Sustainable
Tree Management
1/33 Colemans Road Carrum Downs Vic 3201

ENVIRONMENTAL IMPACT ASSESSMENT V4
Native Vegetation

Site address
145 Rossiter Road, Koo Wee Rup

Report prepared for
KLM Spatial for Rossiter Road Investments P/L

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Summary of Application Requirements under Basic Assessment Pathway

Table 1. Summary of application requirements for a Permit to remove native vegetation – Basic Assessment Pathway

No.	Application Requirement	Response
1	Information about the native vegetation to be removed, including: • The assessment pathway and reason for the assessment pathway; • Location category of the native vegetation to be removed; • 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.	See Appendix M (NVR Report) Further information can be found within: Sections 5.1-5.3 Sections 5.12.1-5.12.2 Appendices A - D
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.	Details provided in Section 3 and maps located within: Appendices A - D
3	Recent dated photographs of the native vegetation to be removed.	See Appendix J
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.	The client is not aware of any permits or native vegetation removal previously carried out on site. All due diligence checks have been undertaken by Sustainable Tree Management to clarify.
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 focused on areas of native vegetation that have the most value.	Section 7.3
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.
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.	Section 7.4 Report of Available Native Vegetation Credits has been provided in Appendix N, and also as a separate document.

1. Introduction

Sustainable Tree Management was engaged by KLM Spatial (KLMS) for Rossiter Road Investments P/L to prepare an Environmental Impact Assessment (EIA) to determine impacts to native vegetation growing within the subject site known as 145 Rossiter Road, Koo Wee Rup. The development proposal includes a residential subdivision and development of a residential village.

This Environmental Impact Assessment (EIA) V4 has been updated, dated2nd March, 2026, to include an updated Native Vegetation Removal (NVR) Report and Native Vegetation Credit Report (Appendices M & N). Corresponding sections of the Report have been updated including aerial imagery.

As assessment of potential impacts to threatened species of fauna has not been undertaken within this Report. However, the ecological value of vegetation growing within the site and with respect to how it contributes to providing habitat and resources for terrestrial and aquatic faunal species has been considered.

Additional environmental consulting services have been provided by Nature Advisory and Practical Ecology, who have undertaken targeted faunal surveys for the Southern Brown Bandicoot (*Isoodon obesulus obesulus*) and Growling Grass Frog (*Litoria raniformis*), respectively. These investigations informed an EPBC Act referral for the proposal, and the Action has since been approved under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC 2023/09694), subject to conditions governing avoidance, mitigation, habitat establishment and ongoing management of matters of national environmental significance.

Post environmental consultation with STM Senior Arboricultural Consultants and Ecologist, and Ecologists from Nature Advisory and Practical Ecology, Senior KLMS Planners and Engineers have designed a concept which includes proposed Growling Grass Frog Wetlands to the north and south east of the site, and a Southern Brown Bandicoot Corridor to the north of the site.

This Environmental Impact Assessment (EIA) is a formal assessment of the extent and condition of native vegetation within the study area, proposed for removal under the *'Guidelines for the removal, destruction or lopping of native vegetation'* (DELWP, 2020) from here on referred to as '*the Guidelines'.*

This EIA provides comments on implications under *the Guidelines*. Potential impacts on flora matters listed under the Victorian *Flora and Fauna Guarantee (FFG) Act 1988* and the Commonwealth *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* have been considered as part of a review of existing information and field investigation.

2. SCOPE AND REPORT OBJECTIVES

Sustainable Tree Management was engaged by KLM Spatial (KLMS) for Rossiter Road Investments P/L to prepare an EIA on native vegetation growing within the subject site known as 145 Rossiter Road, Koo Wee Rup.

Specifically, this investigation was commissioned to provide information on the extent and condition of native vegetation growing within the study area, which may be impacted upon, according to Victoria's Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017). Potential impacts on flora and/or ecological communities listed under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) and the Flora and Fauna Guarantee Act 1988 (FFG Act) have also been addressed.

The scope of the investigation included:

- Review of existing information on the flora and native vegetation of the study area and surrounds, including:
    - Victorian Biodiversity Atlas administered by the Department of Energy, Environment and Climate Action (DEECA);
    - The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) Protected Matters Search Tool; and
    - DEECA Native Vegetation Removal Map Tool.
- A site survey involving:
    - Characterisation and mapping of native vegetation on the site, as defined in Victoria's Guidelines for the removal, destruction or lopping of native vegetation (the 'Guidelines');
    - An overview of native vegetation growing within the study area, in accordance with the Guidelines, including a scattered tree assessment;
    - Compilation of a flora species list for the site; and
    - Assessment of the likelihood of occurrence of EPBC Act listed flora and vegetation communities on the site.

The technical aspects of this report are divided into the following sections:

Section 3 Provides background summarising the study area.
Section 4 Describes the sources of information, including the methods used for the field and desktop survey.
Section 5 Presents the assessment results, including details of the native vegetation and flora of the study area.
Section 6 Provides details of relevant biodiversity legislation and policy.
Section 7 Provides recommendations regarding best practice mitigation measures.
Section 8 Details the implications of the findings under the relevant legislation and policy.
Section 9 Provides a conclusion based upon the findings of the assessments.

3. Study Area

The study area for this investigation is located at 145 Rossiter Road, Koo Wee Rup. The below MetroMap image, Figure 1, defines the study area and provides an aerial view of vegetation growing within and adjacent to the study area. The site is situated within the Cardinia Shire, 75km to the south east of Greater Melbourne, south of Pakenham South.

Figure 1. Aerial MetroMap imagery of site, dated 12th January, 2026.

The study area is situated within a Neighbourhood Residential Zone (NRZ) – Schedule to the Neighbourhood Residential Zone (NRZ1) of the Cardinia Shire Council (VicPlan, Planning Property Report, dated 9th June, 2023). The study area is bordered by Rossiter Road to the south east, private property to the west and east, and public land to the far east.

The majority of the site comprises introduced pasture grasses and environmental weeds with a cluster of planted trees within the south western corner of the site. Several individual planted trees occur across the site however most of the tree cover has been historically cleared and the land has been used for agricultural purposes.

The north and north eastern boundaries are shrouded by dense scrub, predominantly *Melaleuca ericifolia* (Swamp Paperbark). This vegetation buffers the Bunyip River and Mc Gregor's Drain.

Topographic Information

The natural topography of the land is flat. Four dams are located within the site. A drainage line associated with Bunyip River and Mc Gregor's Drain is running along the northern boundary, extending southwards adjacent to eastern boundary.

4. METHODS

4.1. DESKTOP ASSESSMENT

Relevant literature, online resources and databases were reviewed during a thorough desktop assessment of the study area. The following information resources were viewed in preparation of this report:

- Aerial photography of the site (MetroMap, dated 12th January, 2026);
- Concept Sketch (KLM Spatial, Ref: 10323 CS14, dated 31/07/2023);
- Concept Sketch (KLM Spatial, Ref: 10323 CS21, dated 06/11/2024);
- Open Space Plan (KLM Spatial, Ref: 10323 OS01, dated 7/08/2023;
- Plan of Feature & Levels Survey (Raso Consulting Surveyors, Job Ref: W1405, dated 23/04/2016);
- Targeted Growling Grass Frog Survey (Practical Ecology, dated March 2022);
- Targeted Southern Brown Bandicoot Survey (Nature Advisory, No. 22058 (1.0), dated May 2022);
- VicPlan Property Planning Report - (dated 9th June 2023);
- Cardinia Shire Council Significant Tree Study May 2009 (Volume 2 Tree Assessment Stage 1);
- Cardinia Shire Council Significant Trees – Statement of Significance (Revised January 2021);
- Victorian Biodiversity Atlas (VBA);
- The Commonwealth Department of the Environment (DoEE) Protected Matters Search Tool (PMST) for matters of National Environmental Significance (NES) protected under the Environment
- Protection and Biodiversity Conservation Act 1999 (EPBC Act);
- IUCN – Red List of Threatened Species;
- DEECA Nature Kit map; and
- NVR Map Tool.

Further detail regarding the above databases used to review flora and fauna values within the study site is provided below:

- A property report was obtained from VicPlan (*https://mapshare.maps.vic.gov.au/vicplan/)* and was perused for any relevant vegetation protection overlays applicable to the site;

- The EPBC Act Protected Matters Search Tool was utilised to retrieve a report listing threatened vegetation communities and flora, and the potential to be impacted upon (radius of 5km);

- Threatened ecological communities and species of flora which the EPBC Protected Matters Report identified as potentially being impacted upon, were investigated further to establish the likelihood of their presence and potential to be impacted upon;

- VicFlora was utilised for flora species. The Victorian Biodiversity Atlas (VBA) and NatureKit were accessed to retrieve flora records;

- DEECA Nature Kit mapping and NVR Map tool were utilised to retrieve modelled data for location risk, remnant patches of vegetation, scattered trees, habitat for rare and threatened species and the extent of historic and current EVCs; and

- NatureKit and MetroMap were used to determine the location of nearby patches of significant vegetation, and to investigate the viability of the assessment site to serve as a wildlife corridor.

4.2. Field Assessment

A comprehensive field assessment was undertaken by Rosey Bennett, Sustainable Tree Management's DEECA accredited Senior Ecologist, and Ian Nice, on Thursday 8th June, 2023 to obtain information on flora and fauna values within the study area. The majority of study area was traversed via foot, with all commonly observed vascular flora and fauna species recorded. One (1) patch of native vegetation which may be impacted upon by the future development of the land was identified. The overall condition of vegetation and habitats was noted. The Ecological Vegetation Classes (EVCs) were determined with reference to DELWP pre-1750 and extant EVC mapping (DELWP 2019a), and via onsite analysis of vegetation.

The survey and assessment undertaken of all the study site vegetation was made from a visual inspection from ground level only. No trees were climbed and no samples of soil, plant material or pest and disease infestation (if present) were taken for analysis.

Defects not apparent from this ground-based visual inspection are excluded from the discussion within this report. Additionally, this report is based upon the condition of the vegetation at the time of assessment only.

The site assessment included the following tasks:

- Assessment of the general ecological condition, including the type and condition of native vegetation, weeds and any other disturbance factors;
- Determining the EVCs present within the study area;
- Determination of remnant native vegetation within the study area;
- Vegetation Quality Assessment (VQA) of native vegetation growing within the site, utilising the Habitat Hectares scoring method;
- Identification of native trees and/or native vegetation/understory which may be impacted upon by the proposal; and
- The compilation of a list of vegetation (native and introduced) within the study area.

4.3. Mapping

The location of the identified native vegetation patch was recorded in the field using "Bluebeam Revu" and the Fast Field app provided by Sustainable Tree Management. Post the site inspection, native vegetation patches were then overlaid onto the Habitat Zone & Vegetation Map prepared by Sustainable Tree Management using "Bluebeam Revu", see Appendix A.

QGIS was utilised to prepare a polygon for the removal of one patch of native vegetation removal within the site. Field attributes were assigned to the polygon and the NVR Map Tool.

4.4. Removal, Destruction or Lopping of Native Vegetation (The Guidelines)

Under the Planning and Environment Act 1987, Clause 52.17 of the Cardinia Planning Scheme requires a planning permit to remove, destroy or lop native vegetation. The assessment process for clearing of native vegetation follows the 'Guidelines for the removal, destruction or lopping of native vegetation' (DELWP 2017).

4.4.1 Assessment Pathway

The Guidelines manage the impacts on biodiversity from native vegetation removal using an assessment-based approach. The extent and location are used to determine the risk associated with an application for a permit to remove native vegetation (see Table 2 below). The location category (1, 2 or 3) has been assessed for all areas in Victoria and is available via DELWP's Native Vegetation Information Management (NVIM) tool (DELWP 2020b).

Table 2. Assessment pathways for applications to remove, destroy or lop native vegetation (DELWP, 2017).

Extent		Location		
		1	2	3
Native Vegetation	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

Note: For the purpose of determining the assessment pathway of an application to remove native vegetation, the extent includes any other native vegetation that was permitted to be removed on the same contiguous parcel of land with the same ownership as the native vegetation to be removed, where the removal occurred in the five year period before an application to remove native vegetation is lodged.

4.4.2 Vegetation Assessment

Native vegetation is assessed using two key parameters: extent (in hectares) and condition (see Table 3 below).

Table 3. Determination of a patch of native vegetation (DELWP, 2017).

Category	Definition	Extent	Condition
Patch of native vegetation	An area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native; OR An area with three or more native canopy trees where the drip line of each tree touches the drip line of at least one other tree, forming a continuous canopy; OR any mapped wetland included in the Current Wetlands map, available in DELWP systems and tools.	Measured in hectares (ha). Based on hectare area of the native patch.	Vegetation Quality Assessment Manual (DSE, 2004). Modelled condition for *Current Wetlands.*
Scattered Tree	A native canopy tree that does not form part of a native patch.	Measured in hectares. Each Large scattered tree is assigned an extent of 0.071 hectares (30m diameter). Each Small scattered tree is assigned a default extent of 0.31 hectares (10 metre diameter).	Scattered trees are assigned a default condition score of 0.2 (Outside of a patch).

Notes: Native vegetation is defined in the Victoria Planning Provisions as 'plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses.'

4.5. Limitations

A detailed onsite assessment was undertaken by Rosey Bennett (Senior Ecologist) and Ian Nice from Sustainable Tree Management on Thursday 8th June, 2023. Further surveys at various times throughout the year would possibly result in the identification of additional flora species within the site area which were not visible or identifiable at the time of the site assessment.

Neighbouring vegetation was not included as part of this assessment.

Targeted flora or fauna surveys were not conducted at the site. Tables 9 and 10 (Appendices E & F) record species viewed at the time of the site assessment. Any flora species planted or removed after the assessment cannot be accounted for or described in this report. Any fauna species visible at times other than the assessment time cannot be accounted for or described in this report, other than previously documented sightings, as per the Victorian Biodiversity Atlas (VBA) records.

As instructed by KLM Spatial, faunal species have not been considered further within this report. Nature Advisory have undertaken a Targeted Growling Grass Frog Survey and Practical Ecology have undertaken a Targeted Southern Brown Bandicoot Survey.

5. RESULTS

5.1. Site analysis and condition of vegetation

The assessment at 145 Rossiter Road, Koo Wee Rup revealed the site area has been significantly modified over time, through disturbances including historical clearing, agricultural use, nearby local residential and industrial development, vehicular use, dumping of rubbish, construction of nearby roadways and the introduction of numerous noxious and environmental weed species.

One (1) patch of native vegetation was identified within the study area. This patch was observed growing within a dam situated within the south west corner of the site. Whilst low in species diversity, the patch was found to contain native vegetation consistent with some characteristics of EVC821 Tall Rush.

All trees identified within the study area are planted specimens; some exotics and several Victorian and Australian natives.

Open land within the study area is covered by >90% introduced pasture grasses and exotic weeds and is therefore exempt from requiring a Planning Permit for removal or offsetting under Clause 52.17 of the Cardinia Planning Scheme.

5.2. Ecological Vegetation Classes (EVCs)

The study area is located within the Gippsland Plains Bioregion of Victoria (Figure 2).
NatureKit indicated a small patch of remnant Swamp Scrub (EVC53) may be present within the site. However, one small, modified patch of Tall Rush (EVC821) was identified within one of the dams located within the south western corner of the site.

EVC821 identified within the study area is poorly represented due to the lack of indicator and typical species, low species diversity and high levels of disturbance and introduced weeds.

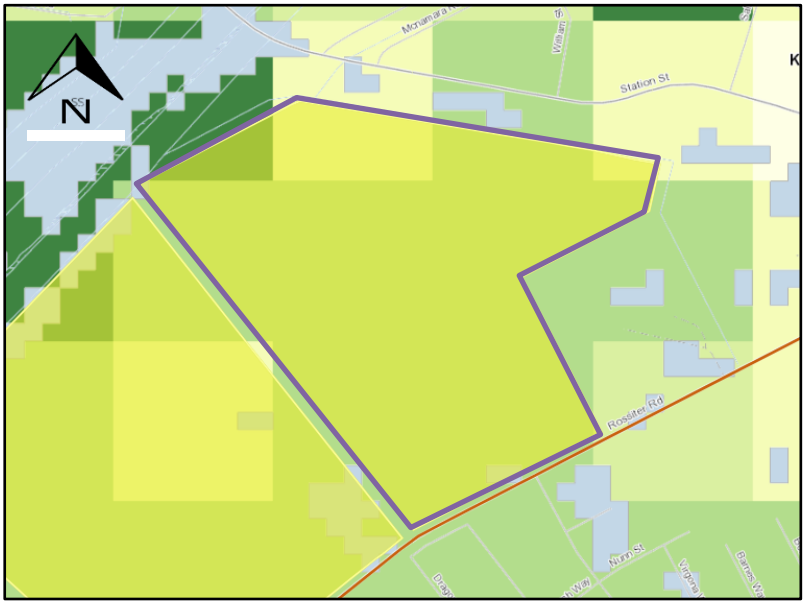

Figure 2. NatureKitv2.0 image depicting 2005 Ecological Vegetation Classes mapped at the assessment site, dated 23/06/2023.

EVC821 – Tall Rush - Gippsland Plain Bioregion – Endangered

Tall Marsh is a treeless EVC, closed to open grassland or sedge land to 3m tall and usually dominated by Common Reed and Cumbungi. It requires shallow water (generally to 1m deep) and can only tolerate low levels of salinity. Small aquatic and semi-aquatic species are found to occur amongst the reeds (DSE, 2004). Additional species commonly found within Tall Marsh – EVC821 include (but are not limited to); *Rumex bidens* (Mud Dock)*, Azolla filiculoides* (Pacific Azolla)*, Triglochin procerum s.l* (Water Ribbons), *Juncus ingens* (Giant Rush) *and Lepilaena cylindrocarpa* (Long-fruit Water-mat).

5.3. Native vegetation patches and scattered tree assessment

Within the study area, one (1) patch of native vegetation was identified. A description is provided below, and photographs are also provided in Appendix J.

No scattered, native trees were observed growing within the study area, as all trees identified within the site have been assessed as planted specimens.

Patch 1A
EVC821 – Tall Marsh – Gippsland Plain Bioregion - 0.025 hectares nominated for removal

This small patch of fragmented native vegetation was located within the south western section of the study area. Patch 1A contained predominantly *Eleocharis sphacelata* (Tall Spike-sedge) and *Juncus pallidus* (Pale Rush) surrounded by numerous introduced weed species. A condition score of 26/100 was assigned to Patch 1A. The corresponding Habitat Hectare Assessment can be found in Appendix G. The patch has been nominated for removal.

5.4. Introduced vegetation

The majority of the site is dominated by exotic weeds including pasture grasses, environmental, noxious and woody weeds. Species observed (but were not limited to) included *Cirsium vulgare* (Spear Thistle), *Dactylis glomerata* (Orchard Grass), *Rubus fruitcosis L.agg* (Blackberry), *Oxalis pes-caprae* (Soursob), *Vicia sativa* (Common Vetch), *Sonchus oleraceus* (Common Sow-thistle), *Paspalum distichum* (Water Couch), *Plantago lanceolata* (Ribwort Plantain) and *Holcus lanatus* (Yorkshire Fog).

A comprehensive list of weeds, (all floral species) can be found within Appendix E. Several images containing weeds observed within the study area can be found in Appendix L.

5.5. Assessed Trees

A preliminary investigation was conducted to assess trees on site that may potentially be impacted or removed due to the proposed development. This inventory involved identifying the species and mapping the locations of these trees. The specific locations of these trees can be found within the Habitat Zone & Vegetation Map (Appendix A) and the Tree Location Plan (Appendix B).

Tree species observed on the site included; Southern Mahogany (*Eucalyptus botryoides*), River Red Gum (*Eucalyptus camaldulensis*), Drooping Sheoak (*Allocasuarina verticillata*), Monterey Cypress (*Cupressus macrocarpa*), Prickly Paperbark (*Melaleuca styphelioides*), Pepper Tree (*Schinus molle*), Field Elm (*Ulmus minor*) and Desert Ash (*Fraxinus angustifolia*).

It should be noted that the native Victorian trees observed growing within the site, were assessed as planted specimens due to their uniform growing locations (rows) and/or their growing location outside of their natural range. The remaining trees on the site consist of exotic species and Australian native species.

5.6. Flora Survey

A total of 60 flora species were observed within the study area including 2 indigenous species, some Victorian and Australian natives (planted) with the remainder being exotic in origin. Appendix E lists all flora observed during the site assessment.

5.7. Environmental Significance Within Landscape

According to the EPBC Act Protected Matters Search Tool (PMST), the study area at 145 Rossiter Road, Koo Wee Rup is located within 5km of RAMSAR listed wetlands (wetlands of international significance) – Westernport Bay.

At a site level, vegetation growing within the assessment area was found to hold low ecological value due to the presence of introduced weeds, lack of native vegetation, fragmented and highly disturbed nature of the site. Nearby land which has been previously/historically cleared for agricultural, industrial, and residential purposes, has broken the continuity of native vegetation within the area on a broader/landscape scale. Over time this has increased the edge effects of existing vegetation. Vegetation observed within study area is likely to provide minor ecological value in terms of habitat, resources, and some connectivity to nearby habitat for native fauna species, primarily due to the small patch size and the abundance of weeds.

However, bordering the north and north east of the study area, dense scrub associated with the Bunyip River and Mc Gregor Drain is of high significance. This section of the site will be preserved and designated as a dedicated Southern Brown Bandicoot corridor, ensuring the protection and conservation of this important habitat. This measure will aim to safeguard the local bandicoot population by providing a secure passage and suitable environment for their dispersal and survival.

Furthermore, with reference to Nature Advisory's Growling Grass Targeted Survey, dated March 2022, the threatened species has been recorded on site, associated with at least one of the dams to the south of the site.

The native vegetation within the assessment area contains limited ecological values, however broadly, these include:

- Presence of an Endangered EVC in the Gippsland Plains Bioregion; and
- Some connectivity and linkages (wildlife corridor) to locally occurring and threatened species (Southern Brown Bandicoot and Growling Grass Frog) within the local Koo Wee Rup area.

It should be noted that even small, isolated patches of native vegetation, can act as 'stepping stones' for wildlife moving across a broader landscape, helping to maintain ecological connectivity and promoting gene flow among populations.

Planted native vegetation growing within the site is of low to moderate ecological value and likely provides linkages of habitat and resources to the following nearby parks and reserves:

- Densely vegetated area - within 0.1km (adjacent to the northern boundary)
- Koo Wee Rup Regional Park - Located approximately 2.5km southeast of the site;
- Koo Wee Rup Swamp Reserve - Situated about 3.8km east of the site; and
- Tooradin-Dalmore Reserve – Located approximately 4.7km southwest of the site.

According to the EPBC Act Protected Matters Search Tool, the study area is located within the feature area of RAMSAR Listed Wetlands (Wetlands of International Significance). The study area at 145 Rossiter Road, Koo Wee Rup is located within 5km of RAMSAR listed wetlands (wetlands of international significance) – Westernport Bay.

Threatened ecological communities and species of flora which are protected under the *EPBC Act* 1999, which have the potential to be impacted upon, according to the *EPBC Act* 1999, Flora and Fauna Guarantee (FFG) Act 1988 are detailed in the series of tables in Appendix J – Table 12 through to Table 14. These comprehensive lists include species which have been recorded historically (post 1760) within a 5km radius of the study area.

The likelihood of impact to each of the threatened communities and species of flora has also been assessed. The determination has been based upon desktop research and in field analysis.

5.8. Flora

The VBA contains records of 6 nationally and state significant flora species previously and historically recorded within 5km of the study area (post 1760). See Appendix I, Figure 5.

No nationally or state significant rare or threatened flora species were detected during the recent site assessment. Due to the modified and disturbed native vegetation within the study area, the small patch size and high degree of weed invasion, the likelihood of rare or threatened flora persisting onsite is low.

The proposal is therefore deemed unlikely to impact upon any nationally or state wide significant flora species.

5.9. FAUNA

Targeted fauna assessments for Growling Grass Frog (*Litoria raniformis*) and Southern Brown Bandicoot (*Isoodon obesulus obesulus*) have been undertaken separately by suitably qualified ecologists (*Practical Ecology* and *Nature Advisory*) to inform Commonwealth assessment under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

An EPBC Act referral (EPBC 2023/09694) was submitted for the Action, and on 21 October 2025 the Australian Government approved the Action under sections 18 and 18A of the EPBC Act (Listed Threatened Species and Communities), subject to conditions.

Potential impacts to Growling Grass Frog and Southern Brown Bandicoot are therefore regulated through the approved EPBC Act conditions and the associated Environmental Management Plan (EMP), including requirements for habitat establishment, corridor protection, monitoring and long-term management.

Accordingly, this Environmental Impact Assessment does not further assess fauna impacts, as these matters have been addressed and authorised under the EPBC Act approval framework. Native vegetation removal and construction activities within the site must be undertaken in accordance with the approved EPBC conditions and EMP.

5.10. COMMUNITIES

Two (2) nationally listed ecological communities are predicted to occur within 5km of the study area according to the EPBC Act Protected Matters Search Tool:

- Natural Damp Grassland of the Victorian Coastal Plains; and
- Subtropical and Temperate Coastal Saltmarsh

However, vegetation within the study area does not meet the condition thresholds that define any national or state-significant communities. This is due to the small patch size, absence of key indicator species, low diversity of native flora and extreme weed cover within the study area. See Appendix I, Table 12 for further detail.

5.11. THREATENING PROCESSES – FFG ACT 1988

The below threatening processes as determined by the *Flora and Fauna Guarantee Act 1988* (FFG) have been identified and should be considered:

- *Invasion of native vegetation by environmental weeds;*
- *Invasion of native vegetation by Rubus fruiticosis* L. agg;
- *Habitat fragmentation as a threatening process for fauna in Victoria;*
- *Predation of native wildlife by the introduced red fox Vulpes vulpes;*
- *Predation of native wildlife by the cat Felis catus; and*
- *Reduction in biomass and biodiversity of native vegetation through grazing by the rabbit Oryctolagus cuniculus*

An overview of preliminary methods to mitigate threatening processes is detailed in Section 7.2.

5.12. Native Vegetation Removal (The Guidelines)

The below clearing proposal is based upon the current proposed development plans for 145 Rossiter Road, Koo Wee Rup.

5.12.1 Vegetation proposed for removal

The study area is within Location 1, with 0.025 hectares of native vegetation proposed to be removed and 0 large trees. As such, the Permit application falls under the Basic Assessment Pathway, see Table 4 below.

Table 4. Summary of Native Vegetation Removal (the Guidelines).

Assessment pathway	**Basic**
Total Extent (past and proposed) (ha)	**0.025 ha**
Extent of past removal (ha)	**0.0 ha**
Extent of proposed removal (ha)	**0.025 ha**
EVC Conservation Status of vegetation to be removed	**Endangered Ecological Vegetation Class**
Large Trees (no.)	**0**
Location Category	**1**

5.12.2 Offset Requirements

The offset requirement for native vegetation removal is 0.007 General Habitat Units (GHU) and 0 Large Trees.

A summary of proposed vegetation losses and associated offset requirements is presented in Table 5 below and the Native Vegetation Removal (NVR) Report is presented in Appendix M.

Table 5. Summary of Offset requirements.

General Offsets Required	**0.007 General Habitat Units**
Large Trees	**0**
Vicinity (catchment / LGA)	**Melbourne Water CMA / Cardinia Shire Council**
Minimum Strategic Biodiversity Value*	**0.3520**

Note: GHU – General Habitat Units; *The minimum Strategic Biodiversity Value is 80% of the weighted average score across habitat zones where a General Offset is required.

6. BIODIVERSITY LEGISLATION AND POLICY

6.1. Environment Protection and Biodiversity Conservation Act 1999

Under the Environment Protection and Biodiversity Conservation Act 1999, an action requires approval from the Commonwealth Environment Minister where it has, will have, or is likely to have a significant impact on a matter of national environmental significance.

The proposed Action at 145 Rossiter Road, Koo Wee Rup was referred under the EPBC Act and subsequently approved on 21 October 2025 (EPBC 2023/09694) for impacts to Listed Threatened Species and Communities (sections 18 and 18A). The approval applies until 31 December 2045 and is subject to detailed conditions relating to avoidance, mitigation, habitat establishment, monitoring and ongoing management.

No EPBC-listed threatened flora species or threatened ecological communities were recorded within the study area, and the proposal is not expected to result in significant impacts to EPBC-listed flora.

Impacts to EPBC-listed fauna species, including Growling Grass Frog and Southern Brown Bandicoot, are authorised and managed through the Commonwealth approval and associated Environmental Management Plan. As such, EPBC Act requirements relevant to fauna have been satisfied at the Commonwealth level and are not further assessed within this EIA, which focuses on native vegetation implications under Victorian legislation.

6.2. Flora and Fauna Guarantee Act 1988 (Victoria)

The primary objective of the *Flora and Fauna Guarantee Act 1988* is to prevent the extinction of all biota and ecological communities. Under the Act, a Permit is required to remove or impact the following items on public land:

- threatened flora and fauna species;
- threatened ecological communities and
- protected flora.

The FFG Act 1998 also provides for the use of Interim Conservation Orders (ICOs) for the urgent protection of a critical habitat of a listed threatened species and community, which can be applied to both public and private land.

No FFG Act flora species were recorded within the study area. The proposal is not expected to impact upon any statewide protected floral species.

FFG Act Listed faunal species have not been further considered within this report upon direction from KLM Spatial.

6.3. Planning and Environment Act 1987

The *Planning and Environment Act 1987* controls the planning and development of land in Victoria and provides for the development of planning schemes across all municipalities. Standard sections are contained in all planning schemes – of the Victorian Planning Provisions (VPP). Of particular relevance to development proposals are the native vegetation provisions, which are contained in several sections of the State sections of all Planning Schemes and may also be included in the local section (zoning and overlays). Clause 52.17 requires a planning permit to remove, destroy or lop native vegetation, including dead native vegetation, however certain exemptions may apply. Decision guidelines are contained in Clause 52.17-5. The planning scheme defines 'native vegetation' as *"Plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses"* (Clause 72).

6.3.1 Local Planning Schemes – Cardinia Shire Council

The study area is located within the Cardinia Shire Council municipality. The following zoning Is applicable to the site:

- Neighbourhood Residential Zone (NRZ) – Schedule to the Neighbourhood Residential Zone (NRZ1)

6.3.2 The Cardinia Significant Tree Register

The following documentation pertaining to the Cardinia Significant Tree Register have been checked to ensure no trees growing within the study area are listed and considered significant:

- Significant Tree Study Volume 2 (May 2009); and
- Significant Trees – Statement of Significance (Revised January 2021).

6.3.3 Vic guidelines for the removal, destruction and lopping of native vegetation

Sustainable Tree Management assesses all native vegetation in accordance with *'Victoria's Guidelines for the removal, destruction and lopping of native vegetation*', (hereafter *the Guidelines*).

Clause 52.17 and the Guidelines defines how native vegetation removal is assessed and offset in Victoria. The Guidelines form part of all Victorian Planning Schemes are set out to describe the application of Victoria's state-wide policy in relation to assessing and compensating for the removal of native vegetation, including the assessment of impacts and the calculation of offsets. Unless exemptions apply, the Guidelines must be applied when a permit is required to remove native vegetation under Clause 52.17 of the relevant Planning Scheme, see Figure 3 below.

52.17-5 **Offset requirements**
12/12/2017
VC138

If a permit is required to remove, destroy or lop native vegetation, the biodiversity impacts from the removal, destruction or lopping of native vegetation must be offset, in accordance with the *Guidelines*. The conditions on the permit for the removal, destruction or lopping of native vegetation must specify the offset requirement and the timing to secure the offset.

Figure 3. Extract: page 610 Victoria Planning Provisions – Planning Scheme

6.3.4 The Three-Step Approach

When planning to remove any native vegetation, the 'three-step approach', as set out by DELWP in *the Guidelines* must be adhered to. This policy is in place to mitigate damage caused to native vegetation by clearing and construction.

1) AVOID - In line with this approach, it is firstly recommended that the plans for the proposed structure are re-assessed to determine if alterations in design and placement are possible, such that removal of any native vegetation is not required, incorporating native vegetation into the design if possible OR an alternative location/site be considered which would not require the removal of any native vegetation.

2) MINIMISE - If the recommendations in Point 1 are not possible, it is advised that all possible ways to reduce any modification to native vegetation are considered. This may include redesigning of proposed structures and/or selecting a site which has native vegetation of lesser quality than the proposed patch.

3) OFFSET – If avoiding or minimising removal of native vegetation is not possible, an offset must be provided to compensate for the losses. An offset strategy must also be included with an application to remove vegetation.

6.3.5 Implications

The study area is within Location 1, with 0.025 hectares of native vegetation proposed to be removed and 0 large trees. As such, the permit application falls under the Basic assessment pathway.

The offset requirement for native vegetation removal is 0.007 General Habitat Units (GHU) and 0 Large Trees.

A Planning Permit is required to remove, destroy or lop any native vegetation under Clause 52.17 of the Cardinia Planning Scheme.

6.4. Catchment and Land Protection Act 1994 (Victoria)

The Catchment and Land Protection Act 1994 (CaLP Act) intends to manage land degradation including detrimental environmental or economic impacts of declared noxious weeds and pest animals.

Declared noxious weeds are categorised into four groups depending on their known and potential impact within each region. These categories are as follows:

- State Prohibited Weeds (S) are either currently absent in Victoria or are restricted enough to be eradicated. The Victorian Government is responsible for their control.
- Regionally Prohibited Weeds (P) in the Port Phillip Catchment Management Authority (CMA) area are not necessarily widespread but have the potential to become so. Weeds that meet

this criteria may be eradicated from the region. It is the responsibility of the land owner to control these weeds on their land but not on adjacent roadside reserves.

- Regionally controlled weeds (C) are usually widespread but it is important to ensure prevention of further spread. The landowner is responsible for controlling these weeds on their property and on adjacent roadside reserves.
- Restricted Weeds (R) include plants that pose an unacceptable risk of spreading within the state or to other Australian states and are considered to be a serious threat to Primary Production, Crown Land, the environment and or community health. Trade in these weeds and their propagules in any form is strictly prohibited.

Table 6 below details any declared noxious weeds located within the study area.

Table 6. Declared noxious weeds recorded within the study area.

Scientific name	Common name	Control Category
Crataegus monogyna Jacq.	Hawthorn	Regionally Controlled
Oxalis pes-caprae L.	Soursob	Restricted
Cirsium vulgare	Spear Thistle	Regionally Controlled
Rosa rubiginosa	Sweet Briar	Regionally Controlled
Rubus fruiticosis L. *agg*	Blackberry	Regionally Controlled
Watsonia meriana var. bulbillifera	Wild Watsonia	Regionally Controlled
Lycium ferocissimum	African Box-thorn	Regionally Controlled

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

7. MITIGATION MEASURES AND RECOMMENDATIONS

7.1. BEST PRACTICE MITIGATION MEASURES

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

- The proponent should engage with Nature Advisory and/or Practical Ecology prior to commencing native vegetation removal proposed within the site. This will ensure adherence to best ecological practices, mitigating impacts to the Growling Grass Frog, whilst complying with necessary requirements under the EPBC Act.

- Minimise impacts to native vegetation and habitats through construction and micro-siting techniques, including fencing retained areas of native vegetation. These areas nominated for retention must be clearly identifiable as 'No Go Zones' with appropriate signage installed;

- Regular monitoring of the condition of protected flora and fauna habitat sites within 'No Go Zones' and protective measures at the site should be undertaken every 7 days;

- Soil disturbance should be avoided or kept to a minimum to avoid and minimise impacts to fauna habitats;

- Prior to removing any vegetation or habitat, the Project Manager must arrange an onsite inspection with the relevant authorities. This important step will identify trees/vegetation or habitat to be removed. Any vegetation or habitat removal must be in accordance with endorsed plans and relevant permits.

- Plant, equipment, material or debris must not be placed or stored within the limit of the root zone of the tree or vegetation to be retained.

- All contractors must be made aware of ecologically sensitive areas to stop 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 during construction activities (DSE, 2011). A TPZ applies to a tree and is a specific area above and below the ground, with a radius 12 x the DBH. At a minimum standard a TPZ should consider the following:

    - A TPZ of trees is a radius no less than two metres or greater than 15 metres;
    - Construction, related activities and encroachment (i.e. earthworks such as trenching that disturb the root zone) should ideally be excluded from the TPZ;
    - Where encroachment exceeds 10% of the total area of the TPZ, the tree should be considered as lost and offset accordingly;
    - 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.

- Construction stockpiles and machinery and any other infrastructure must be placed away from areas supporting native vegetation;

- Ensure that best practice sedimentation and pollution control measures are undertaken at all times, in accordance with Environment Protection Authority guidelines (EPA 1991; EPA 1996; Victorian Stormwater Committee 1999) to prevent offsite impacts to waterways/stormwater drains;

- Indigenous flora provides valuable habitat for indigenous fauna. Should a landscape plan be required, indigenous species should ideally be sourced locally;

- Weed management strategies must be implemented to ensure existing weed populations do not proliferate because of any works conducted on site. The control of Weeds of National Significance and noxious weeds must be managed in accordance with legislative requirements and recommendations.

7.2. Recommendations to Mitigate potentially threatening processes

It is recommended that to mitigate potentially threatening processes which have been identified as possible at the proposed site, the following measures are implemented, see Table 7 below:

Table 7. Summary of potentially threatening processes and appropriate mitigation measures to be undertaken.

Potentially Threatening Process	Mitigation measures
Invasion of native vegetation by environmental weeds	▪ Ensure measures to control and eradicate environmental weeds are undertaken; ▪ Ensure appropriate measures are taken to remove and dispose of weed species during clearance of the site; and ▪ Ensure appropriate measures are undertaken to mitigate the spread of weed species by machinery and vehicles on site.
Invasion of native vegetation by *Rubus fruiticosis* L. agg	▪ Ensure measures to control and eradicate *Rubus fruiticosis* L agg are undertaken; and ▪ Ensure appropriate measures are taken to remove and dispose of weed species during clearance of the site.
Habitat fragmentation as a threatening process for fauna in Victoria	▪ Creation and maintenance of wildlife corridors to connect fragmented habitats; ▪ Implementation of land-use planning strategies that prioritise habitat conservation and connectivity; and ▪ Restoration and rehabilitation of degraded habitats to enhance connectivity and increase suitable habitat availability.
Predation of native wildlife by the cat *Felis catus*	▪ Implementation of responsible pet ownership practices, including keeping cats indoors or in enclosures; and ▪ Landowners can report feral cat sightings or issues to Cardinia Shire Council, who may have specific programs or initiatives in place to manage feral cats within the area.
Predation of native wildlife by the introduced red fox *Vulpes vulpes*	▪ Landowners should report fox sightings or issues to local authorities, such as DELWP or local council, to contribute to broader fox control efforts. Collaboration with neighbours and participating in community-led fox control programs can also enhance effectiveness.

Potentially Threatening Process	Mitigation measures
Reduction in biomass and biodiversity of native vegetation through grazing by the rabbit *Oryctolagus cuniculus*	▪ Landowners to report any rabbit sightings or concerns to local authorities, including the Department of Environment, Land, Water and Planning (DELWP) or local council. Enhancing effectiveness can be achieved through collaboration with neighbouring landowners and active participation in community-led programs dedicated to rabbit control.

7.3. AVOID AND MINIMISE STATEMENT

One (1) small patch (Patch 1A) of native vegetation was identified within the site. Patch 1A is growing within a dam in the south western corner of the site and has been nominated for removal to facilitate the development of the site. Patch 1A currently provides only sub optimal habitat for the species and received a low condition score due to factors such as low species diversity and the presence of introduced weed species.

Through consultations with Cardinia Shire Council and Ecologists from Nature Advisory and Sustainable Tree Management, and Senior Arborists, KLMS Senior Planners and Engineers have developed an open space concept which includes a large Growling Grass Frog (GGF) wetland to the north of the site and a drainage reserve and wetland within the north western corner. This open space concept forms a key component of habitat creation under EPBC approval (2023/09694).

Existing farm dams located within the site will be demolished/filled under guidance of a Conservation Management Plan, which will provide strict guidance regarding salvage and translocation.

Dense native vegetation (swamp scrub) growing adjacent to the northern boundary of the site has been identified as habitat for the threatened *Isoddon obesulus obesulus* (Southern Brown Bandicoot). The current concept design incorporates a buffer zone to provide separation between the proposed development and Southern Brown Bandicoot Habitat.

All trees growing within the site have been assessed as planted vegetation, and open space within the site is currently dominated by introduced pasture grasses and exotic weeds.

No viable options exist to further avoid or minimise native vegetation removal without undermining the objectives of the proposal and EPBC approval.

7.4. Offset Strategy

According to DEECA's Native Vegetation Offset Register (DEECA, 2023), there are twenty-eight offset sites within the Melbourne Water Management Authority (CMA) that can be used to satisfy the General Habitat Unit offset requirements of native vegetation removal on site.

The client will purchase the required offset from a native vegetation credit site. A report of available native vegetation credits is included with this application, which demonstrates that the offset is available.

A copy of the Report of Available Native Vegetation Credits identifying the relevant offsite sites is provided in Appendix N.

8. Further requirements

Further requirements associated within the development of the study area are provided in Table 8 below. Please note, considerations regarding the EPBC Act 1999 and FFG Act 1988 pertain to flora values within the site only.

Table 8. Further requirements associated with the development of the assessment area.

Relevant Legislation	Implications	Further Action
Environment Protection Conservation and Biodiversity Act 1999	No floral species of conservation significance have been identified within the site. Targeted floristic surveys are not deemed necessary. Faunal matters have not been considered further within this report.	No further action required for flora species.
Flora and Fauna Guarantee Act 1988	No floral species of conservation significance have been identified within the site. Targeted floristic surveys are not deemed necessary. Faunal matters have not been considered further within this report.	No further action required for flora species.
Planning and Environment Act 1987	A Planning Permit from the Cardinia Shire Council under Clause 52.17 is not required. One (1) identified patch of native vegetation growing within the south west corner of the site has been nominated for retention. All other vegetation growing on site has either been planted or is exotic in origin.	No further action required. Planning Permit not required under Clause 52.17.
Catchment and Land Protection Act 1994	Weed species listed under the CaLP Act were recorded within the study area. To meet requirements under the CaLP Act, listed noxious weeds should be appropriately controlled throughout the assessment area.	Planning permit conditions may include a requirement for a Weed Management Plan.
Wildlife Act 1975	Any persons engaged to conduct salvage and translocation, or general handling of terrestrial fauna species must hold a current Management Authorisation.	Ensure wildlife specialists hold a current Management Authorisation.

9. Conclusion and recommendations

145 Rossiter Road, Koo Wee Rup - Native Vegetation

The field assessment, site and desktop analysis revealed the assessment area at 145 Rossiter Road, Koo Wee Rup has been significantly modified over time. A high level of disturbance was observed within the site due to past and current land use, historical clearing, construction and use of nearby roads and the introduction of numerous environmental weeds.

One (1) small patch of native vegetation of low value was observed, consistent with some characteristics of EVC821 Tall Rush (Patch 1A). Patch 1A has been nominated for removal, as the dam it is growing within is proposed to be filled to facilitate construction.

All trees growing within the site have been assessed as planted specimens and are therefore exempt from requiring a Planning Permit under Clause 52.17 of the Cardinia Planning Scheme should removal be required.

Threatened flora

No threatened flora was observed within the site assessment area. Floral species of conservation significance are unlikely to occur within the site due to the presence and dominance of introduced grasses and environmental weeds.

Threatened fauna

Potential impacts to Matters of National Environmental Significance, including Growling Grass Frog and Southern Brown Bandicoot, have been assessed separately under the Environment Protection and Biodiversity Conservation Act 1999. The proposed Action has been approved under sections 18 and 18A of the EPBC Act (EPBC 2023/09694), subject to conditions governing habitat establishment, corridor protection, monitoring and long-term management.

Native vegetation removal and development within the site must proceed in accordance with the approved EPBC Act conditions and the associated Environmental Management Plan. With these measures in place, the proposal is considered acceptable from a native vegetation and biodiversity perspective.

Should you have any questions with regards to this report please do not hesitate to make contact.

Yours sincerely,

Rosey Bennett
Senior Ecologist
e: rosey@sustainabletm.com.au

Sustainable
Tree Management

10. QUALIFICATION OF CONSULTANT

Qualifications

Bachelor of Science with Distinction – Ecology Major – Federation University, Australia

Accredited Native Vegetation Assessor – DEECA

Certificate of Completion – Wildlife & Community Conservation, Chitwan NP, Nepal

Experience

Ecologist - Sustainable Tree Management - 2020 to Present

Volunteer AWARE Wildlife Rescue – 2020 to Present

11. REFERENCES

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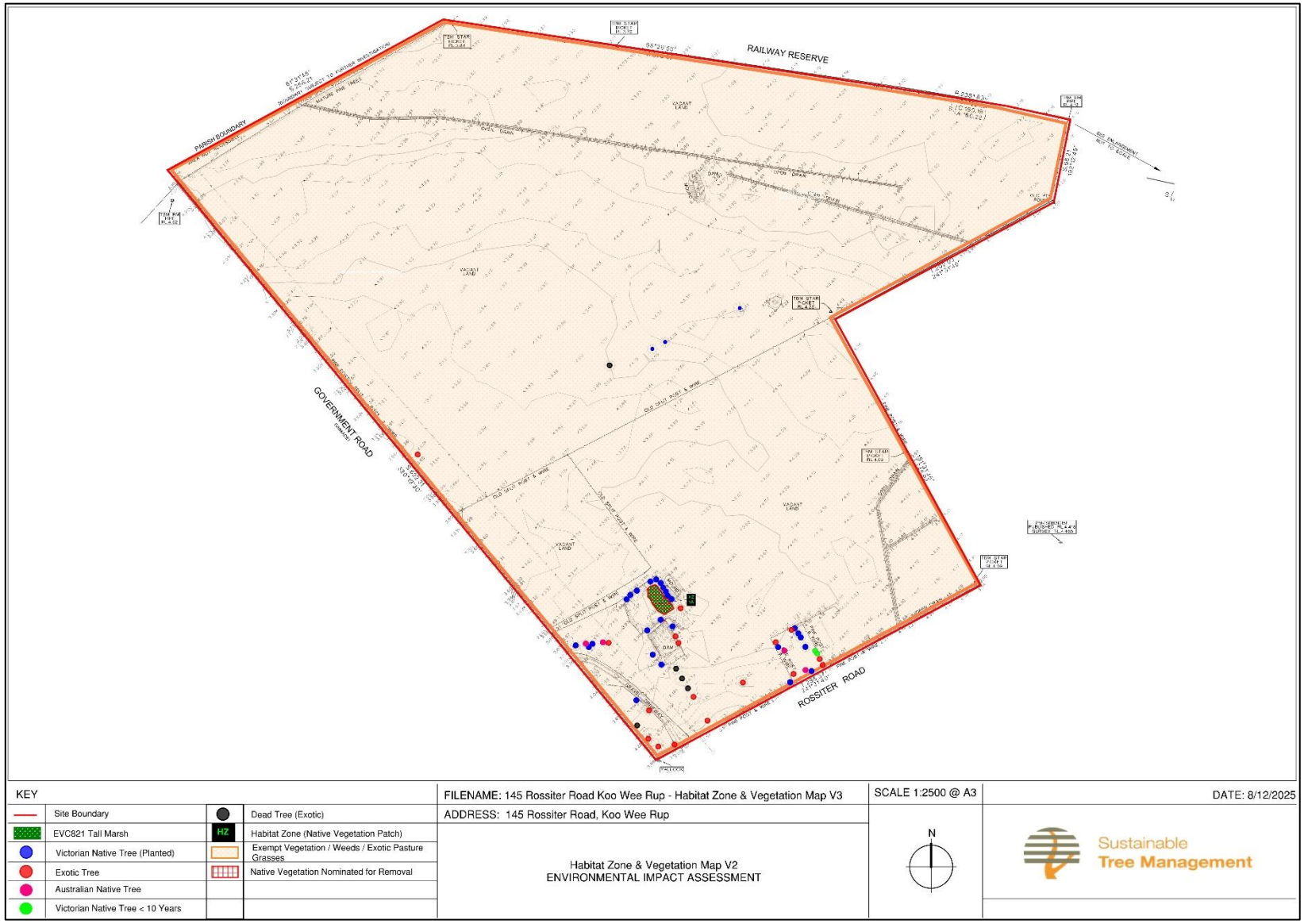
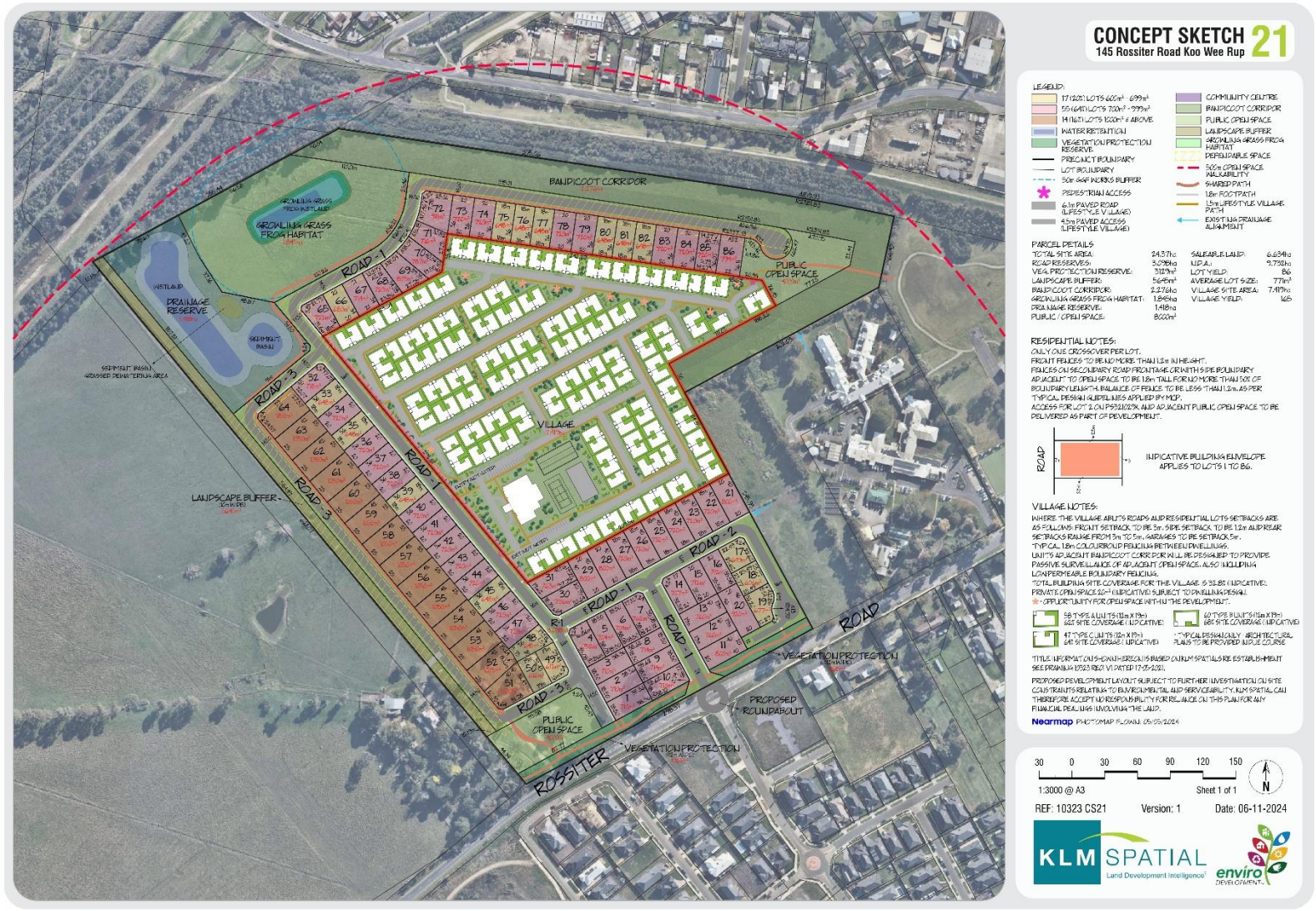
APPENDIX A – STM - HABITAT ZONE & VEGETATION MAP



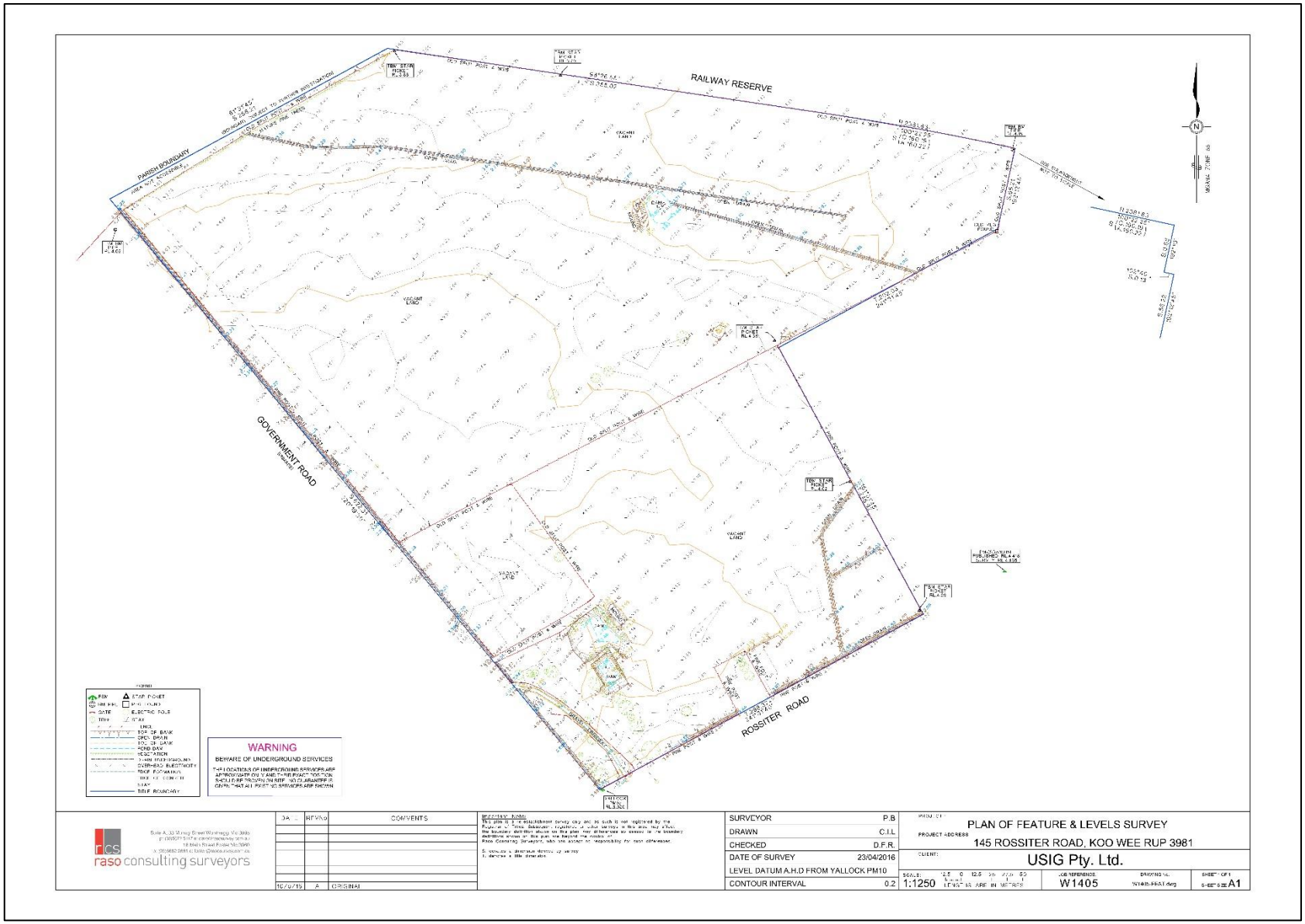
APPENDIX B. STM TREE LOCATION PLAN

KEY		FILENAME: 145 Rossiter Road Koo Wee Rup TLP V3.PDF	SCALE 1:2500 @ A3	DATE: 8.12.2025
	TREE TO BE RETAINED	ADDRESS: 145 Rossiter Road, Koo Wee Rup	N	Sustainable Tree Management
	STRUCTURAL ROOT ZONE (SRZ)	TREE LOCATION PLAN SRZ & TPZ IMPACT ASSESSMENT		
	TREE PROTECTION ZONE (TPZ)			
	TREE NOMINATED FOR REMOVAL			

APPENDIX C. DRAFT CONCEPT SKETCH– DATED 6/11/2024



APPENDIX D. PLAN OF FEATURES AND LEVELS SURVEY – USIG – DATED 23/04/2016



APPENDIX E. FLORA

All species of flora identified within the site assessment area, except the recently planted flora species adjacent to the roadside reserve in the proximity of the recently upgraded roads and footpaths, has been listed in Table 9 below. Noxious weeds have been highlighted in red:

Legend:

N - Noxious weed	P - Planted or native regrowth <10 years	E – Introduced/exotic species
I - Indigenous	T – Tree	S – Shrub
H – Herb	G – Graminoid	C – Scrambler/Creeper
F – Fern	NV – Native to Victoria	I – Indigenous
RC – Regionally Controlled Weed	R – Restricted Weed	Se/Ru – Sedge/Rush
	NAus – Australian Native	Env – Environmental Weed

Table 9. List of flora species observed at the site, indicating their life form and origin.

Scientific name	Common name	Life Form	Notes
Acacia sp.	Wattle	T	NV
Acacia dealbata	Silver Wattle	T	NV
Allocasuarina verticillata	Drooping Sheoak	T	NV
Anthoxanthum odoratum	Sweet Vernal Grass	G	E/Env
Arctotheca calendula	Capeweed	H	E/Env
Azolla filiculoides	Azolla	H	E
Brassica rapa	Field Mustard	H	E/Env
Bromus catharticus	Rescue Grass	G	E
Callitriche stagnalis	Common Water Starwort	H	E/Env
Cenchrus clandestinus	Kikuyu Grass	G	E/Env
Chenopodium album	Fat Hen	H	E/Env
Cirsium vulgare	Spear Thistle	S	E/N/RC
Crataegus monogyna Jacq.	Hawthorn	T	E/N/RC
Cupressus macrocarpa	Monterey Cypress	T	E/Env
Cynodon dactylon	Couch Grass	G	E/Env
Cyperus eragrostis	Drain Flat-sedge	Se/Ru	E/Env
Dactylis glomerata	Orchard Grass	G	E/Env
Ehrharta erecta	Panic-veldt Grass	G	E/Env
Eleocharis sphacelata	Tall Spike-Rush	Se/Ru	I
Erigeron boniarensis	Hairy Fleabane	H	E/Env
Eucalyptus camaldulenis	River Red Gum	T	NV
Eucalyptus cladocalyx	Sugar Gum	T	NAus
Eucalyptus botryoides	Southern Mahogany	T	NV
Fraxinus angustifolia	Narrow-leaved Ash	T	E
Fumaria muralis	Common Ramping Fumitory	H	E/Env
Galium aparine	Cleavers	H	E/Env
Geranium molle	Dove's-foot Crane's-bill	H	E/Env
Geranium pusilium	Small-flowered Crane's Bill	G	E
Grevillea robusta	Silky Oak	T	NAus
Helminthotheca echioides	Bristly Ox-tongue	H	E/Env
Holcus lanatus	Yorkshire Fog	G	E/Env
Hypochaeris radicata	Common Cat's Ear	H	E/Env
Juncus pallidus	Pale Rush	Se/Ru	I
Lycium ferocissimum	African Box-thorn	S	E/N/RC
Medicago polymorpha	Burr Medick	H	E/Env
Melaleuca ericifolia	Swamp Paperbark	S	I
Melaleuca linariifolia	Snow in Summer	T	NAus
Melaleuca stypheloides	Prickly-leaved Paperbark	T	NAus

Scientific name	Common name	Life Form	Notes
Osteospermum fruticosum	Shrubby Daisybush	H	E
Oxalis pes-caprae	Soursob	H	E/N/R
Paspalum distichum	Water Couch	G	E/Env
Persicaria maculosa	Redshank	H	E/Env
Plantago lanceolata	Ribwort Plantain	H	E/Env
Polypogon monspeliensis	Annual Beardgrass	G	E/Env
Populus alba	White Poplar	T	E/Env
Prunus sp.	Plum	T	E/Env
Rorippa palustris	Marsh Yellow Cress	H	E/Env
Rosa rubiginosa	Sweet Briar	S	E/N/RC
Rubus fruitcosis L.agg	Blackberry	S	E/N/RC
Rumex crispus	Curly Dock	H	E/Env
Salix babylonica	Willow	T	E/Env
Schinus molle	Peppercorn	T	E/Env
Solanum nigrum	Blackberry Nightshade	H	E/Env
Sonchus asper	Prickly Sow-thistle	H	E/Env
Sonchus oleraceus	Common Sow-thistle	H	E/Env
Stellaria media	Common Chickweed	H	E/Env
Ulmus minor	Field Elm		E
Urtica urens	Small Nettle	H	E/Env
Vicia sativa	Common Vetch	H	E/Env
Viola odorata	Sweet Violet	H	E/Env
Watsonia meriana var. bulbillifera	Wild Watsonia		E/N/RC

APPENDIX F. FAUNA

Table 10 below lists all fauna recorded within the study area at the time of the site assessment.

Table 10. List of all fauna directly observed within the study area at the site assessment.

Species name	Common name	Species type	Location	Origin	Count
Grallina cyanoleuca	Magpie-lark	Bird	On site	Native	1
Falco cenchroides	Nankeen Kestrel	Bird	Flying over	Native	1
Elanus axillaris	Black-shouldered Kite	Bird	Flying over	Native	1
Egretta novaehollandiae	White-faced Heron	Bird	On site	Native	1
Cracticus tibicen	Magpie	Bird	On site	Native	2
Acanthorhynchus tenuirostris	Eastern Spinebill	Bird	On site	Native	1
Trichoglossus moluccanus	Rainbow Lorikeet	Bird	Flying over	Native	2
Ardea pacifica	White-necked Heron	Bird	On site	Native	3
Vanellus miles	Masked Lapwing	Bird	On site	Native	2
Ocyphaps lophotes	Crested Pigeon	Bird	On site	Native	3
Sturnus vulgaris	European Starling	Bird	On site	Introduced	4

No rare or threatened faunal species were observed within the assessment area during the site analysis.

APPENDIX G. HABITAT HECTARE ASSESSMENT

Table 11. Habitat hectares of native vegetation identified within the study area.

Red = Proposed for removal Green = Nominated for retention

Habitat Zone (Patch) ID			1A
EVC #: Name			EVC821
Bioregional Conservation Status			Endangered
Victoria Bioregion			Tall Rush
		Max Score	Score
Site Condition	Large Old Trees	10	NA
	Canopy Cover	5	NA
	Lack of Weeds	15	7
	Understory	25	5
	Recruitment	10	3
	Organic Matter	5	3
	Logs	5	0
	Site Score		18
Landscape Value	Patch Size	10	1
	Neighbourhood	10	0
	Distance to Core	5	1
	Landscape Score		1
HABITAT SCORE		100	18 (x 1.36)
Habitat point = #/100		1	26
Habitat Zone Area (ha)			0.025
Habitat Units (GHU for Offsetting)			0.007

APPENDIX H. POTENTIAL IMPACTS TO SIGNIFICANT FLORA (5KM RADIUS)

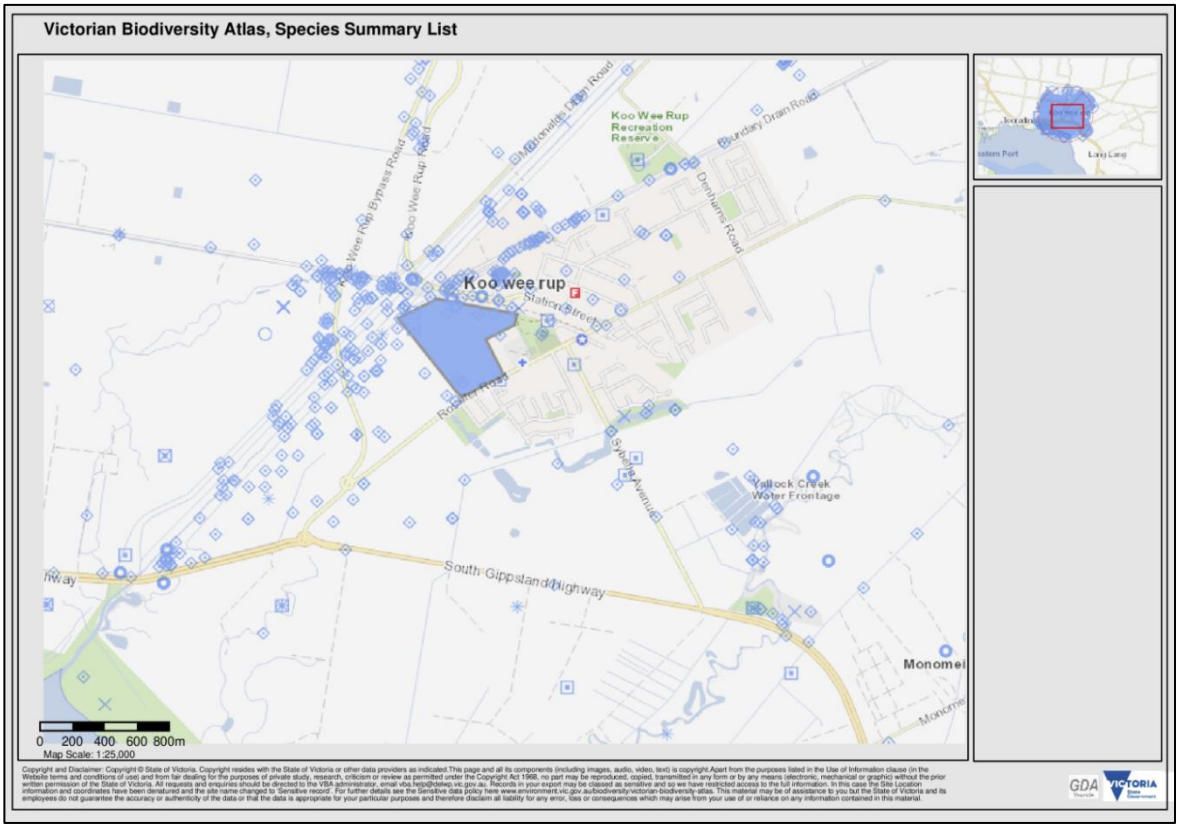


Figure 4. Extract - Victorian Biodiversity Atlas, Species Summary List, Flora, Dated 27/06/2023.

Selected Area
Type: Buffer Base point: POINT (145.47934191428254 -38.20161174503923) Within: 5000 metres

Common Filter

Scientific Name :		Common Name :	
VBA Taxon ID :		Conservation Status :	EPBC, FFG
Taxon Level :	Species	Taxon Type :	
Other Agency Codes :		Discipline :	Flora
Date Since :	(dd/mm/yyyy)	Date To :	(dd/mm/yyyy)

Last Review Date:18 Jun 2023

Taxon ID	Scientific Name	Common Name	FFG Status	Conservation Status	Discipline	Taxon Origin	Short Name	Count of Sightings	Last Record
500326	Atriplex paludosa subsp. paludosa	Marsh Saltbush	Endangered	en	Flora		Atri palu	14	06/02/2017
500345	Avicennia marina subsp. australasica	Grey Mangrove	Endangered	en	Flora		Avic mari	10	06/02/2017
501839	Juncus revolutus	Creeping Rush	Endangered	en	Flora		Junc revo	1	01/12/1973
501888	Lawrencia spicata	Salt Lawrencia	Endangered	en	Flora		Lawr spic	2	06/02/2017
502006	Limonium australe var. australe	Yellow Sea-lavender	Endangered	en	Flora		Limon au.a	3	12/01/2016
504223	Lachnagrostis robusta	Salt Blown-grass	Endangered	en	Flora		Lach robu	2	04/01/1999

https://vba.biodiversity.vic.gov.au/vba/index.jsp 1/2

Figure 5. Extract - Victorian Biodiversity Atlas, Species Summary List, Flora within 5km, Dated 27/06/2023.

6/27/23, 12:33 AM Victorian Biodiversity Atlas

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Figure 6. Extract - Victorian Biodiversity Atlas, Species Summary List, Flora within 5km, Dated 27/06/2023.

APPENDIX I. POTENTIAL IMPACTS TO SIGNIFICANT FLORA (5KM RADIUS)

NB. Where some likelihood of impact is determined, the species has been highlighted as per below and recommended mitigation measures and/or further information has been provided.

HIGH	MODERATE	LOW	FUTURE CONSIDERATION

Threatened Ecological Communities – *EPBC Act* 1999

Table 12. Types of threatened ecological communities which may be present in the assessment site, their status and likelihood of impact.

Ecological Community	Status	Likelihood of Impact
Natural Damp Grassland of the Victorian Coastal Plains	Critically endangered	Whilst there was a possibility this ecological community might be present within the site, the species likely to be present in this ecological community were not observed in field assessment. Ecological community was not observed on site during field assessment. The small patch of native vegetation within the site did not meet key diagnostic characteristics and condition thresholds within Approved Conservation Advice for this community.
Subtropical and Temperate Coastal Saltmarsh	Vulnerable	Ecological community was not observed on site during field assessment. The small patch of native vegetation within the site did not meet key diagnostic characteristics and condition thresholds within Approved Conservation Advice for this community.

Threatened Flora Species – *EPBC Act* 1999

Table 13. Types of threatened flora species which may be present in the assessment site, their status and likelihood of impact.

Species	Status	Likelihood of Impact
River Swamp Wallaby-grass, Floating Swamp Wallaby-grass [19215] - *Amphibromus fluitans*	Vulnerable	Low likelihood of presence or impact in this area, due to highly disturbed and modified nature of the site, and number of introduced weed species. No individuals of this species were observed during field assessment. No recorded sightings within 5km radius of the study area.
Metallic Sun-orchid [11896] - *Thelymitra epipactoides*	Endangered	Low likelihood of presence or impact in this area, due to highly disturbed and modified nature of the site, and number of introduced weed species. No individuals of this species were observed during field assessment. No recorded sightings within 5km radius of the study area.
Leafy Greenhood [15459] - *Pterostylis cucullata*	Vulnerable	Low likelihood of presence or impact in this area, due to highly disturbed and modified nature of the site, and number of introduced weed species. No individuals of this species were observed during field assessment. No recorded sightings within 5km radius of the study area.
Swamp Fireweed, Smooth-fruited Groundsel [64976] - *Senecio psilocarpus*	Vulnerable	Low likelihood of presence or impact in this area, due to highly disturbed and modified nature of the site, and number of introduced weed species. No individuals of this species were observed during field assessment. No recorded sightings within 5km radius of the study area.
Swamp Everlasting, Swamp Paper Daisy [76215] - *Xerochrysum palustre*	Vulnerable	Low likelihood of presence or impact in this area, due to highly disturbed and modified nature of the site, and number of introduced weed species. No individuals of this species were observed during field assessment. No recorded sightings within 5km radius of the study area.

Species	Status	Likelihood of Impact
Dense Leek-orchid [55146] - *Prasophyllum spicatum*	Vulnerable	Low likelihood of presence or impact in this area, due to highly disturbed and modified nature of the site, and number of introduced weed species. No individuals of this species were observed during field assessment. No recorded sightings within 5km radius of the study area.
Thick-lipped Spider-orchid, Daddy Long-legs [2119] - *Caladenia tessellata*	Vulnerable	Low likelihood of presence or impact in this area, due to highly disturbed and modified nature of the site, and number of introduced weed species. No individuals of this species were observed during field assessment. No recorded sightings within 5km radius of the study area.
Austral Toadflax, Toadflax [15202] - Thesium australe	Vulnerable	Low likelihood of presence or impact in this area, due to highly disturbed and modified nature of the site, and number of introduced weed species. No individuals of this species were observed during field assessment. No recorded sightings within 5km radius of the study area.
Matted Flax-lily [64886] - *Dianella amoena*	Endangered	Low likelihood of presence or impact in this area, due to highly disturbed and modified nature of the site, and number of introduced weed species. No individuals of this species were observed during field assessment. No recorded sightings within 5km radius of the study area. *(Also protected under FFG Act 1988).*
Clover Glycine, Purple Clover [13911] - *Glycine latrobeana*	Vulnerable	Low likelihood of presence or impact in this area, due to highly disturbed and modified nature of the site, and number of introduced weed species. No individuals of this species were observed during field assessment. No recorded sightings within 5km radius of the study area. *(Also protected under FFG Act 1988).*
Green-striped Greenhood [56510] *Pterostylis chlorogramma*	Vulnerable	Low likelihood of presence or impact in this area, due to highly disturbed and modified nature of the site, and number of introduced weed species. No individuals of this species were observed during field assessment. No recorded sightings within 5km radius of the study area. *(Also protected under FFG Act 1988).*
Spiny Pepper-cress [10976] – *Lepidium aschersonii*	Vulnerable	Low likelihood of presence or impact in this area, due to highly disturbed and modified nature of the site, and number of introduced weed species. No individuals of this species were observed during field assessment. No recorded sightings within 5km radius of the study area. *(Also protected under FFG Act 1988).*

POTENTIAL IMPACTS TO SIGNIFICANT FLORA

Protected Species *Flora and Fauna Guarantee Act* 1988

The potential fauna species which are protected under the *FFG Act* 1988 which could be impacted upon are detailed below, in Table 11. This comprehensive list has been populated from recorded sightings within VBA, within 5km radius of the study area.

(Please note, species which have already been listed under the EPBC Act 1999 have not been listed below. Their protection under the FFG Act 1988 has been noted in the above tables.)

Table 14. Types of threatened species which may be present in the assessment site, their status and likelihood of impact.

Species	Status	Type	Likelihood of Impact
Marsh Saltbush – *Atriplex paludosa subsp. paludosa*	Endangered on FFG Act 1998	Flora	Low likelihood of presence or impact, due to the highly modified and disturbed nature of the site, and number of introduced weed species. No individuals of this species were observed during the field assessment. Last recorded observation of this species was in 2017 at a distance greater than 2km from the site.
Gray Mangrove – *Avicennia marina subsp. australasica*	Endangered on FFG Act 1998	Flora	Low likelihood of presence or impact, due to the highly modified and disturbed nature of the site, and number of introduced weed species. No individuals of this species were observed during the field assessment. Last recorded observation of this species was in 2017 at a distance greater than 1km from the site.
Creeping Rush – *Juncus revoltus*	Endangered on FFG Act 1998	Flora	Low likelihood of presence or impact, due to the highly modified and disturbed nature of the site, and number of introduced weed species. No individuals of this species were observed during the field assessment. The most recent recordings of this species on VBA were in 1973 at a distance greater than 3km from the assessment area.
Salt Lawrencia – *Lawrencia spicata*	Endangered on FFG Act 1998	Flora	Low likelihood of presence or impact, due to the highly modified and disturbed nature of the site, and number of introduced weed species. No individuals of this species were observed during the field assessment. Last recorded observation of this species was in 2017 at a distance greater than 3km from the site.
Yellow Sea-lavender – *Limonium australe var. australe*	Endangered on FFG Act 1998	Flora	Low likelihood of presence or impact, due to the highly modified and disturbed nature of the site, and number of introduced weed species. No individuals of this species were observed during the field assessment. The most recent recordings of this species on VBA were in 2016 at a distance greater than 3km from the assessment area.
Salt Blown-grass – *Lachnagrostis robusta*	Endangered on FFG Act 1998	Flora	Low likelihood of presence or impact, due to the highly modified and disturbed nature of the site, and number of introduced weed species. No individuals of this species were observed during the field assessment. The most recent recordings of this species on VBA were in 1999 at a distance greater than 4km from the assessment area.

APPENDIX J. PHOTOS - NATIVE VEGETATION REMOVAL – 8/06/2023

Image 1. North facing view of native vegetation growing within Patch 1A – nominated for removal, Sustainable Tree Management, dated 8/06/2023.

Image 2. East facing view of native vegetation growing within Patch 1A nominated for removal, Sustainable Tree Management, dated 8/06/2023.

Image 3. Close up view of *Eleocharis sphacelata* (Tall Spike-sedge) growing within Patch 1A – nominated for removal, Sustainable Tree Management, dated 8/06/2023.

APPENDIX K. SITE PHOTOS – PLANTED VEGETATION – 8/06/2023

Image 4. North east facing view of planted vegetation growing on site within the south west corner, Sustainable Tree Management, dated 8/06/2023.

Image 5. South west facing view of planted vegetation growing within the south west corner of the site, Sustainable Tree Management, dated 8/06/2023.

Image 6. South west facing view of planted vegetation growing within the south west corner of the site, Sustainable Tree Management, dated 8/06/2023.

Image 7. East facing view of planted vegetation growing on site, Sustainable Tree Management, dated 8/06/2023.

Appendix L. Additional site photos & introduced weeds - Dated 8/06/2023

Image 8. North west facing view of vegetation growing within the proposed Bandicoot Corridor adjacent to the northern boundary, nominated for retention, Sustainable Tree Management, dated 8/06/2023.

Image 9. South west facing view of the site from the north east corner, Sustainable Tree Management, dated 8/06/2023.

Image 10. North facing view of exotic vegetation growing on the perimeter of a dam located within the south west corner of the site, Sustainable Tree Management, dated 8/06/2023.

Image 11. View of Bristly Ox-tongue growing on site, Sustainable Tree Management, dated 8/06/2023.

Image 12. View of Blackberry thickets growing adjacent to the existing driveway of the site, Sustainable Tree Management, dated 8/06/2023.

Image 13. View of Italian Box-thorn growing within the south west corner of the site, Sustainable Tree Management, dated 8/06/2023.

Image 14. View of Small Nettle growing on site, Sustainable Tree Management, dated 8/06/2023.

APPENDIX M. NATIVE VEGETATION REMOVAL REPORT

Native Vegetation Removal Report

NVRR ID: 311_20260302_OJD

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: 02/03/2026

Local Government Area: CARDINIA SHIRE

Shapefile name: 145_Rossiter_2.shp

Site assessor name: RoseyBennett

Registered Aboriginal Party: Bunurong

Coordinates: 145.48066, -38.20230

Address: 145 ROSSITER ROAD KOO WEE RUP 3981

VICTORIA State Government | Energy, Environment and Climate Action

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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*	**0.025**	*Extent of past removal (ha)*	*0*
		Extent of proposed removal - Patches (ha)	*0.025*
		Extent of proposed removal - Scattered Trees (ha)	*0.000*
No. Large Trees proposed to be removed	**0**	*No. Large Patch Trees*	*0*
		No. Large Scattered Trees	*0*
No. Small Scattered Trees	0		

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]	**0.007 General Habitat Units**
Minimum strategic biodiversity value score [2]	0.3520
Large Trees	0
Vicinity	Melbourne Water CMA or CARDINIA 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.
3. The Species Offset amount(s) required is the sum of all Species Habitat Units in Appendix 1.

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.

The natural topography of the land is flat. Four dams are located within the site. A drainage line associated with Bunyip River and Mc Gregor's Drain is running along the northern boundary, extending southwards adjacent to eastern boundary.

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.

One (1) small patch (Patch 1A) of native vegetation was identified within the site. Patch 1A is growing within a dam in the south western corner of the site and has been nominated for removal to facilitate the development of the site. Patch 1A currently provides only sub optimal habitat for the species and received a low condition score due to factors such as low species diversity and the presence of introduced weed species.
Through consultations with Cardinia Shire Council and Ecologists from Nature Advisory and Sustainable Tree Management, and Senior Arborists, KLMS Senior Planners and Engineers have developed an open space concept which includes a large Growling Grass Frog (GGF) wetland to the north of the site and a drainage reserve and wetland within the north western corner. This open space concept forms a key component of habitat creation under EPBC approval (2023/09694).
Existing farm dams located within the site will be demolished/filled under guidance of a Conservation Management Plan, which will provide strict guidance regarding salvage and translocation.
Dense native vegetation (swamp scrub) growing adjacent to the northern boundary of the site has been identified as habitat for the threatened Isoddon obesulus obesulus (Southern Brown Bandicoot). The current concept design incorporates a buffer zone to provide separation between the proposed

development and Southern Brown Bandicoot Habitat.
All trees growing within the site have been assessed as planted vegetation, and open space within the site is currently dominated by introduced pasture grasses and exotic weeds.
No viable options exist to further avoid or minimise native vegetation removal without undermining the objectives of the proposal and EPBC approval.

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.

Not applicable as the vegetation clearance is not for defendable space.

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?

No

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.

The client will purchase the required offset from a native vegetation credit site. A report of available native vegetation credits is included with this application, which demonstrates that the offset is available.

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.

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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**	**Bioregional conservation status**	**Partial Removal**	**Condition score**	**Large Tree(s)**	**Polygon extent (ha)**	**Extent without overlap (ha)**	**SBV score**	**General Habitat Units**
1-a	Patch	-	GipP0821	not applicable	no	0.260	-	0.025	0.025	0.440	0.007

Appendix 2: Images of mapped native vegetation

1. Property in context

Proposed Removal
Past Removal
Partial Removal
Property Boundaries

N

200 m

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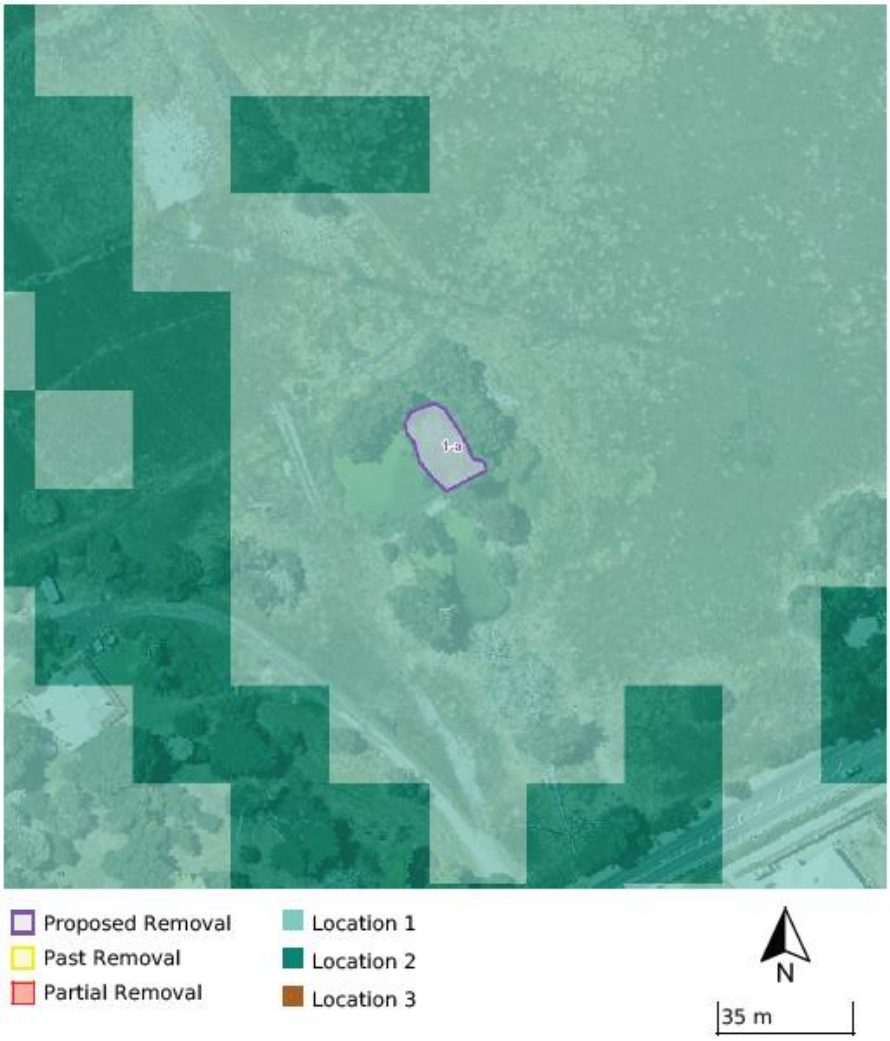
2. Aerial photograph showing mapped native vegetation

Proposed Removal
Past Removal
Partial Removal

N

35 m

3. Location Risk Map



4. Strategic Biodiversity Value Score Map

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5. Condition Score Map

Proposed Removal
Past Removal
Partial Removal

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

N

35 m

6. Endangered EVCs

Not Applicable

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APPENDIX N. 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: 02/03/2026 11:29 **Report ID: 34378**

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.007	0.352	0	CMA	Melbourne Water
			or LGA	Cardinia Shire

Details of available native vegetation credits on 02 March 2026 11:29

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0277	1.499	439	Melbourne Water	Mornington Peninsula Shire	No	Yes	No	Abezco, Ethos, VegLink
BBA-0670	13.246	65	Melbourne Water	Cardinia Shire	No	Yes	No	Abezco, VegLink
BBA-0677	2.907	1315	Melbourne Water	Whittlesea City	No	Yes	No	Abezco, VegLink
BBA-0678	25.244	2382	Melbourne Water	Nillumbik Shire	No	Yes	No	Abezco, VegLink
BBA-0678_02	0.562	58	Melbourne Water	Nillumbik Shire	No	Yes	No	Abezco, VegLink
BBA-2832	0.040	0	Melbourne Water	Nillumbik Shire	Yes	Yes	Yes	Nillumbik SC
BBA-2853	0.009	37	Melbourne Water	Greater Geelong City	Yes	Yes	No	VegLink
BBA-2870	2.482	429	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
BBA-2870	0.044	0	Melbourne Water	Yarra Ranges Shire	No	Yes	No	Contact NVOR
BBA-2871	13.300	1596	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
TFN-C1636	0.012	109	Melbourne Water	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1663	0.011	20	Melbourne Water	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1664	0.007	16	Melbourne Water	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1962_2	0.011	0	Goulburn Broken, Melbourne Water	Macedon Ranges Shire	No	Yes	No	VegLink

VC_CFL-0838_01	0.125	621	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3016_01	0.013	16	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3682_01	1.834	0	Melbourne Water	Nillumbik Shire	Yes	Yes	No	Abezco
VC_CFL-3687_01	0.020	51	Melbourne Water	Baw Baw Shire	Yes	Yes	No	Baw Baw SC
VC_CFL-3708_01	0.180	443	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3710_01	6.153	320	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3740_01	0.021	42	Melbourne Water	Cardinia Shire, Yarra Ranges Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3740_01	0.059	14	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3744_01	1.078	347	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3762_01	0.044	73	Melbourne Water	Moorabool Shire	Yes	Yes	No	VegLink
VC_CFL-3764_01	1.083	0	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3764_01	0.825	0	Melbourne Water	Yarra Ranges Shire	Yes	Yes	Yes	VegLink
VC_CFL-3805_01	2.852	795	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3806_01	3.680	138	Melbourne Water	YARRA RANGES SHIRE	Yes	Yes	No	Yarra Ranges SC

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-3746_01	4.962	563	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3792_01	14.025	1235	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3816_01	10.827	596	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	Contact NVOR
VC_CFL-3833_01	9.986	658	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink

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

VC_CFL-3769_01	0.127	0	Port Phillip And Westernport	Nillumbik Shire	Yes	Yes	Yes	VegLink
VC_CFL-3781_01	3.779	9	Port Phillip And Westernport	Moorabool 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-3746_01	4.962	563	Port Phillip And Westernport	Macedon Ranges Shire	Yes	Yes	No	VegLink

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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This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

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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