	yes	0.365	0.063	0.063	0.930	0.810	0.041	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.198	0.041	504352 Honey Hood-orchid <i>Caladenia hildae</i>
74-A	Patch	hnf_0022	Least Concern	0	yes	0.365	0.054	0.054	0.898	0.810	0.036	501071 Shining Anchor Plant <i>Discaria nitida</i>
75-A	Patch	hnf_0022	Least Concern	0	yes	0.365	0.278	0.278	0.914	0.812	0.184	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.806	0.183	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.696	0.183	504352 Honey Hood-orchid <i>Caladenia hildae</i>
76-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.027	0.027	0.908	0.818	0.017	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.256	0.017	504352 Honey Hood-orchid <i>Caladenia hildae</i>
77-A	Patch	hnf_0022	Least Concern	0	yes	0.365	0.072	0.072	0.865	0.782	0.047	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.782	0.047	504352 Honey Hood-orchid <i>Caladenia hildae</i>
78-A	Patch	hnf_0022	Least Concern	0	yes	0.365	0.056	0.056	0.670	0.795	0.036	501071 Shining Anchor Plant <i>Discaria nitida</i>
79-A	Patch	hnf_0022	Least Concern	0	yes	0.365	0.036	0.036	0.940	0.829	0.024	501071 Shining Anchor Plant <i>Discaria nitida</i>
80-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.028	0.028	0.870		0.013	General
81-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.059	0.059	0.766	0.794	0.036	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.706	0.036	504352 Honey Hood-orchid <i>Caladenia hildae</i>

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Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
82-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.148	0.148	0.790	0.813	0.092	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.541	0.092	504352 Honey Hood-orchid <i>Caladenia hildae</i>
83-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.010	0.010	0.930	0.811	0.006	501071 Shining Anchor Plant <i>Discaria nitida</i>
84-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.008	0.008	0.930	0.810	0.005	501071 Shining Anchor Plant <i>Discaria nitida</i>
85-A	Patch	hnf_0022	Least Concern	0	yes	0.365	0.116	0.116	0.768	0.780	0.076	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.051	0.076	504352 Honey Hood-orchid <i>Caladenia hildae</i>
86-A	Patch	hnf_0022	Least Concern	0	yes	0.365	0.031	0.031	0.870	0.810	0.020	501071 Shining Anchor Plant <i>Discaria nitida</i>
87-A	Patch	hnf_0022	Least Concern	0	yes	0.365	0.188	0.188	0.773	0.808	0.124	501071 Shining Anchor Plant <i>Discaria nitida</i>
88-A	Patch	hnf_0023	Least Concern	0	yes	0.350	0.139	0.139	0.765	0.829	0.089	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.829	0.089	504352 Honey Hood-orchid <i>Caladenia hildae</i>
89-A	Patch	hnf_0023	Least Concern	0	yes	0.350	0.001	0.001	0.570	0.800	0.000	501071 Shining Anchor Plant <i>Discaria nitida</i>
90-A	Patch	hnf_0023	Least Concern	0	yes	0.350	0.012	0.012	0.570	0.798	0.008	501071 Shining Anchor Plant <i>Discaria nitida</i>
91-A	Patch	hnf_0023	Least Concern	0	yes	0.350	0.264	0.264	0.739	0.799	0.166	501071 Shining Anchor Plant <i>Discaria nitida</i>
92-A	Patch	hnf_0023	Least Concern	0	yes	0.350	1.191	1.191	0.747	0.803	0.752	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.193	0.755	504352 Honey Hood-orchid <i>Caladenia hildae</i>
93-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.027	0.027	0.870	0.820	0.016	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.820	0.016	504352 Honey Hood-orchid <i>Caladenia hildae</i>
94-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.025	0.025	0.820	0.815	0.015	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.815	0.015	504352 Honey Hood-orchid <i>Caladenia hildae</i>
95-A	Patch	hnf_0023	Least Concern	0	yes	0.350	0.026	0.026	0.870	0.816	0.016	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.816	0.016	504352 Honey Hood-orchid <i>Caladenia hildae</i>
96-A	Patch	hnf_0020	Least Concern	0	yes	0.350	0.131	0.131	0.865	0.823	0.083	501071 Shining Anchor Plant <i>Discaria nitida</i>

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Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
										0.390	0.083	504352 Honey Hood-orchid <i>Caladenia hildae</i>
97-A	Patch	hnf_0037	Depleted	0	yes	0.280	0.000	0.000	0.570	0.790	0.000	501071 Shining Anchor Plant <i>Discaria nitida</i>
98-A	Patch	hnf_0037	Depleted	0	yes	0.280	0.000	0.000	0.570	0.790	0.000	501071 Shining Anchor Plant <i>Discaria nitida</i>
99-A	Patch	hnf_0037	Depleted	0	yes	0.280	0.022	0.022	0.636	0.774	0.011	501071 Shining Anchor Plant <i>Discaria nitida</i>
100-A	Patch	hnf_0023	Least Concern	0	yes	0.350	0.028	0.028	0.826	0.801	0.018	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.801	0.018	504352 Honey Hood-orchid <i>Caladenia hildae</i>
101-A	Patch	hnf_0023	Least Concern	0	yes	0.350	0.038	0.038	0.930	0.819	0.024	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.819	0.024	504352 Honey Hood-orchid <i>Caladenia hildae</i>
102-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.115	0.115	0.879	0.808	0.067	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.784	0.067	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.511	0.067	504352 Honey Hood-orchid <i>Caladenia hildae</i>
103-A	Patch	hnf_0020	Least Concern	0	yes	0.350	0.094	0.094	0.950	0.800	0.059	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.457	0.060	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.471	0.060	504352 Honey Hood-orchid <i>Caladenia hildae</i>
104-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.135	0.135	0.753	0.805	0.078	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.070	0.079	504352 Honey Hood-orchid <i>Caladenia hildae</i>
105-A	Patch	hnf_0023	Least Concern	0	yes	0.350	0.161	0.161	0.830	0.831	0.103	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.831	0.103	504352 Honey Hood-orchid <i>Caladenia hildae</i>
106-A	Patch	hnf_0020	Least Concern	0	yes	0.350	0.076	0.076	0.866	0.806	0.048	501071 Shining Anchor Plant <i>Discaria nitida</i>

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Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
										0.806	0.048	504352 Honey Hood-orchid <i>Caladenia hildae</i>
107-A	Patch	hnf_0020	Least Concern	0	yes	0.350	0.027	0.027	0.853	0.827	0.018	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.827	0.018	504352 Honey Hood-orchid <i>Caladenia hildae</i>
108-A	Patch	hnf_0037	Depleted	0	yes	0.270	0.038	0.038	0.948	0.779	0.018	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.780	0.018	501071 Shining Anchor Plant <i>Discaria nitida</i>
109-A	Patch	hnf_0037	Depleted	0	yes	0.270	0.006	0.006	0.940	0.800	0.003	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.800	0.003	501071 Shining Anchor Plant <i>Discaria nitida</i>
110-A	Patch	hnf_0037	Depleted	0	yes	0.270	0.005	0.005	0.940	0.800	0.002	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.800	0.002	501071 Shining Anchor Plant <i>Discaria nitida</i>
111-A	Patch	hnf_0037	Depleted	0	yes	0.270	0.003	0.003	0.940	0.800	0.001	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.800	0.001	501071 Shining Anchor Plant <i>Discaria nitida</i>
112-A	Patch	hnf_0037	Depleted	0	yes	0.270	0.005	0.005	0.940	0.800	0.002	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.800	0.002	501071 Shining Anchor Plant <i>Discaria nitida</i>
113-A	Patch	hnf_0037	Depleted	0	yes	0.270	0.011	0.011	0.940	0.795	0.005	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.795	0.005	501071 Shining Anchor Plant <i>Discaria nitida</i>
114-A	Patch	hnf_0037	Depleted	0	yes	0.270	0.034	0.034	0.940	0.790	0.016	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.790	0.016	501071 Shining Anchor Plant <i>Discaria nitida</i>
115-A	Patch	hnf_0037	Depleted	0	yes	0.270	0.196	0.196	0.929	0.743	0.092	501554 Rock Grevillea <i>Grevillea willisii</i>

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Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
										0.743	0.092	501071 Shining Anchor Plant <i>Discaria nitida</i>
116-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.048	0.048	0.862	0.797	0.029	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.797	0.029	504352 Honey Hood-orchid <i>Caladenia hildae</i>
117-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.015	0.015	0.918	0.796	0.009	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.796	0.009	504352 Honey Hood-orchid <i>Caladenia hildae</i>
118-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.027	0.027	0.940	0.801	0.016	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.801	0.016	501071 Shining Anchor Plant <i>Discaria nitida</i>
119-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.040	0.040	0.940	0.809	0.023	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.809	0.023	501071 Shining Anchor Plant <i>Discaria nitida</i>
120-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.010	0.010	0.940	0.800	0.006	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.800	0.006	501071 Shining Anchor Plant <i>Discaria nitida</i>
121-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.005	0.005	0.940	0.800	0.003	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.800	0.003	501071 Shining Anchor Plant <i>Discaria nitida</i>
122-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.109	0.109	0.877	0.773	0.062	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.773	0.062	501071 Shining Anchor Plant <i>Discaria nitida</i>
123-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.067	0.067	0.887	0.717	0.037	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.717	0.037	501071 Shining Anchor Plant <i>Discaria nitida</i>
124-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.324	0.324	0.911	0.811	0.188	501554 Rock Grevillea <i>Grevillea willisii</i>

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Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
										0.812	0.188	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.166	0.188	504352 Honey Hood-orchid <i>Caladenia hildae</i>
125-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.123	0.123	0.862	0.811	0.071	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.813	0.071	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.813	0.071	504352 Honey Hood-orchid <i>Caladenia hildae</i>
126-A	Patch	hnf_0022	Least Concern	0	yes	0.315	0.008	0.008	0.860		0.003	General
127-A	Patch	hnf_0022	Least Concern	0	yes	0.315	0.139	0.139	0.832	0.799	0.079	501071 Shining Anchor Plant <i>Discaria nitida</i>
128-A	Patch	hnf_0022	Least Concern	0	yes	0.315	0.011	0.011	0.710	0.820	0.006	501071 Shining Anchor Plant <i>Discaria nitida</i>
129-A	Patch	hnf_0022	Least Concern	0	yes	0.315	0.031	0.031	0.717	0.812	0.018	501071 Shining Anchor Plant <i>Discaria nitida</i>
130-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.035	0.035	0.760	0.790	0.021	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.790	0.021	501071 Shining Anchor Plant <i>Discaria nitida</i>
131-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.004	0.004	0.829	0.790	0.003	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.790	0.003	501071 Shining Anchor Plant <i>Discaria nitida</i>
132-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.053	0.053	0.721	0.812	0.032	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.817	0.033	501071 Shining Anchor Plant <i>Discaria nitida</i>
133-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.103	0.103	0.810	0.820	0.064	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.818	0.064	501071 Shining Anchor Plant <i>Discaria nitida</i>

Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
134-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.001	0.001	0.620	0.800	0.000	501554 Rock Grevillea <i>Grevillea willisii</i>
135-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.033	0.033	0.817	0.820	0.020	501071 Shining Anchor Plant <i>Discaria nitida</i>
136-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.120	0.120	0.826	0.820	0.075	501554 Rock Grevillea <i>Grevillea willisii</i>
137-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.006	0.006	0.760	0.800	0.003	501554 Rock Grevillea <i>Grevillea willisii</i>
138-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.010	0.010	0.760	0.800	0.006	501554 Rock Grevillea <i>Grevillea willisii</i>
139-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.166	0.166	0.942	0.808	0.102	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.792	0.006	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.821	0.103	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.681	0.103	504352 Honey Hood-orchid <i>Caladenia hildae</i>
140-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.142	0.142	0.580	0.798	0.087	501071 Shining Anchor Plant <i>Discaria nitida</i>
141-A	Patch	hnf_0022	Least Concern	0	yes	0.315	0.038	0.038	0.560	0.796	0.022	501071 Shining Anchor Plant <i>Discaria nitida</i>
142-A	Patch	hnf_0037	Depleted	0	yes	0.270	0.006	0.006	0.620	0.810	0.003	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.810	0.003	501071 Shining Anchor Plant <i>Discaria nitida</i>

Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
143-A	Patch	hnf_0037	Depleted	0	yes	0.270	0.016	0.016	0.620	0.810	0.008	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.810	0.008	501071 Shining Anchor Plant <i>Discaria nitida</i>
144-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.048	0.048	0.920	0.820	0.030	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.820	0.030	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.820	0.030	504352 Honey Hood-orchid <i>Caladenia hildae</i>
145-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.006	0.006	0.840	0.820	0.004	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.820	0.004	504352 Honey Hood-orchid <i>Caladenia hildae</i>
146-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.136	0.136	0.874	0.820	0.084	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.740	0.084	504352 Honey Hood-orchid <i>Caladenia hildae</i>
147-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.017	0.017	0.880		0.008	General
148-A	Patch	hnf_0022	Least Concern	0	yes	0.315	0.114	0.114	0.905	0.820	0.065	501071 Shining Anchor Plant <i>Discaria nitida</i>
149-A	Patch	hnf_0037	Depleted	0	yes	0.270	0.025	0.025	0.760	0.814	0.012	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.814	0.012	501071 Shining Anchor Plant <i>Discaria nitida</i>
150-A	Patch	hnf_0037	Depleted	0	yes	0.270	0.021	0.021	0.760	0.817	0.010	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.817	0.010	501071 Shining Anchor Plant <i>Discaria nitida</i>
151-A	Patch	hnf_0037	Depleted	0	yes	0.270	0.028	0.028	0.760	0.795	0.014	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.795	0.014	501071 Shining Anchor Plant <i>Discaria nitida</i>

Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
152-A	Patch	hnf_0022	Least Concern	0	yes	0.315	0.034	0.034	0.875	0.823	0.020	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.424	0.019	504352 Honey Hood-orchid <i>Caladenia hildae</i>
153-A	Patch	hnf_0037	Depleted	0	yes	0.270	0.012	0.012	0.741	0.800	0.006	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.800	0.006	501071 Shining Anchor Plant <i>Discaria nitida</i>
154-A	Patch	hnf_0022	Least Concern	0	yes	0.315	0.027	0.027	0.567	0.772	0.015	501071 Shining Anchor Plant <i>Discaria nitida</i>
155-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.010	0.010	0.867		0.005	General
156-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.028	0.028	0.868	0.820	0.018	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.141	0.018	504352 Honey Hood-orchid <i>Caladenia hildae</i>
157-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.044	0.044	0.790	0.809	0.025	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.812	0.025	501071 Shining Anchor Plant <i>Discaria nitida</i>
158-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.028	0.028	0.760	0.803	0.016	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.803	0.016	501071 Shining Anchor Plant <i>Discaria nitida</i>
159-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.340	0.340	0.851	0.812	0.197	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.811	0.197	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.115	0.197	504352 Honey Hood-orchid <i>Caladenia hildae</i>
160-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.162	0.162	0.945	0.799	0.093	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.797	0.093	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.603	0.093	504352 Honey Hood-orchid <i>Caladenia hildae</i>

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Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
161-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.048	0.048	0.686	0.816	0.030	501071 Shining Anchor Plant <i>Discaria nitida</i>
162-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.016	0.016	0.840	0.820	0.010	501071 Shining Anchor Plant <i>Discaria nitida</i>
163-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.040	0.040	0.845	0.799	0.023	501071 Shining Anchor Plant <i>Discaria nitida</i>
164-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.093	0.093	0.950	0.784	0.053	501071 Shining Anchor Plant <i>Discaria nitida</i>
165-A	Patch	hnf_0023	Least Concern	0	yes	0.350	0.028	0.028	0.895	0.833	0.018	501071 Shining Anchor Plant <i>Discaria nitida</i>
166-A	Patch	hnf_0023	Least Concern	0	yes	0.350	0.122	0.122	0.818	0.837	0.079	501071 Shining Anchor Plant <i>Discaria nitida</i>
167-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.377	0.377	0.933	0.816	0.219	501554 Rock Grevillea <i>Grevillea willisii</i>
168-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.042	0.042	0.898	0.789	0.026	501071 Shining Anchor Plant <i>Discaria nitida</i>
169-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.194	0.194	0.896	0.816	0.113	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.527	0.113	501071 Shining Anchor Plant <i>Discaria nitida</i>

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Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
										0.519	0.113	504352 Honey Hood-orchid <i>Caladenia hildae</i>
170-A	Patch	hnf_0023	Least Concern	0	yes	0.350	0.284	0.284	0.852	0.821	0.181	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.834	0.182	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.787	0.182	504352 Honey Hood-orchid <i>Caladenia hildae</i>
171-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.030	0.030	0.810	0.843	0.018	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.758	0.018	504352 Honey Hood-orchid <i>Caladenia hildae</i>
172-A	Patch	hnf_0022	Least Concern	0	yes	0.365	0.023	0.023	0.810	0.823	0.015	501071 Shining Anchor Plant <i>Discaria nitida</i>
173-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.003	0.003	0.750	0.833	0.002	501071 Shining Anchor Plant <i>Discaria nitida</i>
174-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.541	0.541	0.809	0.802	0.332	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.817	0.334	501071 Shining Anchor Plant <i>Discaria nitida</i>
175-A	Patch	hnf_0022	Least Concern	0	yes	0.365	0.016	0.016	0.932	0.830	0.011	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.830	0.011	504352 Honey Hood-orchid <i>Caladenia hildae</i>
176-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.000	0.000	0.940	0.820	0.000	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.820	0.000	504352 Honey Hood-orchid <i>Caladenia hildae</i>
177-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.073	0.073	0.908	0.826	0.046	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.826	0.046	504352 Honey Hood-orchid <i>Caladenia hildae</i>
178-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.257	0.257	0.802	0.832	0.160	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.726	0.160	504352 Honey Hood-orchid <i>Caladenia hildae</i>

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Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
179-A	Patch	hnf_0022	Least Concern	0	yes	0.365	0.016	0.016	0.720	0.790	0.011	501071 Shining Anchor Plant <i>Discaria nitida</i>
180-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.097	0.097	0.701	0.796	0.059	501071 Shining Anchor Plant <i>Discaria nitida</i>
181-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.111	0.111	0.699	0.802	0.068	501071 Shining Anchor Plant <i>Discaria nitida</i>
182-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.137	0.137	0.707	0.823	0.085	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.380	0.085	504352 Honey Hood-orchid <i>Caladenia hildae</i>
183-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.133	0.133	0.690	0.823	0.082	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.291	0.083	504352 Honey Hood-orchid <i>Caladenia hildae</i>
184-A	Patch	hnf_0020	Least Concern	0	yes	0.305	0.221	0.221	0.862	0.815	0.122	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.816	0.122	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.816	0.122	504352 Honey Hood-orchid <i>Caladenia hildae</i>
185-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.200	0.200	0.923	0.810	0.123	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.810	0.123	504352 Honey Hood-orchid <i>Caladenia hildae</i>
186-A	Patch	hnf_0020	Least Concern	0	yes	0.305	0.097	0.097	0.777	0.777	0.052	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.461	0.052	504352 Honey Hood-orchid <i>Caladenia hildae</i>
187-A	Patch	hnf_0020	Least Concern	0	yes	0.305	0.009	0.009	0.890	0.790	0.005	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.790	0.005	504352 Honey Hood-orchid <i>Caladenia hildae</i>
188-A	Patch	hnf_0020	Least Concern	0	yes	0.305	0.027	0.027	0.890	0.801	0.015	501071 Shining Anchor Plant <i>Discaria nitida</i>

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Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
										0.801	0.015	504352 Honey Hood-orchid <i>Caladenia hildae</i>
189-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.020	0.020	0.890	0.809	0.012	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.809	0.012	504352 Honey Hood-orchid <i>Caladenia hildae</i>
190-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.017	0.017	0.890	0.761	0.010	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.761	0.010	504352 Honey Hood-orchid <i>Caladenia hildae</i>
191-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.326	0.326	0.850	0.824	0.202	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.821	0.202	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.237	0.202	504352 Honey Hood-orchid <i>Caladenia hildae</i>
192-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.205	0.205	0.918	0.800	0.118	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.801	0.118	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.801	0.118	504352 Honey Hood-orchid <i>Caladenia hildae</i>
193-A	Patch	hnf_0022	Least Concern	0	yes	0.320	0.127	0.127	0.936	0.800	0.073	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.797	0.073	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.797	0.073	504352 Honey Hood-orchid <i>Caladenia hildae</i>
194-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.256	0.256	0.890	0.824	0.159	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.824	0.159	504352 Honey Hood-orchid <i>Caladenia hildae</i>
195-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.066	0.066	0.923	0.804	0.041	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.806	0.041	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.806	0.041	504352 Honey Hood-orchid <i>Caladenia hildae</i>

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Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
196-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.246	0.246	0.872	0.810	0.151	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.692	0.152	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.640	0.152	504352 Honey Hood-orchid <i>Caladenia hildae</i>
197-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.298	0.298	0.831	0.818	0.184	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.529	0.185	504352 Honey Hood-orchid <i>Caladenia hildae</i>
198-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.009	0.009	0.720	0.800	0.005	501071 Shining Anchor Plant <i>Discaria nitida</i>
199-A	Patch	hnf_0020	Least Concern	0	yes	0.350	0.061	0.061	0.867	0.810	0.039	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.810	0.039	504352 Honey Hood-orchid <i>Caladenia hildae</i>
200-A	Patch	hnf_0020	Least Concern	0	yes	0.350	0.352	0.352	0.790	0.800	0.222	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.814	0.224	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.253	0.224	504352 Honey Hood-orchid <i>Caladenia hildae</i>
201-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.063	0.063	0.767	0.821	0.039	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.500	0.039	504352 Honey Hood-orchid <i>Caladenia hildae</i>
202-A	Patch	hnf_0020	Least Concern	0	yes	0.350	0.021	0.021	0.670	0.840	0.014	501071 Shining Anchor Plant <i>Discaria nitida</i>
203-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.053	0.053	0.691	0.840	0.033	504352 Honey Hood-orchid <i>Caladenia hildae</i>
204-A	Patch	hnf_0020	Least Concern	0	yes	0.350	0.025	0.025	0.590	0.840	0.016	501071 Shining Anchor Plant <i>Discaria nitida</i>
205-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.168	0.168	0.974	0.821	0.104	501071 Shining Anchor Plant <i>Discaria nitida</i>

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Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
										0.821	0.104	504352 Honey Hood-orchid <i>Caladenia hildae</i>
206-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.149	0.149	0.889	0.817	0.092	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.823	0.092	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.120	0.092	504352 Honey Hood-orchid <i>Caladenia hildae</i>
207-A	Patch	hnf_0020	Least Concern	0	yes	0.350	0.144	0.144	0.902	0.814	0.092	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.807	0.091	501071 Shining Anchor Plant <i>Discaria nitida</i>
208-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.091	0.091	0.876	0.835	0.057	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.522	0.057	504352 Honey Hood-orchid <i>Caladenia hildae</i>
209-A	Patch	hnf_0020	Least Concern	0	yes	0.350	0.076	0.076	0.778	0.820	0.049	504352 Honey Hood-orchid <i>Caladenia hildae</i>
210-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.395	0.395	0.891	0.810	0.243	501554 Rock Grevillea <i>Grevillea willisii</i>
										0.607	0.245	501071 Shining Anchor Plant <i>Discaria nitida</i>
211-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.044	0.044	0.723		0.019	General
212-A	Patch	hnf_0020	Least Concern	0	yes	0.350	0.096	0.096	0.933	0.812	0.061	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.511	0.061	504352 Honey Hood-orchid <i>Caladenia hildae</i>
213-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.037	0.037	0.886	0.831	0.023	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.638	0.023	504352 Honey Hood-orchid <i>Caladenia hildae</i>
214-A	Patch	hnf_0020	Least Concern	0	yes	0.350	0.019	0.019	0.700		0.008	General

Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
215-A	Patch	hnf_0020	Least Concern	0	yes	0.305	0.010	0.010	0.700		0.004	General
216-A	Patch	hnf_0020	Least Concern	0	yes	0.305	0.047	0.047	0.703	0.821	0.026	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.280	0.026	504352 Honey Hood-orchid <i>Caladenia hildae</i>
217-A	Patch	hnf_0020	Least Concern	0	yes	0.305	0.019	0.019	0.920	0.820	0.011	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.820	0.011	504352 Honey Hood-orchid <i>Caladenia hildae</i>
218-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.067	0.067	0.825	0.823	0.042	501071 Shining Anchor Plant <i>Discaria nitida</i>
219-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.065	0.065	0.816	0.824	0.041	501071 Shining Anchor Plant <i>Discaria nitida</i>
220-A	Patch	hnf_0020	Least Concern	0	yes	0.305	0.020	0.020	0.900	0.830	0.011	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.830	0.011	504352 Honey Hood-orchid <i>Caladenia hildae</i>
221-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.087	0.087	0.812	0.818	0.054	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.409	0.054	504352 Honey Hood-orchid <i>Caladenia hildae</i>
222-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.184	0.184	0.819	0.830	0.115	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.698	0.115	504352 Honey Hood-orchid <i>Caladenia hildae</i>
223-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.000	0.000	0.750	0.830	0.000	501071 Shining Anchor Plant <i>Discaria nitida</i>
224-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.009	0.009	0.750	0.830	0.005	501071 Shining Anchor Plant <i>Discaria nitida</i>
225-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.000	0.000	0.750	0.830	0.000	501071 Shining Anchor Plant <i>Discaria nitida</i>

Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
226-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.000	0.000	0.750	0.830	0.000	501071 Shining Anchor Plant <i>Discaria nitida</i>
227-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.016	0.016	0.750	0.830	0.010	501071 Shining Anchor Plant <i>Discaria nitida</i>
228-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.219	0.219	0.741	0.829	0.136	501071 Shining Anchor Plant <i>Discaria nitida</i>
229-A	Patch	hnf_0020	Least Concern	0	yes	0.305	0.038	0.038	0.884		0.016	General
230-A	Patch	hnf_0023	Least Concern	0	yes	0.340	0.063	0.063	0.911	0.827	0.039	501071 Shining Anchor Plant <i>Discaria nitida</i>
										0.827	0.039	504352 Honey Hood-orchid <i>Caladenia hildae</i>
231-A	Patch	hnf_0037	Depleted	0	no	0.680	0.009	0.009	0.880	0.700	0.010	501071 Shining Anchor Plant <i>Discaria nitida</i>

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

This table lists all rare or threatened species' habitats mapped at the site.

Species common name	Species scientific name	Species number	Conservation status	Group	Habitat impacted	% habitat value affected
Rock Grevillea	<i>Grevillea willisii</i>	501554	Rare	Dispersed	Habitat importance map	0.0235
Rock Grevillea	<i>Grevillea willisii</i>	501554	Rare	Dispersed	Top ranking map	0.0213
Honey Hood-orchid	<i>Caladenia hildae</i>	504352	Rare	Dispersed	Habitat importance map	0.0102
Shining Anchor Plant	<i>Discaria nitida</i>	501071	Endangered	Dispersed	Habitat importance map	0.0082
Wedge Guinea-flower	<i>Hibbertia diffusa</i>	501666	Rare	Dispersed	Habitat importance map	0.0038
Mountain Phebalium	<i>Phebalium squamulosum</i> subsp. <i>ozothamnoides</i>	502488	Rare	Dispersed	Habitat importance map	0.0022
Mountain Dampiera	<i>Dampiera purpurea</i>	500953	Rare	Dispersed	Habitat importance map	0.0019
Graceful Sun-orchid	<i>Thelymitra simulata</i>	504015	Rare	Dispersed	Habitat importance map	0.0018
Rock Daisy	<i>Brachyscome petrophila</i>	500471	Rare	Dispersed	Habitat importance map	0.0017
Slender Fireweed	<i>Senecio microbasis</i>	507171	Rare	Dispersed	Habitat importance map	0.0016
Poison Rice-flower	<i>Pimelea pauciflora</i>	502528	Rare	Dispersed	Habitat importance map	0.0016
Tall Vanilla-lily	<i>Arthropodium</i> sp. 1 (<i>robust glaucous</i>)	503699	Rare	Dispersed	Habitat importance map	0.0015
Green Leek-orchid	<i>Prasophyllum lindleyanum</i>	502702	Vulnerable	Dispersed	Habitat importance map	0.0014
Mountain Dandelion	<i>Taraxacum aristum</i>	503334	Rare	Dispersed	Habitat importance map	0.0013
Violet Daisy-bush	<i>Olearia iodochroa</i>	502309	Rare	Dispersed	Habitat importance map	0.0013
Broad Shield-fern	<i>Polystichum formosum</i>	502644	Rare	Dispersed	Habitat importance map	0.0012
Dark Wire-grass	<i>Aristida calycina</i> var. <i>calycina</i>	503630	Rare	Dispersed	Habitat importance map	0.0012
Alpine Fireweed	<i>Senecio extensus</i>	505245	Rare	Dispersed	Habitat importance map	0.0012
Velvety Geebung	<i>Persoonia subvelutina</i>	502471	Rare	Dispersed	Habitat importance map	0.0012

Common Pipewort	<i>Eriocaulon scariosum</i>	501218	Rare	Dispersed	Habitat importance map	0.0010
Dwarf Milkwort	<i>Polygala japonica</i>	502623	Vulnerable	Dispersed	Habitat importance map	0.0010
Arching Flax-lily	<i>Dianella</i> sp. aff. <i>longifolia</i> (<i>Benambra</i>)	505560	Vulnerable	Dispersed	Habitat importance map	0.0010
Spreading Knawel	<i>Scleranthus fasciculatus</i>	503062	Rare	Dispersed	Habitat importance map	0.0009
Grassland Earless Dragon	<i>Tympanocryptis pinguicolla</i>	12922	Critically endangered	Dispersed	Habitat importance map	0.0009
Matted Flax-lily	<i>Dianella amoena</i>	505084	Endangered	Dispersed	Habitat importance map	0.0009
Narrow-wing Daisy	<i>Brachyscome willisii</i>	504797	Rare	Dispersed	Habitat importance map	0.0009
Australian Anchor Plant	<i>Discaria pubescens</i>	501072	Rare	Dispersed	Habitat importance map	0.0009
Slender Pomaderis	<i>Pomaderris phyllifolia</i> subsp. <i>ericoides</i>	504836	Rare	Dispersed	Habitat importance map	0.0009
Tufted Knawel	<i>Scleranthus diander</i>	503061	Rare	Dispersed	Habitat importance map	0.0009
Long-tongue Summer- greenhood	<i>Pterostylis aestivalis</i>	502782	Rare	Dispersed	Habitat importance map	0.0008
Southern Swainson-pea	<i>Swainsona behriana</i>	504944	Rare	Dispersed	Habitat importance map	0.0008
Mountain Banksia	<i>Banksia canei</i>	500361	Rare	Dispersed	Habitat importance map	0.0007
Omeo Gum	<i>Eucalyptus neglecta</i>	501301	Rare	Dispersed	Habitat importance map	0.0007
Silky Kidney-weed	<i>Dichondra</i> sp. 1	505786	Rare	Dispersed	Habitat importance map	0.0006
Port Lincoln Snake	<i>Parasuta spectabilis</i>	12813	Vulnerable	Dispersed	Habitat importance map	0.0006
Thready Beard-heath	<i>Leucopogon pilifer</i>	501989	Rare	Dispersed	Habitat importance map	0.0006
Grey Beard-heath	<i>Leucopogon attenuatus</i>	501971	Rare	Dispersed	Habitat importance map	0.0005
Hard-head Bush-pea	<i>Pultenaea capitellata</i>	502840	Rare	Dispersed	Habitat importance map	0.0005
Snow Fescue	<i>Hookerchloa eriopoda</i>	501359	Rare	Dispersed	Habitat importance map	0.0005
Lanky Buttons	<i>Leptorhynchos elongatus</i>	501941	Endangered	Dispersed	Habitat importance map	0.0005
Fisch's Greenhood	<i>Pterostylis fischii</i>	502795	Rare	Dispersed	Habitat importance map	0.0005
Tingaringy Gum	<i>Eucalyptus glaucescens</i>	501280	Rare	Dispersed	Habitat importance map	0.0004

Marsh Daisy	<i>Brachyscome radicans</i>	500473	Rare	Dispersed	Habitat importance map	0.0004
Distal-lobe Fireweed	<i>Senecio distallobatus</i>	507028	Rare	Dispersed	Habitat importance map	0.0004
Sickle-leaf Rush	<i>Juncus falcatus</i> subsp. <i>falcatus</i>	501816	Rare	Dispersed	Habitat importance map	0.0003
Fine-leaf Snow-grass	<i>Poa clivicola</i>	502585	Rare	Dispersed	Habitat importance map	0.0003
Tasmanian Bladderwort	<i>Utricularia monanthos</i>	503481	Vulnerable	Dispersed	Habitat importance map	0.0002
Strawberry Buttercup	<i>Ranunculus collinus</i>	502887	Rare	Dispersed	Habitat importance map	0.0001
Tremont Bundy	<i>Eucalyptus</i> aff. <i>goniocalyx</i> (Dandenong Ranges)	507008	Vulnerable	Dispersed	Habitat importance map	0.0001
Raleigh Sedge	<i>Carex raleighii</i>	500649	Rare	Dispersed	Habitat importance map	0.0001
Booroolong Tree Frog	<i>Litoria booroolongensis</i>	13168	Critically endangered	Dispersed	Habitat importance map	0.0001
White-throated Needletail	<i>Hirundapus caudacutus</i>	10334	Vulnerable	Dispersed	Habitat importance map	0.0000
Twiggy Daisy-bush	<i>Olearia</i> aff. <i>ramulosa</i> (Omeo)	901414	Rare	Highly Localised Habitat	Habitat importance map	0.0000
Alpine Crane's-bill	<i>Geranium brevicaule</i>	501433	Rare	Dispersed	Habitat importance map	0.0000
Catkin Wattle	<i>Acacia dallachiana</i>	500023	Rare	Dispersed	Habitat importance map	0.0000
Rosenberg's Goanna	<i>Varanus rosenbergi</i>	12287	Endangered	Dispersed	Habitat importance map	0.0000
Bandy Bandy	<i>Vermicella annulata</i>	12734	Vulnerable	Dispersed	Habitat importance map	0.0000
Green Billy-buttons	<i>Craspedia aurantia</i> var. <i>jamesii</i>	504647	Rare	Dispersed	Habitat importance map	0.0000
Austral Moonwort	<i>Botrychium australe</i>	500445	Vulnerable	Dispersed	Habitat importance map	0.0000
Greater Glider	<i>Petauroides volans</i>	11133	Vulnerable	Dispersed	Habitat importance map	0.0000

Habitat group

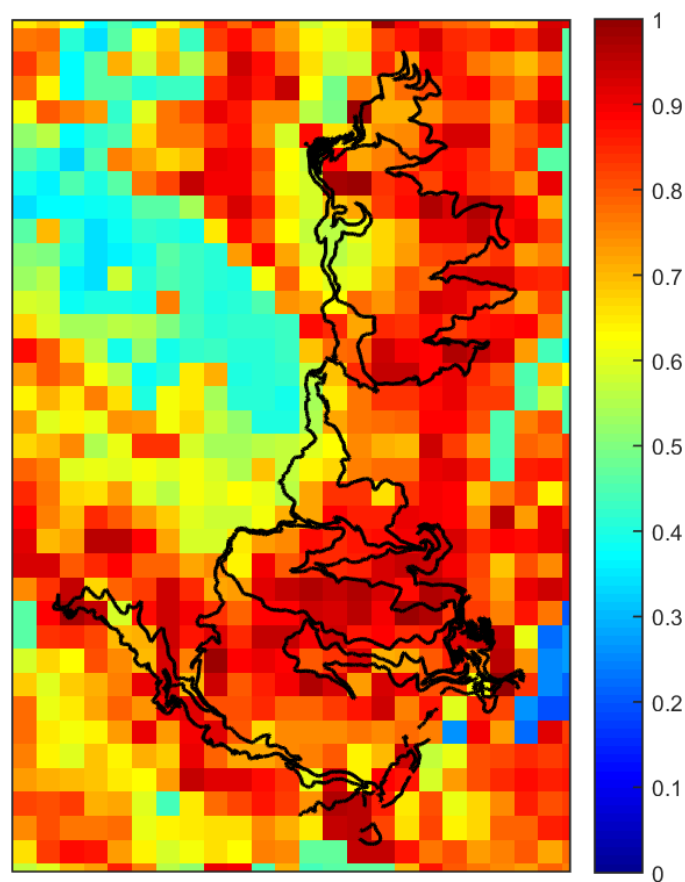
- Highly localised habitat means there is 2000 hectares or less mapped habitat for the species
- Dispersed habitat means there is more than 2000 hectares of mapped habitat for the species

Habitat impacted

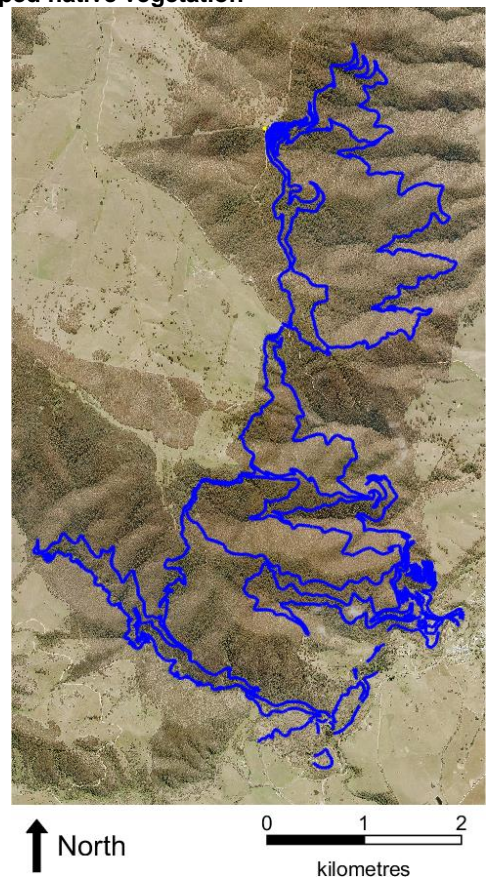
- Habitat importance maps are the maps defined in the Guidelines that include all the mapped habitat for a rare or threatened species
- Top ranking maps are the maps defined in the Guidelines that depict the important areas of a dispersed species habitat, developed from the highest habitat importance scores in dispersed species habitat maps and selected VBA records
- Selected VBA record is an area in Victoria that represents a large population, roosting or breeding site etc.

Appendix 3 – Images of mapped native vegetation

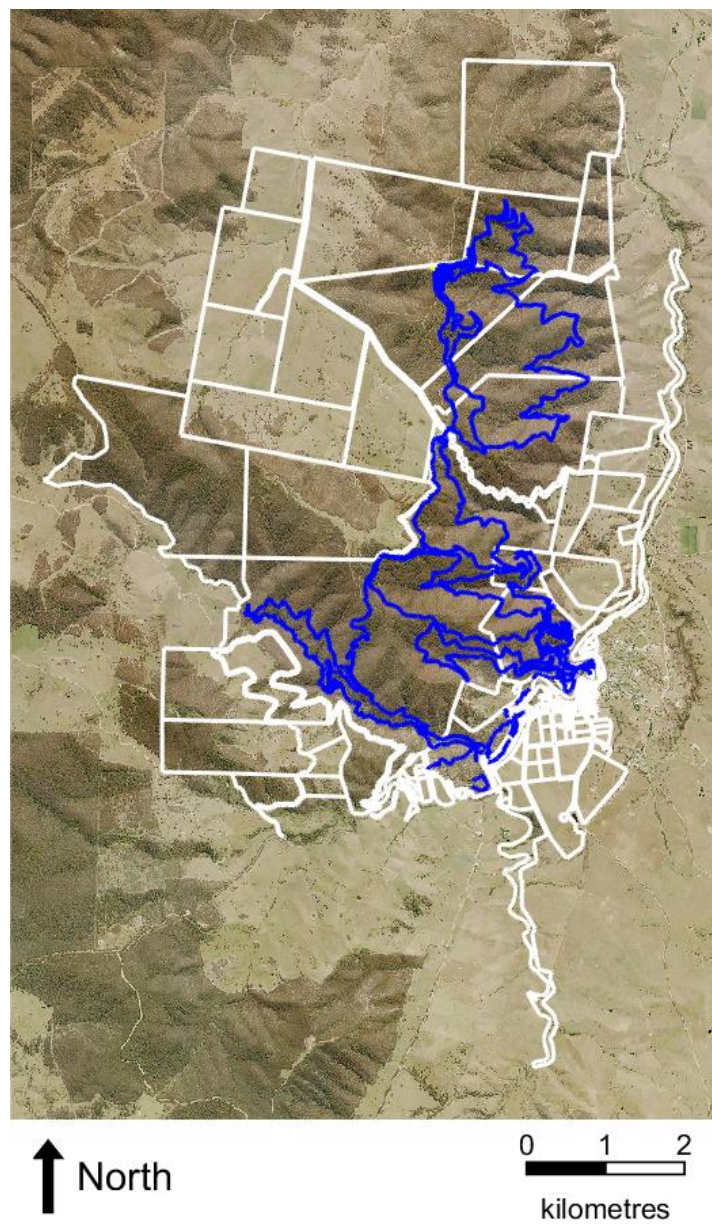
2. Strategic biodiversity values map



3. Aerial photograph showing mapped native vegetation



4. Map of the property in context

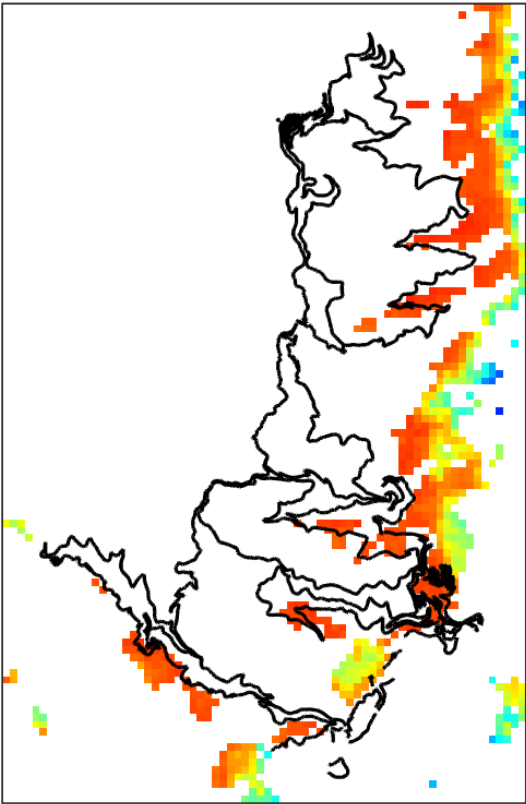


Yellow boundaries denote areas of proposed native vegetation removal.

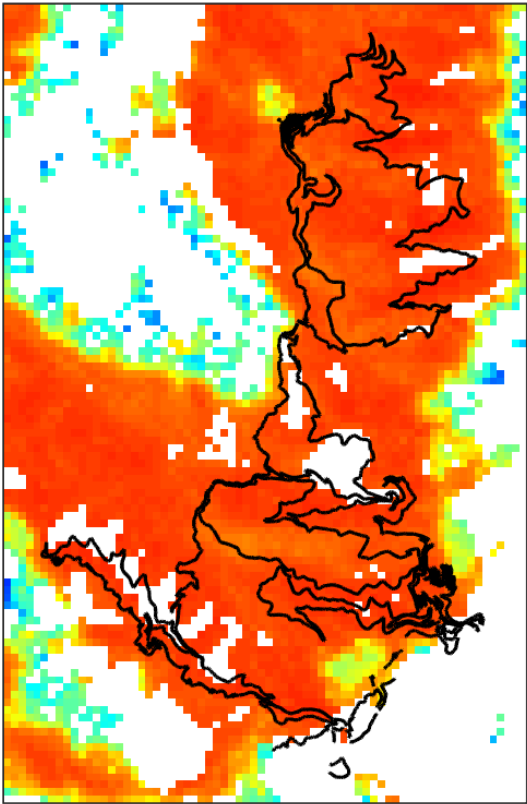
Blue boundaries denote zones of partial removal with a halved condition score.

4. Habitat importance maps

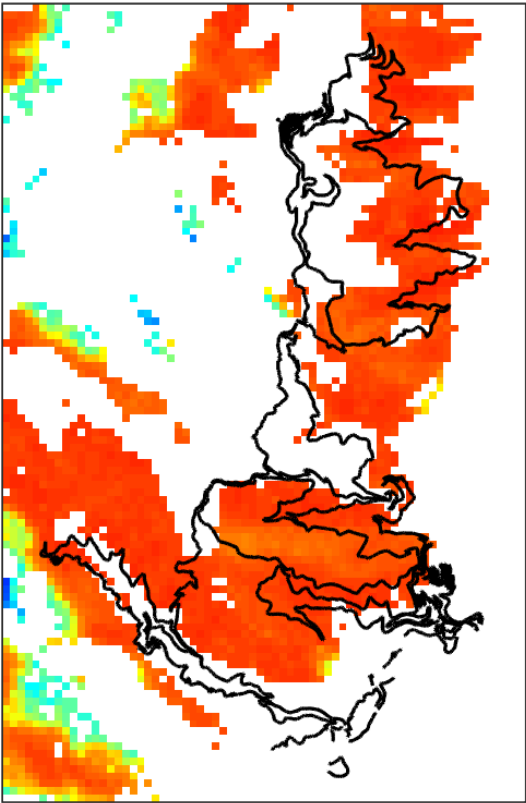
Rock Grevillea
Grevillea willisii
501554



Shining Anchor Plant
Discaria nitida
501071



Honey Hood-orchid
Caladenia hildae
504352



Omeo Mountain Bike Trail, Omeo Cultural Heritage Management Plan 16644

Sponsor: East Gippsland Shire Council

Heritage advisors: Kym Oataway and Taylor Fitzgerald

Authors: Taylor Fitzgerald and Kym Oataway

14 July 2020

Aboriginal Heritage Act 2006
Section 65

Cultural Heritage Management Plan – Notice of Approval

CHMP Name: Omeo Mountain Bike Trail, Omeo

CHMP Number: 16644


Sponsor: East Gippsland Shire Council **ABN/ACN:** 81 957 967 765

Heritage Advisor(s): Kym Oataway and Taylor Fitzgerald

Author(s): Taylor Fitzgerald and Kym Oataway (Biosis Research Pty Ltd)

Cover date: 14 July 2020

Pages: i-x, 1-256

TO BE COMPLETED BY THE SECRETARY (OR DELEGATE)	Yes	No
I have considered the Evaluation Report for this CHMP and:		
<i>I am satisfied that the CHMP has been prepared in accordance with the standards prescribed for the purposes of section 53 of the Aboriginal Heritage Act 2006.</i>	✓	
<i>I am satisfied that the CHMP adequately addresses the matters set out in section 61.</i>	✓	
<i>In considering this application, I consulted with and considered the views of Aboriginal persons or bodies I considered relevant to the application.</i>	✓	
<i>I have given proper consideration to any relevant human rights</i>	✓	
<p>I, Harry Webber, Director Heritage Services Aboriginal Victoria, acting under authority delegated to me by the Secretary, Department of Premier and Cabinet, and pursuant to section 65(2) of the <i>Aboriginal Heritage Act 2006</i> hereby <u>approve / refuse to approve</u> this cultural heritage management plan:</p> <div style="margin-top: 20px;"><p>Signed: </p><p style="text-align: center;">HARRY WEBBER</p><p>Dated: <u>27 July 2020</u></p></div>		
<ul style="list-style-type: none">This notice of approval should be inserted after the title page and bound with the body of the management plan.The recommendations in this management plan are now compliance requirements. Officers from the Department of Premier and Cabinet may attend the subject land to monitor compliance with the recommendations.		

East Gippsland Shire Council

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Bairnsdale Vic 3875
Website www.eastgippsland.vic.gov.au
Email feedback@egipps.vic.gov.au
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Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: GARY MALCOLM JONES	
Postal address: [REDACTED]	
Postcode: 3898	
Phone number: Home:	Work: Mobile: 0419 544 771
Email address: [REDACTED]	Fax: [REDACTED]

Permit Details:

Planning permit number: 486/2020/P	15000
What has been proposed? OMED MOUNTAIN BIKE TRAILS	78 JAN 2021
What is the address to be used or developed? MOUNT SAM STATE FOREST, MOUNT MESLEY RESERVE, ORIENTAL CLAIMS HISTORIC AREA.	INFORMATION MANAGEMENT
Who has applied for the permit? EAST GIPPSLAND SHIRE COUNCIL	

Objection Details:

What are the reasons for your objection? I AM OBJECTING TO THE CONSTRUCTION OF THE MOUNTAIN BIKE TRAIL XC9 IN THE WEST OF DRY GULLY. IF CONSTRUCTED, THIS TRAIL WILL ENCOURAGE THE USE OF MY PROPERTY AND DRY GULLY ROAD AS A DE-FACTO ENTRY AND EXIT TO THE MOUNTAIN BIKE TRAILS. I OPERATE A BEEF CATTLE ENTERPRISE ON MY PROPERTY THAT SHOULD NOT BE IMPACTED BY RANDOM MEMBERS OF THE GENERAL PUBLIC. NO IMPACT TO MY BUSINESS WILL OCCUR IF THIS TRAIL IS NOT CONSTRUCTED.

Privacy Statement

The East Gippsland Shire Council asks for details about you to collect rates, approve permits and licences, and run a range of community services. The information you

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Residents' Information Line: 1300 555 886
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How would you be affected by the granting of this permit?

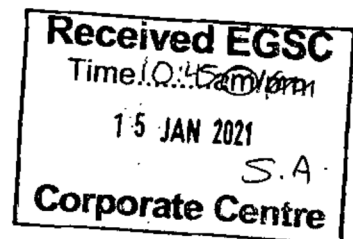
1. NUISANCE, MISCHIEF AND TRESPASS FROM MOUNTAIN BIKE TRAIL USES AT MY PROPERTY.
2. INCREASED UNNECESSARY TRAFFIC FLOW ON DRY GULLY ROAD.
3. DAMAGE TO FENCES AND OTHER FARM INFRASTRUCTURE.
4. STRESS TO LIVESTOCK AS A RESULT OF POINTS 1 TO 3.
5. RESTRICTION PLACED ON MY OWN RECREATION, EXERCISED ON MY PROPERTY BY THE ADJACENT BIKE TRAILS.
6. POTENTIAL FUTURE LEGAL EXPENSES AS A RESULT OF THIS OBJECTION.

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: GARY JONES

Date: 15 / 1 / 2021



Office Use Only:

Objection Received by: Stacey A. Date Received: 15 / 01 / 21

Planning officer responsible: _____ Date Received: / /

Privacy Statement

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National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit?

Please see attached letter.

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: *Grant McKenzie*

Date *18 / 1 / 2021*

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

Privacy Statement

The East Gippsland Shire Council asks for details about you to collect rates, approve permits and licences, and run a range of community services. The information you give to us on this form is used only for the reasons set out in the form and is not given to anybody else. Sometimes we may supply details about you to someone else, but only if we are allowed by law, or to protect someone or property.

When information is given out, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. You may ask for more information about Council's Privacy Policy by contacting our Information Privacy Officer on 03 5153 9500 or e-mail feedback@egipps.vic.gov.au

JUL15

Grant & Leanne McKenzie
[REDACTED] Omeo
Victoria 3898

East Gippsland Shire Council

Re: Planning application 486/2020/P – Omeo Mountain Bike track

We are the owners of CA9 Section 25 which is immediately adjacent to CA9J – The location of the mountain bike track.

The maps show the track coming right up to our boundary fence in some areas.

Firstly, I'm surprised we were never contacted or notified in writing by council with regard to the track considering we are immediately adjacent to it.

Secondly, I have made 2 phone calls to Ian Cameron, (first on 15th July 2020 and second on 11th November 2020) and requested an onsite meeting to show how close the proposed track comes to our fence and to discuss adequate fencing and signage to advise any users of the track where the public land end and private property begins. Although he has been quite pleasant to talk to and assured us, he would come out to site, yet we have not seen or heard from him or any other representatives and we are now in January 2021.

I have seen a notice in the paper that the date for comments/objections to be received is 20th January, so I am now lodging my concerns/requests in writing.

I do not think it's unreasonable for council or MTB representatives to contact their immediate neighbours to inform them of the specifics and work with them to minimise any issues which may arise out of the construction and use the new tracks.

Our objection to the track may relate to the construction phase, depending on how and where the construction vehicles will access the area. It may also relate to other items such as how close it comes to our property boundary and whether will the council or MTB will contribute to renewed fencing and signage.

We would appreciate if someone would take the time to come and meet with us and show us onsite what is proposed.

I do not think we are being unreasonable; we do however feel like we are not being shown common courtesy or any professionalism. We therefore feel we have no choice but to lodge a written concern.

Regards

Grant McKenzie
[REDACTED]

From: CC [REDACTED]
Sent: Friday, 29 January 2021 10:51:22 AM
To: Planning Unit Administration; Feedback Address For Web Page; Tim Bull; Chester Darren (MP)
Subject: 486/2020/P Omeo Mountain Bike Park objection! Ron Connley

EXTERNAL EMAIL: This email has originated from outside of the East Gippsland Shire Council network. Do not click links or open attachments unless you recognise the sender and know the content is safe. Contact ICT ServiceDesk if you are unsure.

Dear East Gippsland shire planning unit.

Please find attached objections to the Omeo Mountain bike project from Ron Connley. Current land holder of the land that will be surrounded by this monstrosity of a project, and previous lease holder.
I have forwarded this on his behalf as he does not do email.

Best Regards
Charles Connley

[REDACTED]

East Gippsland Shire Council

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Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in blue. You can read what they mean on page 3.

Your Details:

Name: <u>RON CANNLEY</u>		[REDACTED]	
Postal address: <u>[REDACTED] OMEO</u>		[REDACTED]	
		Postcode	<u>3898</u>
Phone number: Home: <u>[REDACTED]</u>	Work: <u>[REDACTED]</u>	Mobile: <u>[REDACTED]</u>	
Email address: <u>[REDACTED]</u>		Fax: <u>[REDACTED]</u>	

Permit Details:

Planning permit number: <u>486/2020/P</u>
What has been proposed? <u>Use of the land for informal outdoor recreation (mountain bike trails)</u> <u>and native vegetation removal</u>
What is the address to be used or developed? <u>CA 9J, 9K & 5B, 38A, 39 Parish Bingo-Munjie (Crown land north and west of the townsite of Omeo,</u> <u>including parcels adjacent to Livingstone Creek)</u>
Who has applied for the permit? <u>East Gippsland Shire Council</u>

Objection Details:

What are the reasons for your objection? <u>LOSS OF GRAZING AREAS THAT HAVE BEEN HELD</u> <u>BY OUR FAMILY FOR 83 YEARS</u> <u>PARKING + TRAIL HEAD WILL BE IN FRONT OF</u> <u>OUR TRUCKING YARDS + FRONT GATE</u> <u>RESTRICTING OUR ACCESS. A BIG INCREASE</u> <u>IN ROAD TRAFFIC ON OUR NARROW WINDING ROAD</u> <u>A BIT OF ACKNOWLEDGMENT THAT WE DO EXIST INSTEAD OF</u> <u>TREATING US LIKE THE INDIGENOUS AUSTRALIANS WERE TREATED</u>
--

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JUL15

East Gippsland Shire Council

273 Main Street (PO Box 1618)
Bairnsdale Vic 3875
Website www.eastgippsland.vic.gov.au
Email feedback@egipps.vic.gov.au
Follow us on Twitter @egsc



Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service: 133 677
Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit? _____

WE WOULD LOSE GRAZING AREA THAT WE
RELY ON DURING DROUGHT & DRY TIMES
IT WOULD COST US A LOT OF MONEY TO FENCE
THE AREA OFF. IF THE NUMBER OF PEOPLE AS
CHAINED COME WE WILL HAVE ISSUES WITH PEOPLE
& LIVESTOCK, ALSO ROAD TRAFFIC WILL BE
A PROBLEM

If you need more space for any part of this form please attach another sheet.

Signature: _____

Name: _____

RON CONNLEY

Date: 22 / 1 / 21

Office Use Only:

Objection Received by: _____ Date Received: ____/____/____

Planning officer responsible: _____ Date Received: ____/____/____

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JUL15

From: CC [REDACTED]
Sent: Thursday, 14 January 2021 12:19:29 PM
To: Planning Unit Administration; Feedback Address For Web Page; Tim Bull; Chester Darren (MP)
Subject: 486/2020/P Omeo Mountain Bike Park objection!

EXTERNAL EMAIL: This email has originated from outside of the East Gippsland Shire Council network. Do not click links or open attachments unless you recognise the sender and know the content is safe. Contact ICT ServiceDesk if you are unsure.

Dear East Gippsland shire planning unit.

Please find attached my objections to the Omeo Mountain bike project.

I do think there are solutions available to resolve this, but so far the mountain bike planners have been unwilling to take my concerns seriously.

Best Regards
Charles Connley
[REDACTED]

East Gippsland Shire Council

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Objection to Planning Permit Application

Planning and Environment Act 1987

There are some hard words in this form. The hard words are in **blue**. You can read what they mean on page 3.

Your Details:

Name:	Charles Connley			
Postal address:	[REDACTED] Omeo			
	Postcode	3	8	9
Phone number: Home:	Work:	Mobile:	[REDACTED]	
Email address:	[REDACTED]		Fax:	

Permit Details:

Planning permit number:	486/2020/P
What has been proposed?	Use of the land for informal outdoor recreation (mountain bike trails) and native vegetation removal
What is the address to be used or developed?	CA 9J, 9K & 5B, 38A, 39 Parish Bingo-Munjie (Crown land north and west of the townsite of Omeo, including parcels adjacent to Livingstone Creek)
Who has applied for the permit?	East Gippsland Shire Council

Objection Details:

What are the reasons for your objection?
This project will remove myself and my family from well over half of our current 83 year old grazing licences.
It surrounds my block, 439 Connley's Road on 3 sides with noise / disturbance, significantly affecting amenity
A significant increase in road traffic, detrimental to our operations on land currently under grazing licence.
The proposed track crossing as is on a crest. There are safer options further down the road towards Omeo.
Parking loading and turning will be occurring in front of our yards regardless of where they place the car park.
Deer shooting will be stopped, thus impacting my Christmas tree crop.

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Residents' Information Line: 1300 555 886
ABN: 81 957 967 765

How would you be affected by the granting of this permit?	This project will :
-result in unnecessary economic loss to us when I have repeatedly offered to share usage	
-cause significant loss of our grazing land, some sections we use extensively, others we rely on during drought.	
-damage grazing infrastructure	
-result in major fencing expenses that we wouldn't incur if we retained the leases, or use of the land	
-disturb and obstruct our yard operations . Cause loss to xmas trees from cancelling deer shooting	
-increase bio-security risk, provide more opportunity for sabotage, invasion, animal welfare and other crimes.	
-disturb stock, amenity and privacy during instances of unauthorised or repeated emergency access	
-significantly degrade my privacy at [redacted] Connleys Rd, being surrounded on 3 sides and overlooked	
-over develop and change the towns quiet peaceful character, to somewhere you can no longer even get a park	
-remove recreational access for horse riders, walkers and all other users to a massive land area	

If you need more space for any part of this form please attach another sheet.

Signature:	[redacted signature]
Name:	Charles Connley
Date:	14 / 01 / 2021

Office Use Only:

Objection Received by:	Date Received:
Planning officer responsible:	Date Received:

Privacy Statement

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“Objection” to Planning Permit Application

“Objector”: Kevin McCrae

Omeo Vic 3898

To: East Gippsland Hire Council Planning Department
Planning Unit Administration Planning@egipps.vic.gov.au

Planning permit number: 486/2020/P Proposal: Omeo Mountain Bike Park trails construction
Address for planned works: CA 9J, 9K & 5B, 38A, 39 Parish Bingo-Munjie, (Crown Land)
Applicant: East Gippsland Shire Council

Reasons for “objection”

I am a resident of Omeo whose family were early settlers into the area involved with gold mining. My home is located in a paddock that is adjacent to part of the track hence the reason for my concern which is the ongoing control of weeds. The paddock is used for grazing of sheep and in favourable seasons hay is cut for feeding cattle. It is a constant issue that does not receive a great deal of attention when on land controlled by government agencies. Biosecurity and weed control does need to be part of the project.

I do not wish to object to the granting of the permit rather want to ensure that there is a clear understanding as to the responsibility of each agency in the areas of biosecurity and the control of weeds.

I was a bit disappointed when I heard that the two local representatives were removed from the process as I believe that you do need to live in an area to really understand the workings of the community and how changes will impact locally, to also ensure that it is not just the loudest voice receiving attention.

Healthy parks, healthy people and healthy towns. The Omeo Region, indeed all East Gippsland and Victoria needs this project to go ahead as soon as possible. It will have a stimulatory effect on visitation and trade and more importantly on the hope and aspirations of locals. The community does always seem to be waiting for something that does not seem to eventuate it will be very welcome to see this project commenced and come be completed.

The impact the opening of the Pump Track has had is noticeable in a very positive way in that it is being used by local families and visiting families all obviously enjoying the new addition to the Omeo township

Please grant approval to the planning permit 486/2020/P.

How I would be affected by the granting of this permit:

Happy - that after the long wait we will have employment building the trails, the development of Livingstone Park will also create more employment and hope for a brighter future for our region.

Signed [Redacted Signature]

Name: Kevin McCrae

Date: 17th January 2021

“Objection” to Planning Permit Application

“Objector”: Jill Hill

Hinnomunjie 3898

To: East Gippsland Shire Council Planning Department
Planning Unit Administration Planning@egipps.vic.gov.au

Planning permit number: 486/2020/P Proposal: Omeo Mountain Bike Park trails construction

Address for planned works: CA 9J, 9K & 5B, 38A, 39 Parish Bingo-Munjie, (Crown Land)

Applicant: East Gippsland Shire Council

Reasons for “objection”

This is a submission of support for the project. I live in Hinnomunjie in the Omeo Region, I currently farm at Benambra, we have two children at the Omeo Primary School and my husband teaches at the Alpine School for Leadership in Dinner Plain. I have worked at the Omeo hospital as a physiotherapist in the past and support any project that can increase outdoor activity for both physical and mental wellbeing.

The Omeo Mountain Bike Park will provide a reason for people to visit our region, ride and then explore all the other activities we have to offer. The assigned land has been grazed, used for plantations, mined and burnt in the past, the vegetation, insects and fauna that remain have endured these events and the avoidance or minimal disturbance of any threatened species by the mountain bike track has been considered in the trail design. The use of land so close to the town for mountain bike trails will provide an outdoor pursuit that allows appreciation for the landscape and flora and fauna in an easily accessible location. This will encourage visitors to stay as they can ride from their accommodation and provide access to the local youth who can ride from their homes. Providing locals and visitors with other sports to participate in will benefit their fitness, mental health, skill acquisition and confidence in taking on new challenges and having fun.

Omeo services the local communities and many people passing through to explore the bush or Alpine areas. Providing a World Class mountain bike park will draw additional tourists to the region that will stay overnight to ride for a number of days and return with their friends and families. Having a park that provides for beginners through to advanced riders means the whole family can be out on their bikes, which is not the case for many of the other mountain bike parks, this being our point of difference. The success of the new pump track shows the value in having a high quality facility that people are travelling from Bright, Bairnsdale and further afield to ride and it has been open for less than a month. These visitors previously had no reason to come to Omeo in the past. The mountain bike park will give them a reason to stay for days, stimulating the economy and in turn providing employment and business opportunities. The increased opportunities will improve the stability and growth of services such as the Health Service, Schools and supermarket.

The Omeo Mountain Bike Park trails project has overwhelming community support. It has committed funding support from all levels of government. Consultation with all land managers has been ongoing from the start. The one voice of objection is countered by 134 written supporters as per 23rd June 2020 Council Meeting, overwhelming verbal support and interest from near and far as well as those who have financially invested in businesses and property in view of capitalising on this exciting time for the Omeo Region and East Gippsland as a whole.

Please grant approval to the planning permit 486/2020/P.

How I would be affected by the granting of this permit:

I would be relieved that after 5 years of being a community representative for the project, the Omeo Mountain Bike Park will become a reality that I look forward to riding with my family and be able to tell the mountain bike community to come and enjoy Omeo and its surrounds. Instead of my family travelling to Beechworth, Falls Creek, Bright, Mt Beauty, Lakes Entrance and Mt Taylor to mountain bike with friends, those same friends will be travelling to Omeo to ride with us, that is more than exciting - its unbelievable.

Signed :

Name: Jill Hill

Date: 16th January 2021

From: Leigh Fulton [REDACTED]
Sent: Friday, 15 January 2021 7:34:27 AM
To: Planning Unit Administration
Subject: Planning Permit "Objection" 486/2020/P

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G'day Planners,

Please review my "negative objection" = support letter attached, for the Omeo Mountain Bike Park Trails construction.

Regards,

Leigh Fulton

[REDACTED]

Omeo 3898

[REDACTED]

“Objection” to Planning Permit Application

“Objector”: Leigh Fulton

Omeo 3898

To: East Gippsland Hire Council Planning Department
Planning Unit Administration Planning@egipps.vic.gov.au

Planning permit number: 486/2020/P Proposal: Omeo Mountain Bike Park trails construction
Address for planned works: CA 9J, 9K & 5B, 38A, 39 Parish Bingo-Munjie, (Crown Land)
Applicant: East Gippsland Shire Council

Reasons for “objection”

This is a negative objection. It is rather notes of support for the proposed works.

I am a resident of Omeo. I have no commercial interests or employment. My partner and I are retired and do undertake many hours of voluntary work in the Omeo Region.

The Omeo Mountain Bike Park will be a significant icon for the region. It will make use of otherwise useless, unused Crown land which has over the last 160 years been mined, deforested, pine forested with a few bushfires in between. A mountain bike facility will give an excellent boost to healthy outdoor adventure challenges in the area for all levels of skill and fitness. We cannot let this opportunity slip by.

Omeo has been one of those dying towns that visitors just pass through. The increasingly popular sport of mountain biking will lead to more visitors stopping for more than a coffee if there are trails to ride.

Without growth in Omeo Region tourism, more businesses in town will die. Then we will lose the school, the supermarket and it will then become increasingly difficult to recruit qualified people to staff the hospital. It was reported that there were 134 letters of support for the project written to the Council for the 23rd June 2020 Council Meeting which noted the Masterplan prepared by Biosis et al. There was only 1 letter with an objection to the project. This is from a town of just 400 residents!

The Omeo Mountain Bike Park trails project has overwhelming community support. It has committed funding support from all levels of government.

There has been over the last 5 years extensive consultation with private owners of adjoining properties and input from them has been built into the trails proposal. A small part of the Crown land has been the subject of annual grazing licences. Locals who know the area well say that these licensed areas have rarely been grazed in the last 15 years. Property owners adjoining Crown land in other localities, such as Cobungra Station view grazing licences as a privilege, not a right.

The Omeo mountain bike trails will have minimal impact on existing vegetation and will have little visual impact, apart from signage at the trail heads. Healthy parks, healthy people and healthy towns. The Omeo Region, indeed all East Gippsland and Victoria needs this project to go ahead as soon as possible. It will have a stimulatory effect on visitation and trade and more importantly on the hope and aspirations of locals.

Please grant approval to the planning permit 486/2020/P.

How I would be affected by the granting of this permit:

Elation. That after 5 years of lobbying, participation in consultant studies, trekking over potential trail sites, being a community representative for the project, organising community briefings and publicity on progress, the Omeo Mountain Bike Park will become a reality, making me overjoyed.

Signed :

Name: Leigh Fulton

Date: 13th January 2021



GMW Ref: PP-20-01418
Doc ID: A3925858

East Gippsland Shire Council
Planning Department
planning@egipps.vic.gov.au

15 January 2021

Dear Sir and/or Madam

Planning Permit Application - Vegetation Removal

Application No. 486/2020/P
Applicant: East Gippsland Shire Council
Planning Department
Location: MT MESLEY TRACK OMEO

Thank you for your letter and information received 17 December 2020 in accordance with Section 55 of *the Planning and Environment Act 1987*.

Goulburn-Murray Water's areas of interest are surface water and groundwater quality, use and disposal. Goulburn-Murray Water requires that development proposals do not impact detrimentally on Goulburn-Murray Water's infrastructure and the flow and quality of surface water and groundwater. Applicants must ensure that any required water supplies are available from an approved source.

Based on the information provided and in accordance with Section 56 (b) of *the Planning and Environment Act 1987*, Goulburn-Murray Water has no objection to this planning permit being granted subject to the following conditions:

1. All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
2. All removal of native vegetation must be in accordance with the requirements of the Department of Environment, Land, Water and Planning.

If you require further information please e-mail planning.referrals@gmwater.com.au or contact 1800 013 357.

Yours sincerely

(Original signed by Ranine McKenzie)

Ranine McKenzie
SECTION LEADER STATUTORY PLANNING



Department of Environment, Land, Water & Planning

18 January 2021

Sam Kretschmer
East Gippsland Shire Council
PO Box 1618
BAIRNSDALE VIC 3875

Our ref: SP474338

71 Hotham Street
Traralgon Victoria 3844
Australia
Telephone: +61 3 5172 2111
Facsimile: +61 3 5172 2100
www.delwp.vic.gov.au
DX 219284

Dear Sam

**PLANNING PERMIT APPLICATION 20/2021/P
USE OF LAND FOR INFORMAL OUTDOOR RECREATION AND NATIVE VEGETATION REMOVAL
OMEIO MOUNTAIN BIKE TRAIL PROJECT
CA 9J SEC 25 & CA 9K SEC 25, PARISH OF BINGO MUNJIE, CA 5B SEC B, PARISH OF OMEIO**

Thank you for your correspondence dated and received 17 December in respect of the above-described application.

The Department of Environment, Land, Water and Planning (DELWP) has considered the above application in accordance with sections 52 and 55 of the *Planning and Environment Act 1987*, with the specific referral trigger being Clause 66.02 of the East Gippsland Planning Scheme.

The application seeks to use and develop the land for informal outdoor recreation use being mountain bike trails, including native vegetation removal. The subject land is within the Public Conversation and Resource Zone and the Public Park and Recreation Zone and is affected by the Bushfire Management Overlay and the Heritage Overlay.

Parks Victoria offers the following comments in respect of the above described application;

- Parks Victoria are working towards an appropriate tenure arrangement for East Gippsland Shire to manage the trails within the Oriental Claims Historic Area and works within the Oriental Claims Historic Area are not to commence by the Shire until the appropriate arrangement is in place.

DELWP offers the following comments in respect of the above described application;

- An Emergency Management Plan is being prepared by East Gippsland Shire Council to address the Bushfire Management risk associated with the Omeio Mountain Bike Trail Network. It is unknown what implications this Plan will have on DELWP's portfolio responsibilities. Hence it is recommended to include a condition related to this Plan to ensure it is developed to the satisfaction of DELWP.

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OFFICIAL

- The Omeo Mountain Bike Trail Network proposal includes 121.58 kilometres of both cross country and gravity trails of vary degrees of difficulty suitable for beginners through to dedicated mountain bike enthusiasts. The trails are located north east of the township of Omeo in Mount Sam State Forest with gravity trails descending from both the Mount Sam and the Mount Mesley ridgelines. All trails connect to Livingstone Park, the primary trailhead which easily accesses the Livingstone Creek Corridor and the Oriental Claims Historic Areas.
- The proposal requires the removal of 231 patches of native vegetation totalling 18.247 hectares. The offset requirements also include three individual species offset amounts for Rock Grevillea, *Grevillea willisii*, Shining Anchor Plant, *Discaria nitida* and Honey Hood-Orchid, *Caladenia hildae*.
- The Omeo Mountain Bike Trail Network meets the Mountain Bike Australia criteria for being classified as nationally significant. This project is the result of a concerted effort made possible through support of the Omeo Community, East Gippsland Shire Council and funding through Australian Federal and State governments.

I wish to advise DELWP has no objection to the granting of a permit for the above application and makes the following recommendations.

Notification of permit conditions

1. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.

Endorsed plans

2. The DELWP native vegetation report (ID: BIO_2020_091, dated 28/10/2020) included with the application will be endorsed and form part of this permit.
3. The plans submitted with this application, being Figures 4.1 to 4.19 inclusive in the Omeo Mountain Bike Trail Network: Planning Application Report for East Gippsland Shire Council, dated 5 November 2020 and prepared by Biosis must be approved and endorsed by the responsible authority and will then form part of this permit.

Native vegetation permitted to be removed, destroyed or lopped

4. The native vegetation permitted to be removed, destroyed or lopped under this permit is 18.247 hectares of native vegetation, which is comprised of:
 - a) 18.247 hectares of patch native vegetation, with a strategic biodiversity value of 0.800.

Native vegetation offsets

5. To offset the removal of 18.247 hectares of native vegetation, the permit holder must secure the following native vegetation offset in accordance with *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017):
 - a) a general offset of 0.318 general habitat units:
 - i) located within the North East Catchment Management boundary or East Gippsland municipal area
 - ii) with a minimum strategic biodiversity value of at least 0.667, and
 - b) 4.196 species units of habitat for Rock Grevillea, *Grevillea willisii*

10.479 species units of habitat for Shining Anchor Plant, *Discaria nitida*

6.418 species units of habitat Honey Hood-Orchid, *Caladenia hildae*

6. Before any native vegetation is removed, evidence that the required offset has been secured must be provided to the satisfaction of DELWP. This evidence must be one or both of the following:
 - a) an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site, and/or
 - b) credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

Offset evidence

7. A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning & Approvals at the Department of Environment, Land, Water and Planning, Gippsland regional office via gippsland.planning@delwp.vic.gov.au.

First party offset reporting

8. Where the offset includes a first party offset, the permit holder must provide an annual offset site report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.

Construction environment management plan

9. Before any native vegetation removal begins, a Construction Environment Management Plan to the satisfaction of the Department of Environment, Land, Water and Planning must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit.

The Construction Environmental Management Plan must address:

- a) a detailed description of the measures to be implemented to protect the native vegetation to be retained during construction works, and the person/s responsible for implementation and compliance.
 - b) measures to control sediment and sediment laden water run-off including design detail of any structures
 - c) where equipment, machinery and material are to be stored/ stockpiled
 - d) land rehabilitation techniques including revegetation and weed / pathogen control
 - e) proposed monitoring and reporting systems
 - f) mitigation measures for any threatened species locations and translocation protocols
 - g) any other mitigation measures outlined in Table 17 of the *Omeo Mountain Bike Trail Network Masterplan* dated June 2020.
10. Except with the written consent of DELWP, the area of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited:
 - a) vehicular access

- b) trenching or soil excavation
- c) storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
- d) any other actions or activities that may result in adverse impacts to retained native vegetation.

Emergency Management Plan

11. Prior to the opening of any trails for public use, an Emergency Management Plan to address the bushfire risk associated with the Omeo Mountain Bike Trail Network is to be prepared to the satisfaction of the Department of Environment, Land, Water and Planning and must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit.

Permit Note

Before any works on public land start, the permit holder must obtain a permit to take protected flora under the Flora and Fauna Guarantee (FFG) Act 1988. To obtain an FFG permit or further information, please contact a Natural Environment Program officer at the Gippsland regional office of the Department of Environment, Land, Water and Planning on (03) 5172 2111.

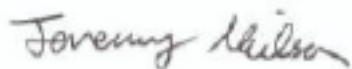
Please provide a copy of the permit, if one is granted, or any notice to grant or refusal to grant a permit to the address or email below.

All written correspondence should be sent electronically to gippsland.planning@delwp.vic.gov.au or mailed to:

Planning Approvals Gippsland
Department of Environment, Land, Water & Planning
71 Hotham Street
TRARALGON VIC 3844

If you have any queries regarding this matter, please contact Planning Approvals - Gippsland at the department's Traralgon office on (03) 5172 2111.

Yours sincerely



Jeremy Neilson
A/REGIONAL MANAGER
LAND AND BUILT ENVIRONMENT PROGRAMS
GIPPSLAND REGION

Cc Ian Cameron

Detailed Assessment of the Proposal Against the East Gippsland Planning Scheme

State Planning Policy Framework

Relevant PPF

Clause 12 Environmental and Landscape Values

The purpose of the policy is to identify landscapes and environments of value and to protect and conserve these areas. The clause also speaks to the importance of the protection of biodiversity (Clause 12.01-1S) and the importance of the conservation and management of native vegetation (Clause 12.01-2S).

Clause 13 Environmental Risk and amenities

Noise, climate change, flooding, bushfire, and erosion are all relevant risks associated with the subject land. The policy generally seeks to minimise risk associated with these factors through design of the built environment, separation of land uses, and avoidance of risk, where appropriate.

Clause 14.02 Water

The policy requires consideration of water management and drainage, seeking to prevent contamination and degradation of water quality as a result of development. The policy also seeks to promote on-site detention of stormwater to reduce management issues off-site, as well as to consult and engage with the relevant catchment management authority when waterbodies of significance are involved.

Clause 15 Built Environment and Heritage

The policy requires consideration of the interaction between the built form and the environment and the proposal and existing development. It also calls for design to consider safety, health, context, use of the public realm, and other key design considerations that will provide a positive community outcome.

Clause 17 Economic Development

The purpose of this policy is to plan for a strong and innovative economy and to foster economic growth through land use and planning to allow regions to achieve their economic potential.

State Policy Summary

On the balance of all relevant factors, the proposal before Council is viewed as providing an appropriate recreational use on the subject land that will also provide economic and tourism opportunities for the township of Omeo and the wider East Gippsland region. The proposal will provide a new mountain biking destination for the State and Region. Given the nature of the proposal and the proposed infrastructure, it is considered that there will be minimal amenity impacts on the surrounding area.

Environmental risks have been considered, and can be managed through conditions of approval. The environmental risks are reasonably well avoided on the subject land and where appropriate, design features such as appropriate drainage and slope stabilisation will be implemented to mitigate risk.

Local Planning Policy Framework

Clause 21 Municipal Strategic Statement

The Municipal Strategic Statement identifies Omeo as one of the five major townships of the East Gippsland Shire region and sets out the Council vision for a liveable, sustainable and productive municipality.

Clause 21.04 Environment and Landscape values

The main objective of this policy is to protect, conserve and enhance the natural biodiversity of East Gippsland and to maintain and protect environmental values within the Shire. Relevant policy includes proper land care and management processes where necessary, protection and maintenance of areas of environmental significance, and ensuring development in environmentally significant areas is designed appropriately.

Clause 21.05 Environmental Risk

Similar to State Policy, this section of policy requires consideration of the risk from flooding, bushfire, and erosion. Development proposals should respond appropriately to these natural hazards.

Clause 21.07 Built Environment and Heritage

It is important for Council to protect areas of natural and cultural heritage throughout the shire, and that future development contributes to the achievement of liveable, productive and sustainable communities. Policy directs consideration of proposals and their impact on communities, and development within areas of significance to be sympathetic to those values.

Clause 21.09 Economic Development

This clause seeks to develop and promote East Gippsland as a major tourist destination, through the development of nature based tourism, year-round attractions, and to ensure tourism based development to be in keeping with and sympathetic to the surrounding area and of high quality.

Clause 21.12 Strategies for Sub-regions, Towns & Localities

Omeo is identified as a service town to the Highland sub-region and is noted as being in the position to benefit significantly from tourism opportunities.

Local Planning Policy Framework Summary

The proposal will be located to the north-west of the township of Omeo, which is identified in the LPPF as an area that can benefit significantly from tourism opportunities. The site is easily accessible and due to its close proximity to the township, is considered to be well located within the key activity area of Omeo.

The proposal will provide a tourism destination for the town by way of development of new bike trails, which will only provide further economic and tourism opportunities for the town and Shire in the future.

High consideration has been given to the impact on the natural landscape where this bike trail is proposed. The application demonstrates thorough environmental design considerations by proposing minimal works to the surrounding natural environment.

The application triggered a Cultural Heritage Management Plan due to the site being identified as an area of aboriginal cultural heritage significance. A CHMP was submitted to Council and to Aboriginal Victoria as part of the application which outlines the assessment and management strategies proposed if anything of cultural significance is found. This CHMP was approved by the Aboriginal Victoria delegate on 27 July 2020.

The proposal is generally supported by meeting the objectives and strategies of the Local Planning Policy Framework.

Zone

Clause 36.03 – Public Conservation and Resource Zone (PCRZ)

The Public Conservation and Resource Zone allows this application to come forward as the use of land for 'informal outdoor recreation' is a Section 2 Use.

Informal Outdoor Recreation is defined in the Planning Scheme as:

Land open to the public and used by non-paying persons for leisure or recreation, such as a cycle track, informal outdoor recreation park, picnic or barbecue area, playground, plaza, and walking or jogging track.

Purposes of the zone are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values.
- To provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes.
- To provide for appropriate resource based uses.

Decision Guidelines

- The Municipal Planning Strategy and the Planning Policy Framework.
- The comments of any public land manager or other relevant land manager having responsibility for the care or management of the land or adjacent land.
- Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.

Assessment:

The proposal fits the definition of informal outdoor recreation, as it provides primarily a large bicycle track throughout the subject site. The application proposes over 120km of bike trail throughout the subject site. Associated with this track is native vegetation removal, signage construction and other infrastructure.

The application was referred to both DELWP and Goulburn Valley Water for comment under s55 of the *Planning and Environment Act 1987*. Both authorities provided conditional consent to the proposal, with the conditions proposed to be included as conditions on the planning permit.

Significant design consideration has been undertaken to ensure that the track is not only functional and enjoyable, but also so that the track and associated infrastructure are appropriately located on the site, are of a high-quality design and have minimal impact on the surrounding environment and wider area.

On the balance of all relevant factors, the application is assessed as being acceptable in the location proposed and consistent with the Public Conservation and Resource Zone.

Particular Provisions

Clause 52.17 – Native Vegetation

The Native Vegetation Clause triggers the requirement for a planning permit to remove, destroy or lop native vegetation, including dead vegetation, provided it does not meet any of the exemptions specified within the Clause.

The purpose of the Clause is:

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

The application has appropriately considered the need to remove native vegetation in order to accommodate the proposed bike trail. Only where necessary is vegetation proposed to be removed. Primarily, the development of the bike trail will require the trimming or lopping of native vegetation in order to create appropriate corridors for cyclists and their riders.

A detailed report regarding the native vegetation removal proposed was submitted with the application, as well as providing an offset strategy to satisfy the offset requirements that result from the proposed native vegetation removal.

On balance, the proposed removal is considered appropriate with respects to the subject site and the proposal, and the proposed offset strategy is deemed acceptable. The application is considered to meet the requirements of the Clause.

General Provisions

Clause 65 – Decision Guidelines

Planning must take into consideration a range of matters, including the relevant provisions of the planning scheme, the orderly planning and amenity of the area, the purpose of the applicable zones and overlays, and any aspects of a proposal that may result in adverse outcomes. Council is bound by Clause 65 and Section 60 of the Act to take into account any objections and submissions that may have been received as a part of the public notification period. In this case, no objections or submissions were received.

As to the wider merits and issues of the application, it is considered that:

- The proposal is consistent with the objectives of planning in Victoria, the PPF and MSS;
- The use and development will provide for a large scale tourism destination for the Omeo township and East Gippsland region;
- The development and built form will appropriately respond to the environmental considerations of the site;
- The use and development will contribute to the wider community and will provide economic growth opportunities for the region; and
- Any potential amenity, environmental, and cultural impacts can appropriately be managed by permit conditions.