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Final Report

Biodiversity Assessment: 35 Burden Place, Paynesville, Victoria

Prepared for

Crowther & Sadler Pty Ltd

April 2026



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SUMMARY OF CLAUSE 52.17 APPLICATION REQUIREMENTS

Clause 52.17 Native Vegetation outlines the requirements for a permit to remove, destroy or lop native vegetation, including dead vegetation, under the Victoria Planning Provisions. There are 11 application requirements that must be met in order to satisfy this clause (Table S1).

Table S1. Application requirements for a permit to remove native vegetation (Table 6 in Department of Energy, Environment and Climate Action [DEECA] 2025a).

No.	Application Requirement	Response
Application requirements under the Detailed Assessment Pathway		
1	Information about the native vegetation to be removed, including: • The assessment pathway and reason for the assessment pathway; • A description of the native vegetation to be removed; • Maps showing the native vegetation and property in context; and • The offset requirement that will apply if the native vegetation is approved to be removed.	Refer to Section 3.1, Section 4.2, Figure 2, Appendix 3 (NVR Report) and Appendix 4
2	Topographic and land information relating to the native vegetation to be removed, showing ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate.	Refer to Section 1.2 and Figure 1
3	Recent dated photographs of the native vegetation to be removed.	Refer to Section 3.1
4	Details of any other native vegetation that was permitted to be removed on the same property with the same ownership as the native vegetation to be removed, where the removal occurred in the five-year period before the application to remove native vegetation is lodged.	No native vegetation has been removed by the proponent within the property within the past five years
5	An avoid and minimise statement. The statement describes any efforts to avoid the removal of and minimise the impacts on the biodiversity and other values of native vegetation, and how these efforts focussed on areas of native vegetation that have the most value.	Refer to Section 4.1
6	A copy of any Property Vegetation Plan contained within an agreement made pursuant to section 69 of the *Conservation, Forests and Lands Act 1987* that applies to the native vegetation to be removed.	Not applicable
7	Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required when the creation of defendable space is in conjunction with an application under the Bushfire Management Overlay.	Not applicable as the vegetation clearance is not for defendable space
8	If the application is under Clause 52.16, a statement that explains how the proposal responds to the Native Vegetation Precinct Plan considerations at decision guideline 8.	Not applicable as the application responds to Clause 52.17
9	An offset statement providing evidence that an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines.	Refer to Section 4.2.3

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No.	Application Requirement	Response
10	A site assessment report of the native vegetation to be removed, including: • A habitat hectare assessment of any patches of native vegetation, including the condition, extent (in hectares), Ecological Vegetation Class and bioregional conservation status. • The location, number, circumference (in centimetres measured at 1.3 metres above ground level) and species of any large trees within patches. • The location, number, circumference (in centimetres measured at 1.3 metres above ground level) and species of any scattered trees, and whether each tree is small or large.	Refer to Figure 2, Appendix 1.2 (habitat hectares assessment) and Appendix 1.3 (tree information)
11	Information about impacts on rare or threatened species habitat, including the relevant section of the Habitat importance map for each rare or threatened species requiring a species offset.	Refer to Section 3.3 and Appendix 3 (NVR Report)

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1 INTRODUCTION

1.1 Background

Ecology and Heritage Partners Pty Ltd was commissioned by Crowther & Sadler Pty Ltd to undertake a Biodiversity Assessment at 35 Burden Place, Paynesville, Victoria.

We understand that Crowther & Sadler Pty Ltd is proposing to submit a planning application in order to facilitate a future 11-Lot residential sub-division, including a formalised road and kerb along burden place, a footpath adjacent to the formalised road, an east-west swale drain, gravel tracks and boardwalks crossing the swale drain, to enable access to the specified jetty location adjacent to the waterway. Infilling occurred on the property around 2004 as part of a project to expand the artificial inlet. In order to facilitate development and enable ingress to each lot, road upgrades are proposed to occur along Burden Place.

A previous Planning Permit (323/2017/P) was approved in 2017 to allow for the removal of 0.083 hectares of native vegetation. The minimum requirements for the removal of native vegetation included a general offset of 0.012 General Biodiversity Equivalence Units (GBEUs). The vegetation was proposed to be removed in February of 2017, more than five years prior to the current Planning Permit application being lodged.

A subsequent Planning Permit application was submitted in May 2023; however, the Planning Permit application was withdrawn in early 2025, with the intention to prepare a fresh Planning Permit application with a revised scheme of subdivision.

The purpose of this assessment was to identify the extent and type of native vegetation present within the study area and to determine the likely presence of significant flora and fauna species and/or ecological communities. This report presents the results of the assessment and discusses the potential ecological and legislative implications associated with the proposed action.

1.2 Study Area

The study area is located at 35 Burden Place, Paynesville, and is approximately 300 kilometres east of Melbourne's CBD (Figure 1). The study area covers approximately 3.5 hectares and is bound by Point Fullarton Gippsland Lakes Reserve and Eagle Point Bay to the north, The Lakes National Park to the south, Raymond Island to the east and residential properties to the west.

The study area is generally sloping from north to south, with native vegetation on the southern boundary acting as a natural barrier to the artificial harbour inlet.

According to the Victorian Department of Energy, Environment and Climate Action (DEECA) NatureKit Map (DEECA 2026a), the study area is located within the Gippsland Plain bioregion, East Gippsland Catchment Management Authority (CMA) and East Gippsland Shire municipality.

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2 METHODS

2.1 Desktop Assessment

Relevant literature, online-resources and databases were reviewed to provide an assessment of flora and fauna values associated with the study area. The following information sources were reviewed:

- The DEECA NatureKit Map (DEECA 2026a) and Native Vegetation Regulation Map (DEECA 2026b) for:
    - Modelled data for location risk, native vegetation patches, scattered trees and habitat for rare or threatened species; and,
    - The extent of historic and current Ecological Vegetation Classes (EVCs).
- EVC benchmarks (DEECA 2026c) for descriptions of EVCs within the relevant bioregion;
- The Victorian Biodiversity Atlas (VBA) for previously documented flora and fauna records within the project locality (DEECA 2026d);
- The Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) Protected Matters Search Tool (PMST) for matters of National Environmental Significance (NES) protected under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (DCCEEW 2026);
- Relevant listings under the Victorian *Flora and Fauna Guarantee Act 1988* (FFG Act), including the latest Threatened (DEECA 2025b) and Protected (DEECA 2024) Lists;
- The online VicPlan Map (Department of Transport and Planning [DTP] 2025) to ascertain current zoning and environmental overlays in the study area; and,
- Aerial photography of the study area.

2.2 Field Assessment

A field assessment was undertaken by a habitat hectare assessor, who is accredited by DEECA in the habitat hectare assessment methodology, on 28 July 2022 and 04 April 2023 to obtain information on flora and fauna values within the study area. The study area was walked, with all commonly observed vascular flora and fauna species recorded, significant records mapped, and the overall condition of vegetation and habitats noted. EVCs were determined with reference to DEECA pre-1750 and extant EVC mapping (DEECA 2026a) and their published descriptions (DEECA 2026c).

Where native vegetation was identified a habitat hectare assessment was undertaken following the methodology described in the Vegetation Quality Assessment Manual (Department of Sustainability and Environment [DSE] 2004).

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2.3 Removal, Destruction or Lopping of Native Vegetation (the Guidelines)

Under the *Planning and Environment Act 1987,* Clause 52.17 of the East Gippsland planning scheme requires a planning permit to remove, destroy or lop any native vegetation, including dead vegetation. The assessment process for the clearing of vegetation follows the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) (DEECA 2025a).

2.3.1 Current Wetlands (DELWP)

Wetlands can be difficult to map and assess accurately as they respond quite quickly to changes in environmental condition, especially rainfall. After a period of no or low rainfall they can disappear or appear very degraded. They do, however, recover rapidly after periods of increased rainfall. As a result, under the Guidelines (DEECA 2025a) all mapped wetlands (based on 'Current Wetlands' layer in the DEECA NatureKit Map) that are to be impacted must be included as native vegetation, with the modelled condition score assigned to them (DEECA 2026a).

Note that mapped wetlands do not apply if they are covered by a hardened, man-made surface, for example, a roadway. If covered by any vegetation including crops, bare soil, a mapped wetland must be treated as a native patch.

The study area at 35 Burden Place, Paynesville, is partially covered by a wetland layer, labelled Mapped Wetland 95978 (DEECA 2026a). In discussions with DELWP, it was determined that parts of Mapped Wetland 95978 within the study area are unable to support wetland associated native vegetation. Therefore, DEECA have agreed that part of the Mapped Wetland 95978 within the study area can be excluded from Mapped Wetland 95978, and any associated implications from the Guidelines (Appendix 5).

2.3.2 Fences Exemption

Listed in the table of exemptions under Clause 52.17 is the Fences Exemption (DELWP 2017), which applies to *native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable:*

- *The operation or maintenance of an existing fence; and,*
- *The construction of a boundary fence between properties in different ownership.*

Under the fences exemption, there are limits to the amount of native vegetation that can be removed to maintain or construct a fence, where *the clearing along both sides of the fence when combined must not exceed 4 metres in width, except where land has already been cleared 4 metres or more along one side of the fence, then up to 1 metre can be cleared along the other side of the fence.*

The purpose of this exemption is to not require a permit for the removal of native vegetation where the removal of native vegetation is required to maintain (or replace) an existing fence or the removal of native vegetation to construct a new boundary fence between two properties in different ownership. However, removing native vegetation for the construction of a new internal fence is not exempt from requiring a planning permit.

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For new subdivisions, existing native vegetation that occurs within 4-metres along shared property boundaries must be accounted for in the Planning Permit application to allow for the construction of all boundary fences, and consequently, the area of consequential native vegetation removal must be accounted for.

2.4 Assessment Qualifications and Limitations

This report has been written based on the quality and extent of the ecological values and habitat considered to be present or absent at the time of the desktop and/or field assessments being undertaken.

The field assessment was undertaken during a sub-optimal season for the identification of flora and fauna species (i.e. autumn/winter). The 'snapshot' nature of a standard biodiversity assessment, along with sub-optimal timing of the survey, meant that migratory, transitory or uncommon fauna species may have been absent from typically occupied habitats at the time of the field assessment. In addition, annual or cryptic flora species such as those that persist via underground tubers may also be absent.

A comprehensive list of all terrestrial flora and fauna present within the study area was not undertaken as this was not the objective of the assessment. Rather a list of commonly observed species was recorded to inform the habitat hectare assessment and assist in determining the broader biodiversity values present within the study area.

Ecological values identified within the study area were recorded using a hand-held GPS or tablet with an accuracy of +/-5 metres (i.e. patches of native vegetation and some trees). This level of accuracy is considered to provide an accurate assessment of the ecological values present within the study area; however, this data should not be used for detailed surveying purposes. Tree location data was provided by Crowther & Sadler Pty Ltd, which was produced through a formal field survey and cross checked with a section of Large Trees mapped by Ecology and Heritage Partners, to improve the accuracy of their locations. This excludes Trees 14 and 31 (Figure 2) which occurred in the adjacent property parcel, outside of the study area.

The terrestrial flora and fauna data collected during the field assessment and information obtained from relevant desktop sources is considered to adequately inform an accurate assessment of the ecological values present within the study area.

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3 RESULTS

3.1 Vegetation Condition

Several patches of native vegetation and scattered native trees were recorded within the study area and along the roadside. The remainder of the study area comprised of introduced and planted vegetation, present as pasture grass.

A wetland layer was present across the entirety of the study area; however, infilling of approximately 1.5 meters of soil occurred in 2004, ridding the majority of the site of wetland-associated characteristics. An exemption has been approved by DEECA to remove the wetland layer from the study area.

Thirty-two (32) flora species were observed within the study area, including 25 indigenous and seven (7) non-indigenous species. A list of all flora species recorded during the field assessment are provided in Appendix 1.1.

Specific details relating to observed EVCs are provided below.

3.1.1 Patches of Native Vegetation

Native vegetation in the study area is representative of two EVCs: Plains Grassy Forest (EVC 151) and Swamp Scrub (EVC 53). The presence of these EVCs is generally consistent with the modelled pre-1750s native vegetation mapping (DEECA 2026a).

The results of the habitat hectare assessment are provided in Appendix 1.2.

Plains Grassy Forest (EVC 151)

Plains Grassy Forest is characterised by an open eucalyptus forest above a diverse heathy shrub layer and grassy, sedgy and herbaceous ground layer. It grows to 20m tall and occurs on lowland plains and river terraces (DEECA 2026c).

Plains Grassy Forest occurred along the southern boundary of the study area, mostly adjacent to the channel. The canopy comprised of River Red-gum *Eucalyptus camaldulensis* and Coast Grey Box *Eucalyptus bosistoana,* with a scattered cover of *Sallow Wattle Acacia longifolia and* Swamp Paperbark *Melaleuca ericifolia* in the mid-layer, and occasional specimens of Trim Greenhood *Pterosylis concinna,* Hop Goodenia *Goodenia ovata,* Black-anther Flax-lily *Dianella revoluta* s.l.*,* Groundsel *Senecio* spp.*,* Common Everlasting *Chrysocephalum apiculatum s.l.,* Tussock Grass *Poa australis and* Spear Grass *Austrostipa* spp. were also present in the ground layer (Plate 1; Plate 2).

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Plate 1. A patch of Plains Grassy Forest along the study area's southern boundary (Ecology and Heritage Partners Pty Ltd 28/07/2022).



Plate 2. A patch of Plains Grassy Forest adjacent to the artificial inlet, dominated by exotic pasture understorey (Ecology and Heritage Partners Pty Ltd 28/07/2022).

Swamp Scrub (EVC 53)

Swamp scrub is characterised by often dense thickets of Swamp Paperbark *Melaleuca ericifolia* or Woolly Tea-tree *Leptospermum lanigerum*, which outcompete other species. It grows to 8-metres tall and occasional emergent eucalypts may be present (DEECA 2026c).

Swamp Scrub was scattered along the northern perimeter of the study area and was in poor to moderate condition. This EVC supported a dense mid-storey of Swamp Paperbark *Melaleuca ericifolia* (Plate 3) with occasional understorey specimens of Blown Grass *Lachnagrostis* spp., Rush *Juncus spp.,* Australian Salt-grass *Distichlis distichophylla,* Wallaby Grass *Rytidosperma* spp., Rounded Noon-flower *Disphyma crassifolium* subsp. *clavellatum* (Plate 4).



Plate 3. A patch of Swamp Scrub within the study area along its northern boundary, dominated by Swamp Paperbark (Ecology and Heritage Partners Pty Ltd 28/07/2022).



Plate 4. A patch of Swamp Scrub adjacent to a track in the study areas northern perimeter (Ecology and Heritage Partners Pt Ltd 28/07/2022).

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3.1.2 *Large Trees in Patches*

A total of 13 Large Trees (LTs) in Plains Grassy Forest patches were present (Figure 2), of which six consisted as dead stags. Twelve (12) of these specimens were River Red-gum and one (1) Coast Grey Box (Plate 5; Plate 6; Appendix 1.3).



Plate 5. One Large Tree (River Red-gums) in PGF (Tree 3 on Figure 2) (Ecology and Heritage Partners Pty Ltd 29/07/2022).



Plate 6. One Large Tree (River Red-gum) present as a stag along the southern boundary of the study area in a patch of PGF (Tree 12 on Figure 2) (Ecology and Heritage Partners Pty Ltd 29/07/2022).

3.1.3 *Scattered Trees*

A total of one (1) small scattered trees (River Red-gum; Trees 28) was recorded within the study area (Figure 2; Appendix 1.3). This tree would have once formed part of the Plains Grassy Forest EVC; however, the understorey vegetation contained predominantly introduced species (mainly exotic pasture grasses) and the tree no longer formed a patch of native vegetation.

3.1.4 *Introduced and Planted Vegetation*

Areas not supporting native vegetation had a high cover (>90%) of exotic grass species, many of which likely recruited after infilling occurred in 2004. Scattered native grasses were generally present in these areas, however they did not have the required 25% relative cover to be considered a patch.

Non-native areas were dominated by environmental weeds such as Annual Veldt-grass *Ehrharta longiflora,* Rough Sow-thistle *Sonchus asper,* and Paspalum *Paspalum dilatatum* (Plate 7).

Noxious weeds, as defined under the CaLP Act, were present within the study area, including Bridal Creeper *Asparagus asparagoides*, Blackberry *Rubus fruticosus* spp. agg. (Plate 8) and Soursob *Oxalis pes-caprae.* Bridal Creeper and Blackberry are also a Weed of National Significance (WoNS).

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Plate 7. Areas outside patches of native vegetation dominated by non-native vegetation (Ecology and Heritage Partners Pty Ltd 29/07/2022).



Plate 8. A Blackberry infestation within the study area (Ecology and Heritage Partners Pty Ltd 29/07/2022).

3.2 Fauna Habitat

Most of the study area consisted of paddocks, which contained improved exotic pastures, likely to be used as a foraging resource by common generalist bird species that are tolerant of modified open areas. Fauna observed using this habitat included; Australian Magpie *Cracticus tibicen*, Common Blackbird *Turdus merula*, Little Raven *Corvus mellori*, Magpie-lark *Grallina cyanoleuca*, House Sparrow *Passer domesticus*, Willie Wagtail *Rhipidura leucophrys*, Red Fox *Vulpes vulpes* and European Rabbit *Oryctolagus cuniculus*. The Red Fox and Euporean Rabbit are listed as pest animals under the CaLP Act.

3.3 Significance Assessment

3.3.1 Flora

The VBA contains records of two nationally significant and 40 State significant flora species previously recorded within 10 kilometres of the study area (DEECA 2025e) (Figure 3). The PMST nominated an additional nine nationally significant species which have not been previously recorded but have the potential to occur in the locality (DCCEEW 2025) (Appendix 1.4).

Four (4) specimens of the State significant Coast Grey-box, which is listed as Endangered under the FFG Act (DEECA 2025b), were recorded within the study area (Figure 2). All four specimens occur on the eastern side of the proposed road, in close proximity to Tree 30 on Figure 2. Three specimens are small trees in patches, and as such, are not shown on Figure 2. However, all four specimens of Coast Grey-box are proposed to be impacted by the implementation of the road, kerb and footpath.

No additional national or State significant flora were recorded during the site assessment. Based on the modified nature of the study area, landscape context and the proximity of previous records, significant flora species are considered unlikely to occur within the study area due to the and high levels of disturbance and absence of suitable habitat.

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3.3.2 *Fauna*

The VBA contains records of 16 nationally significant and 43 State significant fauna species previously recorded within 10 kilometres of the study area (DEECA 2025c) (Figure 4). The PMST nominated an additional 17 nationally significant species which have not been previously recorded but have the potential to occur in the locality (DCCEEW 2025) (Appendix 2.1).

Twelve (12) species of national significance have been recorded more than 15 times within 10 kilometres of the study area in the past ten years, including: New Holland Mouse *Pseudomys novaehollandiae,* Gang-gang Cockatoo *Callocephalon fimbriatum,* Sharp-tailed Sandpiper *Calidris acuminata,* Curlew Sandpiper *Calidris ferruginea,* Latham's Snipe *Gallinago hardwickii,* White-throated Needletail *Hirundapus caudacutus,* Swift Parrot *Lathamus discolor,* Bar-tailed Godwit *Limosa lapponica,* Eastern Curlew *Numenius madagascariensis,* Little Tern *Sternula albifrons,* Fairy Tern *Sternula nereis,* Hooded Plover *Thinornis cucullatus* and *Common Greenshank Tringa nebularia.*

Nine species of State significance have been recorded more than 15 times within 10 kilometres of the study area in the past ten years, including: Eastern Great Egret *Ardea alba modesta,* Plumed Egret *Ardea intermedia plumifera,* Musk Duck *Biziura lobata,* Little Egret *Egretta garzetta,* White-bellied Sea-Eagle *Haliaeetus leucogaster,* Caspian Tern *Hydroprogne caspia,* Australasian Shoveler *Spatula rhynchotis* and Square-tailed Kite *Lophoictinia isura.*

Despite the high number of documented records for national and State listed species within proximity of the study area, the majority of these species are considered unlikely to rely on habitat within the study area for foraging or breeding purposes due to the lack of important habitat features (i.e. coastal or estuarine habitats/hollow-bearing trees). In this instance, most of the heavily documented records pertain to coastal or estuarine species, which may utilise the study area for dispersal opportunities, however the degraded nature and lack of expansive native vegetation, limits the capacity for native fauna species to rely on the habitat within the study area.

Based on the modified nature of the study area, landscape context and the proximity of previous records, significant fauna species are considered unlikely to rely on habitat within the study area for extended foraging or breeding purposes due to the lack of suitable and/or important habitat features.

3.3.3 *Ecological Communities*

Seven nationally listed ecological communities are predicted to occur within 10 kilometres of the study area (DCCEEW 2025):

- Subtropical and Temperate Coastal Saltmarsh;
- Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains;
- White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland;
- Natural Damp Grassland of the Victorian Coastal Plains;
- Littoral Rainforest and Coastal Vine Thickets of Eastern Australia;
- Gippsland Red Gum (Eucalyptus tereticornis subsp. mediana) Grassy Woodland and Associated Native Grassland; and,

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- Dry rainforests of south-east New South Wales and eastern Victoria.

Native vegetation within the study area did not meet the condition thresholds that define any national or State-significant communities due to the absence of key indicator species, the low diversity of native flora and high cover of exotic vegetation.

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4 REMOVAL, DESTRUCTION OR LOPPING OF NATIVE VEGETATION (THE GUIDELINES)

4.1 Avoid and Minimise Statement

The proposed residential subdivision is located at 35 Burden Place, Paynesville, Victoria. The study area occurs within the Mixed Use Zone (MUZ), Design and Development Overlay – Schedule 2 (DDO2) and Land Subject to Inundation Overlay (LSIO). No other planning or environmental overlays occur.

Based on the results of the ecological assessment (conducted on 28 July 2022 and 04 April 2023), 1.42 hectares of native vegetation (1.07 hectares of Plains Grassy Forest and 0.35 hectares of Swamp Scrub), including 13 Large Trees in patches and one small scattered tree was identified within the study area.

A previous Planning Permit application was submitted for the project in 2023, which comprised the proposed construction of 11 lots and the implementation of road upgrades along Burden Place, in the form of a sealed road and kerb. Based on the previous plan, all 11 lots were equal to or less than 0.4 hectares, and in accordance with the Guidelines, all vegetation within the lots was considered lost. As a result, 1.247 hectares of native vegetation, 12 Large trees and five small trees was proposed to be impacted.

Since then, the Planning Permit application was withdrawn in early 2025, with the intention of resubmitting a fresh Planning Permit application with a refined plan of sub-division. The newest iteration of the development plan (dated 29/10/2025) is for an 11-lot subdivision, including road upgrades (i.e. sealed road and kerb) and a footpath along Burden Place to enable property access, and utility installations (i.e. stormwater and electricals) adjacent to the proposed road.

Differing from the previous plan, three of the lots (i.e. Lot 1, Lot 7 and Lot 11) are proposed to be larger, encompassing the vegetation within the south of the study area, avoiding unnecessary vegetation removal associated with the lot sizes. However, as there may be a potential need to construct a fence along these boundaries (i.e. Lot 1, Lot 7 and Lot 11), a 4-metre wide (2-metres either side) impact footprint has been accounted for, resulting in consequential removal of native vegetation (i.e. PGF1) in accordance with the Fences Exemption (DELWP 2017).

The remaining Lots (i.e. Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 8, Lot 9 and Lot 10) are all less than or equal to 0.4 hectares, and in accordance with the Guidelines, all vegetation within these Lots is considered lost. While three larger Lots (i.e. Lot 1, Lot 7 and Lot 11) encompass the southern portion of the property, the remaining Lots (i.e. Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 8 and Lot 9; excluding Lot 10) each have a designated section of the waterway immediately to the south of each property, to ensure each property has access to the waterway and the proposed jetties. These smaller Lots along the frontage of the waterway are <0.4 hectares in area, and in accordance with the Guidelines, native vegetation within these smaller Lots is considered lost. As there may be a potential need to construct a fence along the boundary of these smaller Lots, which would impact native vegetation, a 4-metre wide (2-metres either side) impact footprint has been accounted for, resulting in consequential removal of native vegetation (i.e. PGF1) in accordance with the Fences Exemption (DELWP 2017).

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To ensure each Lot has access to their designated portions of the waterway (excluding Lot 10) gravel tracks are proposed to be constructed in the south of the study area, connecting each of the lots to a designated section of the waterway (i.e. immediately south of the lots), to enable pedestrian access to the waterway and jetties. A 1-metre wide buffer has been applied to the gravel paths to account for any unintended impacts associated with construction of these assets, and also to enable means to micro-site around any trees or shrubs. As the gravel paths are not proposing to impact any canopy trees, only understorey vegetation, impacts associated with these assets are being considered as partial removal.

An east-west swale drain is being proposed in the south of the property (mostly within PGF1) to manage stormwater across the site, which intersects with the gravel tracks. Previously, this intersected the patch of SS1 in the west of the study area; however, the alignment in this section was moved further to the south, further avoiding unnecessary impacts to SS1. Along the southern boundary of the swale drain, a 0.5-metre buffer has been applied to account for unintended impacts associated with construction of the swale drain and to enable means to micro-site around trees and shrubs (where feasible). Due to uncertainties regarding the construction requirements, all vegetation north of the swale drain, in the patch of PGF1, is being considered impacted. Where the gravel track intersects the swale drain, a small boardwalk crossing is proposed to be constructed.

The construction of fencing along property boundaries or the construction of gravel tracks are not proposed to impact any Large Trees in PGF1 in the south of the study area. As such, Large Trees in this area are proposed to be retained (excluding Tree 30 adjacent to the proposed road).

The newest iteration of the development plan was prepared with the intention of retaining more native vegetation in the south of the study area (within PGF1), while also enabling private property access to the waterway and ensuring stormwater could be feasibly managed. Based on the current development plan, 0.644 hectares of native vegetation is proposed to be impacted, including one (1) Large Tree in a patch. The newest iteration of the development plan proposes the retention of an additional 0.603 hectares of native vegetation than the previous proposal and there have been significant reductions in the number of Large Trees in patches (previously 14).

A total of 0.644 hectares of native vegetation and one Large Tree is proposed to be removed and offset. Condition scores for patches of native vegetation are considered low to moderate (refer to Appendix 1.2), highlighting the degree of disturbance which has occurred within the study area. This may be a result of the infilling which has occurred on the property, particularly for the Swamp Scrub remnants, which have condition scores of 0.27/1 and 0.30/1. Patches of Plains Grassy Forest, which was geographically separated from the infilling, has a moderate condition score of 0.44/1. In summary, all patches of native vegetation are considered to have low to moderate ecological value. The study area is part of an area that has a low to high relative Strategic Biodiversity Value of 0.227 - 0.720/1 (Appendix 3), which suggests that the study area and surrounds are considered to have a moderate to high biodiversity importance. However, based on the current conditions and infilling, it is considered that the high SBV of the study area is likely associated with the previous wetland ecosystem values, which have now been removed from the study area (Appendix 5).

In the context of the development, the modified condition of ecological values proposed to be impacted, the extent of native vegetation proposed to be retained in patches of Plains Grassy Forest and Swamp Scrub, and the previous infilling of wetland associated ecosystem values, it is considered that the avoidance and

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minimisation measures implemented are appropriate in this instance. No feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal.

4.2 Residual Impacts to Native Vegetation

The below clearing scenario is based on the development plan provided by the client (17/04/2026), which includes the proposed lot boundaries, building envelopes, road upgrades (i.e. sealed and kerb), a footpath adjacent to the road to the east and south, utilities installations (i.e. stormwater, electricals and water), a swale drain, and gravel paths and boardwalk crossings (over the swale drain) connecting to jetty locations for each respective lot.

Lot 1, Lot 7 and Lot 11 are greater than 0.4 hectares and include native vegetation in the south of the property. Along the boundary of Lot 1, Lot 7 and Lot 11, there may be a potential future need to construct a boundary fence. Along this boundary, impacts to native vegetation have been accounted for, which includes a 4-metre buffer (2-metres either side), so that the Fences Exemption can be relied upon in the future. Lots 2 – Lot 6 and Lots 8 – Lot 10 are <0.4 hectares, and as such, all native vegetation within these lots is considered removed. The respective jetty locations (adjacent to the waterway in the south) for Lots 2 – Lot 6 and Lots 8 – Lot 9 are <0.4 hectares, so all vegetation within these small lots is considered removed. As these small jetty Lots have boundaries and there may be a future need to construct boundary fences, a 4-metre wide buffer (2-metres either side) has been applied and impacts accounted for, so that the Fences Exemption can be relied upon in the future.

The gravel paths being considered as partial removals, and a 0.5-metre buffer has been applied to account for any unintended impacts associated with construction and the potential to micro-site the path to avoid trees and/or shrubs. A 0.5-metre buffer on the southern side of the swale drain has been applied to account for any unintended impacts associated with construction and to enable micro-siting, and all vegetation to the north of the swale drain in PGF1 is being considered impacted to ensure impacts are appropriately captured in the construction of this asset.

4.2.1 Vegetation proposed to be removed

The study area is within Location 2, with 0.644 hectares of native vegetation proposed to be removed. As such, the permit application falls under the Detailed assessment pathway (Table 1).

Condition scores for vegetation proposed to be removed are provided in Appendix 1.2.

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Table 1. Removal of Native Vegetation (the Guidelines) (DEECA2025a).

Assessment pathway	Detailed
Location category	2
Total extent (including past and proposed) (ha)	0.644
Includes endangered EVCs (ha)	0.239
Extent of past removal (ha)	0
Extent of proposed removal – Patches (ha)	0.644
Extent of proposed removal – Scattered trees (ha)	0
Total Large Trees to be removed (no.)	1
Large patch trees to be removed (no.)	1
Large scattered trees to be removed (no.)	0
Small scattered trees to be removed (no.)	0
EVC Conservation Status of vegetation to be removed	Vulnerable (Plains Grassy Forest) and Endangered (Swamp Scrub)

4.2.2 Offset Requirements

The offset requirements for native vegetation removal for the proposed development are 0.2690 General Habitat Units and 1 Large Tree.

A summary of the offset requirements associated with the proposed vegetation losses is presented in Table 2 and the Native Vegetation Removal (NVR) Report is presented in Appendix 3.

Table 2. Offset Requirements.

General Offsets Required	0.2690 General Habitat Units
Large Trees	1
Vicinity (catchment/council)	East Gippsland CMA / East Gippsland Shire municipality
Minimum Strategic Biodiversity Value*	0.5150

***The minimum Strategic Biodiversity Value is 80% of the weighted average score across habitat zones where a General offset is required.**

4.2.3 Offset Strategy

According to DEECAs Native Vegetation Offset Register (DEECA 2026d), there are four offset sites within the East Gippsland CMA or East Gippsland Shire municipality that can be used to satisfy the General Habitat Unit and Large Tree offset requirements.

An offset register search statement identifying the relevant offsite sites is provided in Appendix 4, which provides evidence that the offset obligation can be secured without any difficulty should a permit be provided for the project.

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5 LEGISLATIVE AND POLICY IMPLICATIONS

5.1 *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth)

The EPBC Act is administered by the DCCEEW and provides a national framework for the protection of heritage and the environment, and the conservation of biodiversity. The EPBC Act establishes a Commonwealth process for the assessment of proposed actions that are likely to have a significant impact on matters of National Environmental Significance (NES), or on Commonwealth land. An action (i.e. project, development, undertaking, activity or series of activities), requires approval from the Commonwealth Environment Minister if it is likely to have a significant impact on any matters of NES

5.1.1 Implications

The proposed action is highly unlikely to have a significant impact on any matter of NES. As such, a referral to the Commonwealth Environment Minister is unlikely to be required regarding matters listed under the EPBC Act.

5.2 *Flora and Fauna Guarantee Act 1988* and *Flora and Fauna Guarantee Act* (Victoria)

The FFG Act is the primary legislation dealing with biodiversity conservation and sustainable use of native flora and fauna in Victoria. Proponents are required to apply for an FFG Act Permit to 'take' listed and/or protected flora species, listed vegetation communities and listed fish species in areas of public land (i.e. within road reserves, drainage lines and public reserves). An FFG Act permit is generally not required for removal of species or communities on private land, or for the removal of habitat for a listed terrestrial fauna species.

The *Flora and Fauna Guarantee Amendment Act 2019* (the Amendment Act) came into effect on 1 June 2020. The Amendment Act strengthens the framework for the protection of Victoria's biodiversity, with one of the main amendments now obligating all public authorities to have consideration of biodiversity to ensure decisions and policies are made with proper consideration of the potential impacts on biodiversity.

The declared FFG Act Protected Flora list was updated and gazetted on 16 May 2024, which classifies Protected Flora into two categories. These categories are Restricted Use Protected Flora and Generally Protected Flora. The FFG Act uses the term 'protected flora other than restricted use protected flora' instead of 'generally protected flora', however the term 'generally protected flora' is the accepted and commonly used phrase to improve clarity. Flora species listed as threatened under the FFG Act are classified as Generally Protected Flora. A permit is required to destroy, remove or take Generally Protected Flora for any reason, whereas a permit is not required to destroy, remove or take Restricted Use Protected Flora for 'incidental use', including such purposes as development. Furthermore, all plant taxa belonging to ecological communities listed as threatened under the FFG Act are automatically protected flora when they occur within a patch of that community. Flora identified as either Restricted Use Protected Flora or Generally Protected Flora are provided in Appendix 1.1.

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5.2.1 *Implications*

There are confirmed records of one species listed as Threatened (Coast Grey-box) and one Generally Protected Flora species (Trim Greenhood) under the FFG Act. Four of the FFG Act-listed Coast Grey-box specimens are proposed to be impacted through the formal construction of the road. However, the study area is privately owned, and as such a permit under the FFG Act is not required.

5.3 *Planning and Environment Act 1987* (Victoria)

5.3.1 *Local Planning Scheme*

The study area is located within the East Gippsland Shire. The following zoning and overlays apply (DTP 2025):

- Mixed Use Zone (MUZ);
- Design and Development Overlay – Schedule 2 (DDO2); and,
- Land Subject to Inundation Overlay (LSIO).

5.3.2 *The Guidelines*

The State Planning Policy Framework and the decision guidelines at Clause 12.01 Biodiversity and Clause 52.17 Native Vegetation require Planning and Responsible Authorities to have regard for the Guidelines (DEECA 2025a).

5.3.3 *Implications*

The study area is within Location 2, with 0.644 hectares of native vegetation proposed to be removed from the impact area. As such, the permit application falls under the Detailed assessment pathway. The offset requirement for native vegetation removal is 0.2690 General Habitat Units and 1 Large Tree. A planning permit from the East Gippsland Shire is required to remove, destroy or lop any native vegetation under Clause 52.17. In this instance, the application is required to be referred to DEECA because it's under the Detailed assessment pathway.

5.4 *Catchment and Land Protection Act 1994* (Victoria)

The CaLP Act contains provisions relating to catchment planning, land management, noxious weeds and pest animals. Landowners are responsible for the control of any infestation of noxious weeds and pest fauna species to minimise their spread and impact on ecological values.

5.4.1 *Implications*

Three weeds listed as noxious under the *Catchment and Land Protection Act 1994* were recorded during the assessment (Bridal Creeper, Blackberry and Soursob). Listed noxious weeds/pests should be appropriately controlled throughout the study area.

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5.5 *Wildlife Act 1975* and Wildlife Regulations 2013 (Victoria)

The *Wildlife Act 1975* (and associated Wildlife Regulations 2013) is the primary legislation in Victoria providing for protection and management of wildlife. Authorisation for habitat removal may be obtained under the *Wildlife Act 1975* through a licence granted under the *Forests Act 1958*, or under any other Act such as the *Planning and Environment Act 1987*. With the exception of pest animals declared under the CaLP Act or wildlife declared to be unprotected wildlife, the *Wildlife Act 1975* makes it an offence to hunt, take or destroy protected or threatened wildlife without authorisation.

The study area currently contains large and scattered trees, which may hold native arboreal fauna. It is recommended that the large and scattered trees be inspected by an ecologist if they are being removed as part of the planning application process to determine the likely presence of native fauna and ensure that fauna is relocated before the trees are removed.

Any persons engaged to remove, salvage, hold or relocate native fauna during construction must hold a current Management Authorisation under the *Wildlife Act 1975* or under any other Act issued by DEECA.

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6 MITIGATION MEASURES

Recommended measures to mitigate impacts upon terrestrial and aquatic values present within the study area include:

- Minimise impacts to native vegetation and habitats through construction and micro-siting techniques, including fencing retained areas of native vegetation during construction. If indeed necessary, trees should be lopped or trimmed rather than removed;
- If any future boundary fences are proposed to be installed (i.e. between Lot 1, Lot 7 and Lot 11; and between the Jetty Lots), it's recommended that the fences be constructed with post and wire to allow for micro-siting around native vegetation and minimise the impacts to native vegetation;
- It's recommended that weed control works be conducted within the retained areas of Plains Grassy Forest. As there's the need to construct a swale drain, gravel tracks and boardwalks over the swale drain, these activities may inadvertently exacerbate the spread of weeds. As such, weed control works should be conducted to minimise the spread of weeds;
- All contractors should be aware of ecologically sensitive areas to minimise the likelihood of inadvertent disturbance to areas marked for retention. Native vegetation (areas of sensitivity) should be included as a mapping overlay on any construction plans;
- Tree Protection Zones (TPZs) must be implemented to prevent indirect losses of native vegetation to be retained during construction activities (Standards Australia 2025). A Notional Root Zone (NRZ) applies to a tree and is a specific area below and above the ground that is designed to protect a tree's root system and crown, with a radius of 12 x the Diameter at Standard Height (DSH). The TPZ is the physical protection fencing/barrier that will be installed around a tree during development and is generally the same diameter as the calculated NRZ. As a minimum, the TPZ should consider the following:
    - A TPZ of trees should be a radius no less than two metres or greater than 15 metres;
    - Construction, related activities and NRZ encroachment (i.e. earthworks such as trenching that disturb the root zone, storing machinery and materials) should be excluded from the TPZ;
    - Where encroachment is 10% or more of the total area of the TPZ, the tree should be considered as lost and offset accordingly (unless an arboricultural report specifies otherwise);
    - Directional drilling may be used for works within the TPZ without being considered encroachment. The directional bore should be at least 600 millimetres deep;
    - The above guidelines may be varied if a qualified arborist confirms the works will not significantly damage the tree (including stags / dead trees). In this case the tree would be retained, and no offset would be required; and,
    - Where the minimum standard for a TPZ has not been met an offset may be required.
- A development's design and construction materials around large and/or significant trees to be retained should be a priority to ensure their health is not compromised, for example, when developing

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a path within a tree's NRZ and/or Structural Root Zone (SRZ). At the discretion of the consulting/project arborist, porous surfaces such as 'gravel cell' technologies could be used to avoid/minimise potential tree harm. Furthermore, the construction of raised structures with footings, for example boardwalks, can significantly reduce impacts to trees, thereby avoiding their consequential loss;

- Removal of any habitat trees or shrubs (particularly hollow-bearing trees or trees/shrubs with nests) should be undertaken between February and September to avoid the breeding season for most fauna species. If any habitat trees or shrubs are proposed to be removed, this should be undertaken under the supervision of an appropriately qualified zoologist to salvage and translocate any displaced fauna. A Fauna Management Plan may be required to guide the salvage and translocation process;
- Construction stockpiles, machinery, roads, and other infrastructure should be placed away from areas supporting native vegetation, Large Trees and/or waterways;
- Ensure that best practice sedimentation and pollution control measures are undertaken at all times, in accordance with Environment Protection Authority (EPA) Victoria guidelines where relevant (e.g. EPA Victoria 2020; EPA Victoria 2021; EPA Victoria 2023) to prevent offsite impacts to waterways and wetlands; and,
- As indigenous flora provides valuable habitat for indigenous fauna, it is recommended that any landscape plantings that are undertaken as part of the proposed works are conducted using indigenous species sourced from a local provenance that align with the modelled 1750 EVC present on site, rather than exotic deciduous trees and shrubs.

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7 SUMMARY OF LEGISLATION IMPLICATIONS

Further requirements associated with development of the study area, as well as additional studies or reporting that may be required, are provided in Table 3.

Table 3. Further requirements associated with development of the study area.

Relevant Legislation	Implications	Further Action
Environment Protection and Biodiversity Conservation Act 1999	The proposed action is highly unlikely to have a significant impact on any matter of NES. As such, a referral to the Commonwealth Environment Minister is unlikely to be required regarding matters listed under the EPBC Act.	No further action required.
Flora and Fauna Guarantee Act 1988	There are confirmed records of one species listed as Threatened (Coast Grey-box) and one Generally Protected Flora species (Trim Greenhood) under the FFG Act. Four of the FFG Act-listed Coast Grey-box specimens are proposed to be impacted through the formal construction of the road. However, the study area is privately owned, and as such a permit under the FFG Act is not required.	No further action required.
Planning and Environment Act 1987	The study area is within Location 2, with 0.644 hectares of native vegetation proposed to be removed from the impact area. As such, the permit application falls under the Detailed assessment pathway. The offset requirement for native vegetation removal is 0.2690 General Habitat Units and 1 Large Tree. A planning permit from the East Gippsland Shire is required to remove, destroy or lop any native vegetation under Clause 52.17. In this instance, the application is required to be referred to DEECA because it's under the Detailed assessment pathway.	Prepare and submit a Planning Permit application.
Catchment and Land Protection Act 1994	Three weeds listed as noxious under the Catchment and Land Protection Act 1994 were recorded during the assessment (Bridal Creeper, Blackberry and Soursob). Listed noxious weeds should be appropriately controlled throughout the study area.	Listed noxious weeds should be appropriately controlled throughout the study area
Wildlife Act 1975	Any persons engaged to conduct salvage and relocation or general handling of terrestrial fauna species must hold a current Management Authorisation.	Ensure wildlife specialists hold a current Management Authorisation.
Water Act 1989	A 'works on waterways' permit is likely to be required from the East Gippsland CMA where any action impacts on waterways within the study area.	Confirm with the East Gippsland CMA if a 'works on waterways' permit is required and obtain a permit from the CMA if required.

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Legend

- Study Area
- Arterial road
- Local or minor road
- Minor watercourse
- Major watercourse
- Permanent waterbody
- Land subject to inundation
- Wetland/swamp
- Ramsar wetland
- Localities



Figure 1

Location of the study area

Biodiversity Assessment for 35 Burden Place, Paynesville

N

0 500 1,000

Metres

Map Scale: 1:35,000 @ A4
Coordinate System: GDA2020 MGA Zone 55

ecology & heritage partners

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Legend

- Study Area
- Proposed development
- Building envelope
- Gravel track and boardwalk
- Swale drain
- Scattered Small Tree
- Large Tree in patch
- Tree - direct Impact
- FFG Act Listed
- Tree Protection Zone

Ecological Vegetation Classes

- Plains Grassy Forest (EVC 151)
- Swamp Scrub (EVC 53)
- Impacted vegetation
- Impacted vegetation - partial removal



Figure 2 Overview

Ecological features

Biodiversity Assessment for 35 Burden Road, Paynesville

DRAFT

20 40

Metres

Map Scale: 1:1,600 @ A4
Coordinate System: GDA2020 MGA Zone 55

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Aerial source: Nearmap 2023

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Legend

- Study Area
- Proposed development
- Building envelope
- Gravel track and boardwalk
- Swale drain
- Scattered Small Tree
- Large Tree in patch
- Tree - direct Impact
- FFG Act Listed
- Tree Protection Zone

Ecological Vegetation Classes

- Plains Grassy Forest (EVC 151)
- Swamp Scrub (EVC 53)
- Impacted vegetation
- Impacted vegetation - partial removal



Figure 2a

Ecological features

Biodiversity Assessment for 35 Burden Road, Paynesville

DRAFT

5 10

Metres

Map Scale: 1:400 @ A4
Coordinate System: GDA2020 MGA Zone 55

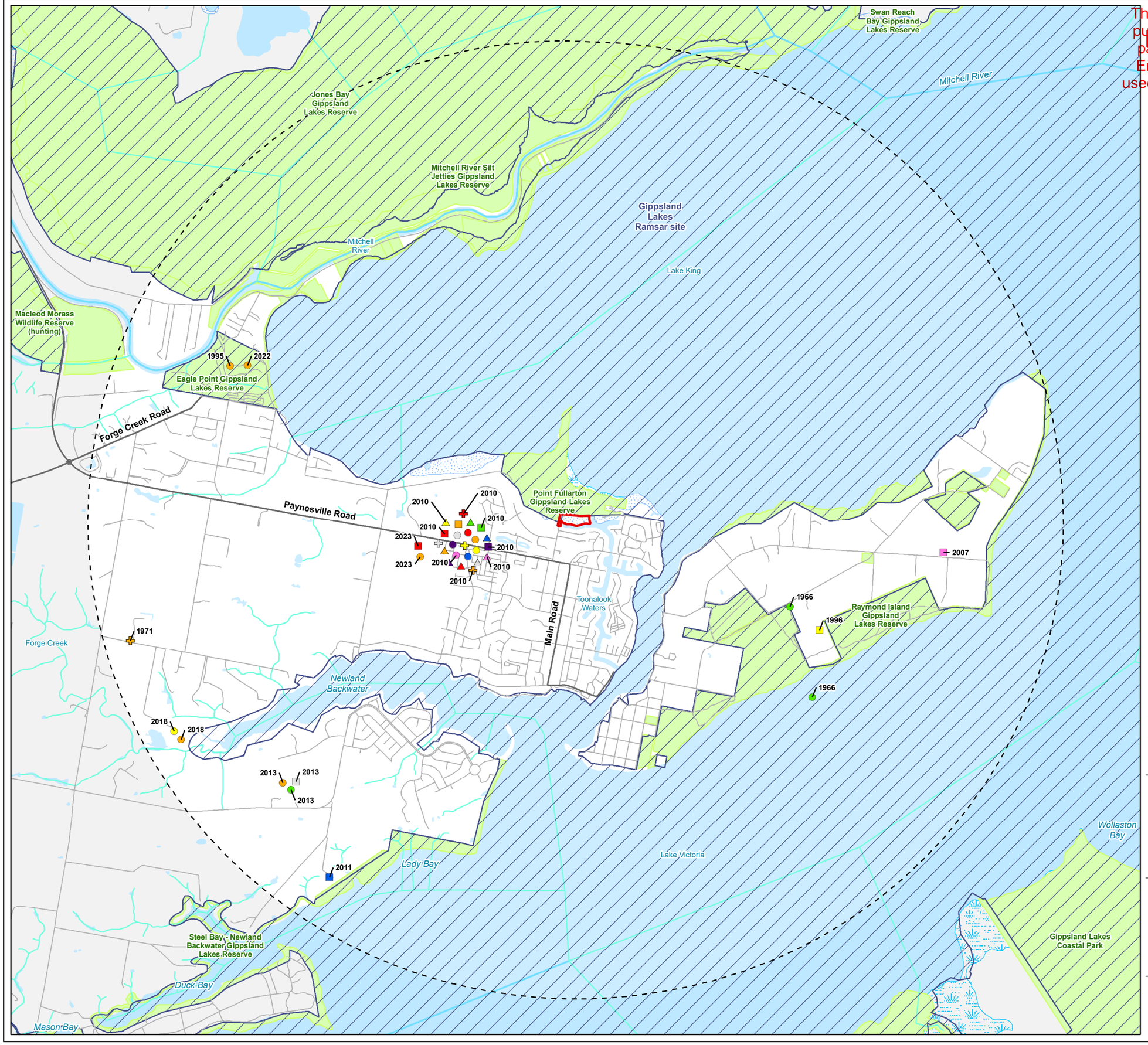
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Legend

- Study Area
- **Significant flora**
- Bear's-ear
- Coast Fescue
- Coast Grey-box
- Coast Mistletoe
- Coastal Greenhood
- Creeping Rush
- Dune Wood-sorrel
- Fisch's Greenhood
- Forest Red-box
- Gippsland Lakes Peppermint
- Golden Grevillea
- Green-striped Greenhood
- Heathy Bog-sedge
- Limestone Pomaderris
- Orange-tip Finger-orchid
- Oval-leaf Pseudanthus
- Pink Zieria
- Ribbed Thryptomene
- Sandfly Zieria
- Slender Pink-fingers
- Tiny Arrowgrass
- Variable Bossiaea
- Veiled Fringe-sedge
- Viscid Daisy-bush
- Walsh's Couch
- Woolly Waterlily
- Woolly-head Pomaderris
- Yellow-wood



Figure 3

Previously documented significant flora within 5km of the study area

Biodiversity Assessment for 35 Burden Place, Paynesville

0 1 2

Kilometres

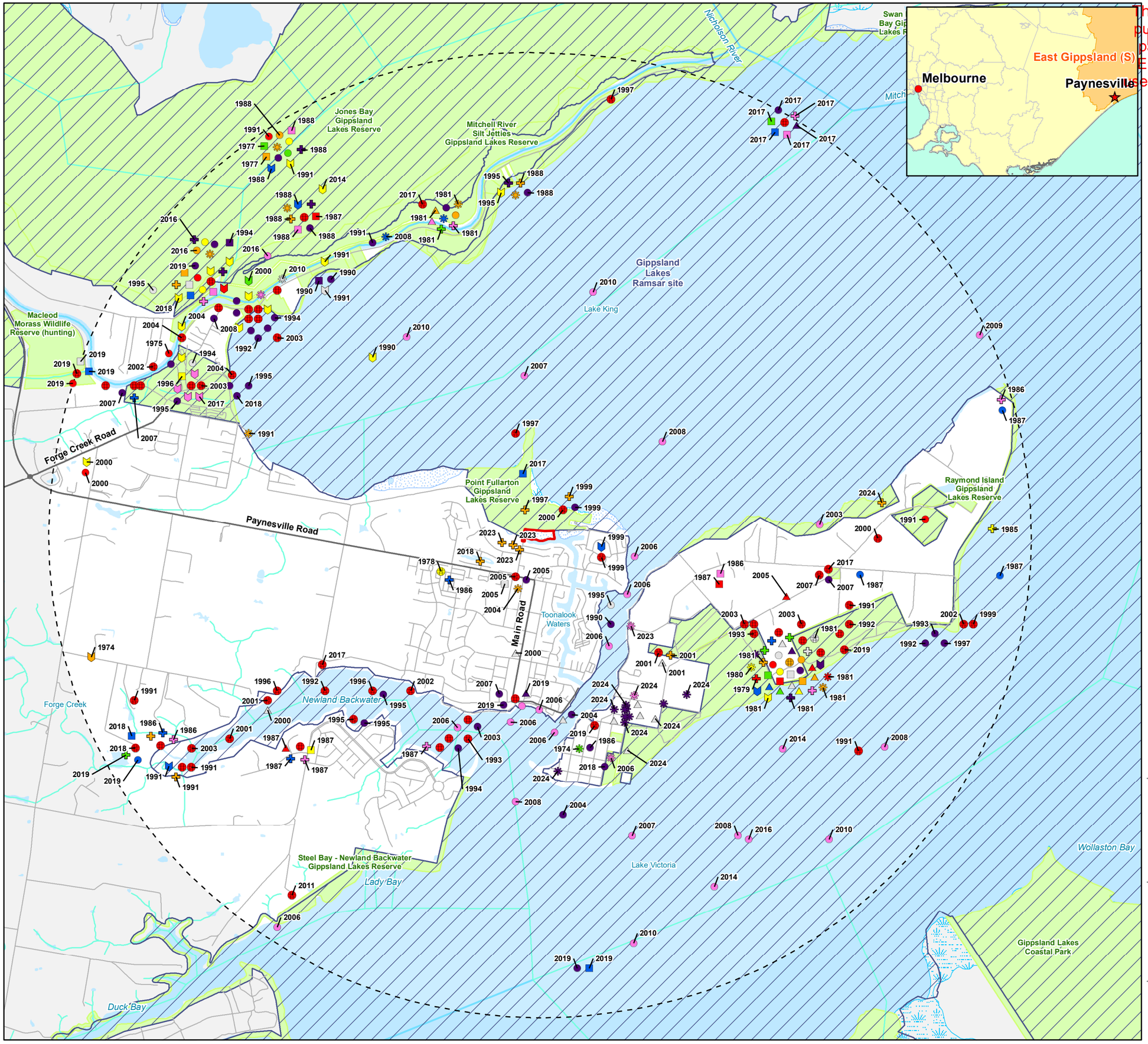
Map Scale: 1:38,000 @ A3
Coordinate System: GDA2020 MGA Zone 55

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Legend

- Study Area

Significant fauna

- Australasian Bittern
- Australasian Shoveler
- Bar-tailed Godwit
- Black-tailed Godwit
- Blue-billed Duck
- Brown Treecreeper
- Burrunan Dolphin
- Caspian Tern
- Common Greenshank
- Common Sandpiper
- Curlew Sandpiper
- Diamond Firetail
- Eastern Curlew
- Eastern Great Egret
- Fairy Tern
- Freckled Duck
- Gang-gang Cockatoo
- Grey Goshawk
- Grey Plover
- Grey-headed Albatross
- Grey-tailed Tattler
- Ground Parrot
- Growling Grass Frog
- Hooded Plover
- Hooded Robin
- Indian Yellow-nosed Albatross
- Latham's Snipe
- Leathery Turtle
- Lewin's Rail
- Little Eagle
- Little Egret
- Little Tern
- Magpie Goose
- Marsh Sandpiper
- Masked Owl
- Musk Duck
- Pacific Golden Plover
- Plumed Egret
- Powerful Owl
- Red Knot
- Regent Honeyeater
- Ruddy Turnstone
- Sharp-tailed Sandpiper
- Shy Albatross
- Southern Toadlet
- Spot-tailed Quoll
- Square-tailed Kite
- Swift Parrot
- Whimbrel
- White-bellied Sea-Eagle
- White-throated Needletail
- Yellow-bellied Glider

Figure 4

Previously documented significant fauna within 5km of the study area

Biodiversity Assessment for 35 Burden Place, Paynesville

0 1 2

Kilometres

Map Scale: 1:38,000 @ A3
Coordinate System: GDA2020 MGA Zone 55

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APPENDIX 1 FLORA

Appendix 1.1 Flora Results

Legend:

en Listed as endangered under the FFG Act (DEECA 2025b)
g Listed as Generally Protected Flora under the FFG Act (DEECA 2024)
C Listed as a noxious weed under the CaLP Act
w Weed of National Significance
^ Naturally growing (i.e. non-planted) indigenous species to the study area

Table A1.1. Flora within the study area.

Scientific Name	Common Name	Notes
INDIGENOUS SPECIES		
Acacia longifolia	Sallow Wattle	^
Austrostipa spp.	Spear Grass	^
Chrysocephalum apiculatum s.l.	Common Everlasting	^
Dianella revoluta s.l.	Black-anther Flax-lily	^
Dichondra repens	Kidney-weed	^
Disphyma crassifolium subsp. clavellatum	Rounded Noon-flower	^
Distichlis distichophylla	Australian Salt-grass	^
Einadia nutans	Nodding Saltbush	^
Eucalyptus camaldulensis	River Red-gum	^
Eucalyptus Bosistoana	Coast Grey-box	**en**
Exocarpos cupressiformis	Cherry Ballart	^
Goodenia ovata	Hop Goodenia	^
Lachnagrostis spp.	Blown Grass	^
Lepidosperma laterale	Variable Sword-sedge	^
Lomandra longifolia	Spiny-headed Mat-rush	^
Melaleuca ericifolia	Swamp Paperbark	^
Melicytus dentatus s.l.	Tree Violet	^
Myoporum petiolatum	Sticky Boobialla	^
Phragmites australis	Common Reed	^
Poa australis spp. agg.	Tussock Grass	^
Pterostylis concinna	Trim Greenhood	**g**
Rhagodia candolleana	Seaberry Saltbush	^

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Scientific Name	Common Name	Notes
Rytidosperma spp.	Wallaby Grass	^
Senecio spp.	Groundsel	^
Typha domingensis	Narrow-leaf Cumbungi	^
NON-INDIGENOUS OR INTRODUCED SPECIES		
Asparagus asparagoides	Bridal Creeper	C
Ehrharta longiflora	Annual Veldt-grass	-
Oxalis pes-caprae	Soursob	C
Paspalum dilatatum	Paspalum	-
Pittosporum undulatum	Sweet Pittosporum	-
Rubus fruticosus spp. agg.	Blackberry	C, w
Sonchus asper s.l.	Rough Sow-thistle	-

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Appendix 1.2 Habitat Hectare Assessment

Table A1.2. Habitat Hectare Assessment Table.

Vegetation Zone		PGF1	SS2	SS1	SS3 - SS11
Bioregion		GP	GP	GP	GP
EVC		PGF	SS	SS	SS
EVC Number		151	53_61	53_61	53_61
EVC Conservation Status		Vu	En	En	En
Site Condition /75	Large Trees /10	5	na	na	na
	Tree Canopy Cover /5	2	0	2	0
	Lack of Weeds /15	10	10	5	5
	Understorey /25	9	4	9	9
	Recruitment /10	5	5	3	3
	Organic Matter /5	5	0	3	0
	Logs /5	2	na	na	na
	Treeless EVC Multiplier	1.00	1.15	1.15	1.15
	Subtotal =	38.00	21.85	25.30	19.55
Landscape Context /25	Patch Size /10	2	1	1	1
	Neighbourhood /10	1	1	1	1
	Distance to Core Area /5	3	3	3	3
	Subtotal =	6	5	5	5
Habitat Points /100		44	27	30	25
Habitat Score		**0.44**	**0.27**	**0.30**	**0.25**

Note: PGF = Plains Grassy Forest; SS = Swamp Scrub; Vu = Vulnerable; En = Endangered; GP = Gippsland Plain.

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Appendix 1.3 Scattered Trees and Large Trees in Patches

Table A1.3. Scattered Trees and Large Trees in Patches.

Tree # (Figure 2)	Species Name	Common Name	DBH (cm)	Size Class	Scattered / Parch	Status
1	*Eucalyptus* sp. (dead stag)	River Red-gum	142	Large	Patch	Retained
2	*Eucalyptus* sp. (dead stag)	River Red-gum	115	Large	Patch	Retained
5	*Eucalyptus camaldulensis*	River Red-gum	80	Large	Patch	Retained
6	*Eucalyptus camaldulensis*	River Red-gum	98	Large	Patch	Retained
7	*Eucalyptus* sp. (dead stag)	River Red-gum	91	Large	Patch	Retained
8	*Eucalyptus* sp. (dead stag)	River Red-gum	95	Large	Patch	Retained
9	*Eucalyptus camaldulensis*	River Red-gum	98	Large	Patch	Retained
10	*Eucalyptus* sp. (dead stag)	River Red-gum	87	Large	Patch	Retained
12	*Eucalyptus camaldulensis*	River Red-gum	107	Large	Patch	Retained
13	*Eucalyptus* sp. (dead stag)	River Red-gum	163	Large	Patch	Retained
14	*Eucalyptus camaldulensis*	River Red-gum	82	Large	Patch	Retained
28	*Eucalyptus camaldulensis*	River Red-gum	41	Small	Scattered	Retained
30	*Eucalyptus bosistoana**	Coast Grey-box	93	Large	Patch	Direct Impact
31	*Eucalyptus* sp.	Eucalyptus	85	Large	Patch	Retained

Note: * = Listed as threatened under the FFG Act.

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Appendix 1.4 Significant Flora Species

Significant flora within 10 kilometres of the study area is provided in the Table A1.4.3 at the end of this section, with Tables A1.4.1 and A1.4.2 below providing the background context for the values in Table 1.4.3.

Table A1.4.1 Conservation status of each species for each Act. The values in this table correspond to Columns 5 to 7 in Table A1.4.3.

EPBC Act (*Environment Protection and Biodiversity Conservation Act 1999*):		FFG Act (*Flora and Fauna Guarantee Act 1988*):	
EX	Extinct	ex	Extinct
CR	Critically endangered	cr	Critically endangered
EN	Endangered	en	Endangered
VU	Vulnerable	vu	Vulnerable
#	Listed on the Protected Matters Search Tool		

Table A1.4.2 Likelihood of occurrence rankings: Habitat characteristics assessment of significant flora species previously recorded within 10 kilometres of the study area, or that may potentially occur within the study area to determine their likelihood of occurrence. The values in this table correspond to Column 8 in Table A1.4.3.

1	Known Occurrence	• Recorded within the study area recently (i.e. within ten years).
2	High Likelihood	• Previous records of the species in the local vicinity; and/or, • The study area contains areas of high-quality habitat.
3	Moderate Likelihood	• Limited previous records of the species in the local vicinity; and/or • The study area contains poor/low quality habitat.
4	Low Likelihood	• Poor/low quality habitat for the species, however other evidence (such as lack of records or environmental factors) indicates there is a very low likelihood of presence.
5	Unlikely	• No suitable habitat and/or outside the species range.

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Table A1.4.3 Significant flora recorded within 10 kilometres of the study area.

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in study area
NATIONAL SIGNIFICANCE						
Acacia caerulescens #	Limestone Blue Wattle	-	-	VU	en	5
Amphibromus fluitans #	River Swamp Wallaby-grass	-	-	VU	-	5
Caladenia tessellata #	Thick-lipped Spider-orchid	-	-	VU	-	5
Commersonia prostrata #	Dwarf Kerrawang	-	-	EN	en	5
Dianella amoena #	Matted Flax-lily	-	-	EN	cr	5
Dodonaea procumbens #	Trailing Hop-bush	-	-	VU	-	5
Glycine latrobeana #	Clover Glycine	-	-	VU	vu	5
Prasophyllum frenchii #	Maroon Leek-orchid	-	-	EN	en	5
Pterostylis chlorogramma	Green-striped Greenhood	1	1996	VU	en	4
Senecio psilocarpus #	Swamp Fireweed	-	-	VU	-	5
Thelymitra epipactoides #	Metallic Sun-orchid	-	-	EN	en	5
Thesium australe	Austral Toad-flax	1	1855	VU	en	4
Xerochrysum palustre #	Swamp Everlasting	-	-	VU	cr	5
STATE SIGNIFICANCE						
Acronychia oblongifolia	Yellow-wood	6	2010	-	cr	4
Billardiera scandens s.s.	Velvet Apple-berry	1	1986	-	en	5
Bossiaea heterophylla	Variable Bossiaea	6	2010	-	en	4
Caladenia aurantiaca	Orange-tip Finger-orchid	1	2007	-	en	5
Caladenia valida	Robust Spider-orchid	30	2023	-	cr	4

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Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in study area
Caladenia vulgaris	Slender Pink-fingers	2	2010	-	vu	5
Cardamine papillata	Forest Bitter-cress	1	1987	-	en	5
Corybas fimbriatus	Fringed Helmet-orchid	1	2007	-	en	5
Cymbonotus lawsonianus	Bear's-ear	2	2010	-	en	5
Echinopogon caespitosus var. *caespitosus*	Bushy Hedgehog-grass	1	2006	-	en	5
Eragrostis trachycarpa	Rough-grain Love-grass	1	1971	-	en	5
Eucalyptus arenicola	Gippsland Lakes Peppermint	3	2023	-	en	5
Eucalyptus bosistoana	Coast Grey-box	13	2023	-	en	1
Eucalyptus polyanthemos subsp. *longior*	Forest Red-box	2	2013	-	en	4
Eucalyptus sideroxylon subsp. *sideroxylon*	Mugga	1	1855	-	en	4
Fimbristylis velata	Veiled Fringe-sedge	1	2010	-	en	5
Grevillea chrysophaea	Golden Grevillea	3	2010	-	vu	5
Juncus revolutus	Creeping Rush	2	2010	-	en	4
Lachnagrostis rudis subsp. *rudis*	Rough Blown-grass	1	1972	-	en	4
Lawrencia spicata	Salt Lawrencia	1	1986	-	en	4
Leichhardtia flavescens	Yellow Milk-vine	1	1936	-	cr	4
Melaleuca armillaris subsp. *armillaris*	Giant Honey-myrtle	1	2012	-	en	5
Muellerina celastroides	Coast Mistletoe	8	2018	-	en	4
Nymphoides geminata	Open Marshwort	3	1975	-	en	5
Olearia viscosa	Viscid Daisy-bush	3	2010	-	cr	4
Oxalis rubens	Dune Wood-sorrel	3	2010	-	en	4

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Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in study area
Philydrum lanuginosum	Woolly Waterlily	2	2011	-	en	5
Poa billardierei	Coast Fescue	2	2010	-	en	5
Pomaderris eriocephala	Woolly-head Pomaderris	3	2010	-	vu	4
Pomaderris oraria subsp. *calcicola*	Limestone Pomaderris	3	2011	-	en	5
Pseudanthus ovalifolius	Oval-leaf Pseudanthus	3	2010	-	vu	4
Pterostylis alveata	Coastal Greenhood	9	2013	-	vu	4
Pterostylis fischiorum	Fisch's Greenhood	4	2010	-	en	4
Scaevola calendulacea	Dune Fan-flower	1	1972	-	en	5
Schoenus ericetorum	Heathy Bog-sedge	2	2010	-	cr	4
Schoenus imberbis	Beardless Bog-sedge	4	1953	-	vu	4
Thryptomene micrantha	Ribbed Thryptomene	10	2010	-	en	5
Triglochin minutissima	Tiny Arrowgrass	2	2010	-	en	4
Zieria smithii	Sandfly Zieria	2	2010	-	en	4
Zieria veronicea subsp. *veronicea*	Pink Zieria	2	2010	-	en	4
Zoysia macrantha subsp. *walshii*	Walsh's Couch	3	2010	-	en	4

Data Sources: Victorian Biodiversity Atlas (DEECA 2025c); Protected Matters Search Tool (DCCEEW 2025).

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APPENDIX 2 FAUNA

Appendix 2.1 Significant Fauna Species

Significant fauna within 10 kilometres of the study area is provided in the Table A2.1.3 at the end of this section, with Tables A2.1.1 and A2.1.2 below providing the background context for the values in Table 2.1.3.

Table A2.1.1 Conservation status of each species for each Act. The values in this table correspond to Columns 5 to 8 in Table A2.1.3.

EPBC (*Environment Protection and Biodiversity Conservation Act 1999*):				FFG (*Flora and Fauna Guarantee Act 1988*):			
EX	Extinct	VU	Vulnerable	ex	Extinct	vu	Vulnerable
CR	Critically endangered	CD	Conservation Dependent	cr	Critically endangered	cd	Conservation Dependent
EN	Endangered	#	Listed on the Protected Matter Search Tool	en	Endangered		

Table A2.1.2 Likelihood of occurrence rankings: Habitat characteristics assessment of significant fauna species previously recorded within 10 kilometres of the study area, or that may potentially occur within the study area to determine their likelihood of occurrence. The values in this table correspond to Column 9 in Table A2.1.3.

1	Known Occurrence	• Recorded within the project area recently (i.e. within 10 years).
2	High Likelihood	• Likely resident in the study area based on site observations, database records, or expert advice; and/or, • Recent records (i.e. within five years) of the species in the local area (DEECA 2025c); and/or, • The study area contains the species' preferred habitat.
3	Moderate Likelihood	• The species is likely to visit the study area regularly (i.e. at least seasonally); and/or, • Previous records of the species in the local area (DEECA 2025c); and/or, • The study area contains some characteristics of the species' preferred habitat.
4	Low Likelihood	• The species is likely to visit the study area occasionally or opportunistically whilst en route to more suitable sites; and/or, • There are only limited or historical records of the species in the local area (i.e. more than 20 years old); and/or, • The study area contains few or no characteristics of the species' preferred habitat.

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5	Unlikely	• No previous records of the species in the local area; and/or, • The species may fly over the study area when moving between areas of more suitable habitat; and/or, • Out of the species' range; and/or, • No suitable habitat present.

Table A2.1.3. Significant fauna within 10 kilometres of the study area.

Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in study area
NATIONAL SIGNIFICANCE						
Anthochaera phrygia	Regent Honeyeater	4	2010	CR	cr	4
Ardenna grisea	Sooty Shearwater	2	1998	VU	vu	4
Arenaria interpres	Ruddy Turnstone	12	2015	VU	vu	4
Balaenoptera musculus #	Blue Whale	-	-	EN	en	5
Botaurus poiciloptilus	Australasian Bittern	4	1995	EN	cr	4
Calidris acuminata	Sharp-tailed Sandpiper	68	2018	VU	vu	3
Calidris canutus	Red Knot	28	2004	VU	vu	4
Calidris ferruginea	Curlew Sandpiper	18	2017	CR	cr	3
Calidris tenuirostris	Great Knot	3	2001	VU	vu	4
Callocephalon fimbriatum	Gang-gang Cockatoo	57	2024	EN	en	3
Calyptorhynchus lathami lathami #	South-eastern Glossy Black-Cockatoo	-	-	VU	-	5
Carcharodon carcharias #	Great White Shark	-	-	VU	en	5
Caretta caretta #	Loggerhead Turtle	-	-	EN	-	5
Charadrius leschenaultii #	Greater Sand Plover	-	-	VU	vu	5

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Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in study area
Chelonia mydas #	Green Turtle	-	-	VU	-	5
Climacteris picumnus	Brown Treecreeper	6	2019	VU	vu	4
Dasyurus maculatus maculatus	Spot-tailed Quoll	4	2008	EN	en	4
Dermochelys coriacea	Leathery Turtle	1	1985	EN	cr	4
Diomedea antipodensis #	Antipodean Albatross	-	-	VU	-	5
Diomedea antipodensis gibsoni #	Gibson's Albatross	-	-	VU	-	5
Diomedea epomophora #	Southern Royal Albatross	-	-	VU	cr	5
Diomedea exulans #	Wandering Albatross	-	-	VU	cr	5
Diomedea sanfordi #	Northern Royal Albatross	-	-	EN	-	5
Eubalaena australis	Southern Right Whale	2	2015	EN	en	5
Falco hypoleucos #	Grey Falcon	-	-	VU	vu	5
Fregetta grallaria grallaria #	White-bellied Storm-Petrel	-	-	VU	-	5
Galaxiella pusilla #	Eastern Dwarf Galaxias	-	-	EN	en	5
Galeorhinus galeus #	Eastern School Shark	-	-	CD	-	5
Gallinago hardwickii	Latham's Snipe	56	2024	VU	vu	3
Grantiella picta #	Painted Honeyeater	-	-	VU	vu	5
Halobaena caerulea #	Blue Petrel	-	-	VU	-	5
Heleioporus australiacus flavopunctatus #	Southern Giant Burrowing Frog	-	-	EN	-	5
Hirundapus caudacutus	White-throated Needletail	50	2019	VU	vu	3
Isoodon obesulus obesulus #	Southern Brown Bandicoot	-	-	EN	en	5
Lathamus discolor	Swift Parrot	109	2024	CR	cr	3

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Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in study area
Limosa lapponica	Bar-tailed Godwit	126	2016	EN	en	3
Limosa limosa	Black-tailed Godwit	12	2017	EN	en	4
Lissolepis coventryi	Swamp Skink	4	1994	EN	en	4
Litoria aurea	Green and Golden Bell Frog	9	2015	VU	-	4
Litoria raniformis	Growling Grass Frog	17	1975	VU	vu	4
Macquaria australasica	Macquarie Perch	1	1970	EN	en	4
Macronectes giganteus #	Southern Giant-Petrel	-	-	EN	en	5
Macronectes halli #	Northern Giant Petrel	-	-	VU	en	5
Melanodryas cucullata	Hooded Robin	1	1977	EN	en	4
Neophema chrysogaster #	Orange-bellied Parrot	-	-	CR	cr	5
Neophema chrysostoma	Blue-winged Parrot	2	1987	VU	vu	5
Numenius madagascariensis	Eastern Curlew	19	2017	CR	cr	3
Pachyptila turtur subantarctica #	Fairy Prion (southern)	-	-	VU	-	4
Petauroides volans	Southern Greater Glider	1	1973	EN	en	4
Petaurus australis	Yellow-bellied Glider	1	1978	VU	vu	4
Pluvialis squatarola	Grey Plover	2	1981	VU	vu	4
Potorous tridactylus trisulcatus #	Long-nosed Potoroo	-	-	VU	vu	5
Prototroctes maraena #	Australian Grayling	-	-	VU	en	5
Pseudomys novaehollandiae	New Holland Mouse	44	2024	VU	vu	3
Pterodroma leucoptera leucoptera #	Australian Gould's Petrel	-	-	EN	-	5
Pteropus poliocephalus	Grey-headed Flying-fox	1	1995	VU	vu	5

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Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in study area
Pycnoptilus floccosus #	Pilotbird	-	-	VU	vu	5
Rhincodon typus #	Whale Shark	-	-	VU	-	5
Rostratula australis #	Australian Painted Snipe	-	-	EN	cr	5
Seriolella brama #	Blue Warehou	-	-	CD	cd	5
Stagonopleura guttata	Diamond Firetail	2	1996	VU	vu	4
Sternula albifrons	Little Tern	527	2023	VU	cr	3
Sternula nereis	Fairy Tern	215	2023	VU	cr	3
Thalassarche bulleri #	Buller's Albatross	-	-	VU	en	4
Thalassarche carteri	Indian Yellow-nosed Albatross	1	1979	VU	en	5
Thalassarche cauta	Shy Albatross	4	1999	EN	en	5
Thalassarche chrysostoma	Grey-headed Albatross	1	1980	EN	en	5
Thalassarche impavida #	Campbell Albatross	-	-	VU	-	5
Thalassarche melanophris #	Black-browed Albatross	-	-	VU	-	5
Thalassarche salvini #	Salvin's Albatross	-	-	VU	-	5
Thalassarche steadi #	White-capped Albatross	-	-	VU	-	5
Thinornis cucullatus	Hooded Plover	128	2019	VU	vu	3
Tringa nebularia	Common Greenshank	80	2019	EN	en	3
Uperoleia martini #	Martin's Toadlet	-	-	EN	cr	5
Phoebetria fusca #	Sooty Albatross	-	-	VU	cr	5
STATE SIGNIFICANCE						
Actitis hypoleucos	Common Sandpiper	7	1987	-	vu	5

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Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in study area
Anseranas semipalmata	Magpie Goose	7	2000	-	vu	5
Arctophoca forsteri	Long-nosed Fur Seal	1	2015	-	vu	5
Ardea alba modesta	Eastern Great Egret	35	2019	-	vu	3
Ardea intermedia plumifera	Plumed Egret	19	2018	-	cr	3
Australatya striolata	Riffle Shrimp	1	2006	-	en	5
Biziura lobata	Musk Duck	103	2023	-	vu	3
Calamanthus pyrrhopygius	Chestnut-rumped Heathwren	3	1987	-	vu	5
Egretta garzetta	Little Egret	91	2018	-	en	3
Falco subniger	Black Falcon	1	2003	-	cr	5
Gelochelidon macrotarsa	Australian Gull-billed Tern	1	1986	-	en	5
Haliaeetus leucogaster	White-bellied Sea-Eagle	497	2020	-	en	3
Hieraaetus morphnoides	Little Eagle	26	2010	-	vu	4
Hydroprogne caspia	Caspian Tern	409	2019	-	vu	3
Lewinia pectoralis	Lewin's Rail	8	2019	-	vu	4
Lophoictinia isura	Square-tailed Kite	30	2024	-	vu	3
Miniopterus orianae oceanensis	Eastern Bent-winged Bat	48	2004	-	cr	5
Nannoperca sp. 1	Flinders Pygmy Perch	1	1988	-	vu	4
Ninox strenua	Powerful Owl	5	2017	-	vu	4
Numenius phaeopus	Whimbrel	4	2018	-	en	4
Ornithorhynchus anatinus	Platypus	2	2021	-	vu	4
Oxyura australis	Blue-billed Duck	12	2018	-	vu	4

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Scientific name	Common name	Total # of documented records	Last documented record	EPBC	FFG	Likely occurrence in study area
Pezoporus wallicus	Ground Parrot	4	1999	-	en	4
Pluvialis fulva	Pacific Golden Plover	1	2000	-	vu	4
Pseudemoia rawlinsoni	Glossy Grass Skink	3	1997	-	en	4
Pseudophryne semimarmorata	Southern Toadlet	1	1974	-	en	4
Spatula rhynchotis	Australasian Shoveler	100	2023	-	vu	3
Stictonetta naevosa	Freckled Duck	2	1994	-	en	4
Synoicus chinensis	King Quail	1	2013	-	en	4
Tringa brevipes	Grey-tailed Tattler	4	2017	-	cr	4
Tringa stagnatilis	Marsh Sandpiper	7	2018	-	en	5
Tursiops australis	Burrunan Dolphin	68	2020	-	cr	5
Tyto novaehollandiae	Masked Owl	1	1974	-	cr	5
Varanus varius	Lace Monitor	2	2006	-	en	5

Data Sources: Victorian Biodiversity Atlas (DEECA 2025c); Protected Matters Search Tool (DCCEEW 2025).

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APPENDIX 3 NATIVE VEGETATION REMOVAL (NVR) REPORT

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Native Vegetation Removal Report

NVRR ID: 319_20260421_9CD

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

Report details

Date created: 21/04/2026

Local Government Area: EAST GIPPSLAND SHIRE

Shapefile name:
EHP15261_Paynesville_Patches_VG20_21042026.shp

Site assessor name: Claire Ranyard

Registered Aboriginal Party: Gunaikurnai

Coordinates: 147.72157, -37.90342

Address:
18 KING STREET PAYNESVILLE 3880
33 BURDEN PLACE PAYNESVILLE 3880
35 BURDEN PLACE PAYNESVILLE 3880

Regulator Notes

Removal polygons are located:

- Within a DEECA Mapped Wetland area
- On Crown Land

This report includes partial removal

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Summary of native vegetation to be removed

Assessment pathway	**Detailed Assessment Pathway**		
Location category	Location 2 The native vegetation extent map indicates that this area is typically characterised as supporting native vegetation. Additionally, it is modelled as encompassing an endangered Ecological Vegetation Class, sensitive wetland or sensitive coastal area. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) *Includes endangered EVCs (ha): 0.238*	**0.644**	*Extent of past removal (ha)*	*0*
		Extent of proposed removal - Patches (ha)	*0.644*
		Extent of proposed removal - Scattered Trees (ha)	*0.000*
No. Large Trees proposed to be removed	**1**	*No. Large Patch Trees*	*1*
		No. Large Scattered Trees	*0*
No. Small Scattered Trees	0		

Offset requirements if approval is granted

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

General Offset amount [1]	**0.2690 General Habitat Units**
Vicinity	East Gippsland CMA or EAST GIPPSLAND SHIRE LGA
Minimum strategic biodiversity value score [2]	0.5150
Large Trees*	1
***The total number of Large Trees that the offset must protect**	**1** Large Trees to be protected in either the General, Species or combination across all habitat units protected

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

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

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

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Next steps

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

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

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

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

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

Additional application requirements must be met including:

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

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Appendix 1: Description of native vegetation to be removed

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

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

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

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

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

Native vegetation to be removed

Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	**Type**	**DBH (cm)**	**EVC code**	**Bioregional conservation status**	**Partial Removal**	**Condition score**	**Large Tree(s)**	**Polygon extent (ha)**	**Extent without overlap (ha)**	**SBV score**	**HI Score**	**Habitat Units**	**Offset Type**
1-ss	Patch	-	GipP0053	Endangered	no	0.330	-	0.012	0.012	0.720	-	0.005	General
10-ss	Patch	-	GipP0053	Endangered	no	0.250	-	0.010	0.010	0.720	-	0.003	General
11-ss	Patch	-	GipP0053	Endangered	no	0.250	-	0.014	0.014	0.720	-	0.004	General
12-ss	Patch	-	GipP0053	Endangered	no	0.330	-	0.015	0.015	0.720	-	0.006	General

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Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	**Type**	**DBH (cm)**	**EVC code**	**Bioregional conservation status**	**Partial Removal**	**Condition score**	**Large Tree(s)**	**Polygon extent (ha)**	**Extent without overlap (ha)**	**SBV score**	**HI Score**	**Habitat Units**	**Offset Type**
1a-pgf	Patch	-	GipP0151	Vulnerable	no	0.410	-	0.212	0.212	0.675	-	0.109	General
1b-pgf	Patch	-	GipP0151	Vulnerable	no	0.410	1	0.057	0.057	0.697	-	0.030	General
1c-pgf	Patch	-	GipP0151	Vulnerable	no	0.410	-	0.006	0.006	0.448	-	0.003	General
1d-pgf	Patch	-	GipP0151	Vulnerable	no	0.410	-	0.007	0.007	0.233	-	0.003	General
1e-pgf	Patch	-	GipP0151	Vulnerable	no	0.410	-	0.009	0.009	0.250	-	0.004	General
1f-pgf	Patch	-	GipP0151	Vulnerable	no	0.410	-	0.005	0.005	0.250	-	0.002	General
1g-pgf	Patch	-	GipP0151	Vulnerable	no	0.410	-	0.008	0.008	0.250	-	0.003	General
1h-pgf	Patch	-	GipP0151	Vulnerable	no	0.410	-	0.011	0.011	0.250	-	0.004	General
1i-pgf	Patch	-	GipP0151	Vulnerable	no	0.410	-	0.010	0.010	0.255	-	0.004	General
1j-pgf	Patch	-	GipP0151	Vulnerable	yes	0.410	-	0.005	0.005	0.720	-	0.001	General

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Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	**Type**	**DBH (cm)**	**EVC code**	**Bioregional conservation status**	**Partial Removal**	**Condition score**	**Large Tree(s)**	**Polygon extent (ha)**	**Extent without overlap (ha)**	**SBV score**	**HI Score**	**Habitat Units**	**Offset Type**
1k-pgf	Patch	-	GipP0151	Vulnerable	yes	0.410	-	0.006	0.006	0.658	-	0.002	General
1l-pgf	Patch	-	GipP0151	Vulnerable	yes	0.410	-	0.008	0.008	0.594	-	0.002	General
1m-pgf	Patch	-	GipP0151	Vulnerable	yes	0.410	-	0.010	0.010	0.461	-	0.002	General
1n-pgf	Patch	-	GipP0151	Vulnerable	yes	0.410	-	0.010	0.010	0.492	-	0.002	General
1o-pgf	Patch	-	GipP0151	Vulnerable	yes	0.410	-	0.009	0.009	0.456	-	0.002	General
1p-pgf	Patch	-	GipP0151	Vulnerable	yes	0.410	-	0.008	0.008	0.602	-	0.002	General
1q-pgf	Patch	-	GipP0151	Vulnerable	yes	0.410	-	0.008	0.008	0.566	-	0.002	General
1r-pgf	Patch	-	GipP0151	Vulnerable	yes	0.410	-	0.009	0.009	0.503	-	0.002	General
1s-pgf	Patch	-	GipP0151	Vulnerable	yes	0.410	-	0.010	0.010	0.665	-	0.003	General
2-ss	Patch	-	GipP0053	Endangered	no	0.330	-	0.093	0.093	0.720	-	0.040	General
3-ss	Patch	-	GipP0053	Endangered	no	0.250	-	0.001	0.001	0.720	-	0.000	General

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Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	**Type**	**DBH (cm)**	**EVC code**	**Bioregional conservation status**	**Partial Removal**	**Condition score**	**Large Tree(s)**	**Polygon extent (ha)**	**Extent without overlap (ha)**	**SBV score**	**HI Score**	**Habitat Units**	**Offset Type**
4-ss	Patch	-	GipP0053	Endangered	no	0.250	-	0.001	0.001	0.720	-	0.000	General
5-ss	Patch	-	GipP0053	Endangered	no	0.250	-	0.000	0.000	0.720	-	0.000	General
6-ss	Patch	-	GipP0053	Endangered	no	0.250	-	0.001	0.001	0.720	-	0.000	General
7-ss	Patch	-	GipP0053	Endangered	no	0.250	-	0.007	0.007	0.720	-	0.002	General
8-ss	Patch	-	GipP0053	Endangered	no	0.250	-	0.010	0.010	0.720	-	0.003	General
9-ss	Patch	-	GipP0053	Endangered	no	0.250	-	0.075	0.075	0.720	-	0.024	General

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

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

Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Little Tern	Sterna albifrons sinensis	10117	Critically Endangered	Dispersed	Habitat importance map	0.0003
Eastern Water-ribbons	Cycnogeton microtuberosum	504537	Endangered	Dispersed	Habitat importance map	0.0003
Common Sandpiper	Actitis hypoleucos	10157	Vulnerable	Dispersed	Habitat importance map	0.0002
Red Knot	Calidris canutus	10164	Endangered	Dispersed	Habitat importance map	0.0002
Prostrate Cone-bush	Isopogon prostratus	501791	Critically Endangered	Dispersed	Habitat importance map	0.0002
Creeping Rush	Juncus revolutus	501839	Endangered	Dispersed	Habitat importance map	0.0002
Ribbed Thryptomene	Thryptomene micrantha	503396	Endangered	Dispersed	Habitat importance map	0.0002
Lacey River Buttercup	Ranunculus amplus	505019	Critically Endangered	Dispersed	Habitat importance map	0.0002
Common Greenshank	Tringa nebularia	10158	Endangered	Dispersed	Habitat importance map	0.0001
Curlew Sandpiper	Calidris ferruginea	10161	Critically Endangered	Dispersed	Habitat importance map	0.0001

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Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Little Egret	Egretta garzetta nigripes	10185	Endangered	Dispersed	Habitat importance map	0.0001
Intermediate Egret	Ardea intermedia	10186	Critically Endangered	Dispersed	Habitat importance map	0.0001
Eastern Great Egret	Ardea modesta	10187	Vulnerable	Dispersed	Habitat importance map	0.0001
Australian Little Bittern	Ixobrychus dubius	10195	Endangered	Dispersed	Habitat importance map	0.0001
Australasian Bittern	Botaurus poiciloptilus	10197	Critically Endangered	Dispersed	Habitat importance map	0.0001
Freckled Duck	Stictonetta naevosa	10214	Endangered	Dispersed	Habitat importance map	0.0001
Blue-billed Duck	Oxyura australis	10216	Vulnerable	Dispersed	Habitat importance map	0.0001
Musk Duck	Biziura lobata	10217	Vulnerable	Dispersed	Habitat importance map	0.0001
White-bellied Sea-Eagle	Haliaeetus leucogaster	10226	Endangered	Dispersed	Habitat importance map	0.0001
Grey-headed Flying-fox	Pteropus poliocephalus	11280	Vulnerable	Dispersed	Habitat importance map	0.0001
Glossy Grass Skink	Pseudemoia rawlinsoni	12683	Endangered	Dispersed	Habitat importance map	0.0001

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Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Marsh Saltbush	Atriplex paludosa subsp. paludosa	500326	Endangered	Dispersed	Habitat importance map	0.0001
Grey Mangrove	Avicennia marina subsp. australasica	500345	Endangered	Dispersed	Habitat importance map	0.0001
Orange-tip Finger-orchid	Caladenia aurantiaca	500523	Endangered	Dispersed	Habitat importance map	0.0001
Robust Spider-orchid	Caladenia valida	501022	Critically Endangered	Dispersed	Habitat importance map	0.0001
Rough-grain Love-grass	Eragrostis trachycarpa	501197	Endangered	Dispersed	Habitat importance map	0.0001
Dune Wood-sorrel	Oxalis rubens	502390	Endangered	Dispersed	Habitat importance map	0.0001
Woolly Waterlily	Philydrum lanuginosum	502494	Endangered	Dispersed	Habitat importance map	0.0001
Beardless Bog-sedge	Schoenus imberbis	503046	Vulnerable	Dispersed	Habitat importance map	0.0001
Coastal Greenhood	Pterostylis alveata	503956	Vulnerable	Dispersed	Habitat importance map	0.0001
Grey Billy-buttons	Craspedia canens	504643	Critically Endangered	Dispersed	Habitat importance map	0.0001
Veined Spear-grass	Austrostipa rudis subsp. australis	504940	Endangered	Dispersed	Habitat importance map	0.0001

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Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Annual Fireweed	Senecio glomeratus subsp. longifructus	507144	Vulnerable	Dispersed	Habitat importance map	0.0001
Black-tailed Godwit	Limosa limosa	528553	Critically Endangered	Dispersed	Habitat importance map	0.0001
Lewin's Rail	Lewinia pectoralis pectoralis	10045	Vulnerable	Dispersed	Habitat importance map	0.0000
Fairy Tern	Sterna nereis nereis	10118	Critically Endangered	Dispersed	Habitat importance map	0.0000
Pacific Golden Plover	Pluvialis fulva	10137	Vulnerable	Dispersed	Habitat importance map	0.0000
Lesser Sand Plover	Charadrius mongolus	10139	Endangered	Dispersed	Habitat importance map	0.0000
Eastern Curlew	Numenius madagascariensis	10149	Critically Endangered	Dispersed	Habitat importance map	0.0000
Whimbrel	Numenius phaeopus	10150	Endangered	Dispersed	Habitat importance map	0.0000
Marsh Sandpiper	Tringa stagnatilis	10159	Endangered	Dispersed	Habitat importance map	0.0000
Terek Sandpiper	Xenus cinereus	10160	Endangered	Dispersed	Habitat importance map	0.0000
Great Knot	Calidris tenuirostris	10165	Critically Endangered	Dispersed	Habitat importance map	0.0000

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Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Australian Painted Snipe	Rostratula australis	10170	Critically Endangered	Dispersed	Habitat importance map	0.0000
Australasian Shoveler	Anas rhynchotis	10212	Vulnerable	Dispersed	Habitat importance map	0.0000
Grey Goshawk	Accipiter novaehollandiae novaehollandiae	10220	Endangered	Dispersed	Habitat importance map	0.0000
Black Falcon	Falco subniger	10238	Critically Endangered	Dispersed	Habitat importance map	0.0000
Elegant Parrot	Neophema elegans	10307	Vulnerable	Dispersed	Habitat importance map	0.0000
White-throated Needletail	Hirundapus caudacutus	10334	Vulnerable	Dispersed	Habitat importance map	0.0000
Chestnut-rumped Heathwren	Calamanthus pyrrhopygius	10498	Vulnerable	Dispersed	Habitat importance map	0.0000
Lace Monitor	Varanus varius	12283	Endangered	Dispersed	Habitat importance map	0.0000
Growling Grass Frog	Litoria raniformis	13207	Vulnerable	Dispersed	Habitat importance map	0.0000
Rough Blown-grass	Lachnagrostis rudis subsp. rudis	500159	Endangered	Dispersed	Habitat importance map	0.0000
Variable Bossiaea	Bossiaea heterophylla	500438	Endangered	Dispersed	Habitat importance map	0.0000

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Austral Moonwort	Botrychium australe	500445	Critically Endangered	Dispersed	Habitat importance map	0.0000
Leafy Twig-sedge	Cladium procerum	500786	Endangered	Dispersed	Habitat importance map	0.0000
Spurred Helmet-orchid	Corybas aconitiflorus	500835	Endangered	Dispersed	Habitat importance map	0.0000
Fringed Helmet-orchid	Corybas fimbriatus	500839	Endangered	Dispersed	Habitat importance map	0.0000
Purple Diuris	Diuris punctata	501084	Endangered	Dispersed	Habitat importance map	0.0000
Bushy Hedgehog-grass	Echinopogon caespitosus var. caespitosus	501120	Endangered	Dispersed	Habitat importance map	0.0000
Common Pipewort	Eriocaulon scariosum	501218	Endangered	Dispersed	Habitat importance map	0.0000
Veiled Fringe-sedge	Fimbristylis velata	501369	Endangered	Dispersed	Habitat importance map	0.0000
Golden Grevillea	Grevillea chrysophaea	501530	Vulnerable	Dispersed	Habitat importance map	0.0000
Salt Lawrencia	Lawrencia spicata	501888	Endangered	Dispersed	Habitat importance map	0.0000
Lanky Buttons	Leptorhynchos elongatus	501941	Endangered	Dispersed	Habitat importance map	0.0000

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Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Heath Platysace	Platysace ericoides	502571	Endangered	Dispersed	Habitat importance map	0.0000
Golden Pomaderris	Pomaderris aurea	502651	Endangered	Dispersed	Habitat importance map	0.0000
Maroon Leek-orchid	Prasophyllum frenchii	502709	Endangered	Dispersed	Habitat importance map	0.0000
Fisch's Greenhood	Pterostylis fischii	502795	Endangered	Dispersed	Habitat importance map	0.0000
Metallic Sun-orchid	Thelymitra epipactoides	503367	Endangered	Dispersed	Habitat importance map	0.0000
One-flower Early Nancy	Wurmbea uniflora	503583	Vulnerable	Dispersed	Habitat importance map	0.0000
Wavy Swamp Wallaby-grass	Amphibromus sinuatus	503625	Endangered	Dispersed	Habitat importance map	0.0000
Tall Vanilla-lily	Arthropodium sp. 1 (robust glaucous)	503699	Endangered	Dispersed	Habitat importance map	0.0000
Swamp Everlasting	Xerochrysum palustre	503763	Critically Endangered	Dispersed	Habitat importance map	0.0000
Purple Blown-grass	Lachnagrostis punicea subsp. punicea	504206	Endangered	Dispersed	Habitat importance map	0.0000
Purple Blown-grass	Lachnagrostis punicea subsp. filifolia	504222	Endangered	Dispersed	Habitat importance map	0.0000

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Slender Pink-fingers	Caladenia vulgaris	504449	Vulnerable	Dispersed	Habitat importance map	0.0000
Pale Swamp Everlasting	Coronidium gunnianum	504655	Critically Endangered	Dispersed	Habitat importance map	0.0000
Forest Bitter-cress	Cardamine papillata	505034	Endangered	Dispersed	Habitat importance map	0.0000
Green Scentbark	Eucalyptus fulgens	505175	Endangered	Dispersed	Habitat importance map	0.0000
Austral Crane's-bill	Geranium solanderi var. solanderi s.s.	505337	Endangered	Dispersed	Habitat importance map	0.0000
Silky Kidney-weed	Dichondra sp. 1	505786	Endangered	Dispersed	Habitat importance map	0.0000
Common Bent-wing Bat (eastern ssp.)	Miniopterus schreibersii oceanensis	61342	Critically Endangered	Dispersed	Habitat importance map	0.0000

Habitat Group

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

Habitat Impacted

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

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

Top Ranking Maps consist of the 2,000 hectares of habitat with the highest Habitat Importance Scores for each dispersed species.

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

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species with dispersed habitat.

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Appendix 3: Images of mapped native vegetation

1. Property in context



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2. Aerial photograph showing mapped native vegetation



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3. Location Risk Map



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4. Strategic Biodiversity Value Score Map



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5. Modelled Condition Score Map



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6. Modelled Endangered EVCs



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7. Habitat Importance maps

Not Applicable

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APPENDIX 4 AVAILABLE NATIVE VEGETATION CREDITS

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Report of available native vegetation credits

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

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

Date and time: 21/04/2026 11:17 **Report ID: 35169**

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.969	0.515	1	CMA	East Gippsland

Details of available native vegetation credits on 21 April 2026 11:17

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-2323	6.019	86	East Gippsland	East Gippsland Shire	Yes	Yes	No	Bio Offsets, Ethos, VegLink
BBA-2843	15.048	850	East Gippsland	East Gippsland Shire	Yes	Yes	No	VegLink
TFN-C1621	1.387	1	East Gippsland	East Gippsland Shire	Yes	Yes	No	TFN
VC_CFL-3720_01	1.876	244	East Gippsland	East Gippsland Shire	Yes	Yes	No	Contact NVOR
VC_CFL-3767_01	18.374	1550	East Gippsland	East Gippsland Shire	Yes	Yes	No	VegLink

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

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

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

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_CFL-3777_01	14.388	531	East Gippsland	East Gippsland Shire	Yes	Yes	No	Contact NVOR

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Next steps

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

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

Broker contact details

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

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For more information contact the DEECA Customer Service Centre 136 186 or the Native Vegetation Credit Register at nativevegetation.offsetregister@delwp.vic.gov.au

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Obtaining this publication does not guarantee that the credits shown will be available in the Native Vegetation Credit Register either now or at a later time when a purchase of native vegetation credits is planned.

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

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APPENDIX 5 MAPPED WETLAND 95978 EXCLUSION

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Department of Environment, Land, Water and Planning

PO Box 500
East Melbourne, Victoria 8002
delwp.vic.gov.au

Mr Matthew Boyd
Zoologist
Ecology and Heritage Partners Pty Ltd
E: mboyd@ehpartners.com.au

Dear Mr Boyd

REQUEST TO EXCLUDE PART OF MAPPED WETLAND 95978 FROM CONSIDERATION

Thank you for your request to exclude a portion of Mapped Wetland 95978 from consideration under the Native Vegetation Regulations.

As required under the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines), you have provided information which demonstrates that the subject area of Mapped Wetland 95978 is unable to support wetland-associated native vegetation.

The Department of Environment, Land, Water and Planning (DELWP) has reviewed the information you have provided and agrees to the exclusion, as shown in Attachment 1.

Unless otherwise exempt, any in situ native vegetation proposed for removal from these areas must be assessed in accordance with the Guidelines and planning approval must be obtained prior to its removal.

Please contact Native Vegetation Regulation by email at nativevegetation.support@delwp.vic.gov.au if you have any further questions.

Yours sincerely

James Todd
Executive Director Biodiversity, for and on behalf of John Bradley, Secretary to the Department of Environment, Land, Water and Planning

Date 11/03/2022

Encl. (1)

Any personal information about you or a third party in your correspondence will be protected under the provisions of the *Privacy and Data Protection Act 2014*. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorized by law. Enquiries about access to information about you held by the Department should be directed to foi.unit@delwp.vic.gov.au or FOI Unit, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002.

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Attachment 1: Area of Mapped Wetland 95978 to be excluded from consideration



Mapped Wetlands

Area of Mapped Wetland 95978 to be excluded from consideration

22 February 2022

Map Scale 1:4,500

Metres

0 40 80

GDA

Universal Transverse Mercator Projection
Datum: Geocentric Datum of Australia 1994
GDA94

Paynesville
Gippsland Lakes
The Lakes National Park

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