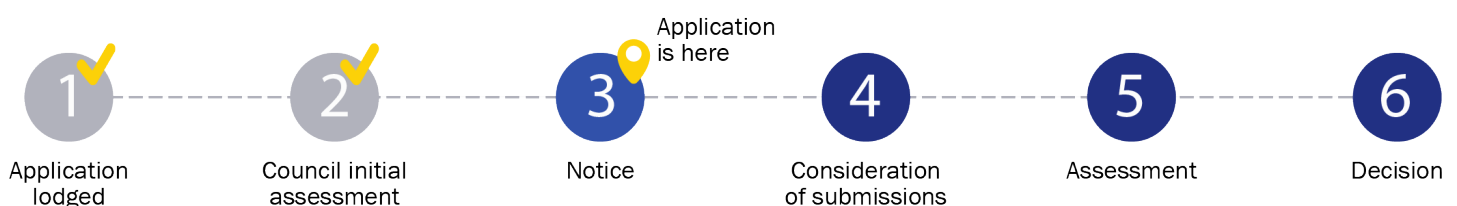


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 LP134749 V9638 F306 1084 Koo Wee Rup Road, Pakenham VIC 3810	
The application is for a permit to:	Removal of native vegetation in road reserve	
A permit is required under the following clauses of the planning scheme:		
52.17-1	Remove, destroy or lop native vegetation	
APPLICATION DETAILS		
The applicant for the permit is:	Campbell Constructions Pty Ltd c/- KLM Spatial	
Application number:	T250168	
You may look at the application and any documents that support the application at the office of the responsible authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809. This can be done during office hours and is free of charge. Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.		
		
HOW CAN I MAKE A SUBMISSION?		
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:		
13 May 2025		
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected.	The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.





ePlanning

Application Summary

Portal Reference A12517G3

Basic Information

Proposed Use	Removal of native vegetation in a public road reserve. Please refer to cover letter for more details.
Current Use	Vegetated public road reserve.
Cost of Works	\$0
Site Address	1084 Koo Wee Rup Road Pakenham 3810

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	Not Applicable, no such encumbrances apply.
---	---

Contacts

Type	Name	Address	Contact Details
Applicant	Campbell Constructions Pty Ltd c/- KLM Spatial	L4/31 Dalmore Drive, Scoresby VIC 3179	W: 03-9794-1600 E: manager@klms.com.au
Owner			
Preferred Contact	KLM Spatial	L4/31 Dalmore Drive, Scoresby VIC 3179	W: 03-9794-1600 E: manager@klms.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 22 A permit not otherwise provided for in the regulation	\$1,453.40	100%	\$1,453.40
Total			\$1,453.40

Documents Uploaded

Date	Type	Filename
20-03-2025	A Copy of Title	1. Current Title.pdf
20-03-2025	Additional Document	_2025.03.20 Letter to Council - Permit Application.pdf
20-03-2025	Additional Document	2. F&F Assessment.pdf
20-03-2025	Additional Document	3. Native Vegetation Removal Plan.pdf



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

☐ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

Lodged By

Site User	KLM Spatial	Level 4/31 Dalmore Drive, Scoresby VIC 3179	W: 9794-1600 E: manager@klms.com.au
Submission Date	20 March 2025 - 11:39:AM		

Declaration

☒ By ticking this checkbox, [REDACTED] declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 09638 FOLIO 306

Security no : 124120339591A
Produced 03/12/2024 08:43 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 134749.
PARENT TITLE Volume 04399 Folio 725
Created by instrument L523403W 21/02/1985

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

NOTICE Section 45 Melbourne Strategic Assessment (Environment Mitigation Levy) 2020
AT390545N 01/07/2020

DIAGRAM LOCATION

SEE LP134749 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1084 KOO WEE RUP ROAD PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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LP 134749
EDITION 3
PLAN APPROVED 1/9/80.
COLOUR CODE
R 1 = BROWN

PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 31
PARISH OF NAR GOON
COUNTY OF MORNINGTON

MEASUREMENTS ARE IN
METRES

APPROPRIATIONS

Brown - Way & Drainage

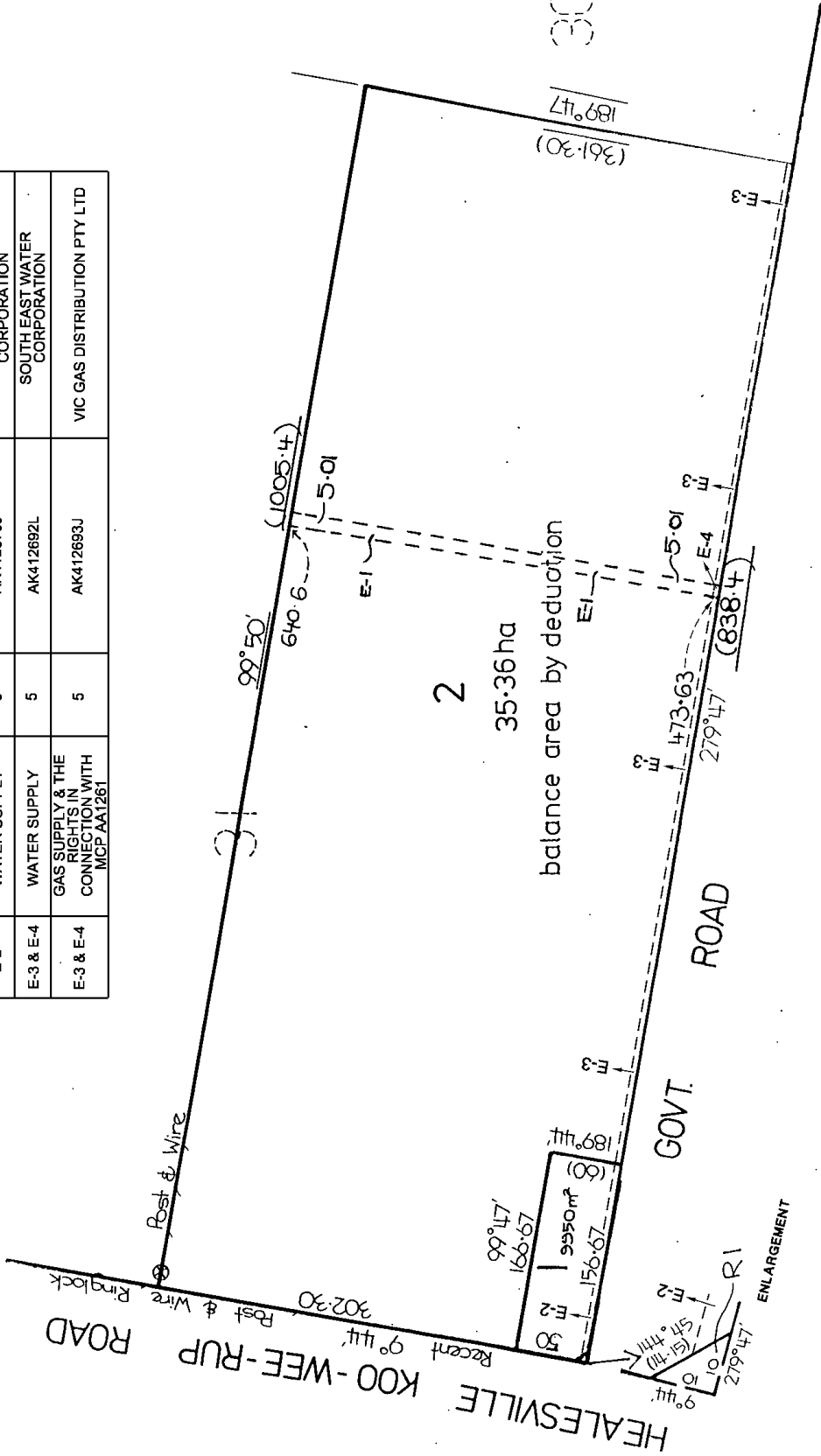
Notations

Dimensions shown underlined are not the results
of this survey
For reference marks see Federates
Road widths are not to scale

ENCUMBRANCE

VOL.4399 FOL.725

EASEMENT INFORMATION				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted / In Favour Of
E-1 & E-4	SEWERAGE	5.01	J929659	PAKENHAM SEWERAGE AUTHORITY
E-2	GAS SUPPLY & THE RIGHTS IN CONNECTION WITH MCP AA1261	5	AK412675L	VIC GAS DISTRIBUTION PTY LTD
E-2	WATER SUPPLY	5	AK412676J	SOUTH EAST WATER CORPORATION
E-3 & E-4	WATER SUPPLY	5	AK412692L	SOUTH EAST WATER CORPORATION
E-3 & E-4	GAS SUPPLY & THE RIGHTS IN CONNECTION WITH MCP AA1261	5	AK412693J	VIC GAS DISTRIBUTION PTY LTD



PLAN NUMBER
LP 134749

[illegible]

Application to record an instrument

Section 45 Melbourne Strategic Assessment (Environment Mitigation Levy) Act 2020

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

AT390545N

Lodged by:

Name:

Address: 8 NICHOLSON ST, EAST MELBOURNE 3002

Reference:

Customer code: 237655

The Secretary of the Department of Environment, Land, Water and Planning applies for the recording of a notification in the Register that an environmental mitigation levy may be payable.

Land: (volume and folio)

SEE ATTACHMENT

Applicant: (full name and address, including postcode)

SECRETARY, DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING
8 NICHOLSON ST, EAST MELBOURNE 3002

Signing:

Executed on behalf of

JOHN BRADY, SECRETARY, DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING

Signer Name

WARRICK MCGRATH, DIRECTOR, REGULATORY STRATEGY AND DESIGN,
DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING
OF DELEGATION DATED 15 JULY 2020

Signature

35271702A

MSA1

Page 1 of 1

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: www.delwp.vic.gov.au/property>Contact us

AT390545N

Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol
1251/126	9955/884	10928/153	11085/134	11278/573	11871/741	12035/819
1288/544	9957/056	10928/154	11085/138	11278/586	11871/746	12036/880
2534/733	9970/946	10928/157	11086/273	11290/004	11872/338	12036/972
3099/656	9970/953	10928/160	11086/908	11301/607	11872/351	12037/037
4501/026	9987/225	10928/166	11100/897	11302/368	11874/401	12037/455
5659/775	10031/665	10928/170	11100/903	11313/892	11874/418	12039/073
6195/943	10040/041	10928/171	11100/924	11321/082	11874/431	12039/387
6565/988	10040/043	10928/175	11100/926	11322/295	11874/436	12039/429
7186/016	10045/061	10928/432	11101/433	11322/300	11878/134	12039/514
7662/117	10059/692	10928/433	11101/441	11322/316	11881/434	12040/540
7827/070	10073/839	10928/436	11101/443	11322/327	11882/886	12041/145
7829/043	10083/993	10928/442	11101/446	11322/330	11882/889	12041/168
8034/424	10090/364	10928/444	11101/450	11325/243	11882/904	12041/175
8055/656	10091/277	10928/445	11114/382	11325/254	11882/916	12047/265
8122/004	10092/396	10931/293	11115/576	11325/535	11882/918	12047/275
8139/040	10092/778	10931/296	11119/319	11325/536	11882/920	12047/284
8378/222	10100/202	10931/297	11119/323	11330/690	11884/377	12047/287
8412/208	10105/316	10931/304	11119/324	11333/909	11884/470	12047/321
8413/679	10105/928	10931/305	11119/327	11335/803	11884/479	12047/347
8427/825	10119/141	10931/306	11121/429	11336/023	11885/073	12047/756
8446/951	10130/069	10931/309	11121/432	11342/011	11885/726	12050/176
8452/918	10142/084	10931/318	11121/444	11349/379	11887/067	12051/166
8459/277	10164/963	10931/321	11121/459	11359/329	11887/123	12051/413
8476/373	10197/465	10931/324	11122/031	11360/782	11889/961	12052/011
8480/663	10198/025	10935/986	11122/033	11376/424	11889/988	12053/554
8485/429	10220/398	10939/871	11122/034	11382/739	11899/071	12060/177
8485/430	10252/586	10946/873	11122/037	11394/027	11901/107	12060/184
8485/449	10252/587	10946/875	11122/038	11398/682	11901/108	12060/191
8485/532	10255/255	10947/744	11122/043	11405/867	11903/771	12061/540
8492/475	10257/823	10947/750	11122/045	11405/874	11903/783	12064/888
8521/750	10257/827	10947/768	11132/698	11410/212	11904/811	12065/540
8521/806	10257/828	10947/769	11132/703	11417/108	11906/920	12088/651
8521/810	10266/618	10947/783	11132/714	11431/822	11906/935	12088/666
8526/994	10266/743	10947/806	11133/049	11436/042	11908/515	12088/689
8547/980	10267/654	10947/822	11133/057	11447/812	11910/766	12088/691
8551/473	10267/655	10947/827	11133/070	11474/482	11910/776	12088/696
8570/017	10268/653	10947/830	11133/075	11488/542	11910/794	12088/697
8583/942	10268/654	10948/004	11134/431	11493/208	11914/436	12088/709
8591/436	10288/479	10952/228	11134/438	11519/960	11914/490	12088/715
8592/876	10307/424	10952/229	11134/455	11520/422	11917/721	12088/724
8609/532	10313/937	10952/231	11134/506	11530/115	11917/732	12088/730
8622/990	10325/986	10952/244	11134/510	11530/129	11920/248	12088/774
8624/293	10344/126	10952/245	11134/517	11530/138	11920/268	12093/263
8681/003	10348/139	10952/248	11134/530	11530/939	11920/272	12093/266
8681/004	10356/924	10961/151	11134/534	11535/147	11920/290	12093/272

AT390545N

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8715/897	10368/099	10961/157	11138/564	11535/594	11921/490	12099/893
8739/788	10369/869	10961/164	11138/565	11538/156	11922/688	12104/421
8739/795	10377/059	10961/755	11138/572	11538/176	11924/959	12104/423
8742/590	10390/931	10964/038	11138/580	11546/496	11928/853	12104/443
8753/054	10397/868	10972/795	11138/582	11560/363	11928/860	12141/624
8757/994	10437/567	10972/797	11138/585	11572/413	11934/462	12149/923
8757/999	10446/763	10987/975	11144/827	11572/734	11934/688	12149/926
8790/368	10453/128	10987/977	11151/565	11573/866	11934/689	12149/933
8790/501	10459/708	10987/979	11151/567	11578/804	11937/061	12152/466
8797/940	10460/912	10987/983	11151/579	11588/231	11937/387	12152/473
8812/559	10465/096	10987/984	11155/032	11595/861	11939/080	12152/572
8812/932	10477/531	10987/997	11156/979	11595/867	11939/087	12152/582
8827/466	10511/539	10988/002	11156/981	11595/875	11944/160	12152/598
8834/705	10532/193	10988/013	11160/401	11605/082	11944/161	12152/601
8874/227	10532/204	10988/020	11161/335	11605/832	11944/236	12152/603
8898/124	10532/208	10988/026	11161/336	11607/680	11944/345	12154/057
8900/268	10532/209	10988/031	11161/340	11608/538	11945/581	12154/071
8900/289	10571/376	10988/042	11161/341	11621/805	11945/596	12154/768
8900/292	10574/131	10988/046	11161/351	11643/315	11945/720	12156/060
8900/296	10593/753	10988/048	11161/378	11643/808	11947/682	12156/061
8900/301	10594/817	10994/249	11161/384	11646/546	11949/076	12156/066
8900/311	10610/004	10994/266	11165/294	11646/549	11949/248	12156/189
8907/619	10610/006	10994/267	11165/298	11646/551	11949/756	12156/191
8919/214	10616/823	10995/824	11165/305	11646/556	11949/758	12156/204
8954/149	10616/826	11002/508	11165/311	11649/710	11949/760	12156/897
8954/156	10622/143	11003/448	11166/725	11654/346	11949/768	12156/898
8954/162	10626/643	11003/460	11166/727	11657/169	11949/771	12156/907
8954/163	10631/706	11003/461	11166/728	11659/568	11949/773	12156/917
8954/169	10642/636	11005/306	11166/731	11659/571	11949/781	12169/283
8954/176	10645/479	11005/307	11166/734	11659/575	11950/076	12169/284
8958/983	10646/763	11016/436	11171/020	11660/767	11950/222	12169/288
9023/693	10653/832	11016/438	11171/924	11660/771	11950/233	12169/292
9045/942	10655/573	11016/447	11171/965	11660/786	11950/498	12177/481
9050/329	10662/610	11016/450	11178/274	11679/679	11952/979	12177/501
9058/137	10673/217	11016/454	11180/513	11679/698	11952/983	12177/509
9070/709	10680/404	11016/458	11180/520	11680/507	11952/986	12177/519
9070/719	10681/758	11016/495	11180/522	11688/678	11953/005	12177/580
9072/041	10686/733	11016/496	11180/534	11690/526	11953/223	12177/588
9080/705	10706/753	11016/505	11186/245	11690/740	11956/394	12178/621
9085/246	10706/756	11016/515	11188/806	11695/149	11957/090	12178/622
9091/164	10706/759	11016/524	11188/807	11717/104	11958/527	12178/656
9109/390	10707/234	11016/954	11188/834	11717/108	11959/877	12178/659
9114/959	10707/249	11018/831	11188/835	11730/478	11960/147	12178/670
9117/653	10722/616	11018/839	11188/848	11730/495	11961/280	12178/675

AT390545N

Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol
9117/655	10728/198	11018/843	11189/592	11730/508	11961/511	12178/690
9166/830	10731/092	11018/847	11189/601	11730/544	11962/606	12178/749
9185/736	10731/389	11018/862	11189/603	11730/595	11967/610	12178/755
9203/666	10737/794	11026/474	11189/735	11730/607	11971/570	12180/313
9203/935	10737/797	11027/396	11189/737	11730/611	11972/140	12180/329
9260/171	10741/530	11029/144	11189/741	11730/623	11972/853	12180/344
9267/278	10756/927	11029/440	11189/754	11764/962	11975/388	12180/356
9275/433	10773/948	11031/055	11191/487	11770/866	11975/398	12180/362
9317/339	10786/541	11037/024	11194/943	11773/374	11979/437	12180/369
9332/811	10802/054	11040/166	11194/955	11773/390	11979/583	12180/372
9347/470	10802/832	11047/291	11194/962	11777/039	11981/249	12180/412
9357/096	10811/648	11047/294	11197/140	11798/945	11981/485	12180/420
9366/934	10811/682	11047/297	11197/664	11819/206	11981/532	12180/422
9405/500	10811/684	11047/312	11198/846	11826/144	11982/424	12180/427
9412/866	10811/693	11047/321	11198/856	11826/156	11982/696	12182/338
9425/700	10811/705	11047/328	11198/857	11826/157	11982/748	12182/342
9426/418	10811/720	11047/331	11200/855	11827/991	11984/383	12182/353
9441/160	10811/741	11047/332	11200/857	11829/674	11984/410	12182/354
9443/894	10811/757	11047/334	11201/251	11832/397	11984/413	12182/370
9454/544	10811/761	11050/099	11201/266	11837/425	11984/448	12182/445
9464/472	10813/369	11050/105	11204/094	11837/440	11984/497	12182/452
9478/598	10813/380	11050/111	11204/098	11837/443	11985/251	12182/479
9482/322	10852/870	11050/169	11206/682	11840/511	11986/653	12187/783
9482/981	10852/872	11054/761	11206/687	11842/540	11987/197	12187/787
9493/896	10852/873	11054/764	11206/697	11847/700	11988/923	12187/789
9495/269	10852/895	11054/771	11208/537	11847/724	11989/948	12187/888
9508/441	10852/899	11054/775	11208/783	11848/699	11992/133	12187/900
9511/339	10852/906	11054/779	11211/110	11848/700	11992/163	12187/904
9512/655	10853/323	11054/785	11211/114	11848/722	11992/318	12196/611
9551/550	10853/324	11054/787	11211/119	11848/726	11992/589	12196/612
9595/350	10853/325	11059/358	11216/129	11849/646	11993/254	12197/503
9597/854	10861/940	11060/103	11222/361	11853/599	11993/287	12197/504
9620/090	10862/680	11060/106	11227/729	11853/613	11994/283	12197/747
9623/614	10870/980	11060/110	11228/592	11853/792	11996/976	12197/750
9630/984	10871/184	11061/466	11233/575	11856/581	11996/981	12197/756
9638/306	10871/223	11064/067	11233/580	11856/744	11999/599	12197/759
9661/196	10883/981	11075/440	11240/411	11856/877	12003/587	12201/300
9671/129	10883/989	11075/454	11240/431	11856/886	12005/079	12202/104
9688/101	10883/993	11075/462	11241/617	11856/916	12010/474	12202/410
9688/107	10884/037	11075/464	11242/649	11856/918	12010/690	12205/400
9717/080	10884/039	11075/956	11249/625	11856/919	12011/459	12212/081
9728/543	10884/042	11075/963	11249/630	11857/591	12014/592	12212/085
9728/546	10884/043	11075/977	11263/371	11857/898	12016/278	12212/090
9759/778	10884/971	11075/984	11268/784	11860/188	12016/285	12212/109
9763/164	10884/979	11075/985	11268/797	11860/202	12017/383	12212/113

AT390545N

Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol	Vol/fol
9769/307	10885/019	11075/988	11268/813	11860/593	12018/811	12212/116
9793/360	10899/207	11076/416	11269/004	11862/443	12018/819	12212/119
9795/892	10907/420	11076/424	11269/019	11862/873	12019/544	12212/123
9811/874	10907/435	11080/745	11271/082	11866/731	12019/552	12221/371
9818/408	10907/439	11080/748	11278/559	11866/765	12019/555	12221/381
9823/137	10907/450	11080/863	11278/560	11870/520	12022/441	12221/382
9830/404	10915/922	11084/041	11278/562	11870/532	12027/362	12221/385
9858/048	10919/764	11084/042	11278/568	11870/691	12028/411	

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20 Mar 2025

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Statutory Planning Department
Cardinia Shire Council
Via: Portal

Dear Statutory Planning Department,

**Re - Submission of Planning Permit Application – Native Vegetation Removal
Greenhills Road Reserve (abutting 1084 Koo Wee Rup Road, Pakenham)**

KLM Spatial acts on behalf of the applicant, Campbell Constructions P/L, in submitting this planning permit application for the removal of native vegetation in the road reserve of Greenhills Road, abutting 1084 Koo Wee Rup Road, Pakenham.

Please find the following material enclosed in support of the application, in addition to the completed online application form:

1. Certificate of Title for 1084 Koo Wee Rup Road.
2. Flora and Fauna Assessment, Version 1.1, prepared by Nature Advisory, February 2025.
3. Native Vegetation Removal Plan, prepared by Nature Advisory, 5 February 2025.

Proposal

The proposal is to remove patches of native vegetation in the road reserve of Greenhills Road.

The native vegetation to be removed has been assessed as 0.040 ha of Plains Grassy Woodland (EVC 55) in patches – with no large or scattered trees. These are in five 'habitat zones' as illustrated in Figure 1.

The affected area is outside the Melbourne Strategic Assessment area (refer to Figure 2), therefore is subject to a planning permit application for the removal of native vegetation under the Cardinia Planning Scheme.

The native vegetation is to be removed to allow for future road upgrades including the widening of Greenhills Road, and construction works along Greenhills Road, which is necessary for the road to service this industrial precinct. As the alignment of the road has already been 'set' through the Greenhills Road widening to the east of 1084 Koo Wee Rup Road having been acquired and the intersection of Greenhills Road/Koo Wee Rup Road being fixed, avoidance cannot be achieved.

Figure 1: Patches of native vegetation to be removed, Nature Advisory Report, 5 February 2025

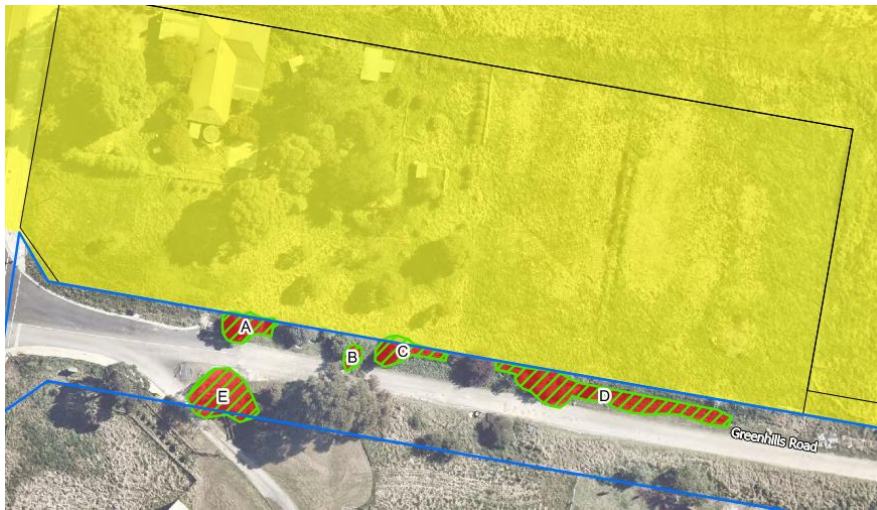
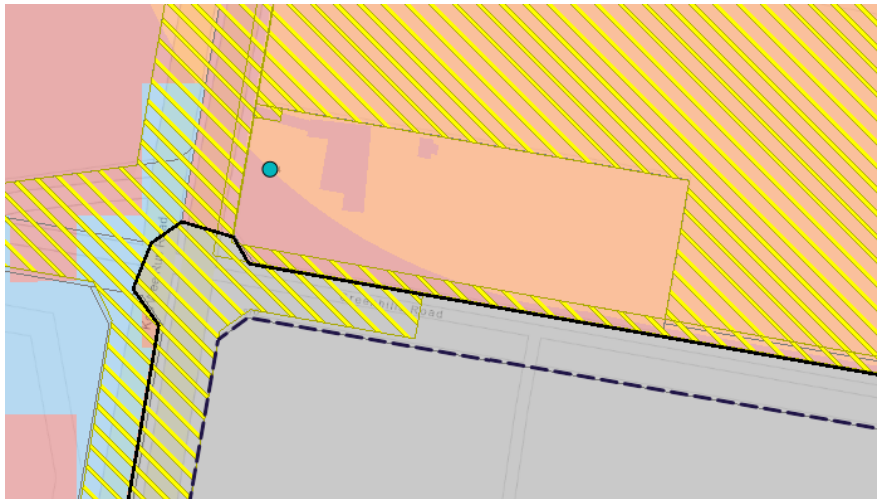


Figure 2: Melbourne Strategic Assessment Environmental Mitigation Area, MSA, 18 March 2025



Subject Site and Surrounds

The affected land is within Greenhills Road, abutting the southern side of 1084 Koo Wee Rup Road (refer to Figure 3). This part of Greenhills Road will become a key connector road in future as the land to the north and south-east undergoes staged development as a significant industrial and employment land precinct.

The upgrade of Greenhills Road is contemplated as part of the Development Plan Overlay Schedule 10 which applies to the land to the north.

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Figure 3: Location of the subject site in relation to 1084 Koo Wee Rup Road, Lassi, 18 March 2025

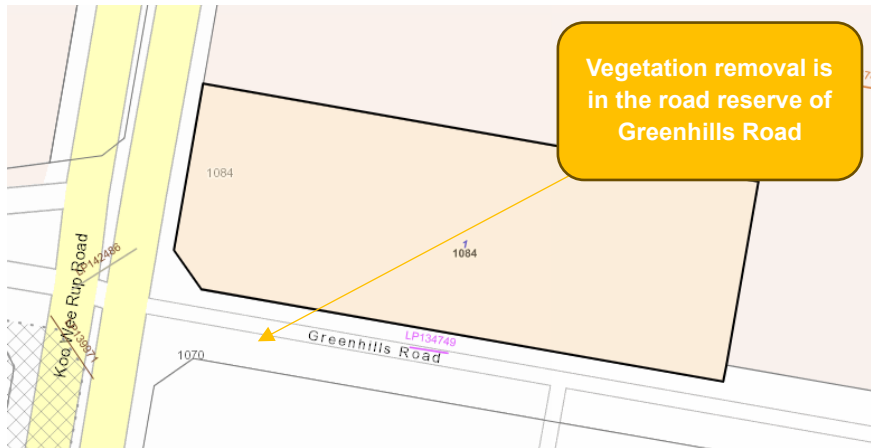


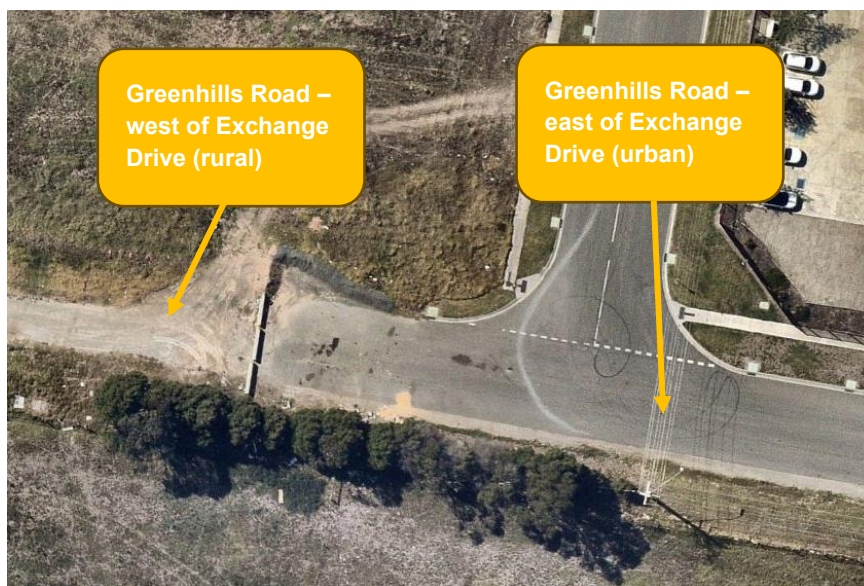
Table 1: Abutting land uses to Greenhills Road (in the vicinity of the vegetation removal)

North	1084 Koo Wee Rup Road (Industrial 1 Zone)
East	Lot S3, Greenhills Road (Industrial 1 Zone)
South	1070 Koo Wee Rup Road (Green Wedge – Zone 1)
West	Koo Wee Rup Road (Transport Zone 2)

Major Road Projects Victoria has completed major intersection works at Healesville-Koo Wee Rup Road and Greenhills Road, with native vegetation removal already having occurred in part of the four intersection legs.

Greenhills Road on the eastern side of Exchange Drive, has previously been upgraded to an urban standard to service the increase in traffic generated from the Industrial 1 Zone under development. The proposed vegetation removal allows for the future upgrade works on the western side of Exchange Drive to match (refer to Figure 4).

Figure 4: Current T-intersection leg of Exchange Drive and Greenhills Road, Pakenham (Nearmap, 4 March 2025)



Clause 52.17 Native Vegetation

A permit for the proposed removal of native vegetation is required under Clause 52.17 of the Cardinia Planning Scheme. The application is to be assessed under the Basic pathway, however requires referral to the Department of Energy, Environment and Climate Action (DEECA), as the native vegetation is on Crown land that is to be managed by Cardinia Council.

Nature Advisory has prepared a Native Vegetation Removal Report i(Appendix 1), which identifies the offsets required to compensate for the proposed native vegetation removal.

The purpose of Clause 52.17 is to:

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

Response

The proposal is appropriate for the following reasons;

- Widening and future construction of the section of Greenhills Road between Koo Wee Rup Road and Exchange Drive, from a rural all-weather road to a sealed urban industrial standard road, results in a small amount of native vegetation loss that is unavoidable.
- The vegetation loss has been minimised to a total of 0.040 ha and appropriate offsets can be secured to comply with the Cardinia Planning Scheme, resulting in no net loss of biodiversity.
- The native vegetation to be removed is not considered significant, comprising five patches of Plains Grassy Woodland (EVC 55) – with no large or scattered trees.
- Nature Advisory have advised that no FFG/EPBC Act threatened or protected flora species or listed fauna were found in the affected habitat area.
- The vegetation removal supports the future upgrade of a road which connects to a major intersection with Koo Wee Rup Road, to service a busy growing industrial precinct.

Planning Policy Framework and the Local Planning Policy Framework

- Clause 12.01-1S – Protection of Biodiversity – seeks *to assist the protection and conservation of Victoria's biodiversity.*
- Clause 21.02-3 – Biodiversity – seeks *to achieve no net loss in the quantity and quality of native vegetation in the municipality.*

The proposal is considered consistent with these policies as the native vegetation to be removed is not considered significant due to its degraded nature and poor quality, is to the minimum extent and achieves no net loss of biodiversity as offsets are able to be secured.

Clause 65.01 Approval of an Application or Plan

In deciding on an application or approval of a plan, the responsible authority must consider;

- *The extent and character of the native vegetation to be removed is not considered significant and its destruction is unavoidable due to required future road widening and upgrade works in Greenhills Road.*
- *The native vegetation to be removed in this application can not be protected or allowed to regenerate in the affected area, however it is only over small area and will be offset to achieve no net loss of biodiversity.*

Conclusion

The proposed removal of native vegetation under Clause 52.17 is appropriate, as follows;

- The vegetation loss is minimised to a total of 0.040 ha.
- The vegetation loss is for five patches and no large scattered trees.
- No net loss of biodiversity is achieved via securing statutory offsets prescribed by the Cardinia Shire Planning Scheme.
- The vegetation loss is necessary to facilitate the required future upgrade of key connector road servicing an existing and emerging industrial land use precinct.

We trust the above is acceptable to Council and look forward to hearing from you in due course.

If you have any queries regarding the above, please contact the undersigned on 9794 1600 or via email at manager@klms.com.au

Yours sincerely



KLM Spatial

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1084 Koo Wee Rup Road, Pakenham

Flora and Fauna Assessment

**Prepared for
Campbell Constructions Pty Ltd**

February 2025
Report No. 24297.01 (1.1)



**Nature
Advisory**

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Nature Advisory acknowledges the traditional owners and sovereign custodians of the land on which we work from—the Wurundjeri people of the Woi Wurrung language group. We extend our respect to their Ancestors and all First Peoples and Elders past and present.

Executive summary

Campbell Constructions Pty Ltd engaged Nature Advisory Pty Ltd to conduct a flora and fauna assessment of an approximately 0.578 ha area of public roadside in Pakenham. The specific area investigated, referred to herein as the 'study area' (Figure 1), comprised both sides of Greenhills Road adjacent to the property at 1084 Koo Wee Rup Road in Pakenham. The Melbourne Strategic Assessment (MSA) Area is adjacent to the study area to the north and was therefore not included in this assessment. The study area is located approximately 56 km southeast of Melbourne's CBD. Road resurfacing and widening works along Greenhills Road are proposed for the study area.

Assessment results

Flora

A total of five patches comprising Plains Grassy Woodland (EVC 55) were identified in the study area. This totalled an area of 0.040 ha of native vegetation in patches and included no large trees.

No scattered trees were recorded in the study area.

No FFG Act- or EPBC Act-listed threatened flora species were recorded during the field survey. No FFG Act-listed protected flora species were recorded during the field survey.

The likelihood of occurrence analysis indicates that no listed flora species are likely to occur or have the potential to occur.

Fauna

Fauna habitat within the study area comprised wooded habitat, exotic grassland habitat and aquatic habitat (in the form a constructed drain). All habitat types were of relatively low quality due to a history of disturbance, isolation from higher quality habitat, and presence of primarily exotic vegetation. This habitat provides foraging, nesting and shelter resources for common reptile, bird and amphibian species.

No listed fauna species were recorded during the field survey.

The likelihood of occurrence analysis indicates that six listed fauna species are likely to occur or have the potential to occur. These are listed below.

- Glossy Grass Skink (FFG Act: Endangered)
- Grey-headed Flying-fox (EPBC Act: Vulnerable; FFG Act: Vulnerable)
- Growling Grass Frog (EPBC Act: Vulnerable; FFG Act: Vulnerable)
- Latham's Snipe (EPBC Act: Vulnerable, Migratory)
- Little Eagle (FFG Act: Vulnerable)
- Southern Brown Bandicoot (EPBC Act: Endangered; FFG Act: Endangered)

Listed threatened ecological communities

No EPBC Act- or FFG Act-listed threatened ecological communities were recorded or considered to have the potential to occur within the study area due to an absence of suitable floristic indicators.

Impact assessment

The development proposal involves removal of all vegetation within the study area.

Native vegetation

The proponent proposes to remove 0.040 ha of native vegetation, comprising:

- 0.040 ha of native vegetation in patches (including no large trees in patches)
- No scattered trees

Flora species

No FFG Act- or EPBC Act-listed flora species were recorded during the field survey, and the likelihood of occurrence analysis of species listed under the EPBC Act and FFG Act indicated that no listed flora species are likely to occur or have the potential to occur. Therefore, it is considered unlikely that any listed flora species are susceptible to impacts from the proposal.

Fauna

No FFG Act- or EPBC Act-listed fauna species were recorded during the field survey.

The susceptibility analysis indicated that there is a potential likelihood that Glossy Grass Skink (FFG Act: Endangered) will occur in the study area due to the proximity of records along Deep Creek and farmland near Pakenham. The study area holds suitable habitat in the form of tall, dense, grassy vegetation along a drain. Connectivity with nearby suitable habitat is moderate, with some barriers such as the already widened section of Greenhills Road. This species, if occurring, would be impacted by removal of the drain and grassy vegetation. Construction mitigation measures are recommended to avoid casualties.

The susceptibility analysis indicated that there is a potential likelihood that Growling Grass Frog (EPBC Act: Vulnerable; FFG Act: Vulnerable) will occur in the study area. The species occurs in Deep Creek 1.5km away and a nearby farm dam 950m from the study area. There is potential for this species to occur within the study area occasionally due to the proximity of the nearest record. The grassy habitats and drain could attract a small number of dispersing or foraging individuals seasonally if occurring in the nearby wetland. However, the study area does not hold wetlands or important habitat for the species. The proposed development is unlikely to significantly impact this species, however construction mitigation measures are recommended to avoid casualties.

Threatened ecological communities

The likelihood of occurrence analysis indicated that the study area is unlikely to support any EPBC- or FFG-listed communities, and none were recorded in the study area. Therefore, there are no anticipated impacts to listed communities from the proposal.

Implications under legislation and policy

The Guidelines

A permit for the proposed removal of native vegetation is required under Clause 52.17 of the Cardinia Planning Scheme.

The proposal must be assessed under the Basic assessment pathway. This would not trigger a referral to the Department of Energy, Environment and Climate Action (DEECA).

Offsets required to compensate for the proposed removal of native vegetation from the study area are:

- 0.006 general habitat units and must include the following offset attribute requirements:
 - Minimum strategic biodiversity value (SBV) of 0.3280.
 - Occur within the Melbourne Water CMA boundary or the Cardinia Shire municipal district.

Other planning provisions

A permit may be required to carry out works under Clause 35.04 - Green Wedge Zone (GWZ1), which includes decision guidelines regarding biodiversity that are addressed in this report.

EPBC Act

The proposed development is unlikely to result in a significant impact on any EPBC Act-listed values due to the lack of susceptibility of any EPBC values identified as having the potential to occur within the study area. Therefore, it is unlikely that there are any implications under the EPBC Act.

FFG Act

If Glossy Grass Skink is found to be present, a permit would likely be required under the FFG Act.

EE Act

Based on the relevant criteria, a Referral to the state Minister for Planning *will not* be required under the EE Act for the aspects covered by the current investigation.

Recommendations

Further assessments

The following assessments are recommended based on the outcomes of this assessment:

- Vegetation clearance occurring from the west to the east, retention of at least a thin strip of grassy vegetation on both the north and south sides of the road reserve and the presence of a fauna handler during vegetation clearance to salvage and translocate any Glossy Grass Skink requiring such assistance;
- In accordance with the Green Wedge Zone (GWZ1), an integrated land management plan is required to be prepared.

Design & construction recommendations

The following design & construction recommendations are provided to avoid/minimise impacts to native vegetation and fauna habitats:

- Vegetation clearance occurring from the west to the east to allow any fauna present to relocate away from the highly trafficked Koo-Wee-Rup to Healesville Road west of the study area.
- A fauna handler during vegetation clearance to salvage and translocate any Glossy Grass Skink requiring such assistance
- In accordance with the GWZ1 zoning and Clause 12.01, efforts should be made to restore and enhance habitat after construction. This can be undertaken through revegetation, especially the planting of indigenous trees, mainly River Red-gum and/or Gippsland Red-gum. Additionally, any bare earth could be seeded with grass to reinstate fauna habitat after construction. Species composition should be based on locally indigenous planting lists, EVC benchmarks, and species that already occur in the study area.
- It is recommended that an Arboricultural Impact Assessment report be considered to determine potential TPZ incursion of trees within mapped patches of native vegetation. An arborist is also qualified to deem trees retained, even if more than 10% of the TPZ is encroached if there is sufficient justification. As many of the native vegetation patches are delineated by canopies rather than vegetation on the ground, an arborist can determine whether any trees can be considered retained. If works are not intrusive into root zones, as determined by an arborist, some native vegetation may be able to be retained. This may further reduce impacts to native vegetation.

Response to application requirements of the Guidelines

The table below summarises the compliance of the information in this report with the application requirements of the *Guidelines for the Removal, Destruction or Lopping of Native Vegetation* (DELWP 2017).

Application requirement		Response
1.	Information about the native vegetation to be removed.	See Section 5.1.1.
2.	Topographic and land information relating to the native vegetation to be removed.	See Section 4.1.
3.	Recent, dated photographs of the native vegetation to be removed.	See Appendix 4.
4.	Details of any other native vegetation approved to be removed, or that was removed without the required approvals, on the same property or contiguous land in the same ownership as the applicant, in the five-year period before the application for a permit is lodged.	Not applicable.
5.	An 'avoid and minimise' statement.	See Section 6.1.2.
6.	A copy of any Property Vegetation Plan contained within an agreement made pursuant to section 69 of the <i>Conservation, Forests and Lands Act 1987</i> that applies to the native vegetation to be removed.	Not applicable.
7.	Where the removal of native vegetation is to create defensible space, a written statement explaining why the removal of native vegetation is necessary. This statement is not required when the creation of defensible space is in conjunction with an application under the Bushfire Management Overlay.	Not applicable.
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.	See Section 6.1.6 and Appendix 6.

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1. Introduction

Campbell Constructions Pty Ltd engaged Nature Advisory Pty Ltd to conduct a flora and fauna assessment of an approximately 0.578 ha area of public roadside land in Pakenham. The specific area investigated, referred to herein as the 'study area' (Figure 1), comprised both sides of Greenhills Road adjacent to the property at 1084 Koo Wee Rup Road in Pakenham. The study area is located approximately 56 km southeast of Melbourne's CBD. Road resurfacing and widening works along Greenhills Road are proposed for the study area.

This investigation was commissioned to provide information on the extent and condition of native vegetation in the study area according to Victoria's *Guidelines for the Removal, Destruction or Lopping of Native Vegetation* (DELWP 2017) and potential impacts on flora and fauna matters listed under the *Flora and Fauna Guarantee Act 1988* (Vic; FFG Act) and the *Environment Protection and Biodiversity Conservation Act 1999* (Cth; EPBC Act). The Melbourne Strategic Assessment (MSA) Area is adjacent to the study area to the north and was therefore not included in this study area for this assessment. This report outlines any implications under relevant national, state and local legislation and policy frameworks.

Specifically, the scope of the investigation included the following:

- A review of existing information regarding the flora, fauna and native vegetation of the study area and surrounds including the following:
 - *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's *Native Vegetation Regulation Map* (NVR Map).
- A site survey involving the following:
 - 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');
 - Assessment of native vegetation in accordance with the Guidelines and standards detailed in the *Assessors Handbook: Applications to remove, destroy or lop native vegetation* (DELWP version 1.1, 2018) and *Vegetation Quality Assessment Manual – Guidelines for applying the habitat hectares scoping method* (DSE version 1.3, 2004);
 - Capturing representative photographs of native vegetation present;
 - Compilation of flora and fauna species lists for the site;
 - Assessment of the nature and quality of native fauna habitat; and
 - Assessment of the likelihood of occurrence of EPBC Act and *Flora and Fauna Guarantee Act 1988* (FFG Act)-listed flora, fauna and communities on the site.

This investigation was undertaken by a team from Nature Advisory comprising Tessa Doherty (Botanist), Guille Mayor (Senior Ecologist), Grace O'Loughlin (GIS Analyst), and Alan Brennan (Director).

2. Planning and legislative considerations

This investigation and report address the application on the site of relevant legislation and planning policies that protect biodiversity. Local, state and Commonwealth controls are summarised below.

2.1. Planning provisions

The study area is located within the Cardinia Shire local government area and is currently zoned Transport Zone (TRZ2) and Green Wedge Zone (GWZ1) in the Cardinia Planning Scheme. The Melbourne Strategic Assessment (MSA) Area is adjacent to the study area to the north and was therefore not included in this assessment.

Planning provisions are established under the *Victorian Planning and Environment Act 1987* and are incorporated into all Victorian Planning Schemes. Relevant planning provisions are discussed below.

2.1.1. Planning policy framework

Clause 12.01 - Biodiversity

Clause 12.01 of all Victorian Planning Schemes provides an overarching framework to protect and enhance Victoria's biodiversity. The responsible authority is obligated to refer to Clause 12.01-1S – *Protection of biodiversity* and Cl. 12.01-2S – *Native vegetation management*. The objectives and strategies relating to the current proposal for each of these relevant Clauses are outlined below.

Clause 12.01-1S – *Protection of biodiversity*

The objective of this Clause is to protect and enhance Victoria's biodiversity through the following strategies:

- Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.
- Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.
- Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of:
 - Cumulative impacts.
 - Fragmentation of habitat.
 - The spread of pest plants, animals and pathogens into natural ecosystems.
- Avoid impacts of land use and development on important areas of biodiversity.
- Consider impacts of any change in land use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites; including wetlands and wetland wildlife habitat designated under the Convention on Wetlands of International Importance (the Ramsar Convention) and sites utilised by species listed under the Japan-Australia Migratory Birds Agreement (JAMBA), the China-Australia Migratory Birds Agreement (CAMBA), or the Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA).

- Assist in the identification, protection and management of important areas of biodiversity.
- Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.
- Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas.

Clause 12.01-2S – Native vegetation management

The objective of this Clause is to ensure there is no net loss to biodiversity as a result of removal, destruction or lopping of native vegetation through the following strategies:

- Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017; ‘the Guidelines’):
 - Avoid the removal, destruction or lopping of native vegetation.
 - Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
 - Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

A response of how this application addresses the relevant Clauses is provided in Section 6.2.1.

2.1.2. Local planning policies

The following Local Planning Policy in the Cardinia Planning Scheme is relevant to this investigation.

Clause 22.05 – Western Port Green Wedge Policy

The objective of this clause is to ensure that land uses are carefully located and managed to be consistent with the vision for the Cardinia Western Port Green Wedge. The study area is located within ‘Precinct 3: Railway’ under this policy. This precinct intends to protect land that is of environmental and biodiversity significance. It encourages and supports the use of the precinct for agriculture and biodiversity to ensure that land use is compatible with the adjacent Precinct 1.

Implications under this policy are addressed in Section 6.2.2.

2.1.3. Zoning

The study area is zoned Transport Zone (TRZ2) (only in the western edge of Greenhills Road) and Green Wedge Zone (GWZ1) (majority of Greenhills Road) in the Cardinia Planning Scheme.

Any relevant application requirements, decision guidelines and implications under this zoning are addressed in Section 6.2.3.

2.1.4. Overlays

Specific Controls Overlay – Schedule 10 (SC010)

Land affected by this overlay may be used or developed in accordance with a specific control contained in the incorporated document corresponding to the notation on the planning scheme map. The incorporated document specified in Schedule 10 is the *Healesville-Koo Wee Rup Road*

(Princes Freeway to Manks Road) Incorporated Document. As this road upgrade project is now complete, it is not considered relevant to the current investigation and is not discussed further.

As such, no overlays relevant to this investigation cover the study area.

2.1.5. Particular provisions – Native vegetation (Clause 52.17)

This report addresses the requirements under Clause 52.17 – *Native vegetation*.

The purpose of Clause 52.17 is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines (DELWP 2017).

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

This provision states that a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply to the following:

- If an exemption in Table 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into the planning scheme and listed in the schedule to Clause 52.16.
- The native vegetation is specified in a schedule to Clause 52.17.

Application requirements

Any application to remove, destroy or lop native vegetation must comply with the application requirements specified in the Guidelines (DELWP 2017).

Referral to DEECA

Clause 66.02-2 of the planning scheme determines the role of the Department of Energy, Environment and Climate Action (DEECA) in the assessment of native vegetation removal permit applications. If an application is referred, DEECA may make certain recommendations to the responsible authority in relation to the permit application.

Any application to remove, destroy or lop native vegetation must be referred to DEECA if any of the following apply:

- The impacts to native vegetation fall within the Detailed Assessment Pathway
- A property vegetation plan applies to the site
- The native vegetation is on Crown land that is occupied or managed by the responsible authority

Implications under this particular provision are discussed in Section 6.1.

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2.2. EPBC Act

The EPBC Act is legislation designed to protect threatened species, habitats, listed migratory species and ecological communities of national conservation significance. Any significant impacts to these species require the approval of the Australian Minister for the Environment.

If there is a possibility of a significant impact on nationally threatened species, communities or listed migratory species, a Referral under the EPBC Act should be considered. The Minister will decide whether the project will be a ‘controlled action’ under the EPBC Act after 20 business days, in which case the project can only be undertaken with the approval of the Minister. This approval depends on a further assessment and approval process (lasting between three and nine months, depending on the level of assessment). Implications under the EPBC Act for the current proposal are discussed in Section 6.3.

2.3. FFG Act

The FFG Act includes:

- a *Threatened List* (DEECA 2024a)
- a *Declared Protected Flora List* (DEECA 2024b)

The FFG Act applies to all land in Victoria, with public authorities legally required to consider the impacts on threatened species and communities on all land tenures as part of their decision-making. A permit from DEECA is only required if there are to be impacts on FFG Act-listed values on public land.

Threatened List

The *Flora and Fauna Guarantee Act 1988 Threatened List* represents Victoria’s single operational list of threatened flora, fauna and communities. Each species is assigned a threatened status which aligns with the listing categories and criteria for the International Union for the Conservation of Nature (IUCN) Red List. These values should be avoided wherever possible, in recognition of their threatened status at a state level.

Any application for a planning permit may also be assessed by the responsible or referral authority for potential impacts to FFG Act-listed threatened values as part of broader considerations of impacts to biodiversity regardless of land tenure. Under the FFG Act, the removal of FFG Act-listed threatened flora and communities from public land requires a Protected Flora Permit. Impacts to these species should be avoided wherever possible, in recognition of the species’ threatened status at the state level.

Declared Protected Flora List

The *Declared Protected Flora List* includes plants from three sources:

- Plant taxa (species, subspecies or varieties) listed as threatened under the FFG Act
- Plant taxa belonging to communities listed as threatened under the FFG Act
- Plant taxa which are not threatened but require protection for other reasons. For example, some species which are attractive or highly sought after, such as orchids, and grass trees, are protected so that the removal of these species from the wild can be controlled (DELWP 2019; DEECA 2024b).

Under the FFG Act, the removal of protected flora from public land requires a Protected Flora Permit. The FFG Act provides two different categories for protected flora species - 'restricted use protected flora', and all other protected flora (referred to as 'generally protected flora'). Removal of 'restricted use protected flora' species only requires a permit when it is impacted by take for commercial or personal use, and as such this list is not relevant to this investigation.

However, a Protected Flora Permit must be obtained from a regional DEECA office for impacts to any 'generally protected flora' on public land for any reason other than commercial or personal use, including impacts arising from this proposal. This permit can only be obtained after the removal of this flora is approved as part of a planning permit. Implications under the FFG Act for the current proposal are discussed in Section 6.4.

2.4. EE Act

One or a combination of several criteria may trigger a requirement for a *referral* to the Victorian Minister for Planning who will determine whether an Environmental Effects Statement (EES) will be required according to the *Ministerial Guidelines for Assessment of Environmental Effects under the Environment Effects Act 1978* (DSE 2006). The criteria related to flora, fauna and native vegetation that trigger a referral are listed below.

One or more of the following would trigger a referral:

- Potential clearing of 10 or more ha of native vegetation from an area that meets the following criteria:
 - Is of an Ecological Vegetation Class identified as endangered by the Department of Sustainability and Environment (in accordance with Appendix 2 of Victoria's Native Vegetation Management Framework)
 - Is, or is likely to be, of very high conservation significance (as defined in accordance with Appendix 3 of Victoria's Native Vegetation Management Framework)
 - Is not authorised under an approved Forest Management Plan or Fire Protection Plan
- Potential long-term loss of a significant proportion (e.g. 1–5% depending on the conservation status of the species) of known remaining habitat or population of a threatened species within Victoria.
- Potential long-term change to the ecological character of a wetland listed under the Ramsar Convention or in the *Directory of Important Wetlands in Australia*.
- Potential extensive or major effects on the health or biodiversity of aquatic, estuarine or marine ecosystems, over the long term.

Two or more of the following would also trigger a referral:

- Potential clearing of 10 or more ha of native vegetation, unless authorised under an approved Forest Management Plan or Fire Protection Plan.
- Matters listed under the FFG Act, including the following:
 - Potential loss of a significant area of a listed ecological community

- Potential loss of a genetically important population of an endangered or threatened species (listed or nominated for listing), including as a result of loss or fragmentation of habitats
- Potential loss of critical habitat
- Potentially significant effects on habitat values of a wetland supporting migratory bird species

Implications under the EE Act for the current proposal are discussed in Section 6.5.

2.5. CaLP Act

The *Catchment and Land Protection Act 1994* (CaLP Act) requires that landowners (or a third party to whom responsibilities have been legally transferred) must eradicate regionally prohibited weeds and prevent the growth and spread of regionally controlled weeds. Weed species listed under the CaLP Act that have been recorded in the study area are discussed in Section 6.6.

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3. Existing information, definitions and methods

3.1. Existing information

The existing information used for this investigation is described below.

3.1.1. Existing reporting and documentation

The existing documentation below, relating to the study area, was reviewed:

- Cardinia Planning Scheme (DTP 2025)

3.2. Definitions

Native vegetation

Native vegetation is currently defined in Clause 73.01 of all Victorian Planning Schemes as ‘plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses’. The Guidelines (DELWP 2017) further classify two categories of native vegetation: patches and scattered trees.

The definitions of these categories are provided below, along with the prescribed DEECA methods of assessment.

Patch

A *patch* of native vegetation belongs to an *Ecological Vegetation Class* (EVC) characterised in a DEECA-published benchmark, and defined as one of the following:

- An area of vegetation where at least 25% of the total perennial understorey plant cover is native
- Any area with three or more native canopy trees¹ where the drip line² of each tree touches the drip line of at least one other tree, forming a continuous canopy
- Any mapped wetland included in the *Current Wetlands Map*, available at *MapShareVic* (DEECA 2025f)

Patch condition is assessed using the *habitat hectare* method (Parkes et al. 2003; DSE 2004b) whereby components of the patch (e.g., tree canopy, understorey and ground cover) are assessed against an EVC benchmark. The score effectively measures the percentage resemblance of the vegetation to the original condition.

The *Native Vegetation Regulation Map* (NVR Map) system (DEECA 2025g) provides modelled condition scores for native vegetation to be used in certain circumstances.

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¹ A native canopy tree is a mature (i.e., able to flower) tree taller than 3 m and normally found in the upper layer of the relevant vegetation type.

² The drip line is the outermost boundary of a tree canopy (leaves and/or branches) where the water drips onto the ground.

Scattered trees

A *scattered tree* may be defined as a native canopy tree that does not form part of a patch. A scattered tree can be classified as *large* or *small* according to its *diameter at breast height* (DBH, measured 1.3 m above ground level) in the relevant EVC benchmark. A scattered tree with a DBH less than the large tree DBH is a *small scattered tree*. A *large tree* is defined as a native canopy tree with a DBH greater than or equal to the large tree benchmark for the local EVC. A large tree can be a large scattered tree or a large tree within a patch of native vegetation.

3.3. Desktop methods

3.3.1. Native vegetation

Pre-1750 (pre-European settlement) vegetation mapping administered by DEECA was reviewed to determine the type of native vegetation likely to occur in the study area and surrounds. Information on EVCs was obtained from published EVC benchmarks. These sources included the following:

- Relevant EVC benchmarks for the Gippsland Plain bioregion³ (DSE 2004a)
- *NatureKit* (DEECA 2025c)

3.3.2. Threatened species and ecological communities

Existing flora and fauna species records and information regarding the potential occurrence of listed matters were obtained for the ‘search region’, defined here as the area within 10 km of the study area boundary.

A list of the flora and fauna species recorded in the search region was obtained from the *Victorian Biodiversity Atlas* (VBA), a database administered by DEECA.

A list of bird species recorded from the search region was obtained from *eBird*, a citizen science database managed by the Cornell Lab of Ornithology. This database provides the most up-to-date bird species records.

BatMap was utilised to determine whether listed bat species may potentially occur in the search region. *BatMap* is a project developed by the Australasian Bat Society to enable Australia’s bat experts to develop geographic distribution maps for Australian bat species. Given that survey effort between regions has been variable (with little to no survey effort in some areas), Nature Advisory uses a 20-km search radius with *BatMap* to obtain a conservative estimate of potential bat species.

The online EPBC Act-associated *Protected Matters Search Tool* (PMST; DCCEEW 2025a) was consulted to determine whether nationally listed species or communities may potentially occur in the search region. This is based on a habitat modelling process.

A likelihood of occurrence analysis was undertaken using these flora and fauna records in combination with field observations. Species considered ‘likely to occur’ are considered to have a

³ A *bioregion* is defined as “a geographic region that captures the patterns of ecological characteristics in the landscape, providing a natural framework for recognising and responding to biodiversity values”. In general, bioregions reflect underlying environmental features of the landscape (DNRE 1997).

very high potential of occurring in the study area as there are numerous records within the search region and suitable habitat in the study area. Species considered to have the ‘potential to occur’ are those for which suitable habitat exists but recent records are scarce.

The analysis of potential occurrence of listed fauna species excludes the following:

- Marine fauna given that the study area is inland
- Albatrosses and petrels given that the study area is inland
- Birds listed as EPBC Marine given that the study area is inland

3.4. Field methods

The field assessment was conducted on 8th February 2025. During this assessment, the study area was surveyed on foot.

Sites in the study area found to support native vegetation were mapped using a combination of aerial-photograph interpretation and ground-truthing. Records were made using ArcGIS Field Maps® (Esri) on a hand-held device.

3.4.1. EVC determination

Determination of EVCs in the field was based on DEECA’s pre-European modelled native vegetation (DEECA 2003b) within or nearby the study area and the methodology outlined in the habitat hectare method (DSE 2004b).

Where native vegetation more closely resembled EVCs not modelled in the study area (due to historical modification of the landscape), EVC has been assigned based on the vegetation type it resembles rather than the vegetation type modelled, as detailed in Section 4.2.1.

3.4.2. Native vegetation assessments

Habitat hectare assessments were undertaken for all patches of native vegetation identified in the study area.

3.4.3. Flora species and threatened flora habitat

During the habitat hectare assessments of native vegetation, a list of flora species was made. Specimens were collected from plants unable to be identified in the field and identified with additional resources.

The potential for habitats to support listed flora species was assessed based on the following criteria:

- The presence of suitable habitat for flora species such as soil type, floristic associations and landscape context
- The level of disturbance of suitable habitats by anthropogenic disturbances and invasions by pest plants and animals

Wherever appropriate, a precautionary approach was adopted in determining the likelihood of occurrence of flora listed under the EPBC Act and/or FFG Act. That is, where insufficient evidence on the potential occurrence of a listed species was available, it was assumed that the species had the potential to occur.

3.4.4. Fauna species and habitats

The techniques below were used to detect fauna utilising the study area.

- Incidental searches for mammal scats, tracks and signs (e.g., diggings, signs of feeding and nests/burrows)
- Daytime bird observations

The habitat connectivity of the study area (i.e., degree of isolation/fragmentation), including linkages to other habitats in the region, was determined using field observations, high-resolution aerial imagery, and *NatureKit* (DEECA 2025c).

Where appropriate, a precautionary approach was adopted in determining the likelihood of occurrence of fauna listed under the EPBC Act and/or FFG Act. That is, where insufficient evidence was available regarding the potential occurrence of a listed species, it was assumed that the species had the potential to occur.

3.4.5. Threatened ecological communities

EPBC Act-listed threatened communities

The likelihood of EPBC Act-listed threatened ecological communities occurring in the study area was determined by the following process:

- Review of the communities modelled to potentially occur in the study area by the EPBC Act *Protected Matters Search Tool* (PMST; DCCEEW 2025a)
- Checking field observations of mapped native vegetation against published descriptions of these communities and assessment against the identification criteria and condition thresholds from the relevant listing advice

FFG Act-listed threatened communities

The likelihood of FFG Act-listed threatened ecological communities occurring in the study area was determined by the following process:

- Review of the communities modelled to potentially occur within 5 km of the study area (DELWP 2018b)
- Review of any communities without modelled distribution habitat mapping
- Checking field observations against published descriptions of the identified communities (SAC 2015)

3.4.6. Limitations

The VBA database and PMST were used to gather preliminary information on the threatened species and ecological communities likely to occur in the study area. There are some inherent limitations in these tools. There may be discrepancies between these records and the current features of the study area and surrounds. The PMST uses predictive modelling of the potential distribution of threatened species and ecological communities that is based on historical records and known ranges and habitat requirements. Therefore, certain species and communities listed by the PMST may not occur in the area. The VBA database contains records of species observed or collected at a particular location. Some locations may have a lack of VBA records, indicating that

the area is under-surveyed and as such a number of threatened species that could occur would not appear in the VBA search. The results of these desktop assessment tools were validated by conducting field surveys.

The site assessment was conducted during summer. The short duration and seasonal timing of site assessments can result in certain species remaining undetected despite their occasional presence. Additionally, some flora species and lifeforms may be undetectable at the time of survey or unidentifiable due to a lack of flowers or fruit.

Timing of the survey and condition of vegetation were otherwise considered suitable to ascertain the extent and condition of native vegetation and fauna habitats.

These limitations were not considered to compromise the validity of the investigation as the habitat hectares scoring method has been intentionally designed to account for seasonal and temporal variation within patches of native vegetation, enabling site assessments to occur year-round. This reduces the subjectivity and variability between assessors and minimises the time taken during the assessment process. In most cases, habitat zones will be placed comfortably within a habitat component category that would unlikely change even if additional data was collected during alternative survey times (DSE 2004b). Furthermore, the intention of this field assessment is not to determine the presence or absence of threatened species within the study area.

Therefore, this investigation accurately addresses the relevant policies and decision guidelines.

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4. Assessment results

4.1. Site description

The study area (Figure 1) supported alluvial soils on a flat landscape. A constructed drain runs the length of the study area on the northern side of Greenhills Road. This drain contained a small amount of standing water and aquatic vegetation in some sections.

The study area was heavily modified due to historic clearing and construction of the drain. Surrounding land to the north and south predominantly supported paddocks that had been historically grazed. Land to the east and west supports industrial areas. Much of the remaining agricultural areas in the region are undergoing development to support industrial activities. Earthworks associated with road construction along Greenhills Road were present in the eastern end of the study area.

Vegetation in the study area consisted of largely non-native grassy groundcover, with some recruiting Blackwoods, Swamp Gums and aquatic vegetation. A range of planted trees and shrubs were present, particularly on the southern side of Greenhills Road, and these included various non-indigenous Wattles and Eucalypts. Some native aquatic vegetation was present within the drainage line and comprised mostly Common Reed and Common Spike-sedge. Weed cover was relatively high across the study area, and numerous high-threat and woody weed species were present including Blackberry, Spear Thistle, Sweet Briar, Kikuyu and Cootamundra Wattle.

Fauna habitat within the study area comprised exotic grassland, aquatic habitat and treed habitat. Structural habitat connectivity between the study area and habitat in the broader landscape was poor.

The following key fauna habitat areas occurred within the region:

- Pakenham Water Recycling Plant occurred approximately 830m south of the study area. Habitat in the study area is connected to this habitat by agricultural land, and species who can traverse such areas may pass through the study area.
- The riparian vegetation along Deep Creek occurs approximately 1.6km east and 1.2km south of the study area. Habitat in the study area is connected to this habitat by agricultural land, and species who can traverse such areas may pass through the study area.
- Toomuc Creek occurred approximately 3.5km west of the study area. Habitat in the study area was isolated from this habitat by industrial development, McGregor Road and Koo Wee Rup Road.
- Beaconsfield Nature Conservation Reserve occurred approximately 7.5km northwest of the study area. Habitat in the study area was isolated from this habitat by the Princes Freeway and developed land in Pakenham.
- Western Port Ramsar Site occurred approximately 14km south of the study area. Habitat in the study area is isolated from this habitat by extensive agricultural land and the South Gippsland Highway.

The study area lies within the Gippsland Plain Victorian bioregion, the South East Coastal Plain Interim Biogeographical Regionalisation for Australia (IBRA) bioregion, and the Melbourne catchment management area. The study area is located on Bunurong Country.

4.2. Native vegetation

4.2.1. Patches of native vegetation

Pre-European EVC mapping (DEECA 2025c) indicates that the study area and surrounds would have supported Swamp Scrub (EVC 53), Plains Grassy Woodland (EVC 55), Swampy Riparian Woodland (EVC 83) and *South Gippsland* Plains Grassland (EVC 132_62) prior to European settlement. This is based on modelling of factors including rainfall, aspect, soils and remaining vegetation.

Evidence on site, including floristic composition and soil characteristics, suggested that Plains Grassy Woodland (EVC 55) was present in the study area (Figure 1). While Swamp Scrub (EVC 53) was modelled to occur in the study area, native vegetation recorded more closely resembled Plains Grassy Woodland, which is mapped nearby. The presence and persistence of Blackwoods and Eucalypts within the study area (both elements of Plains Grassy Woodland) indicates that this Swamp Scrub may not have been present historically. The only elements of Swamp Scrub that are present (Common Reed, Water Ribbons and Common Spike-sedge) are located within the constructed drain. This may indicate that this vegetation has established there opportunistically as conditions in the modified drainage line are currently favorable due to the presence of standing water.

A total of five patches (referred to herein as *habitat zones*) comprising the abovementioned EVC were identified in the study area (Table 1). This totalled an area of 0.040 ha of native vegetation in patches and included no large trees.

Table 1: Description of habitat zones in the study area

Habitat zone	EVC	Description
A	Plains Grassy Woodland (EVC 55)	This habitat zone was dominated by Blackwood, with a non-native grassy groundlayer dominated by Kikuyu. Other weeds such as Brown-top Bent and Cocksfoot were present at lower cover. Some scattered native Common Blown-grass was present along the road edge.
B	Plains Grassy Woodland (EVC 55)	This habitat zone was dominated by Blackwood, with a non-native grassy groundlayer dominated by Kikuyu. A dense thicket of fruit trees were present underneath the Blackwood. Some scattered native Common Reed was present.
C	Plains Grassy Woodland (EVC 55)	This habitat zone was mostly comprised of non-native grasses and dominated by Kikuyu and Paspalum. Blackwood was present as well as some native Common Reed within and adjacent to the drainage line.
D	Plains Grassy Woodland (EVC 55)	This habitat zone was mostly comprised of non-native grasses and dominated by Kikuyu and Paspalum. Native wetland vegetation was also present within the drainage line and comprised mostly Common Reed, Common Spike-sedge and Blackwood. Other native aquatic species included Slender Knotweed, Water Ribbons and Spiny-headed Mat Rush.

Habitat zone	EVC	Description
E	Plains Grassy Woodland (EVC 55)	This habitat zone was dominated by a canopy of Swamp Gum with a non-native grassy groundlayer dominated by Kikuyu. Other weeds such as Cocksfoot and Prairie Grass were also present.

The habitat hectare assessment results for these habitat zones are provided in Table 2. More detailed habitat scoring results are presented in Appendix 1.

Table 2: Summary of habitat hectare assessment results

Habitat zone	EVC	Area (ha)	Condition score (out of 100)	No. of large trees in HZ
A	Plains Grassy Woodland (EVC 55)	0.005	8	0
B	Plains Grassy Woodland (EVC 55)	0.002	10	0
C	Plains Grassy Woodland (EVC 55)	0.004	8	0
D	Plains Grassy Woodland (EVC 55)	0.018	18	0
E	Plains Grassy Woodland (EVC 55)	0.011	14	0
Total		0.040		0

4.2.2. Scattered trees

No scattered trees were recorded in the study area.

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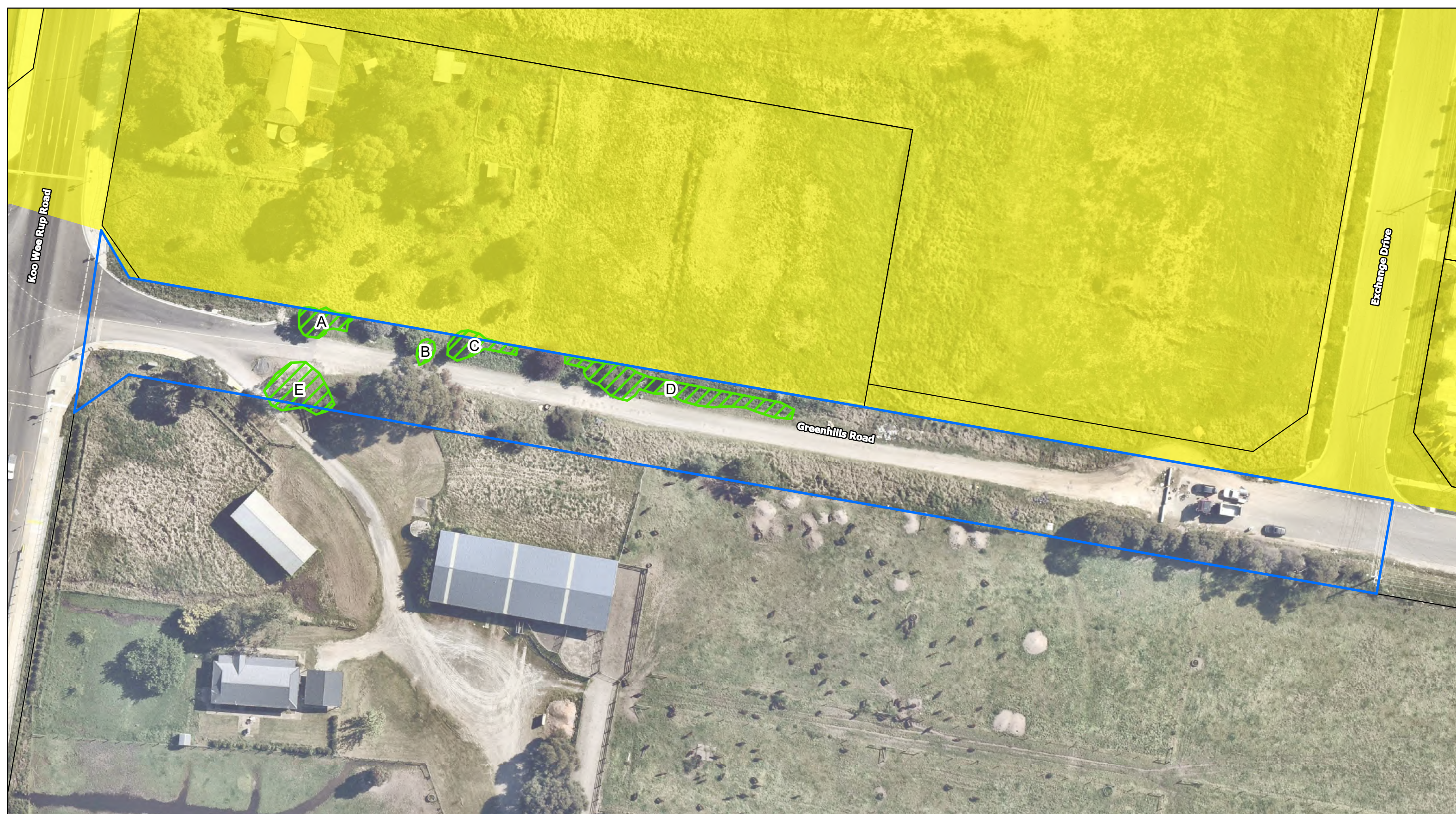


Figure 1: Native vegetation in the study area

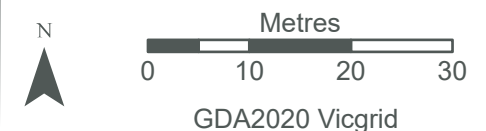
Project No: 24297.01

Project: 1084 Koo Wee Rup Road, Pakenham

Date: 5/02/2025

-  Study area
-  Property boundary
-  MSA extent
-  Plains Grassy Woodland (EVC 55)

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4.3. Flora species

4.3.1. Species recorded

During the field assessment, 27 plant species were recorded, of which 8 (30%) were indigenous and 19 (70%) were introduced, planted, or non-indigenous native in origin (Appendix 2).

4.3.2. Listed threatened species

No threatened flora species were recorded during the field survey. The EPBC Act- and FFG Act-listed threatened species Strzelecki Gum occurs within the region and can look similar to the non-threatened Swamp Gum. The Swamp Gum recorded within the study area was checked for the relevant identification features and was confirmed to be Swamp Gum.

The VBA (DEECA 2025d) and Commonwealth EPBC PMST (DCCEEW 2025a) contained records within the search region of 19 threatened flora species listed under the EPBC Act and 43 threatened flora species listed under the Victorian FFG Act, or potential suitable habitat for these species, including 15 species listed under both acts. These 47 species are listed below:

- Dandenong Wattle *Acacia stictophylla*
- Grey Billy-buttons *Craspedia canens*
- Filmy Maidenhair *Adiantum diaphanum*
- Matted Flax-lily *Dianella amoena*
- River Swamp Wallaby-grass *Amphibromus fluitans*
- Glaucous Flax-lily *Dianella longifolia* var. *grandis* s.l.
- Rough-barked Apple *Angophora floribunda*
- Purple Diuris *Diuris punctata* var. *punctata*
- White Star-bush *Asterolasia asteriscophora* subsp. *albiflora*
- Buxton Gum *Eucalyptus crenulata*
- Marsh Saltbush *Atriplex paludosa* subsp. *paludosa*
- Green Scentbark *Eucalyptus fulgens*
- Veined Spear-grass *Austrostipa rudis* subsp. *australis*
- Southern Blue-gum *Eucalyptus globulus* subsp. *globulus*
- Grey Mangrove *Avicennia marina* subsp. *australasica*
- Mugga *Eucalyptus sideroxylon* subsp. *sideroxylon*
- Wine-lipped Spider-orchid *Caladenia oenochila*
- Strzelecki Gum *Eucalyptus strzeleckii*
- Eastern Spider-orchid *Caladenia orientalis*
- Studley Park Gum *Eucalyptus X studleyensis*
- Thick-lip Spider-orchid *Caladenia tessellata*
- Austral Crane's-bill *Geranium solanderi* var. *solanderi* s.s.
- Slender Pink-fingers *Caladenia vulgaris*
- Clover Glycine *Glycine latrobeana*
- Forest Sedge *Carex alsophila*
- Purple Blown-grass *Lachnagrostis semibarbata* var. *semibarbata*
- Spurred Helmet-orchid *Corybas aconitiflorus*
- Spiny Peppercress *Lepidium aschersonii*
- Spotted Gum *Corymbia maculata*
- Giant Honey-myrtle *Melaleuca armillaris* subsp. *armillaris*
- Rough Daisy-bush *Olearia asterotricha* subsp. *asterotricha*

- Scented Daisy-bush *Olearia tenuifolia*
- Round-leaf Pomaderris *Pomaderris vacciniifolia*
- Maroon Leek-orchid *Prasophyllum frenchii*
- Dense Leek-orchid *Prasophyllum spicatum*
- Green-striped Greenhood *Pterostylis chlorogramma*
- Red-tip Greenhood *Pterostylis clivosa*
- Leafy Greenhood *Pterostylis cucullata*
- Cobra Greenhood *Pterostylis grandiflora*
- Swamp Bush-pea *Pultenaea weindorferi*
- Swamp Fireweed *Senecio psilocarpus*
- Metallic Sun-orchid *Thelymitra epipactoides*
- Winter Sun-orchid *Thelymitra hiemalis*
- Slender Plum-orchid *Thelymitra orientalis*
- Crested Sun-orchid *Thelymitra X irregularis*
- Austral Toad-flax *Thesium australe*
- Swamp Everlasting *Xerochrysum palustre*

The likelihood of occurrence analysis indicates that none of the above-mentioned listed flora species are likely to occur or have the potential to occur based on the following site conditions:

- The threatened flora species list from the VBA and PMST search region comprises species that are either:
 - Non-cryptic and would have been observed during the site assessment (i.e., woody species such as trees and shrubs)
 - Species that are sensitive to disturbed and weedy sites (i.e., orchids)
 - species that require native understorey elements (i.e., herbs)
- The study area comprises modified and largely non-native vegetation. The ground layer is highly modified and dominated by introduced pasture grasses and other high-threat weeds.
- All patches of native vegetation are likely to have arisen after clearance and modification of the original native vegetation for agricultural and drainage purposes
- Habitat in the study area did not match the habitat requirements of any of the flora species from the VBA and PMST searches.
- While aquatic habitat was present, it was very small, disturbed and not well-connected to higher quality habitat.

4.3.3. Listed protected species

No FFG Act-listed generally protected flora species were recorded during the field survey.

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4.4. Fauna habitats

The study area supported the following three fauna habitat types:

- Wooded habitat
- Grassland habitat
- Aquatic habitat

See below for photographs of these habitat types.



Photograph 1: Grassland habitat – northern side of Greenhills Road dominated by exotic pasture grasses.



Photograph 2: Grassland habitat – southern side of Greenhills Road dominated by exotic pasture grasses.



Photograph 3: Aquatic habitat – constructed drainage line devoid of fringing, emergent and floating vegetation.



Photograph 4: Aquatic habitat – constructed drainage line with Common Reed and dense Blackberry

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Photograph 5: Treed habitat – planted non-indigenous trees and shrubs along Greenhills Road



Photograph 6: Aquatic habitat – small area of standing water with some fringing and emergent vegetation.

Grassland habitat

Non-native grassland habitat was the most extensive habitat type within the study area. These areas were largely dominated by introduced grasses such as Kikuyu, with other weeds such as Paspalum and Cocksfoot also present throughout (Photographs 1 and 2). These areas lacked structural diversity, apart from the occasional tree or shrub, and have been modified historically due to the agricultural history of the area. Some dumped rubbish, timber and rock was present and may provide harbor for reptiles. Additionally, the roadside sections of this habitat are mown. Grassy vegetation along the drainage line may support the threatened species Glossy Grass Skink.

Aquatic habitat

The constructed drainage line north of Greenhills Road contained aquatic habitat of varying quality and composition. The western edge of the study area contained almost entirely non-native vegetation within the drainage line (Kikuyu, Cocksfoot and Drain Flat-sedge), which lacked structural diversity (Photograph 3). This area contained rocks which may serve as harbour for reptiles. Native avifauna such as Buff-banded Rail was observed foraging in this habitat.

Further east along this drainage line near Habitat Zones C and D, Common Reed was present in the drainage line and was dense in parts (Photograph 4). A very small portion of Habitat Zone D (approximately 5 metres long) contained standing water and dense aquatic vegetation dominated by Common Spike Sedge with some Water Ribbons and fringing vegetation such as Spiny-headed Mat Rush (Photograph 6). The presence of some emergent and floating vegetation increases the suitability of this habitat for a range of aquatic fauna species, including the listed threatened species Growling Grass Frog. Grassy vegetation along the drainage line may support the threatened species Glossy Grass Skink.

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Wooded habitat

Approximately one quarter of the study area contained wooded habitat comprising a mix of planted non-indigenous trees and shrubs, weeds and native species (Photograph 5). Small thickets of Blackwood were present along the drainage line on the northern side of Greenhills Road. Eucalypts were present in the western edge of the study area, including planted species (mallees and Southern Blue Gum) and indigenous Swamp Gum. These trees provide foraging and shelter for native bird species. Shrubs (mostly planted or weedy Wattles) were generally sparse. No hollows were observed within these trees, which are mostly relatively small. Wooded habitat in the study area is rather isolated and not connected to any larger areas of wooded habitat.

4.5. Fauna species

4.5.1. Species recorded

The field assessment detected six fauna species, all of which were birds (one introduced) (Appendix 3).

4.5.2. Listed species

No listed fauna species were recorded during the field survey.

The VBA (DEECA 2025d) and EPBC PMST (DCCEEW 2025a) were reviewed for records made within the search region. This indicated that there was potential suitable habitat for the following 75 fauna species listed under the EPBC Act and/or the Victorian FFG Act:

- | | |
|--|--|
| ▪ Australasian Bittern <i>Botaurus poiciloptilus</i> | ▪ Double-banded Plover <i>Charadrius bicinctus</i> |
| ▪ Australasian Shoveler <i>Spatula rhynchotis</i> | ▪ Eastern Curlew <i>Numenius madagascariensis</i> |
| ▪ Australian Little Bittern <i>Ixobrychus dubius</i> | ▪ Eastern Great Egret <i>Ardea alba modesta</i> |
| ▪ Australian Painted-snipe <i>Rostratula australis</i> | ▪ Eastern Osprey <i>Pandion cristatus</i> |
| ▪ Barking Owl <i>Ninox connivens</i> | ▪ Fairy Tern <i>Sternula nereis</i> |
| ▪ Bar-tailed Godwit <i>Limosa lapponica</i> | ▪ Fork-tailed Swift <i>Apus pacificus</i> |
| ▪ Black Falcon <i>Falco subniger</i> | ▪ Freckled Duck <i>Stictonetta naevosa</i> |
| ▪ Blue-billed Duck <i>Oxyura australis</i> | ▪ Gang-gang Cockatoo <i>Callocephalon fimbriatum</i> |
| ▪ Blue-winged Parrot <i>Neophema chrysostoma</i> | ▪ Greater Sand Plover <i>Charadrius leschenaultii</i> |
| ▪ Brown Treecreeper <i>Climacteris picumnus</i> | ▪ Grey Falcon <i>Falco hypoleucos</i> |
| ▪ Caspian Tern <i>Hydroprogne caspia</i> | ▪ Grey Goshawk <i>Accipiter novaehollandiae</i> |
| ▪ Common Greenshank <i>Tringa nebularia</i> | ▪ Helmeted Honeyeater <i>Lichenostomus melanops cassidix</i> |
| ▪ Common Sandpiper <i>Actitis hypoleucos</i> | ▪ Hooded Robin <i>Melanodryas cucullata cucullata</i> |
| ▪ Curlew Sandpiper <i>Calidris ferruginea</i> | |
| ▪ Diamond Firetail <i>Stagonopleura guttata</i> | |

- Latham's Snipe *Gallinago hardwickii*
- Lewin's Rail *Lewinia pectoralis*
- Little Eagle *Hieraaetus morphnoides*
- Little Egret *Egretta garzetta*
- Marsh Sandpiper *Tringa stagnatilis*
- Musk Duck *Biziura lobata*
- Orange-bellied Parrot *Neophema chrysogaster*
- Pacific Golden Plover *Pluvialis fulva*
- Painted Honeyeater *Grantiella picta*
- Pectoral Sandpiper *Calidris melanotos*
- Pilotbird *Pycnoptilus floccosus*
- Plains-wanderer *Pedionomus torquatus*
- Plumed Egret *Ardea intermedia plumifera*
- Powerful Owl *Ninox strenua*
- Red Knot *Calidris canutus*
- Red-necked Stint *Calidris ruficollis*
- Regent Honeyeater *Anthochaera phrygia*
- Sharp-tailed Sandpiper *Calidris acuminata*
- Southern Whiteface *Aphelocephala leucopsis*
- Swift Parrot *Lathamus discolor*
- White-throated Needletail *Hirundapus caudacutus*
- Yellow Wagtail *Motacilla flava*
- Broad-toothed Rat *Mastacomys fuscus mordicus*
- Long-nosed Potoroo *Potorous tridactylus trisulcatus*
- New Holland Mouse *Pseudomys novaehollandiae*
- Smoky Mouse *Pseudomys fumeus*
- Southern Brown Bandicoot *Isodon obesulus obesulus*
- Southern Greater Glider *Petauroides volans*
- Spot-tailed Quoll *Dasyurus maculatus maculatus*
- Swamp Antechinus *Antechinus minimus maritimus*
- Yellow-bellied Glider *Petaurus australis*
- Eastern Bent-winged Bat *Miniopterus orianae oceanensis*
- Grey-headed Flying-fox *Pteropus poliocephalus*
- Yellow-bellied Sheath-tail Bat *Saccolaimus flaviventris*
- Glossy Grass Skink *Pseudemoia rawlinsoni*
- Mountain Skink *Liopholis montana*
- Swamp Skink *Lissolepis coventryi*
- Australian Grayling *Prototroctes maraena*
- Dwarf Galaxias *Galaxiella pusilla*
- Macquarie Perch *Macquaria australasica*
- Murray Cod *Maccullochella peelii*
- Yarra Pygmy Perch *Nannoperca obscura*
- Golden Sun Moth *Synemon plana*
- Two-spotted Grass-skipper Butterfly *Pasma tasmanica*
- Growling Grass Frog *Litoria raniformis*
- Southern Toadlet *Pseudophryne semimarmorata*
- Foothill Burrowing Crayfish *Engaeus victoriensis*

The likelihood of occurrence analysis indicates that the following six listed fauna species are likely to occur or have the potential to occur within the study area:

- Glossy Grass Skink (FFG Act: Endangered)

- Grey-headed Flying-fox (EPBC Act: Vulnerable; FFG Act: Vulnerable)
- Growling Grass Frog (EPBC Act: Vulnerable; FFG Act: Vulnerable)
- Latham's Snipe (EPBC Act: Vulnerable, Migratory)
- Little Eagle (FFG Act: Vulnerable)
- Southern Brown Bandicoot (EPBC Act: Endangered; FFG Act: Endangered)

4.6. Threatened ecological communities

EPBC Act-listed communities

The EPBC PMST (DCCEEW 2025a) indicated that two threatened ecological communities listed under the EPBC Act had the potential to occur in the search region (Table 3). Of these, none were recorded within the study area (Table 3).

Table 3: EPBC Act-listed threatened ecological communities and likelihood of occurrence in the study area

Ecological community	EPBC status	Occurrence in the study area and justification
Natural Damp Grassland of the Victorian Coastal Plains	Critically Endangered	Does not occur within the study area. No native grassland vegetation recorded in the study area.
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Does not occur within the study area. Areas of woodland are not and were not historically dominated or co-dominated by characteristic species. Additionally, the ground layer is predominantly non-native.

Notes: EPBC status = conservation status under the EPBC Act.

FFG Act-listed communities

The following 12 FFG Act-listed communities were modelled within 5km of the study area:

- Central Gippsland Plains Grassland
- Coastal Moonah Woodland
- Cool Temperate Rainforest
- Forest Red Gum Grassy Woodland
- Herb-rich Plains Grassy Wetland (West Gippsland)
- Limestone Grassy Woodland
- Plains Grassland (South Gippsland)
- Rocky Chenopod Open Scrub
- Sedge-rich *Eucalyptus camphora* Swamp
- Warm Temperate Rainforest (E.Gipps. Alluvial Terraces)
- Western (Basalt) Plains Grasslands
- Western Basalt Plains (River Red Gum) Grassy Woodland

A review of these communities against the vegetation in the study area identified that no threatened ecological communities occurred in the study area due to a lack of floristics and/or structure characteristic of these communities. Additionally, some of these modelled communities are not in the correct region.

5. Impact assessment

5.1. Proposed development

The proposal involves widening and resurfacing works along both sides of Greenhills Road, as shown in Figure 2. All vegetation within the study area is proposed to be removed.

5.1.1. Impacts on native vegetation

The proposed development will result in the loss of a total of 0.040 ha of native vegetation under the Guidelines, as represented in Figure 2 and documented in the Native Vegetation Removal (NVR) report provided by DEECA (Appendix 5). Exemptions to Clause 52.17 have been considered in the total impacts to native vegetation (see Section 6.1.1).

Impacts to native vegetation comprise the following:

- 0.040 ha of native vegetation in patches (including no large trees in patches)
- No scattered trees

All native vegetation to be removed is an Endangered EVC.

It has been advised that no native vegetation has been approved for removal on the site within the last five years.

Photographs of native vegetation proposed for removal are provided in Appendix 4.

To determine impacts on native vegetation, the proposed development impact area was assumed to be the entire study area. This was overlaid with the native vegetation mapped as part of this investigation. Native vegetation areas intersecting with the impact area were considered to be impacted. Trees are deemed impacted when the development footprint encroached on the Tree Protection Zone (TPZ)⁴.

Refer to Section 6.1 for implications under Clause 52.17.

5.1.2. Impacts to listed flora species

The likelihood of occurrence analysis of species listed under the EPBC Act and FFG Act indicated that no listed flora species are likely to occur or have the potential to occur. Therefore, it is considered unlikely that any listed flora species are susceptible to impacts from the proposal.

5.1.3. Impacts on listed fauna

The likelihood of occurrence analysis indicated that six listed fauna species are 'likely to occur' or 'have the potential to occur'. For each of these species, a susceptibility and impact assessment was undertaken, as summarised in Table 4. This analysis considered the mobility of each species

⁴ In accordance with the *Assessor's Handbook* (DELWP 2018a), a tree is deemed 'lost' when earthworks encroach on > 10% of the TPZ, unless deemed otherwise by an arborist. However, trees which form part of a 'patch' of native vegetation are not required to be individually mapped using the habitat hectare assessment method, unless they meet the minimum DBH of a Large Tree under the relevant EVC Benchmark.

and the availability of other suitable habitat in the region. This informs the degree to which each species may rely on habitat in the study area and its susceptibility to the proposed development.

Table 4: Susceptibility of listed fauna species with potential to occur in the study area

Name	Conservation Status		Susceptibility analysis
	EPBC	FFG	
Birds (non-migratory)			
Little Eagle		Vulnerable	Removal of a small area of grassy vegetation and a few small planted trees will not impact Little Eagle due to the extent of similar habitat available in the region and the highly mobile nature of this species.
Migratory birds			
Latham's Snipe	Vulnerable		Species could occur occasionally in low numbers when the drain is flooded. The removal of the drainage lines will not have any impact on the species.
Mammals			
Southern Brown Bandicoot	Endangered	Endangered	There is a very low likelihood that SBB will occur in the study area despite the proximity of records along Deep Creek due to lack of habitat connectivity, and current levels of disturbance and traffic. It is unlikely that the study area will be utilised by SBB or hold important habitat. Removal of this vegetation will not impact the species or the recovery of the species by altering the connectivity of habitat.
Bats			
Grey-headed Flying-fox	Vulnerable	Vulnerable	Removal of treed vegetation is very limited and is unlikely to impact this species due to the low quality of the vegetation present and the widespread availability of food resources nearby.
Reptiles			
Glossy Grass Skink		Endangered	There is potential for this species to occur in the study area due to the proximity of records along Deep Creek (1.5km to the east) and farmland near Pakenham even though this habitat will be regularly slashed. The study area holds suitable habitat in the form of tall, dense, grassy vegetation along a drain. Connectivity with nearby suitable habitat is moderate, with some barriers such as the recently widened Greenhills Road and Koo Wee Rup Road. If present, this species would be impacted by the development proposal. As such, mitigation measures are recommended within this report.

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Name	Conservation Status		Susceptibility analysis
	EPBC	FFG	
Amphibians			
Growling Grass Frog	Vulnerable	Vulnerable	The species occurs in Deep Creek 1.5km away and a nearby farm dam 950m from the study area. There is potential for this species to occur within the study area occasionally due to the proximity of the nearest record. The grassy habitats and drain could attract a small number of dispersing or foraging individuals seasonally if occurring in the nearby wetland, however the study area does not hold wetlands or important habitat for the species. If present, this species could be impacted by the development proposal. Any impacts are unlikely to be significantly. However construction mitigation measures are recommended to avoid casualties.

Notes: grey shading indicates species considered to be susceptible to impacts.

The susceptibility analysis indicated that the following listed fauna species have the potential to be impacted by the proposed development:

- Glossy Grass Skink (FFG Act: Endangered)
- Growling Grass Frog (EPBC Act: Vulnerable; FFG Act: Vulnerable)

Implications under the EPBC Act are detailed in Section 6.3.

Implications under the FFG Act are detailed in Section 6.4.

See Section 7 for recommendations to reduce impacts on listed species' habitats.

Species which were deemed not to be susceptible to impacts from the proposed development (Table 4) are not discussed further.

5.1.4. Impacts on listed communities

The likelihood of occurrence analysis indicated that the study area is unlikely to support any EPBC- or FFG-listed communities (Section 4.6). Therefore, there are no anticipated impacts to listed communities from the proposal.

Implications under the EPBC Act are discussed in Section 6.3, while implications under the FFG Act are detailed in Section 6.4.

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6. Implications under legislation and policy

6.1. Implications under Clause 52.17

A permit for the proposed removal of native vegetation is required under Cl. 52.17 of the Cardinia Planning Scheme.

6.1.1. Exemptions to Clause 52.17

Native vegetation - Clause 52.17-7

Exemptions listed in Cl. 52.17-7 relevant to the study area are discussed below.

Planted vegetation

This exemption states that native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding. This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity.

A variety of Eucalypts and Wattles were present along the southern side of Greenhills Road near Habitat Zone E (Photograph 7). These trees were recognised as ‘planted’ as they are not species found within the locality (Southern Blue Gum, mallee eucalypts and non-indigenous Wattles) and would not occur naturally.



Photograph 7: Planted mallee eucalypts and Southern Blue Gum on the southern side of Greenhills Road

6.1.2. Avoid and minimise statement

In accordance with the Guidelines, all applications to remove native vegetation must provide an ‘avoid and minimise’ statement, which describes efforts undertaken to avoid the removal of native vegetation and minimise impacts on biodiversity and other values, and how these efforts were focused on the areas of native vegetation that have the highest value. Efforts to avoid and minimise impacts to native vegetation in the current application are presented as follows.

Strategic-level planning

The only strategic-level planning processes that applies to the study area that considers the avoid and minimise principles is the GWZ zoning. This zoning states 'The need to protect and enhance the biodiversity of the area'. Strategic planning has occurred for the freehold land to the north of the study area which is in the MSA area.

Site-level planning

The current development plan assumes impacts to the entire study area. The land for the road widening is required to vest to Council for the ultimate upgrade of Greenhills Rd and installation of services into the future road reserve.

Initial recommendations suggested the avoidance of vegetation in the drainage line in the north of Greenhills Road as it contains some native aquatic vegetation which also functions as habitat for fauna species. However, the proponent has advised that the retention of native vegetation is not possible as the proposed road widening is a State Government proposal with pre-existing alignment requirements set by the existing upgraded Greenhills Road to the east and the recently constructed four lane highway to the west. As such, amendments to the layout (e.g. limiting the works footprint to the north of the existing road) will be not possible.

The proponent has indicated the possibility of retaining grass along the south side of the Greenhills Road, given approval by the Cardinia City Council as it is their asset to manage, along with the selection and planting of indigenous trees within road reserves as part of the street scape masterplan.

The drain cannot be retained as it needs to be replaced with constructed kerb and channel.

The proponent notes that the vegetation to be removed is all of low-quality, scoring 18/100 or lower.

Given the above, the proponent advises that the proposed works cannot occur with the retention of any vegetation in the study area given the very narrow study area and the pre-existing alignment requirements.

Further recommendations to adhere to avoid and minimise impacts to native vegetation are provided in Section 7.

6.1.3. Modelled species important habitat

The current proposal footprint will not have a significant impact on habitat for any rare or threatened species as determined in the NVR Report (Appendix 5).

6.1.4. Assessment pathway

The assessment pathway is determined by the location category and extent of native vegetation as detailed for the study area as follows:

- **Location Category:** Location 1
- **Extent of native vegetation:** A total of 0.040 ha of native vegetation (including no large trees).

Based on the extent of native vegetation removal being < 0.5 ha, not including any large trees, and being in Location 1, the Guidelines stipulate that the proposal is to be assessed under the **Basic** assessment pathway, as determined by the following matrix:

Table 5: Assessment pathway matrix

Extent of native vegetation	Location 1	Location 2	Location 3
< 0.5 ha and not including any large trees	Basic	Intermediate	Detailed
< 0.5 ha and including one or more large trees	Intermediate	Intermediate	Detailed
≥ 0.5 ha	Detailed	Detailed	Detailed

This proposal **will not** trigger a referral to DEECA based on the above criteria.

6.1.5. Offset requirements

Under the Guidelines, all offsets must be secured prior to the removal of native vegetation.

Offsets required to compensate for the proposed removal of native vegetation from the study area are as follows:

- 0.006 general habitat units and must include the following offset attribute requirements:
 - Minimum strategic biodiversity value (SBV) of 0.3280.
 - Occur within the Melbourne Water CMA boundary or the Cardinia Shire municipal district.

6.1.6. Offset statement

The offset target for the current proposal will be achieved via a third-party offset.

An online search of the Native Vegetation Credit Register (NVCR) has shown that the required offset is currently available for purchase from a native vegetation credit owner (DEECA 2025e).

Evidence that the required offset is available is provided in Appendix 6. The required offset would be secured following approval of the application to remove native vegetation.

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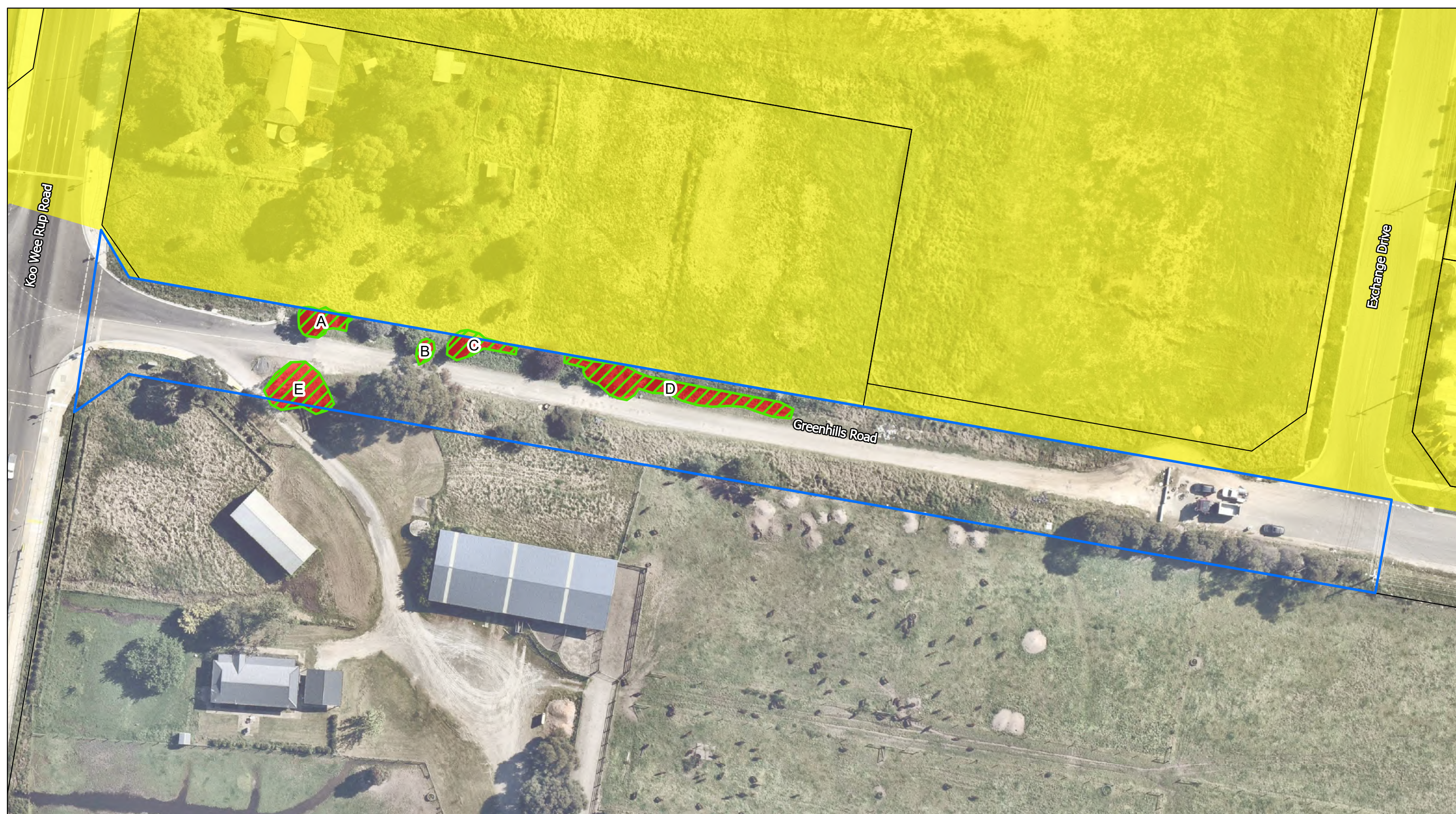


Figure 2: Native vegetation removal

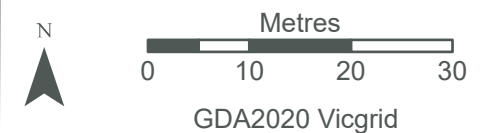
Project No: 24297.01

Project: 1084 Koo Wee Rup Road, Pakenham

Date: 5/02/2025

-  Study area
-  Property boundary
-  MSA extent
-  Plains Grassy Woodland (EVC 55)
-  Vegetation proposed to be removed

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6.2. Implications under other planning provisions

6.2.1. Clause 12.01 - Biodiversity

The objectives and strategies of Clause 12.01 (outlined in Section 2.1.1) are, in general, achieved by the Guidelines and the *avoid, minimise and offset* obligations detailed within this report. However, this clause is also relevant to the application by considering the protection and enhancement of habitat for indigenous plants and animals in urban areas and avoiding fragmentation of habitat.

This application does not respond to these objectives as there has been no attempt to minimise impacts to biodiversity (due to the narrow width of the study area advises the proponent). Design recommendations that incorporate the objectives and strategies of Clause 12.01 are provided in Section 7.

6.2.2. Local planning policies

The following local planning policies in the Cardinia Planning Scheme are relevant to this investigation:

Western Port Green Wedge Policy – Clause 22.05

The objective of this clause is to ensure that land uses are carefully located and managed to be consistent with the vision for the Cardinia Western Port Green Wedge. The study area is located within 'Precinct 3: Railway' under this policy. The preferred land uses for this precinct include protection of land that is of environmental and biodiversity significance. It encourages and supports the use of the precinct for agriculture and biodiversity to ensure that land use is compatible with the adjacent Precinct 1.

In terms of native vegetation and threatened flora, this application adheres to this local policy as impacted native vegetation is not considered to be significant due to its isolated nature and low quality. Mitigation measures are recommended to avoid any impacts upon threatened fauna species that may occur. Additionally, the land use is currently public roadside and it is understood that this will still be the land use after works are complete.

6.2.3. Zoning

The following decision guidelines pertaining to a permit application to carry out works under the Green Wedge Zone (GWZ1) are relevant to this investigation:

- The impact of the use or development on the flora and fauna on the site and its surrounds.
- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- How the use or development relates to sustainable land management and the need to prepare an integrated land management plan.

The current proposal addresses these decision guidelines in Section 5.1, while recommendations to further address these guidelines (such as revegetation) are outlined in Section 7.

6.2.4. Overlays

No overlays relevant to this investigation cover the study area.

6.3. Implications under the EPBC Act

The proposed development is unlikely to result in a significant impact on any EPBC Act-listed values identified as having the potential to occur within the study area (see section 5.1.2, Section 5.1.3 and Section 5.1.4).

While Growling Grass Frog has some potential to occur (occasionally), mitigation measures are recommended to avoid any impacts upon threatened fauna species that may occur (see Section 7). Significant impacts are unlikely.

Therefore, there are no implications under the EPBC Act.

6.4. Implications under the FFG Act

Threatened species

If present, Glossy Grass Skink (FFG Act: Endangered) would be impacted by the proposed development.

Mitigation measures are recommended to avoid any impacts upon threatened fauna species that may occur (see Section 7).

Under the FFG Act, a permit is required to remove, harm, or impact listed threatened fauna on public land. If Glossy Grass Skink is found to be present, a permit would likely be required under the FFG Act.

Protected flora

No FFG Act values listed as protected are anticipated to be impacted from the proposed development on public land. Therefore, a Protected Flora Permit under the FFG Act would not be required for the current proposal.

6.5. Implications under the EE Act

The *Ministerial Guidelines for Assessment of Environmental Effects under the Environment Effects Act 1978* (DSE 2006) identifies criteria that trigger a Referral to the state Minister for Planning. Based on the relevant criteria, a Referral to the state Minister for Planning *will not* be required under the EE Act for the aspects covered by the current investigation.

6.6. CaLP Act

The *Catchment and Land Protection Act 1994* (Vic; CaLP Act) requires that landowners (or a third party to whom responsibilities have been legally transferred) must eradicate regionally prohibited weeds and prevent the growth and spread of regionally controlled weeds.

Property owners who do not eradicate regionally prohibited weeds or prevent the growth and spread of regionally controlled weeds for which they are responsible may be issued with a Land Management Notice or Directions Notice that requires specific control work to be undertaken.

In accordance with the CaLP Act, the noxious weed species listed below, which were recorded in the study area, must be controlled.

- Blackberry *Rubus fruticosus* spp. Agg.
- Spear Thistle *Cirsium vulgare*

- Sweet Briar *Rosa rubiginosa*

Precision control methods that minimise off-target kills (e.g., spot spraying) should be used in environmentally sensitive areas (e.g., within or near native vegetation, waterways, etc.).

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7. Recommendations

Further assessments

In accordance with the Green Wedge Zone (GWZ1), an integrated plan is required to be prepared

Design recommendations

The following design & construction recommendations are provided to avoid/minimise impacts to native vegetation and fauna habitats:

- Vegetation clearance must occur from the west to the east to allow any fauna present to relocate away from the highly trafficked Koo-Wee-Rup to Healesville Road west of the study area.
- A fauna handler must be present during vegetation clearance to salvage and translocate any Glossy Grass Skink or Growling Grass Frog requiring such assistance
- In accordance with the GWZ1 zoning and Clause 12.01, efforts should be made to restore and enhance habitat after construction. This can be undertaken through revegetation, especially the planting of indigenous trees, mainly River Red-gum and/or Gippsland Red-gum. Additionally, any bare earth could be seeded with grass to reinstate fauna habitat after construction. Species composition should be based on locally indigenous planting lists, EVC benchmarks, and species that already occur in the study area.
- It is recommended that an Arboricultural Impact Assessment report be considered to determine potential TPZ incursion of trees within mapped patches of native vegetation. An arborist is also qualified to deem trees retained, even if more than 10% of the TPZ is encroached if there is sufficient justification. As many of the native vegetation patches are delineated by canopies rather than vegetation on the ground, an arborist can determine whether any trees can be considered retained. If works are not intrusive into root zones, as determined by an arborist, some native vegetation may be able to be retained. This may further reduce impacts to native vegetation.

Construction mitigation recommendations

Recommendations to mitigate impacts to native flora and fauna during construction are provided below:

- If Glossy Grass Skink is found to be present, areas of habitat abutting works will need to be off with skink proof fencing (with the bottom of the fence buried). This fencing should be maintained and inspections of the site undertaken regularly to ensure no individuals are within the works area.
- A suitably qualified zoologist should undertake a pre-clearance survey of planted trees to be removed during the week prior to removal to identify the presence of any nests or hollows.
- If considered necessary based on the results of the pre-clearance survey, a suitably qualified fauna handler should be on site during any tree removal works to capture and relocate any misplaced fauna that may be present.

If any native vegetation is to be retained the following would be recommended.

- Establish appropriate vegetation protection zones around areas of native vegetation to be retained prior to works to prevent damage to native vegetation.
- Establish appropriate TPZs around scattered native trees to be retained prior to works.
- Ensure all construction personnel are appropriately briefed prior to works, and that no construction personnel, machinery or equipment are placed inside vegetation zones/TPZs.

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Appendix 1: Detailed habitat hectare assessment results

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Habitat Zone			A	B	C	D	E
Bioregion			GipP	GipP	GipP	GipP	GipP
EVC Number			55	55	55	55	55
Total area of Habitat Zone (ha)			0.005	0.002	0.005	0.018	0.011
Site Condition	Large Old Trees	/10	0	0	0	0	0
	Tree Canopy Cover	/5	0	0	0	0	4
	Lack of Weeds	/15	0	0	0	4	0
	Understorey	/25	5	5	5	5	5
	Recruitment	/10	0	0	0	0	0
	Organic Matter	/5	2	4	2	4	4
	Logs	/5	0	0	0	4	0
	Site condition standardising multiplier*		1.00	1.00	1.00	1.00	1.00
	Site Condition subtotal		7	9	7	17	13
Landscape Context	Patch Size	/10	1	1	1	1	1
	Neighbourhood	/10	0	0	0	0	0
	Distance to Core	/5	0	0	0	0	0
Total Condition Score		/100	8	10	8	18	14

* Modified approach to habitat scoring - refer to Table 14 of DELWP's Vegetation Quality Assessment Manual (DSE 2004).

Appendix 2: Flora species recorded in the study area

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Origin	Common name	Scientific name	EPBC	FFG-T	FFG-P	CaLP Act
*	Cootamundra Wattle	<i>Acacia baileyana</i>				
#	Sallow Wattle	<i>Acacia longifolia</i>				
	Blackwood	<i>Acacia melanoxylon</i>				
†	Wattle	<i>Acacia spp.</i>			0	
*	Brown-top Bent	<i>Agrostis capillaris</i>				
*	Prairie Grass	<i>Bromus catharticus</i>				
*	Kikuyu	<i>Cenchrus clandestinus</i>				
*	Spear Thistle	<i>Cirsium vulgare</i>				C
*	Drain Flat-sedge	<i>Cyperus eragrostis</i>				
*	Cocksfoot	<i>Dactylis glomerata</i>				
	Common Spike-sedge	<i>Eleocharis acuta</i>				
†	Southern Blue-gum	<i>Eucalyptus globulus subsp. Gl</i>		Endangered	P	
	Swamp Gum	<i>Eucalyptus ovata</i>				
†	Eucalypt	<i>Eucalyptus spp.</i>				
	Common Blown-grass	<i>Lachnagrostis filiformis s.l.</i>				
	Spiny-headed Mat-rush	<i>Lomandra longifolia</i>				
*	Apple	<i>Malus spp.</i>				
*	Paspalum	<i>Paspalum dilatatum</i>				
	Slender Knotweed	<i>Persicaria decipiens</i>				
	Common Reed	<i>Phragmites australis</i>				
*	Ribwort	<i>Plantago lanceolata</i>				
*	Prunus	<i>Prunus spp.</i>				
*	Sweet Briar	<i>Rosa rubiginosa</i>				C
*	Blackberry	<i>Rubus fruticosus spp. Agg.</i>				C
*	Curled Dock	<i>Rumex crispus</i>				
	Streaked Arrowgrass	<i>Triglochin striata</i>				

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Notes: EPBC = threatened species status under EPBC Act; FFG-T = threatened species status under the FFG Act; FFG - listed as generally protected (P) under the FFG Act; **CaLP Act** = declared noxious weeds status under the CaLP Act; S = State Prohibited Weeds (any infestations are to be reported to DEECA. DEECA is responsible for control of State Prohibited Weeds); P = Regionally Prohibited Weeds (Land owners must take all reasonable steps to eradicate regionally prohibited weeds on their land); C = Regionally Controlled Weeds (Land owners have the responsibility to take all reasonable steps to prevent growth and spread of Regionally controlled weeds on their land); R = Restricted Weeds (Trade in these weeds and their propagules, either as plants, seeds or contaminants in other materials is prohibited).

* = introduced to Victoria

= Victorian native taxa occurring outside the natural range

† = planted



Appendix 3: Fauna species recorded in the study area

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Origin	Common name	Scientific name	EPBC-T	EPBC-M	FFG
	Buff-banded Rail	<i>Hypotaenidia philippensis</i>			
*	Common Starling	<i>Sturnus vulgaris</i>			
	Golden-headed Cisticola	<i>Cisticola exilis</i>			
	Magpie-lark	<i>Grallina cyanoleuca</i>			
	Noisy Miner	<i>Manorina melanocephala</i>			
	Silvereye	<i>Zosterops lateralis</i>			

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Notes: **EPBC-T** = Threatened species status under EPBC Act; **EPBC-M:** Migratory status under the EPBC Act (M = listed migratory taxa; Bonn Convention (A2H) – Convention on the Conservation of Migratory Species of Wild Animals – listed as a member of a family; Bonn Convention (A2S) – Convention on the Conservation of Migratory Species of Wild Animals – species listed explicitly; CAMBA – China-Australia Migratory Birds Agreement; JAMBA – Japan-Australia Migratory Birds Agreement; ROKAMBA – Republic of Korea Australia Migratory Birds Agreement); **FFG:** = Threatened species status under the FFG Act.

* = introduced to Victoria

Appendix 4: Photographs of native vegetation proposed for removal

All photographs were taken on 8th January 2025



Photograph 8: Habitat Zone A



Photograph 9: Habitat Zone B



Photograph 10: Habitat Zone C



Photograph 11: Habitat Zone D



Photograph 12: Habitat Zone E

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Appendix 5: Native Vegetation Removal (NVR) report

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Native Vegetation Removal Report

NVRR ID: 311_20250113_YF1

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: 13/01/2025

Local Government Area: CARDINIA SHIRE

Shapefile name:
24297_01_NVRRRemovalPatches_250113.shp

Site assessor name: Tessa Doherty

Registered Aboriginal Party: Bunurong

Coordinates: 145.48934, -38.10295

Address: 1070 KOO WEE RUP ROAD PAKENHAM 3810

Regulator Notes

Removal polygons are located:

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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) <i>Includes endangered EVCs (ha): 0.04</i>	0.04	Extent of past removal (ha)	0
		Extent of proposed removal - Patches (ha)	0.040
		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	0.006 General Habitat Units
Minimum strategic biodiversity value score ²	0.3280
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>

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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.

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

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

Application Requirement 4 - Past removal

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

Application Requirement 5 - Avoid and minimise statement

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

Application Requirement 6 - Property Vegetation Plan

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

Application Requirement 7 - Defendable space statement

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

- Describes the bushfire threat; and

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- 
- 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 defensible space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defensible space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

Application Requirement 8 - Native Vegetation Precinct Plan

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

Does an NVPP apply to the proposal?

Application Requirement 9 - Offset statement

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

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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	-	GipP0055	Endangered	no	0.080	-	0.005	0.005	0.410	0.000
1-B	Patch	-	GipP0055	Endangered	no	0.100	-	0.002	0.002	0.410	0.000
1-C	Patch	-	GipP0055	Endangered	no	0.080	-	0.004	0.004	0.410	0.000
1-D	Patch	-	GipP0055	Endangered	no	0.180	-	0.018	0.018	0.410	0.003
1-E	Patch	-	GipP0055	Endangered	no	0.140	-	0.011	0.011	0.410	0.002

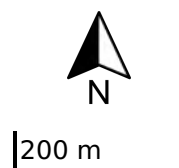
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Appendix 2: Images of mapped native vegetation

1. Property in context



-  Proposed Removal
-  Past Removal
-  Partial Removal
-  Property Boundaries

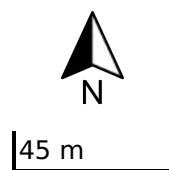


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2. Aerial photograph showing mapped native vegetation



- Proposed Removal
- Past Removal
- Partial Removal



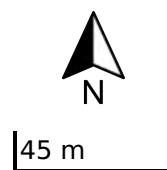
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3. Location Risk Map



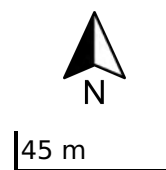
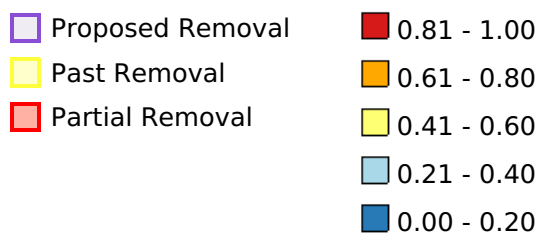
-  Proposed Removal
-  Past Removal
-  Partial Removal

-  Location 1
-  Location 2
-  Location 3



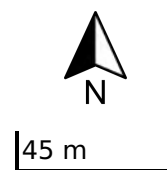
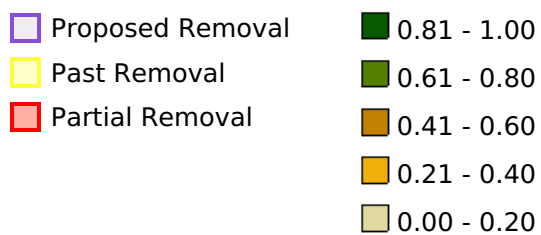
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4. Strategic Biodiversity Value Score Map



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5. Condition Score Map

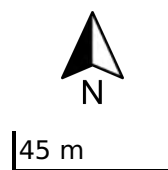


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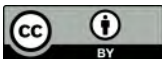
6. Endangered EVCs



- Proposed Removal
- Past Removal
- Partial Removal
- Endangered 1750 Ecological Vegetation Classes



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Appendix 6: Evidence that native vegetation offset requirement is available

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Report of available native vegetation credits

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

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

Date and time: 14/01/2025 03:06

Report ID: 27974

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.006	0.328	0	CMA	Melbourne Water
			or LGA	Cardinia Shire

Details of available native vegetation credits on 14 January 2025 03:06

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0277	1.272	439	Melbourne Water	Mornington Peninsula Shire	No	Yes	No	Abezco, Ethos, VegLink
BBA-0670	13.726	72	Melbourne Water	Cardinia Shire	No	Yes	No	Abezco, VegLink
BBA-0677	5.436	1411	Melbourne Water	Whittlesea City	No	Yes	No	Abezco, VegLink
BBA-0678	41.186	2560	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-0931	0.015	0	Melbourne Water	Moorabool Shire	Yes	Yes	No	Bio Offsets
BBA-2774	0.010	8	Melbourne Water	Greater Geelong City	Yes	Yes	No	VegLink
BBA-2832	0.049	0	Melbourne Water	Nillumbik Shire	Yes	Yes	Yes	Nillumbik SC
BBA-2853	0.010	46	Melbourne Water	Greater Geelong City	Yes	Yes	No	VegLink
BBA-2870	0.044	0	Melbourne Water	Yarra Ranges Shire	No	Yes	No	Contact NVOR
BBA-2870	2.544	431	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
BBA-2871	14.124	1632	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	0.026	17	Melbourne Water	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC

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TFN-C1763_3	4.927	0	Melbourne Water	Mornington Peninsula Shire	Yes	Yes	No	Ecocentric, VegLink
TFN-C1962	0.006	8	Goulburn Broken, Melbourne Water	Macedon Ranges Shire	No	Yes	No	Contact NVOR
TFN-C1962_2	0.011	0	Goulburn Broken, Melbourne Water	Macedon Ranges Shire	No	Yes	No	VegLink
TFN-C1980	0.019	0	Melbourne Water	Mornington Peninsula Shire	Yes	Yes	No	Ecocentric
VC_CFL-0838_01	0.184	648	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3016_01	0.030	19	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3084_02	0.012	12	Melbourne Water	Cardinia Shire	Yes	Yes	No	VegLink
VC_CFL-3682_01	1.834	0	Melbourne Water	Nillumbik Shire	Yes	Yes	No	Abezco
VC_CFL-3687_01	0.278	61	Melbourne Water	Baw Baw Shire	Yes	Yes	No	Baw Baw SC
VC_CFL-3708_01	0.192	487	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3710_01	6.238	322	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	0.063	15	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3744_01	1.164	349	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3762_01	0.046	76	Melbourne Water	Moorabool Shire	Yes	Yes	No	VegLink
VC_CFL-3764_01	4.279	0	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3805_01	3.289	802	Melbourne Water	Yarra Ranges 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)
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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

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

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Next steps

If applying for approval to remove native vegetation

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

If you have approval to remove native vegetation

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

Broker contact details

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

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

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

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

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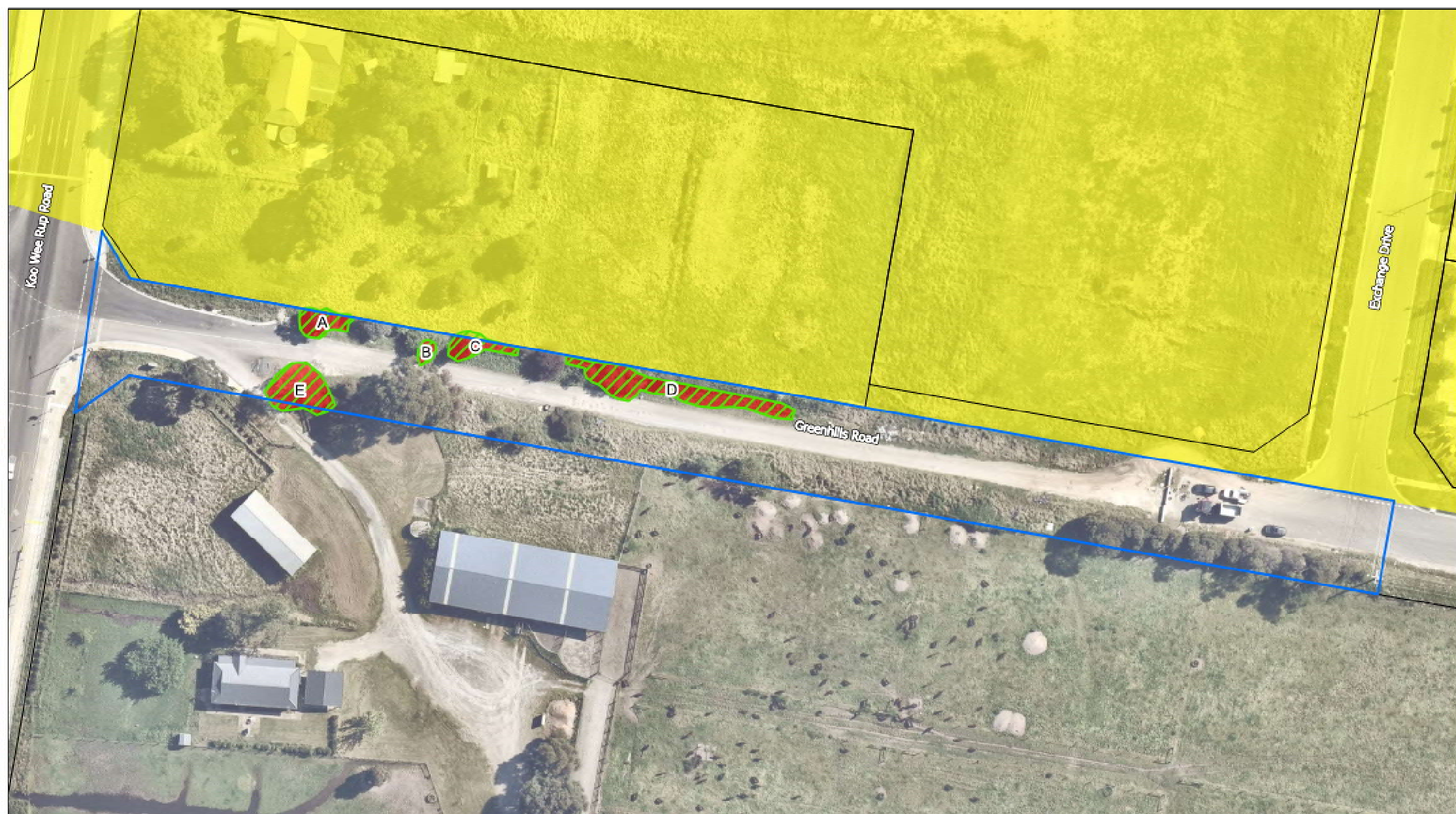


Figure 2: Native vegetation removal

Project No: 24297.01

Project: 1084 Koo Wee Rup Road, Pakenham

Date: 5/02/2025

- Study area
- Property boundary
- MSA extent
- Plains Grassy Woodland (EVC 55)
- Vegetation proposed to be removed

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