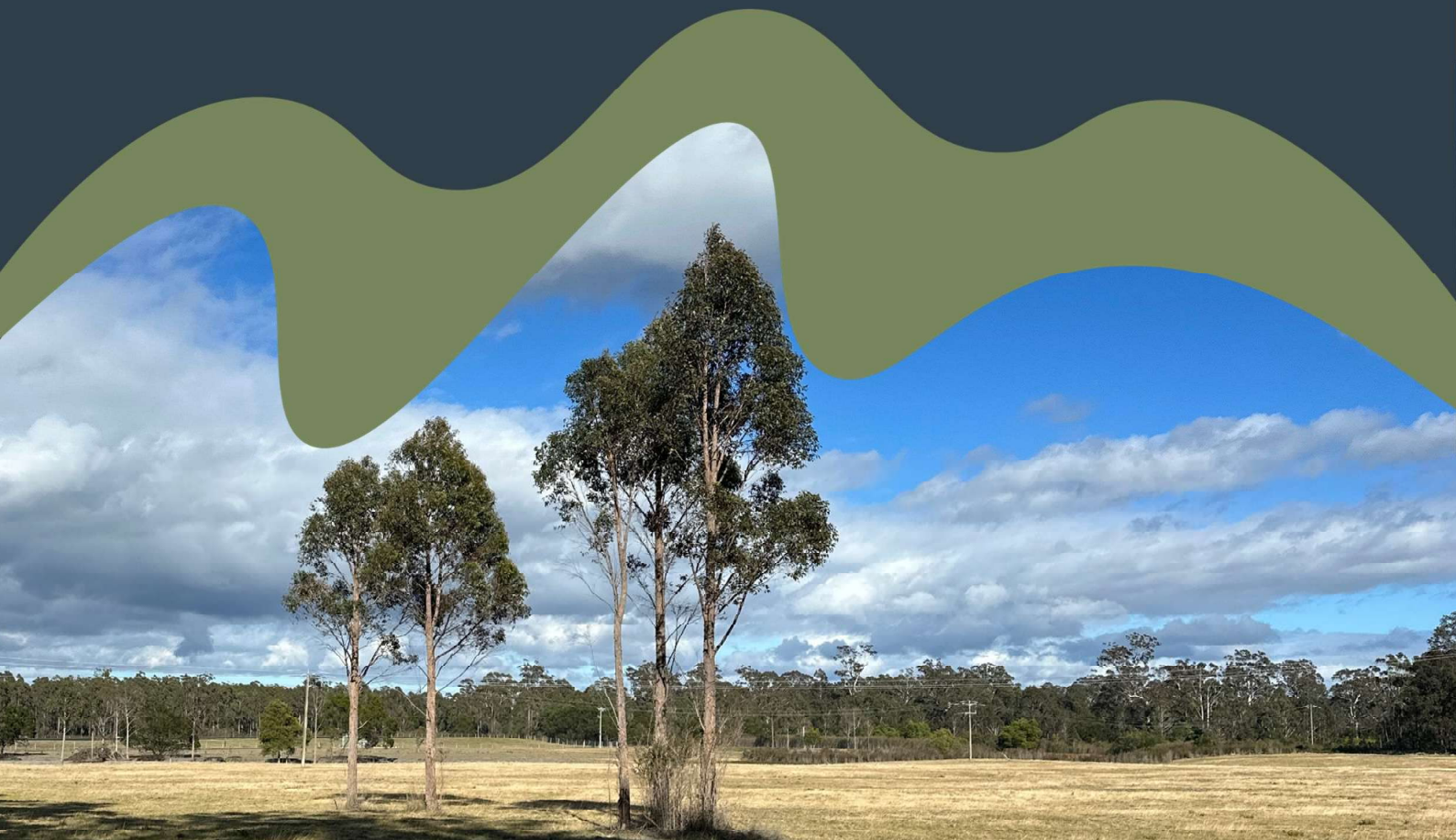
ECOLOGICNRM
ENVIRONMENTAL ASSESSMENT & PLANNING

CANN RIVER WASTE TRANSFER STATION RE-DESIGN

ENVIRONMENTAL ASSESSMENT

Final Report

Prepared for East Gippsland Shire Council
Sept 2026



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EXECUTIVE SUMMARY

East Gippsland Shire Council (EGSC) are proposing to construct a waste transfer station (WTS) at 35 Coast Road approximately 2km southeast of Cann River. An environmental assessment had been conducted by Ecologic NRM in 2025, however the footprint of the WTS then changed, which required a new vegetation survey and desktop assessment. A new entry to the site was proposed due to identification of a culturally sensitive area during a recent cultural heritage assessment. The new entry is located further south in the roadside vegetation between Coast Road and the proposed location of WTS. The area is covered by native forest, which contains a diverse range of native species. The site of the WTS consists predominantly of non-native pasture grasses, with some evidence of clearing of Burgan *Kunzea ericoides* in parts of the area and six White Stringybark *Eucalyptus globoides*.

A planning permit will be required for the removal of 0.15 ha of native vegetation, which includes two patches - one in place of the new site entry and a group of three White Stringybark trees which have been categorized as a patch for the purposes of determining the extent of native vegetation removal. Three individual White Stringybark trees growing in the cleared area are also located within the WTS footprint.

No additional environmental referrals or permits should be required for the works. No significant impacts to any State or Federally listed threatened species are anticipated due to the works or the subsequent operation of the WTS site.

Works contractors will need to ensure compliance with the Wildlife Act 1988 by not deliberately disturbing or injuring wildlife present on the site, particularly Eastern Grey Kangaroo *Macropus giganteus*, Masked Lapwing *Vanellus miles*, Wedge-tailed Eagle *Aquila audax* and Sea Eagle *Haliaeetus leucocephalus* which were observed during the field survey.

1 INTRODUCTION

1.1 Background

East Gippsland Shire Council (EGSC) are proposing to construct a waste transfer station (WTS) at 35 Coast Road in Cann River. The WTS will service the populations of Cann River and surrounding communities and provide facilities for the disposal of domestic waste and recycling, green waste, and metal waste. This report provides updates to a previous report from 2025 and summarizes results form a new field survey that was conducted in August 2026. It also provides results from an updated desktop assessment.

1.2 Site description

The proposed WTS site is located approximately 2km southeast of Cann River on Coast Road just south of the Princes Highway. The site consists of a historically cleared area that appears to undergo regular maintenance to prevent what would otherwise be dense thickets of regenerating Burgan *Kunzea ericoides s.l.* forming. This area will be referred to in the report as the WTS site. A strip of native forest approximately 40m wide runs between Coast Road and the boundary of the site. The new site entry is located approximately 40 m south to the north-western corner of the site (Figure 1).

1.3 Description of works

The updated WTS layout is shown in the design drawings provided in Figure 1. It includes the entire footprint, including the new entry. A new fence will be constructed around the WTS.

2 METHODS

2.1 Desktop assessment

2.1.1 Threatened and protected species

Victorian Biodiversity Atlas (VBA) records for threatened species protected under the FFG and/or EPBC Act were assessed within 5km of the site. The 5km buffer accounted for species that have only been recorded in adjacent areas but could be present in the site, or spatial inaccuracies in the data. This species data was supplemented with species identified using the EPBC Act Protected Matters Search Tool (PMST), i.e., EPBC-listed species not recorded in the VBA but that could potentially be present. The PMST was also used to identify threatened ecological communities and other environmental values present or potentially present within 5km of the works area.

2.1.2 Ecological vegetation classes (EVC) and bioregion

The Department of Energy, Environment and Climate Action's (DEECA) online tool NatureKit was used to identify the bioregion and modelled EVC/s at the project site.

2.1.3 Planning zones and overlays

A Planning Property Report was generated using the Department of Transport and Planning's VicPlan mapping tool.

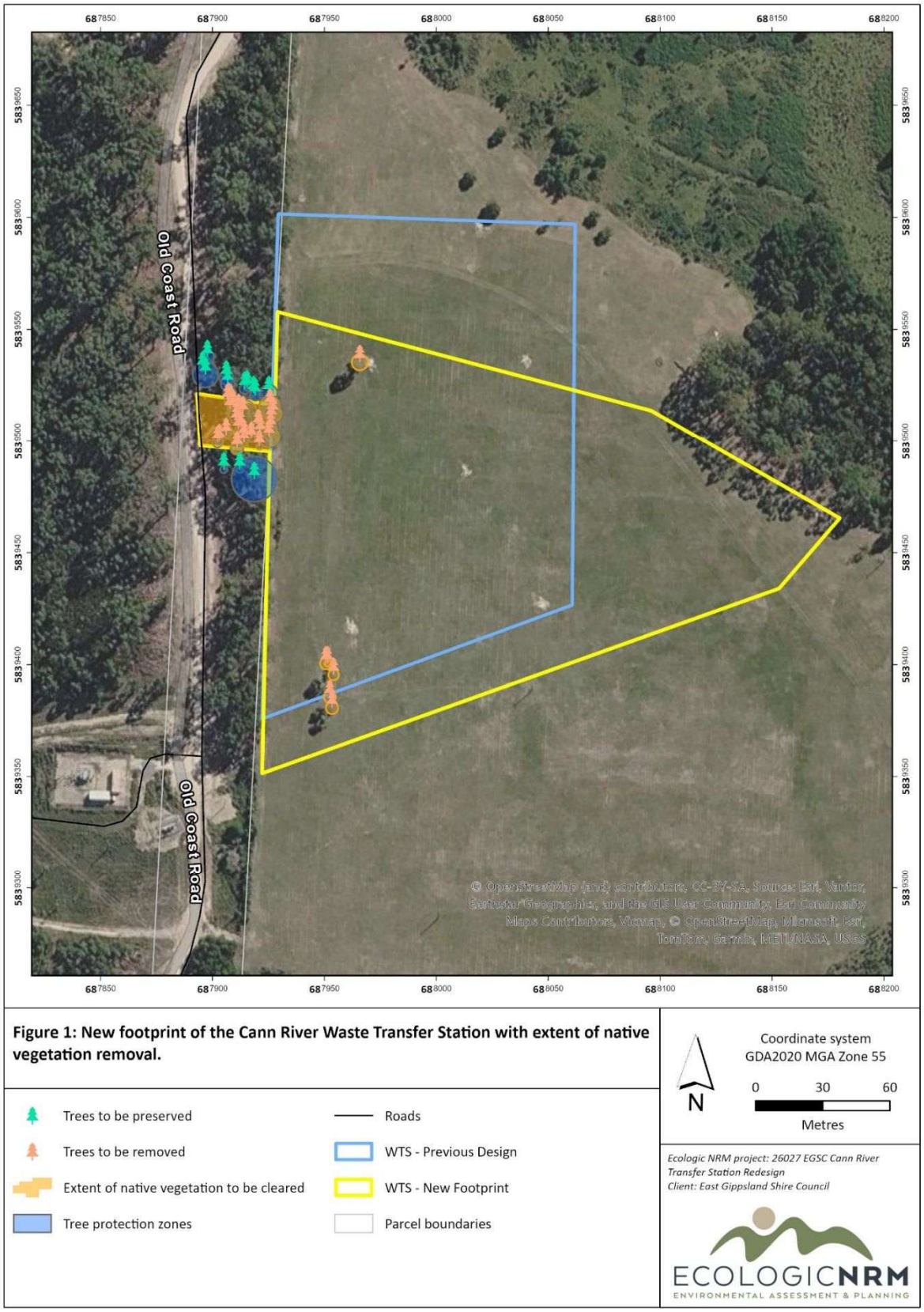


Figure 1 New footprint of the Cann River Waste Transfer Station with extent of native vegetation removal.

2.2 Field survey

Ecologic NRM (Josh Wong, Alena Walmsley, Alina Bright) undertook a field survey on 13th August 2026. Vegetation at the site was assessed to determine which areas met the definition of native vegetation as per the *Guidelines for the removal, destruction and lopping of native vegetation* (DEECA, 2025). All native and introduced species were identified in the updated footprint of the WTS and the site entry. The site entry area (**Plate 1**) was measured out with a 100m tape to ensure that the whole area has been covered.. All native trees within the footprint were measured with diameter tape 1.3m above ground and spatially recorded in Field Maps. Trees within 10m buffer on both sides of the newly proposed entry to the site were also measured and mapped, to allow for potential adjustments in the new entry location.

2.3 Determination of assessment pathway and application requirements

The assessment pathway was determined using DEECA's NVR Map to identify the location category of the proposed native vegetation removal, and the proposed extent (hectares) of native vegetation to be removed.

Background: As per the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) (DEECA, 2025) planning permit applications to remove native vegetation must be assessed under one of three pathways: basic, intermediate, or detailed. The relevant assessment pathway for an application is determined by the extent of native vegetation being removed (including past removal) and the location category (Location 1,2, or 3). The location category reflects the potential risk to biodiversity resulting from a small amount of native vegetation removal in that area. The assessment pathway dictates the level of detail required to accompany a planning permit application for the removal of native vegetation.

2.4 Determination of offset requirements

The offset requirement for this project was determined by creating a GIS spatial layer recording the extent, condition, and other characteristics of native vegetation to be removed. DEECA's NVR Map was used to produce a Native Vegetation Removal Report showing the offset requirement and type, and specifying from what geographical area the offset can be secured.

Background: Offsets are categorised as either *species* or *general* offsets. A species offset is required when the removal of native vegetation has a significant impact on habitat for threatened species. A general offset is required when native vegetation is removed without significant impact on individual species. The size of the required offset is recorded in *species habitat units* (SHU) or *general habitat units* (GHU). Individual large trees are also required to be offset as part of the species or general offset.

2.5 Taxonomy

Common and scientific names for flora and fauna species in this report follow the DEECA *Victorian Biodiversity Atlas* (VBA) checklist. Please note these names are not always consistent with those used in other databases.

2.6 Survey limitations

The following limitations apply to the methodology:

- The vegetation assessment includes only vascular flora; non-vascular flora such as mosses and liverworts were not sampled, nor was aquatic flora.
- Certain flora species are only readily identifiable under specific temporal, environmental or climatic conditions. Field surveys were undertaken in winter and there is the potential that plants which flower outside this period were not detected.
- Mapping of environmental values was undertaken using the Field Map app on a mobile phone. The accuracy of this mapping is therefore limited to the GPS unit and accuracy of aerial imagery, which included Vicmap Basemaps utilised in various DEECA online tools and in-built imagery in Esri ArcGIS Pro.



Plate 1 Proposed new site entry, looking north



Plate 2 Scattered trees and small tree patch in the area of the proposed WTS.

3 SURVEY RESULTS

3.1 Native vegetation description

3.1.1 Ecological vegetation classes and bioregion

The proposed WTS site is within the East Gippsland Lowlands bioregion. Modelled EVC mapping suggests the area once featured Riparian Forest EVC 18 growing along the Cann River, with Lowland Forest EVC 16 in the surrounding area. Other EVCs present in the vicinity included Wet Heathland EVC 8, Damp Forest EVC 29, and small pockets of Warm Temperate Rainforest EVC 32.

The field survey identified the vegetation in the new entry area as Lowland Forest EVC 16.

3.1.2 Vegetation description

A full list of flora species recorded in the new site footprint is provided in Appendix 1.

The area of WTS is predominantly covered in non-native grasses (Sweet Vernal Grass *Anthoxanthum odoratum* and Couch *Cynodon dactylon*), with evidence of some past Burgan *Kunzea ericoides s.l.* clearing. There are six White Stringybark *Eucalyptus globoidea* scattered in the cleared area, three of

which were assessed as individual trees and three were considered as a patch. A small number of native grasses were scattered in the cleared area, mainly close to the edges. *Austrostipa spp.* and *Microlaena stipoides* were the only two native grass species identified.

The roadside vegetation at the location of the new access track consisted of predominantly native species. The dominant canopy species was White Stringybark, no trees with DBH over 70 cm (the large tree benchmark for this EVC) were found within the footprint. One large tree (DBH 107) was found about 12 m south of the new entry (Figure 1), however this tree should not be directly impacted by the proposed works. Several individuals of Black Wattle *Acacia mearnsii* and White Sallow-wattle *Acacia floribunda* were recorded in the understorey as well as Scrub Sheoak *Allocasuarina paludosa*, Hazel Pomaderris *Pomaderris aspera*, Prickly Currant-bush *Coprosma quadrifida*, Elderberry Panax *Polyscias sambuccifolia*, Common Cassinia *Cassinia aculeata subsp. aculeata,* and Lance Beard-heath *Leucopogon affinis*.

Ground cover was dominated by Forest Wire-grass *Tetrarrhena juncea*, Wattle Mat-rush *Lomandra filiformis*, Australian Basket-grass *Oplismenus hirtellus*, Thatch Saw-sedge *Gahnia radula*, with a diversity of herbs such as Shrubby Fireweed *Senecio minimus,* Ivy-leaf Violet *Viola hederacea sensu Thiele & Prober*, Speedwell *Veronica spp*. and several individuals of Small Grass-tree *Xanthorrhoea minor subsp. lutea*. Several vine species were found, such as Dodder-laurel *Cassytha glabella* and *C. pubescens s.s.*, and Wonga Vine *Pandorea pandoreana*. Several pea species were also recorded in the understorey, such as Smooth Parrot-pea *Dillwynia glaberrima* and Blunt Bush-pea *Pultenaea retusa*.

Non-native weeds Blackberry *Rubus fruticosus spp. agg.*, Spear Thistle *Cirsium vulgare* and Flatweed *Hypochaeris radicata* and were also recorded in small numbers throughout the site, mostly near the edges of the forest.

3.2 Threatened species assessment

3.3 Planning and Environment Act 1987

Removal of native vegetation under Clause 52.17 of the East Gippsland Planning Scheme requires a planning permit from the East Gippsland Shire Council in accordance with the *Guidelines for the removal, destruction and lopping of native vegetation* (DEECA, 2025) unless an exemption applies.

EGSC must apply for a planning permit to remove 0.15ha of native vegetation.

3.3.1 Planning Zones and Overlays

Table 1 summarises the planning zones and overlays relevant to the site. A Planning Property Report is provided in 0.

Table 1. Planning Zones and Overlays

Zone/Overlay	Abbreviation	Comments
Farming Zone – Schedule 1	FZ1	Applicable to entire land parcel
Bushfire Management Overlay	BMO	Applicable to entire land parcel
Aboriginal Cultural Heritage		Part of this parcel is an 'area of cultural heritage sensitivity'.

3.3.2 Assessment pathway

The assessment pathway for this project has been identified as basic as per Table 2 based on the extent and location of the proposed native vegetation removal.

Table 2. Assessment pathway

Extent (including any past removal)	Location Category		
	Location 1	Location 2	Location 3
Less than 0.5 hectares and **not** including any large trees	Basic	Intermediate	Detailed
Less than 0.5 hectares and including **one or more** large trees	Intermediate	Intermediate	Detailed
0.5 hectares or more	Detailed	Detailed	Detailed

3.3.3 Topographic and landform information

Table 3 summarises the topographic and land information that addresses Decision Guidelines 2, 3 and 4 in the *Assessor's handbook – Applications to remove, destroy or lop native vegetation* (DEECA, 2025).

Table 3. Topographic and landform information

Value	Site Applicability and Details
Role of native vegetation in protecting water quality, waterways, and riparian ecosystems.	The roadside native vegetation that is to be removed to build entry to the WTS isn't in vicinity of any waterways or riparian ecosystem
Site within 30 metres of wetland or waterway	Site is more than 30 m away from a waterway or wetland.
Prevent land degradation particularly where ground slopes more than 20 percent, on land that is subject to soil erosion or slippage, in harsh environments.	The site is on level ground, no signs of erosion or land degradation have been observed. Proposed works are not anticipated to create erosion or slippage issues.
Preventing adverse effects on groundwater quality.	Construction at the WTS site or limited native vegetation removal along the roadside is not expected to impact groundwater.
Manage native vegetation to preserve identified landscape values.	The removal of a section of native vegetation to provide access to the WTS site should not alter the landscape value of the area. Coast Road still has significant areas of vegetation, and no changes will be visible from the Princes Highway.

3.4 Native vegetation removal

3.4.1 Extent and type of native vegetation removal

The extent of native vegetation removal and relevant exemptions was determined as follows and shown in Figure 1.

- The WTS site is covered predominantly by non-native species and is regularly cleared; therefore no permit is required to remove this vegetation.
- Six regrowing White Stringybark trees will need to be removed from the WTS site.
- Three of these trees have been included as scattered trees for the purposes of determining the extent of native vegetation removal. The trees could be more than 10 years old (DBH 28, 29 and 38 cm) and therefore the 'regrowth' exemption no longer applies.
- Three young White Stringybark trees have been included as a patch for the purposes of determining the extent of native vegetation removal. These trees are growing close together with overlapping driplines (**Plate 2**).
- The vegetation in roughly 20 x 35m area of the new entry has been deemed removed. It is dominated by young White Stringybarks with no trees over 70 cm diameter.
- The 'vehicle access from public roads' exemption has not been applied as the width of clearing will be over 6m.

Table 4. Extent and type of native vegetation removal

Habitat Zone	Zone type	EVC or Species	DBH	Extent of removal (hectares)	Number of large trees
1	Patch	Lowland Forest EVC 16		0.073	0
2	Patch	Lowland Forest EVC 16, 3 White stringybark trees	15, 25, 27	0.006	0
A	Scattered tree	White Stringybark	29	0.019	0
B	Scattered tree	White Stringybark	28	0.031	0
C	Scattered tree	White Stringybark	38	0.02	0
Total	**-**			**0.15**	**0**

3.4.2 Avoid and minimise statement

The proposed WTS site is in a cleared and maintained area with predominantly non-native vegetation, therefore impacts on native vegetation will be minimal. The new site entry will require clearing of a 35 x 20m area of native vegetation but no large trees will be impacted. The current plan also limits disturbance to a site with cultural heritage value, located in the area where site entry was initially planned.

3.4.3 Offset requirement and statement

Table 5. Summary of offset requirements

Offset Type	Offset Amount / Details
General Offset	
General offset amount	0.066 General Habitat Units
Minimum strategic biodiversity value score	0.526
Large trees	0
Vicinity	East Gippsland Catchment Management Authority (EGCMA) or East Gippsland Shire Council

3.4.4 Offset availability and pricing

The required offset is currently available via the Native Vegetation Credit Register (NVCR) from three credit sites as outlined in the report included in **Table 6**. An indicative cost for securing the credits via the NVCR is provided in Table 6 based on median prices for general habitat units in East Gippsland CMA during 2026. This cost excludes GST and brokerage fees.

Table 6. Indicative cost to purchase offset credits

Offset Type	Indicative cost per 1 unit	Indicative cost for this project
General Habitat Units without large trees	$ 98,000 – 146,000	$ 8,052

3.4.5 Non-applicable planning permit application requirements

Table 7 summarises the application requirements for a planning permit to remove native vegetation and identifies which ones are not relevant to the current project and hence have not been addressed in this report.

Table 7. Summary of planning permit application requirements relevant to this project

Number	Application Requirement	Applicable (Y/N)
1	Information about the native vegetation to be removed	3.1.2
2	Topographic and land information relating to the native vegetation to be removed	3.3.3
3	Recent, dated photographs of the native vegetation to be removed	Appendix 3
4	Details of any other native vegetation approved to be removed, or that was removed without the required approvals	n/a
5	An avoid and minimise statement	3.4.2
6	A copy of the Property Vegetation Plan	n/a
7	Written defendable space statement	n/a n/a
8	Native Vegetation Precinct Plan statement	n/a
9	Offset statement	3.4.3
10	Site assessment report of the native vegetation to be removed	n/a
11	Information about impacts to threatened species habitat	n/a

4 REFERENCES

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5 APPENDICES

Appendix 1 Flora species recorded during field surveys

FFG Status: RU = Restricted Use

Taxon ID	Scientific Name	Common Name	FFG Status	EPBC Status
500036	*Acacia floribunda*	White Sallow-wattle		
500056	*Acacia mearnsii*	Black Wattle		
500683	*Allocasuarina paludosa*	Scrub Sheoak		
500236	*Anthoxanthum odoratum*	Sweet Vernal-grass		
509099	*Austrostipa spp.*	Spear Grass		
500440	*Bossiaea prostrata*	Creeping Bossiaea		
508194	*Carex spp.*	Sedge		
500666	*Cassinia aculeata subsp. aculeata*	Common Cassinia		
500671	*Cassytha glabella*	Slender Dodder-laurel		
500674	*Cassytha pubescens s.s.*	Downy Dodder-laurel		
500782	*Cirsium vulgare*	Spear Thistle		
500822	*Coprosma quadrifida*	Prickly Currant-bush		
500907	*Cynodon dactylon*	Couch		
500958	*Dampiera stricta*	Blue Dampiera		
500989	*Daucus glochidiatus*	Australian Carrot		
507392	*Dianella caerulea var. caerulea*	Paroo Lily		
501051	*Dillwynia glaberrima*	Smooth Parrot-pea		
501165	*Epacris impressa*	Common Heath		
500810	*Erigeron sumatrensis*	Tall Fleabane		
501281	*Eucalyptus globoidea*	White Stringybark		
501394	*Gahnia radula*	Thatch Saw-sedge		
503851	*Gonocarpus micranthus*	Creeping Raspwort		
501489	*Gonocarpus tetragynus*	Common Raspwort		
501748	*Hypochaeris radicata*	Flatweed		
501856	*Kunzea ericoides s.l.*	Burgan		
501983	*Leucopogon affinis*	Lance Beard-heath	RU	
502014	*Lindsaea linearis*	Screw Fern	RU	
502042	*Lomandra filiformis*	Wattle Mat-rush		
502046	*Lomandra longifolia*	Spiny-headed Mat-rush		
500223	*Lysimachia arvensis*	Pimpernel		
502179	*Microlaena stipoides var. stipoides*	Weeping Grass		
502220	*Monotoca scoparia*	Prickly Broom-heath	RU	
502349	*Oplismenus hirtellus*	Australian Basket-grass		
508835	*Oxalis spp.*	Wood Sorrel		
502399	*Pandorea pandorana*	Wonga Vine		
502465	*Persoonia linearis*	Narrow-leaf Geebung		
502643	*Polyscias sambucifolia*	Elderberry Panax		

Taxon ID	Scientific Name	Common Name	FFG Status	EPBC Status
502650	*Pomaderris aspera*	Hazel Pomaderris		
502777	*Pteridium esculentum subsp. esculentum*	Austral Bracken		
502870	*Pultenaea retusa*	Blunt Bush-pea		
502952	*Rubus fruticosus spp. agg.*	Blackberry		
503119	*Senecio minimus*	Shrubby Fireweed		
509058	*Senecio spp.*	Groundsel		
503348	*Tetrarrhena juncea*	Forest Wire-grass		
503503	*Veronica calycina*	Hairy Speedwell		
509216	*Veronica spp.*	Speedwell		
505794	*Viola hederacea sensu Thiele & Prober*	Ivy-leaf Violet		
509236	*Wahlenbergia spp.*	Bluebell		
503588	*Xanthorrhoea minor subsp. lutea*	Small Grass-tree	RU	

Appendix 2 Threatened species assessment

FFG/EPBC Status: CR – Critically Endangered; EN – Endangered; VU – Vulnerable

Taxon ID	Scientific Name	Common Name	FFG Status	EPBC Status	Last Record
500476	*Brachyscome riparia*	Snowy River Daisy	EN		1918
501514	*Goodenia stelligera*	Spiked Goodenia	VU		1920
500132	*Adiantum formosum*	Black Stem	CR		1939
503956	*Pterostylis alveata*	Coastal Greenhood	VU		1942
501789	*Isolepis wakefieldiana*	Tufted Club-sedge	EN		1947
506755	*Hampeella alaris*	Arc Moss	EN		1951
13930	*Uperoleia martini*	Martin's Toadlet	EN	EN	1963
10187	*Ardea alba modesta*	Eastern Great Egret	VU		1977
10311	*Pezoporus wallicus*	Ground Parrot	EN		1977
10652	*Stagonopleura guttata*	Diamond Firetail	VU	VU	1977
10217	*Biziura lobata*	Musk Duck	VU		1977
10168	*Gallinago hardwickii*	Latham's Snipe	VU	VU	1977
502647	*Pomaderris andromedifolia subsp. andromedifolia*	Andromeda Pomaderris	EN		1978
501446	*Glossodia minor*	Small Wax-lip Orchid	EN		1980
502785	*Pterostylis baptistii*	King Greenhood	CR		1980
10506	*Pycnoptilus floccosus*	Pilotbird	VU	VU	1984
503090	*Scutellaria mollis*	Soft Skullcap	EN		1985
504796	*Brachyscome salkiniae*	Elegant Daisy	VU		1985
501429	*Geranium neglectum*	Swamp Crane's-bill	EN		1986
12407	*Lissolepis coventryi*	Swamp Skink	EN	EN	1986
504290	*Billardiera scandens s.s.*	Velvet Apple-berry	EN		1989
502655	*Pomaderris discolor*	Eastern Pomaderris	EN		1991
502464	*Persoonia levis*	Smooth Geebung	EN		1991
502732	*Lobelia purpurascens*	Whiteroot	EN		1991
503049	*Schoenus melanostachys*	Black Bog-sedge	VU		1992
500882	*Cryptostylis hunteriana*	Leafless Tongue-orchid	EN	VU	1992
503349	*Tetrarrhena turfosa*	Smooth Rice-grass	EN		1992
10302	*Neophema pulchella*	Turquoise Parrot	VU		1992
10498	*Calamanthus pyrrhopygius*	Chestnut-rumped Heathwren	VU		1992
505772	*Grevillea neurophylla subsp. fluviatilis*	Granite Grevillea	EN		1994
504647	*Craspedia aurantia var. jamesii*	Green Billy-buttons	EN		1995
10519	*Dasyornis brachypterus*	Eastern Bristlebird	CR	EN	1999
11008	*Dasyurus maculatus maculatus*	Spot-tailed Quoll	EN	EN	2000
10253	*Tyto tenebricosa*	Sooty Owl	EN		2002
506286	*Fossombronia alata*	Frillwort	EN		2003
62968	*Morelia spilota spilota*	Diamond Python	CR		2011
11175	*Potorous tridactylus trisulcatus*	Long-nosed Potoroo	VU	VU	2012
504537	*Cycnogeton microtuberosum*	Eastern Water-ribbons	EN		2013

Taxon ID	Scientific Name	Common Name	FFG Status	EPBC Status	Last Record
502229	*Muehlenbeckia gracillima*	Slender Lignum	CR		2016
10220	*Accipiter novaehollandiae*	Grey Goshawk	EN		2018
10334	*Hirundapus caudacutus*	White-throated Needletail	VU	VU	2018
10226	*Haliaeetus leucogaster*	White-bellied Sea-Eagle	EN		2018
500547	*Caladenia tessellata*	Thick-lip Spider-orchid	VU	VU	2020
10248	*Ninox strenua*	Powerful Owl	VU		2020
504715	*Lobelia dentata*	Toothed Lobelia	EN		2020
10250	*Tyto novaehollandiae*	Masked Owl	CR		2020
10268	*Callocephalon fimbriatum*	Gang-gang Cockatoo	EN	EN	2021
11179	*Potorous longipes*	Long-footed Potoroo	EN	EN	2021
501243	*Eucalyptus agglomerata*	Blue-leaf Stringybark	VU		2021
5136	*Ornithorhynchus anatinus*	Platypus	VU		2021
501950	*Gaudium trinervium*	Paperbark Tea-tree	VU		2022
11069	*Sminthopsis leucopus*	White-footed Dunnart	VU		2022
11280	*Pteropus poliocephalus*	Grey-headed Flying-fox	VU	VU	2024
61092	*Isoodon obesulus obesulus*	Southern Brown Bandicoot	EN	EN	2024
61835	*Canis lupus dingo*	Dingo	VU		2024
11136	*Petaurus australis*	Yellow-bellied Glider	VU	VU	2026
12283	*Varanus varius*	Lace Monitor	EN		2026
503010	*Sarcochilus falcatus*	Orange-blossom Orchid	CR		1770
503002	*Samolus valerandi*	Water Pimpernel	VU		1895
500135	*Adriana tomentosa var. tomentosa*	Eastern Bitter-bush	EN		1896
500441	*Bossiaea riparia*	River Leafless Bossiaea	EN		1896
500445	*Botrychium australe*	Austral Moonwort	CR		1896
507765	*Caladenia ancylosa*	Genoa Spider-orchid	CR	CR	
10603	*Anthochaera phrygia*	Regent Honeyeater	CR	CR	
10309	*Lathamus discolor*	Swift Parrot	CR	CR	
10161	*Calidris ferruginea*	Curlew Sandpiper	CR	CR	
10149	*Numenius madagascariensis*	Eastern Curlew	CR	CR	
50120	*Dasyurus maculatus*	Tiger Quoll		EN	
10170	*Rostratula australis*	Australian Painted-snipe	CR	EN	
503378	*Thelymitra matthewsii*	Spiral Sun-orchid	EN	EN	
505084	*Dianella amoena*	Matted Flax-lily	CR	EN	
13042	*Heleioporus australiacus*	Giant Burrowing Frog	CR	EN	
505608	*Astrotricha sp.*	Wingan Star-hair	EN	EN	
1633	*Euastacus bidawalus*	East Gippsland Spiny Crayfish	VU	EN	
10385	*Melanodryas cucullata*	Hooded Robin	VU	EN	
904444	*Calochilus pulchellus*	Pretty Beard-orchid	EN	EN	
11458	*Pseudomys fumeus*	Smoky Mouse	EN	EN	
11133	*Petauroides volans*	Southern Greater Glider	EN	EN	
505092	*Acacia lanigera var. gracilipes*	Woolly Wattle	VU	EN	
10197	*Botaurus poiciloptilus*	Australasian Bittern	CR	EN	

Taxon ID	Scientific Name	Common Name	FFG Status	EPBC Status	Last Record
502654	*Pomaderris cotoneaster*	Cotoneaster Pomaderris	CR	EN	
11438	*Mastacomys fuscus mordicus*	Broad-toothed Rat	VU	EN	
528520	*Galaxias terenasus*	Roundsnout Galaxias	CR	EN	
13936	*Rawlinsonia watsoni*	Watson's Tree Frog	EN	EN	
503623	*Amphibromus fluitans*	River Swamp Wallaby-grass		VU	
4686	*Prototroctes maraena*	Australian Grayling	EN	VU	
60555	*Climacteris picumnus*	Brown Treecreeper		VU	
12683	*Pseudemoia rawlinsoni*	Glossy Grass Skink	EN	VU	
10265	*Calyptorhynchus lathami*	Glossy Black-Cockatoo	VU	VU	
10598	*Grantiella picta*	Painted Honeyeater	VU	VU	
10236	*Falco hypoleucos*	Grey Falcon	VU	VU	
503763	*Xerochrysum palustre*	Swamp Everlasting	CR	VU	
10306	*Neophema chrysostoma*	Blue-winged Parrot		VU	
503389	*Thesium australe*	Austral Toad-flax	EN	VU	
501456	*Glycine latrobeana*	Clover Glycine	VU	VU	
10163	*Calidris acuminata*	Sharp-tailed Sandpiper		VU	
504506	*Prasophyllum spicatum*	Dense Leek-orchid	CR	VU	
504728	*Pterostylis chlorogramma*	Green-striped Greenhood	EN	VU	
13166	*Ranoidea aurea*	Green and Golden Bell Frog		VU	
13207	*Ranoidea raniformis*	Growling Grass Frog	VU	VU	

Appendix 3 Photos of vegetation at the site



Plate 3 New proposed site entry, looking west. White Sallow-wattle flowering in the foreground.



Plate 4 Elderberry panax *Polyscias sambuccifolia*



Plate 5 Scrub She-oak *Allocasuarina paludosa*



Plate 6 Lance Beard-heath *Leucopogon affinis*



Plate 7 Wonga Vine *Pandorea pandorana*

Appendix 4 Planning Property Report

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 02 September 2026 02:53 PM

PROPERTY DETAILS

Lot and Plan Number:	**Lot 2 PS527888**
Address:	**35 COAST ROAD CANN RIVER 3890**
Standard Parcel Identifier (SPI):	**2\PS527888**
Local Government Area (Council):	**EAST GIPPSLAND** www.eastgippsland.vic.gov.au
Council Property Number:	**90073**
Planning Scheme:	**East Gippsland** Planning Scheme - East Gippsland
Directory Reference:	**Vicroads 69 D7**

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Urban Water Corporation:	**East Gippsland Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**AUSNET**

STATE ELECTORATES

Legislative Council:	**EASTERN VICTORIA**
Legislative Assembly:	**GIPPSLAND EAST**

OTHER

Registered Aboriginal Party:	**None**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)

FARMING ZONE - SCHEDULE 1 (FZ1)



FZ - Farming
IN1Z - Industrial 1
PCRZ - Public Conservation and Resource
PPRZ - Public Park and Recreation
PUZ1 - Public Use-Service and Utility
PUZ2 - Public Use-Education
PUZ5 - Public Use-Cemetery/Crematorium
TRZ2 - Principal Road Network
TZ - Township
Water area
Water course

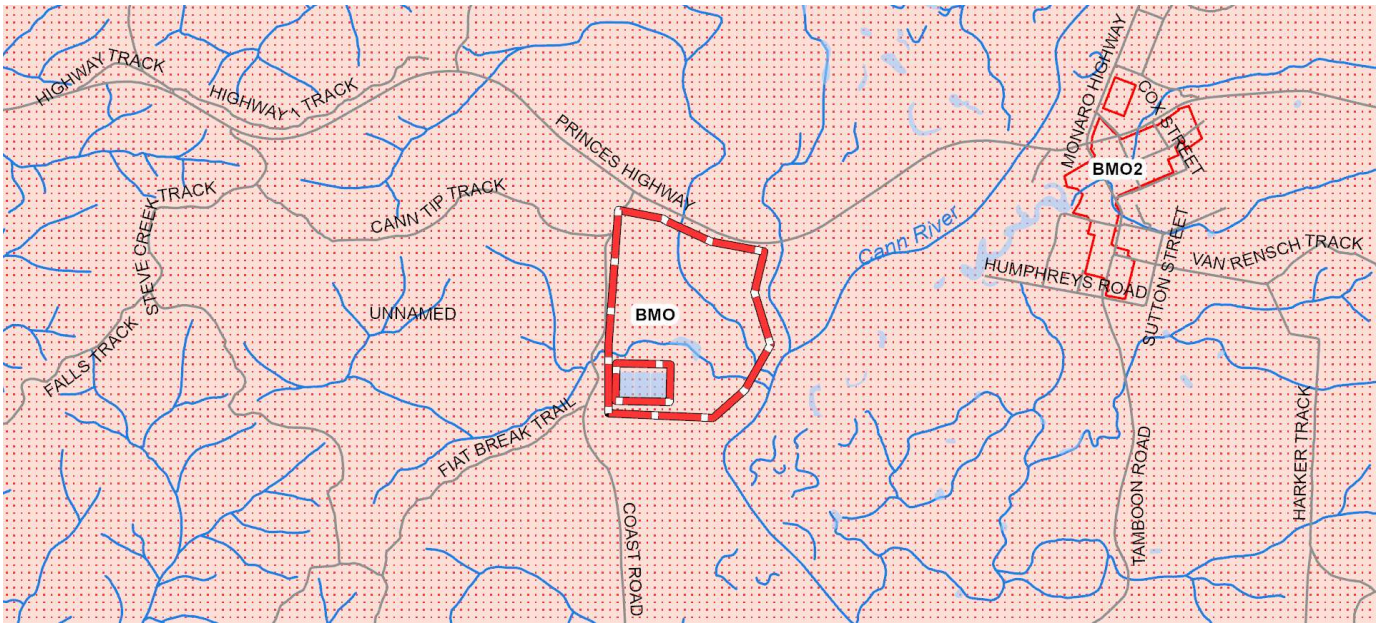
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

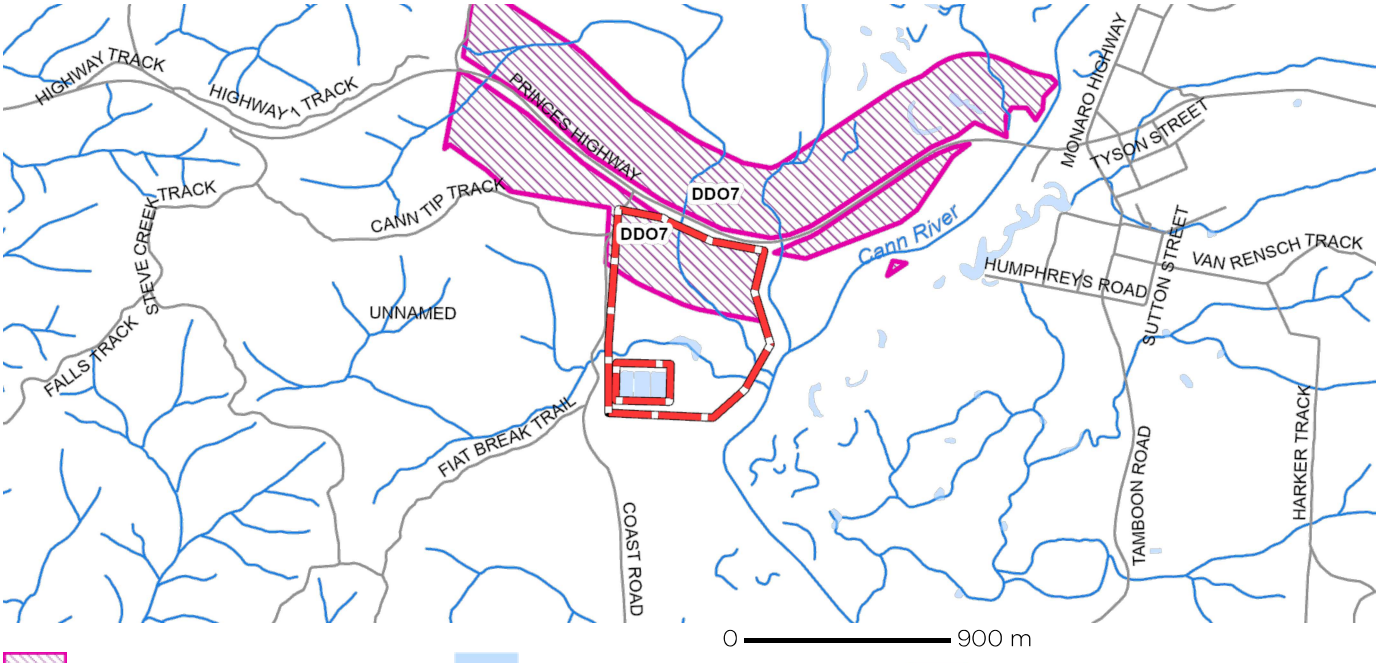


BMO - Bushfire Management Overlay | Water area | Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 7 (DDO7)



DDO - Design and Development Overlay | Water area | Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT

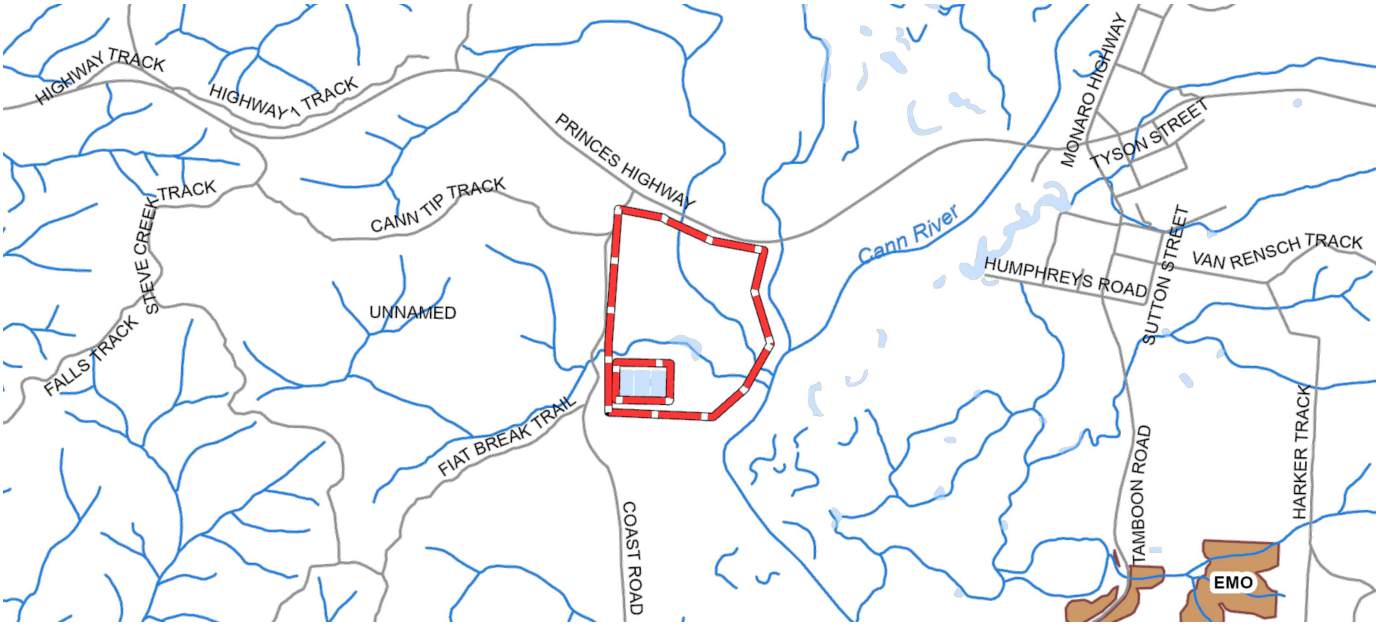
Department of Transport and Planning

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

EROSION MANAGEMENT OVERLAY (EMO)



EMO - Erosion Management Overlay **Water area** **Water course**

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

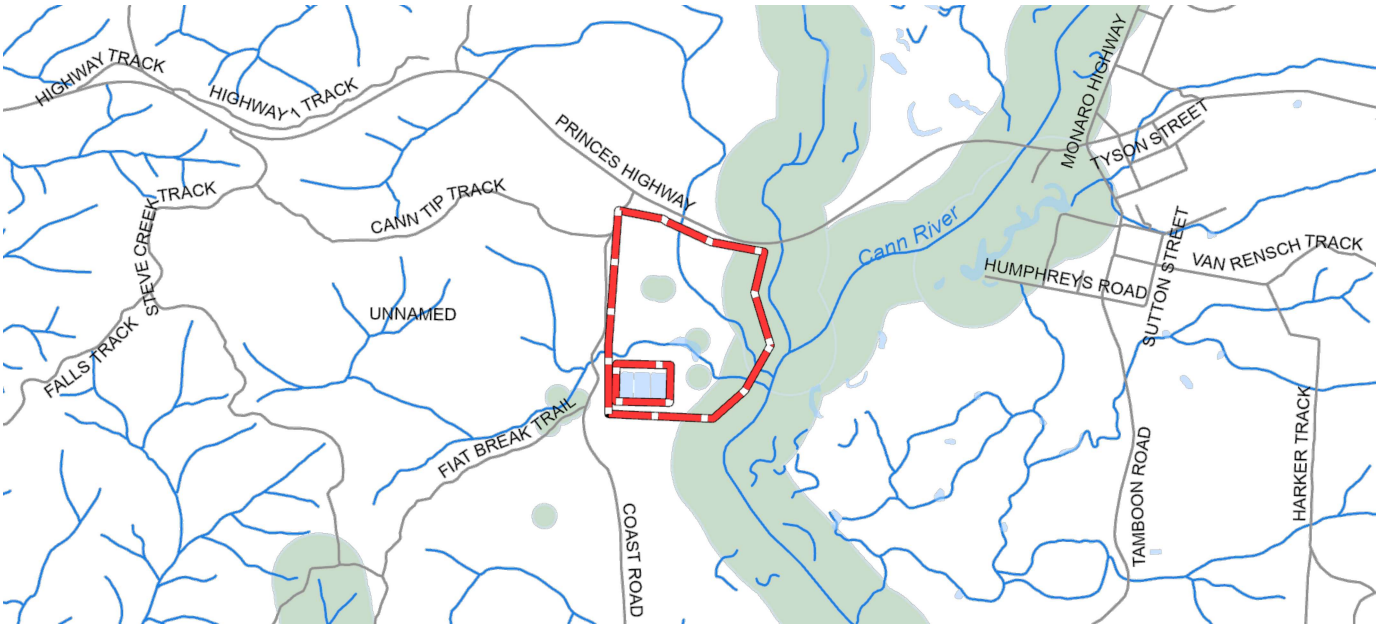
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to https://heritage.achris.vic.gov.au/aavQuestion1.aspx

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here – https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation



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PLANNING PROPERTY REPORT

Department of Transport and Planning

Further Planning Information

Planning scheme data last updated on 28 August 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.
This report provides information about the zone and overlay provisions that apply to the selected land.
Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.***
It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.vic.gov.au/vicplan/

For other information about planning in Victoria visit https://www.planning.vic.gov.au

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PLANNING PROPERTY REPORT

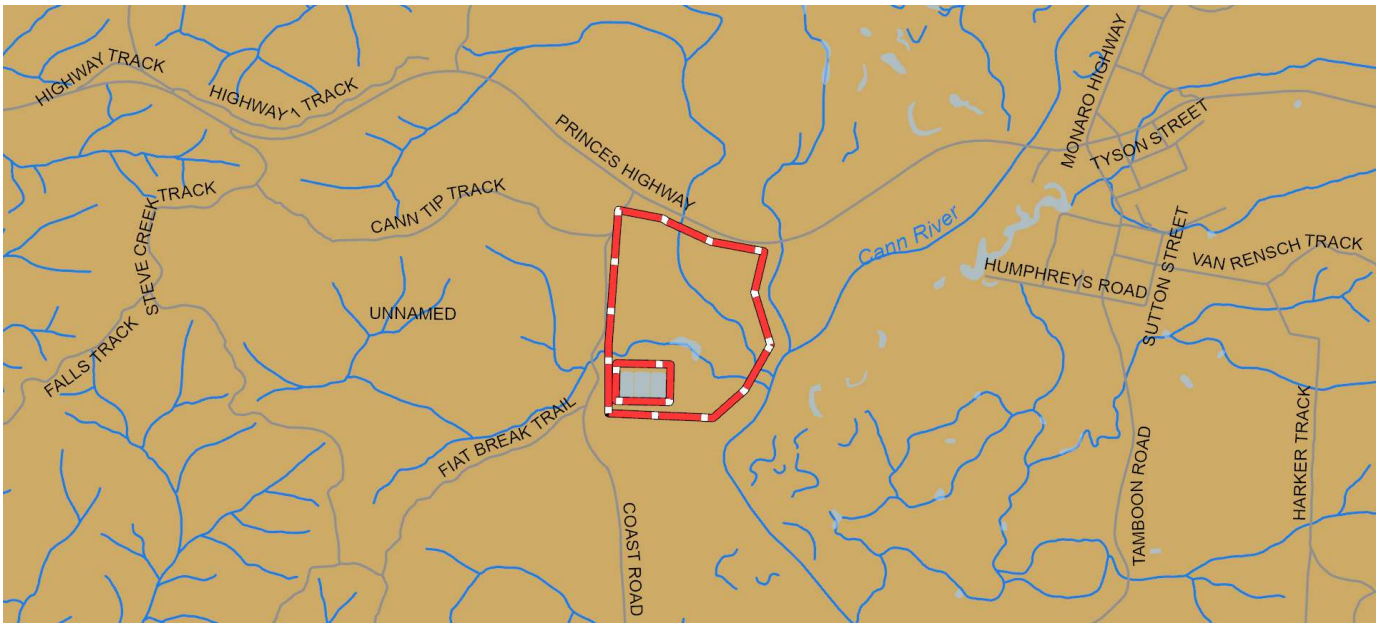
Department of Transport and Planning

Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at https://mapshare.vic.gov.au/vicplan/ or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at https://www.planning.vic.gov.au.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au. For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

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Appendix 5 Native Vegetation Removal Report\

Native Vegetation Removal Report

NVRR ID: 319_20260903_84S

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. Offset requirements have been calculated using modelled condition scores.

Report details

Date created: 03/09/2026

Local Government Area: EAST GIPPSLAND SHIRE

Registered Aboriginal Party:

Coordinates: 149.12785, -37.57231

Address: 35 COAST ROAD CANN RIVER 3890

Regulator Notes

Removal polygons are located:

Summary of native vegetation to be removed

Assessment pathway	**Basic Assessment Pathway**		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) *Includes endangered EVCs (ha): 0*	**0.15**	*Extent of past removal (ha)*	*0*
		Extent of proposed removal - Patches (ha)	*0.079*
		Extent of proposed removal - Scattered Trees (ha)	*0.070*
No. Large Trees proposed to be removed	**0**	*No. Large Patch Trees*	*0*
		No. Large Scattered Trees	*0*
No. Small Scattered Trees	3		

Offset requirements if approval is granted

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

General Offset amount [1]	**0.066 General Habitat Units**
Minimum strategic biodiversity value score [2]	0.526
Large Trees	0
Vicinity	East Gippsland CMA or EAST GIPPSLAND SHIRE LGA

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

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

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

Application requirements

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

Application Requirement 1 - Native vegetation removal information

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

Application Requirement 2 - Topographical and land information

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

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

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

Application Requirement 4 - Past removal

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

Application Requirement 5 - Avoid and minimise statement

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

Application Requirement 6 - Property Vegetation Plan

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

No

Application Requirement 7 - Defendable space statement

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

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

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

Application Requirement 8 - Native Vegetation Precinct Plan

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

Application Requirement 9 - Offset statement

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

Next steps

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

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

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

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

Application Requirement 6 - Property Vegetation Plan

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

Appendix 1: Description of native vegetation to be removed

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

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

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

Native vegetation to be removed

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	**Type**	**DBH (cm)**	**EVC code (modelled)**	**Bioregional conservation status**	**Large Tree(s)**	**Condition score (modelled)**	**Polygon extent (ha)**	**Extent without overlap (ha)**	**SBV score**	**General Habitat Units**
1	Patch	-	EGL_0018	Depleted	-	0.490	0.073	0.073	0.630	0.044
2	Patch	-	EGL_0018	Depleted	-	0.550	0.006	0.006	0.660	0.004
A	Scattered Tree	38	EGL_0018	Depleted	-	0.200	0.031	0.031	0.678	0.008
B	Scattered Tree	29	EGL_0018	Depleted	-	0.200	0.031	0.019	0.690	0.005
C	Scattered Tree	28	EGL_0018	Depleted	-	0.200	0.031	0.020	0.690	0.005

Appendix 2: Images of mapped native vegetation

1. Property in context



Proposed Removal
Property Boundaries

N

200 m

2. Aerial photograph showing mapped native vegetation



Proposed Removal

N

45 m

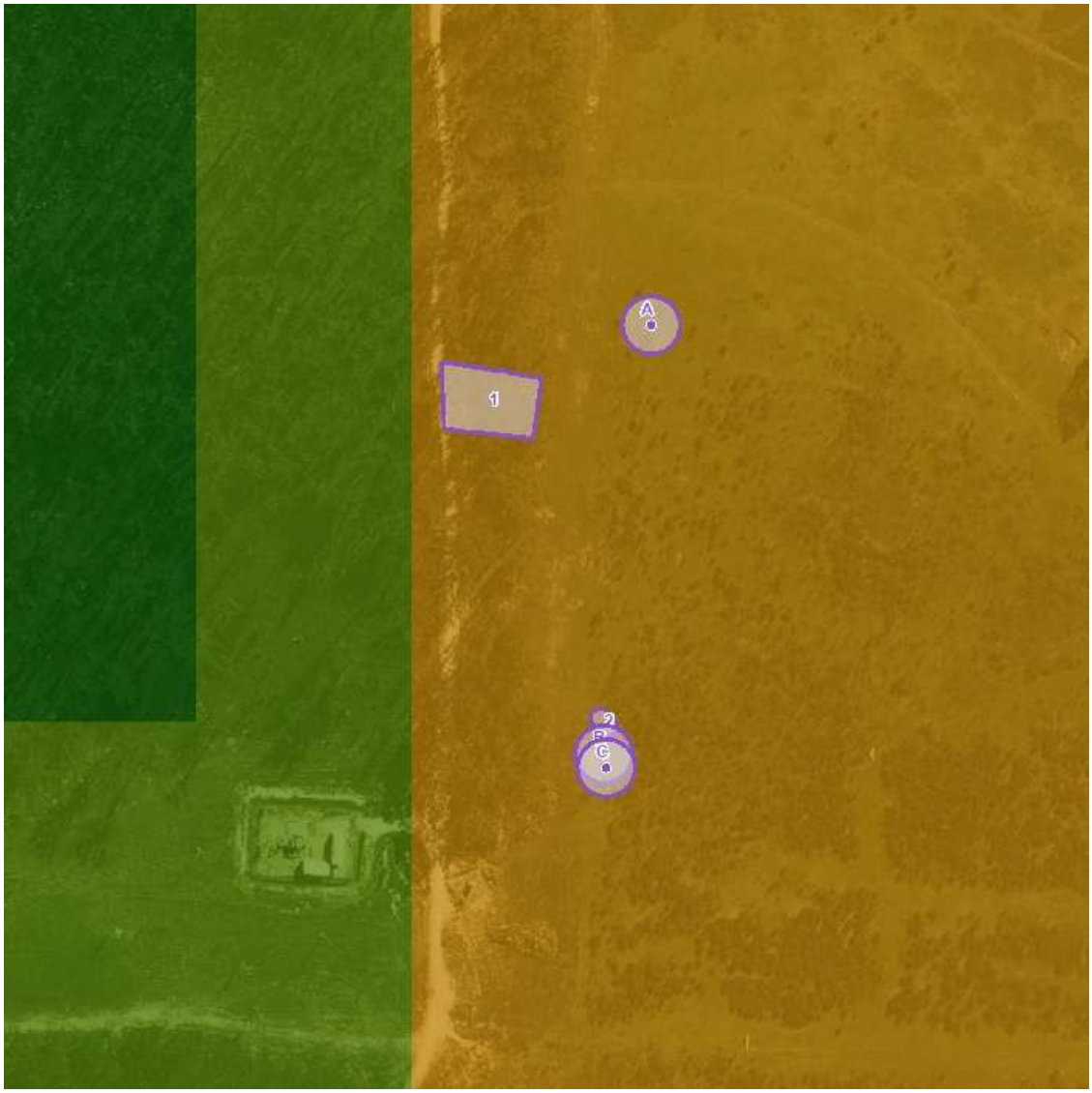
3. Location Risk Map



4. Strategic Biodiversity Value Score Map



5. Condition Score Map



6. Endangered EVCs

Not Applicable

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Appendix 6 Report of available native vegetation credits

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: 03/09/2026 02:24 **Report ID: 37953**

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.066	0.526	0	CMA	East Gippsland

Details of available native vegetation credits on 03 September 2026 02:24

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
VC_CFL-3767_01	0.923	0	East Gippsland	East Gippsland Shire	Yes	Yes	Yes	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

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

Next steps

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

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

Broker contact details

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

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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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