

6.1.6 Garfield Township Development Plan (DP06)

File Reference: DP06
Responsible GM: Peter Benazic
Author: Emma Brennan

Recommendation(s)

That Council approve the Garfield Development Plan subject to the recommendations of this report.

Attachments

1. Development Plan Submission [6.1.6.1 - 95 pages]
2. Development Plan Map [6.1.6.2 - 1 page]

Executive Summary

APPLICATION NO.:	DP06
APPLICANT:	Nobelius Land Surveyors Pty Ltd ('Applicant')
LAND:	Land subject to Schedule 6 of the Development Plan Overlay as per Figure 1 ('Subject Site'; or the 'Site')
PROPOSAL:	Garfield Township Development Plan pursuant to DP06
PLANNING CONTROLS:	<ul style="list-style-type: none"> • General Residential Zone (Schedule 1) ('GRZ1') • Development Plan Overlay (Schedule 6 - Garfield Township) ('DP06') • Vegetation Protection Overlay (Schedule 1 - Low Density Residential) ('VPO1')
NOTIFICATION & OBJECTIONS:	Public consultation was undertaken by the applicant by way of 19 letters and two public consultation meetings on 3 and 4 March 2020. No submissions were received and one landowner attended the public consultation meeting with no objections.
KEY PLANNING CONSIDERATIONS:	Whether the proposal meets the requirement of Clause 2.0 of the Development Plan Overlay (Schedule 6)
RECOMMENDATION:	That Council approve the Garfield Township Development Plan pursuant to Development Plan Overlay (Schedule 6) in accordance with the approved documents. The Development Plan will provide the framework in which planning permits will be assessed.

Background

The following provides some background to the processes which have led to the preparation of this development plan:

Amendment C20

In March 2004, Amendment C20 was incorporated into the Cardinia Planning Scheme, which sought to rezone land within the Garfield township. The intent of this amendment was to allow the development of land for residential and low density residential purposes as to facilitate growth of the Garfield township, consistent with the Garfield Township Strategy (August 2002) ('Strategy'). It was envisaged to create a compact township which can be adequately services and provide access to existing community facilities, whilst ensuring development occurs in an integrated way.

As a result of this amendment, land previously zoned as Rural and Low Density Residential was rezoned as Residential 1 Zone (the now General Residential Zone – Schedule 1) and new Schedule 6 to the Development Plan Overlay was introduced.

The relevant external agencies were consulted on Amendment C20 (DELWP, VicRoads, South East Water, Melbourne Water, VicTrack Access and the relevant electricity, gas and telecommunications providers at the time), all of which provided support for the proposal.

Subject Site

The site comprises a 23.8ha area corresponding to the DPO6 mapped area as shown below in Figure 1.



FIGURE 1

The subject site sits within the Garfield township, which is located approximately 14 kilometres east of Pakenham and is defined as a 'large rural township' in the Scheme. The Garfield Township has direct access from the Princes Freeway to the north and Nar Nar Goon/Longwarry Road central to the town. The Gippsland Railway traverses in an east-west direction through Garfield, with a station also servicing the town. Garfield has been identified as a strategic location for residential development with the Cardinia Shire Council.

The majority of residential development within Garfield is located on the northern side of the railway line, while commercial and recreational areas are generally located to the south. Land to the north of the railway is undulating, while land to the south is relatively flat and prone to flooding.

The subject site comprises the land which falls within the DPO6 mapped area as per Figure 1 above*. The site is generally bound by the northern boundary of the three properties on Barker Road subject to the DPO6, Railway Avenue to the south, the Low Density Residential land to the west. The eastern boundary of the site is partially bound by Garfield Road, then stepping on lot back to the rear boundaries of properties along Garfield Road. The southern boundary of the development plan area is bound by Railway Avenue.

The DPO6 area makes up a significant portion of existing and future residential land. At present, the land is a mix of small and large lot residential development:

- Small lots (being less than 0.4ha) generally occurs on the corner of Barker Road and Garfield Road, as well as the area formerly known as 14 Barker Road. Small lots generally comprise well established gardens associated with a residence and variety of outbuildings. Native vegetation is generally absent on these lots, as are the adjoining roadside areas.
- Larger lots vary between 0.4ha and 3.6ha, having a variety of uses including grazing. Any native vegetation is generally retained on the larger lots. Native roadside vegetation is generally confined to Barker Road and Railway Avenue.

*It is noted that additional DPO6 mapped land is located approximately 1km west of the land being considered under this development plan application, which has been developed separately to this proposal.

Relevance to Council Plan

Nil.

Proposal

On behalf of Premier Builders Group, Nobelius Land Surveyors have prepared the Garfield Township Development Plan, as per Figure 2 below and Attachments 1 - 3. The purpose of this Development Plan is to set out the high-level parameters which guide future planning applications and approvals for the four areas.

It is proposed to divide the Development Plan into four (4) areas as follows:

Area 1 of the Development Plan is the central lot to the north of Barker Road, formerly known as 14 Barker Road. A site-specific development plan has been previously approved for this area under application T140745-1 (known as Oreti Development Plan), with a simultaneous subdivision application. This area was assessed and considered consistent with the requirements of the Planning Scheme and the Garfield Township Strategy. Area 1 was subsequently subdivided in its current configuration in 2016. This area will continue to be identified on the Development Plan as 'Large Lot Residential' in accordance with the strategy.

Areas 2, 3 and 4 of the Development comprise the balance of the land which are not subject to any prior approval. A Development Plan prepared for the overall DPO6 mapped area prior to any further planning permissions being granted. Nobelius Land Surveyors have engaged a range of specialist technical consultancies to provide inform the outcome of this Development Plan. As such, the site's features, opportunities and constraints have been identified, providing a high-level configuration for the area which will ultimately support the future subdivision, vegetation impacts and infrastructure.

Any planning permits granted for the use and development of land mapped in the DPO6 must be generally in accordance with this Development Plan. The approved Development Plan may be amended with the prior written consent of the Responsible Authority.

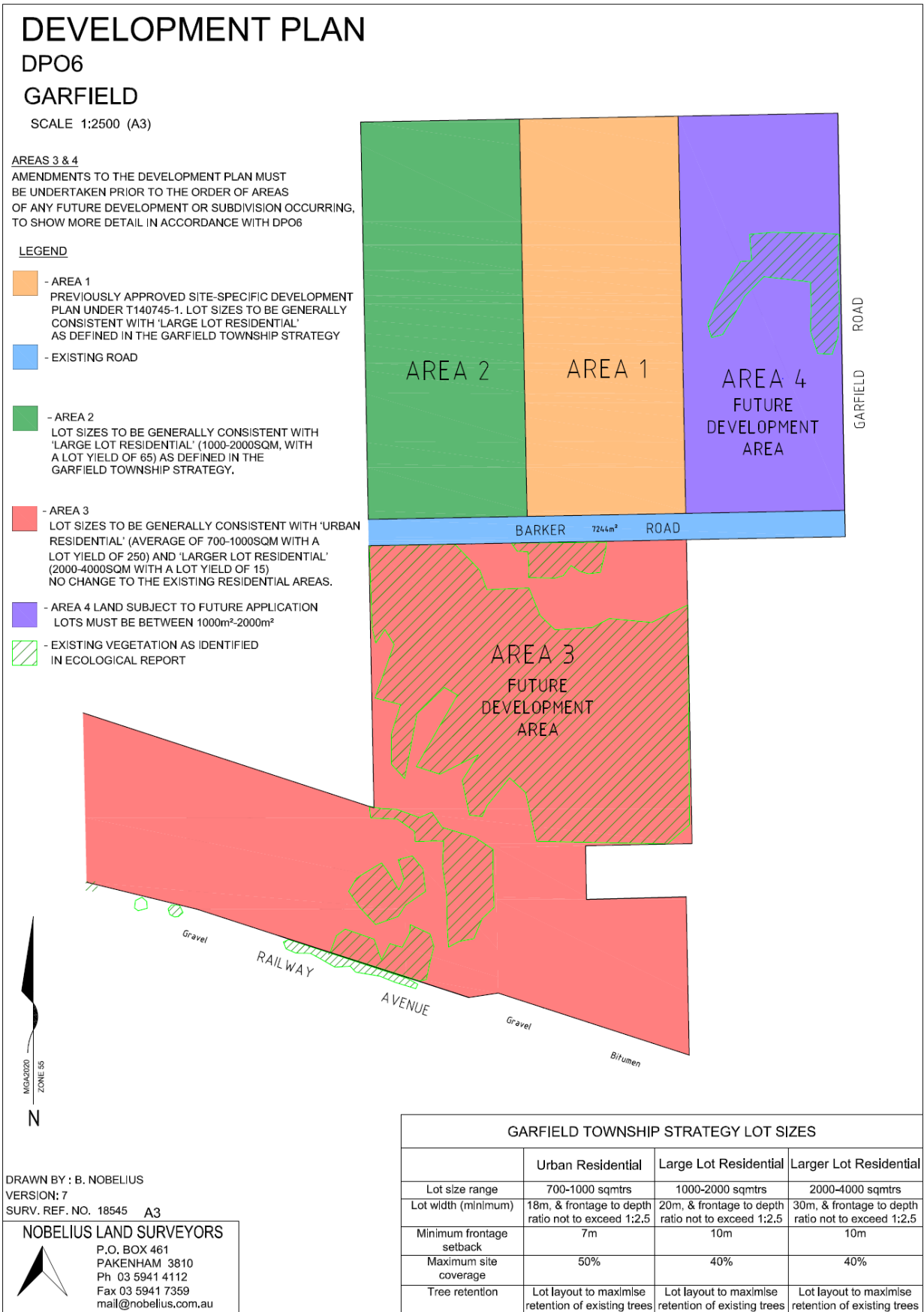


FIGURE 2

Planning Scheme Provisions

The following planning controls apply to the site:

- General Residential Zone (Schedule 1)
- Development Plan Overlay (Schedule 6 – Garfield Township)
- Vegetation Protection Overlay (Schedule 1 – Low Density Residential) (partial)

Public Notification

Public consultation was undertaken by the applicant in March 2020. It is noted that the Development Plan Overlay does not direct for notice to be given. Consultation was undertaken by way of:

- 19 letters to landowner and occupiers located within the DPO6 area.
- Two public consultation sessions were held over 3 and 4 March 2020.

No submissions were received regarding the proposed Development Plan. One landowner (of 405 Railway Avenue) attended the public consultation session and had queries answered and did not have any further concerns as a result.

The owner of 94 Railway Avenue contacted Council with respect to the timing of approval for this Development Plan. It was advised that as it has not yet approved, any planning permit application for subdivision cannot be approved until a Development Plan is in place and it has been demonstrated that the proposal is generally in accordance with the Development Plan. This includes the preparation of the relevant technical reports.

Referrals

Internal Referrals

The application was referred to the relevant internal departments:

- **Strategic:** The applicant responded to extensive feedback provided by strategic planning, with a majority of concerns being addressed. See discussion below in 'Assessment'.
- **Environment:** supported with any future planning application to be referred.
- **Parks & Gardens:** supported with any future planning application to be referred.
- **Engineering:** supported with any future planning application to be referred.
- **Health:** connections available for reticulated sewerage. Supported.

External Referrals

The proposal was referred to the following external authorities:

Department of Environment, Water, Land and Planning (DELWP)	Supported subject to future planning applications being referred.
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Additionally, it is noted that at the time of Amendment C20, the relevant external agencies were consulted (DELWP, VicRoads, South East Water, Melbourne Water, VicTrack Access and the relevant electricity, gas and telecommunications providers at the time), all of which provided no objections.

Discussion

Clause 43.04-4 requires a development plan to describe the land to which the plan applies, the proposed use and development of each part of the land and any requirements specified for the plan in a schedule to this overlay.

The following provides an assessment of the proposed Garfield Township Development Plan against the application requirements as set out at sub-clause 2.0 of the Development Plan Overlay (Schedule 6), being the document under which any Development Plan is approved.

The subdivision layout of the land

As previously discussed, **Area 1** of the Development Plan was subject to a site-specific development plan and subsequently subdivided in its current configuration in 2016.

It is noted that the **Area 2** is within single ownership, known as 24 Barker Road. This landowner has initiated the preparation of this Development Plan and prepared the required technical reports for Areas 2, 3 and 4. The landowner intends to proceed with a subdivision application of Area 2, should an approval be granted for this Development Plan.

Areas 3 and 4 are in multiple ownerships and given the complexity in achieving a coordinated approach, as well as the circumstances surrounding previous approvals, the applicant has been advised to prepare desktop assessments for the entire Development Plan area, with detailed specialist reports provided for Area 2 only. Any future planning permissions which propose changes to the subdivision layout for Areas 3 and 4 as shown below will require these multiple landowners to coordinate and amend this Development Plan relevant technical reports



accordingly.

FIGURE 3

The staging of the development

The applicant has worked closely with Council officers to determine the appropriate approach to staging for this Development Plan. Council officers advised that their preference is for flexibility to be built into the staging, given the multiple landowners involved (particularly in Areas 3 and 4). Rather than identifying 'Stages', which would dictate future sequencing unless otherwise amended, it was resolved to break down the Development Plan into 'Areas'. This approach allows the multiple landowners to be divided into smaller areas and therefore resulting in a more practical coordinated approach when preparing future technical reports.

The landowner intends to proceed with a subdivision application of Area 2, should an approval be granted for this Development Plan. As this area is the most likely to progress following any approval, this has been labelled as the second area.

Area 3 has been identified as land south of Barker Road. At present, the land is a mix of small and large lot residential lots in multiple ownerships.

Area 4 is located immediately east of Area 1, bound by Garfield Road to the east and Barker Road to the south. At present, the land is a mix of small and large lot residential lots in multiple ownerships.

The relationship of the land to existing or proposed development on adjoining land to achieve the integrated subdivision of land in the area; and***Infrastructure required to service the development of the land and arrangements for the provision of the infrastructure includes access to the development from a sealed road, and provisions for pedestrian linkages.***

Area 1 has been previously developed as part of the 'Oreti Court Development Plan', with an internal court bowl connecting to Barker Road. An easement has been provided along the southern boundary to provide drainage and sewerage services, located outside the road reserve. No pedestrian linkages have been provided. It was a requirement of permit issued for the subdivision of this area to enter into agreements with relevant telecommunications, electricity, gas and water providers.

Land to the north of the Areas 1 and 2 is undeveloped and is subject of a rezoning request and a Section 96A planning application proposing to subdivide the land into low density lots of 2,000 square metres. Undeveloped land to the west is, in part, able to be subdivided into low density lots of 4,000 square metres.

A road connection from Area 2 through to Barker Road will provide a future connection to the undeveloped land north. Provisions for Area 2 to connect to services including telecommunications, electricity, gas and water are available. Upgrades and provisions of footpaths are identified in the Strategy along Garfield Road, just north of Barker Road. Given this Strategy was incorporated in 2002, these footpaths have since been constructed as to provide for additional linkages within the township. Footpaths were not provided as part of the Area 1 development, despite the Strategy identifying Barker Road as a pedestrian linkage. Given the permit has been previously issued for this, the landowner has no obligation to provide for this.

Area 3 adjoins Barker Road to the north and Railway Avenue to the south. This area has moderate coverage of native vegetation, which is reflected by the Vegetation Protection Overlay (Schedule 1), providing for habitat for Southern Brown Bandicoot and other local fauna. Any future subdivisions within Area 3 will require landowners to coordinate the relevant technical

reports to inform how flora and fauna will be preserved in conjunction with any subdivision or development. At this time, details of future road and pedestrian connections will be explored.

Area 4 adjoins Barker Road to the South and Garfield Road to the east. The future internal road layouts and interconnections of Area 3 and 4 are subject to future amendment/s to the development plan, requiring landowners to coordinate and amend this Development Plan relevant technical reports as required.

It is considered that due to the proximity of the above-mentioned amenities and infrastructure is considered appropriate for encouraging the future urban renewal of the land to accommodate complementary residential land use and development.

Overall, it is considered the proposed Development Plan will enable an integrated approach of future subdivisions, given the availability and proximity of existing amenities and infrastructure. This is further supported from a strategic standpoint, with the Strategy (2002) identifying that existing services are able to meet the demands of any growth generated by the Development Plan, provided it is generally in accordance with the lot sizes set out in the Strategy. To support this, the proposed Development Plan sets out preferred lot sizes and yield across the DPO6 area, as to facilitate future development of the land in a manner which that respects the pattern of surrounding development whilst also suitably managing population growth. An assessment of the proposal against preferred lot sizes is below.

A range of lot sizes and lot development criteria consistent with the Garfield Township Strategy (August 2002).

One of the key principles of the Garfield Township Strategy is to ensure the long-term sustainability of Garfield by designating residential growth boundaries to ensure that the area retains its 'rural township' character and its distinct identity from neighbouring railway townships. It is also recognised that Garfield has an interdependence of facilities located within neighbouring Bunyip and Pakenham. The future development of the Garfield Township is shown in the strategic framework plan below, with the DPO6 area highlighted in pink:

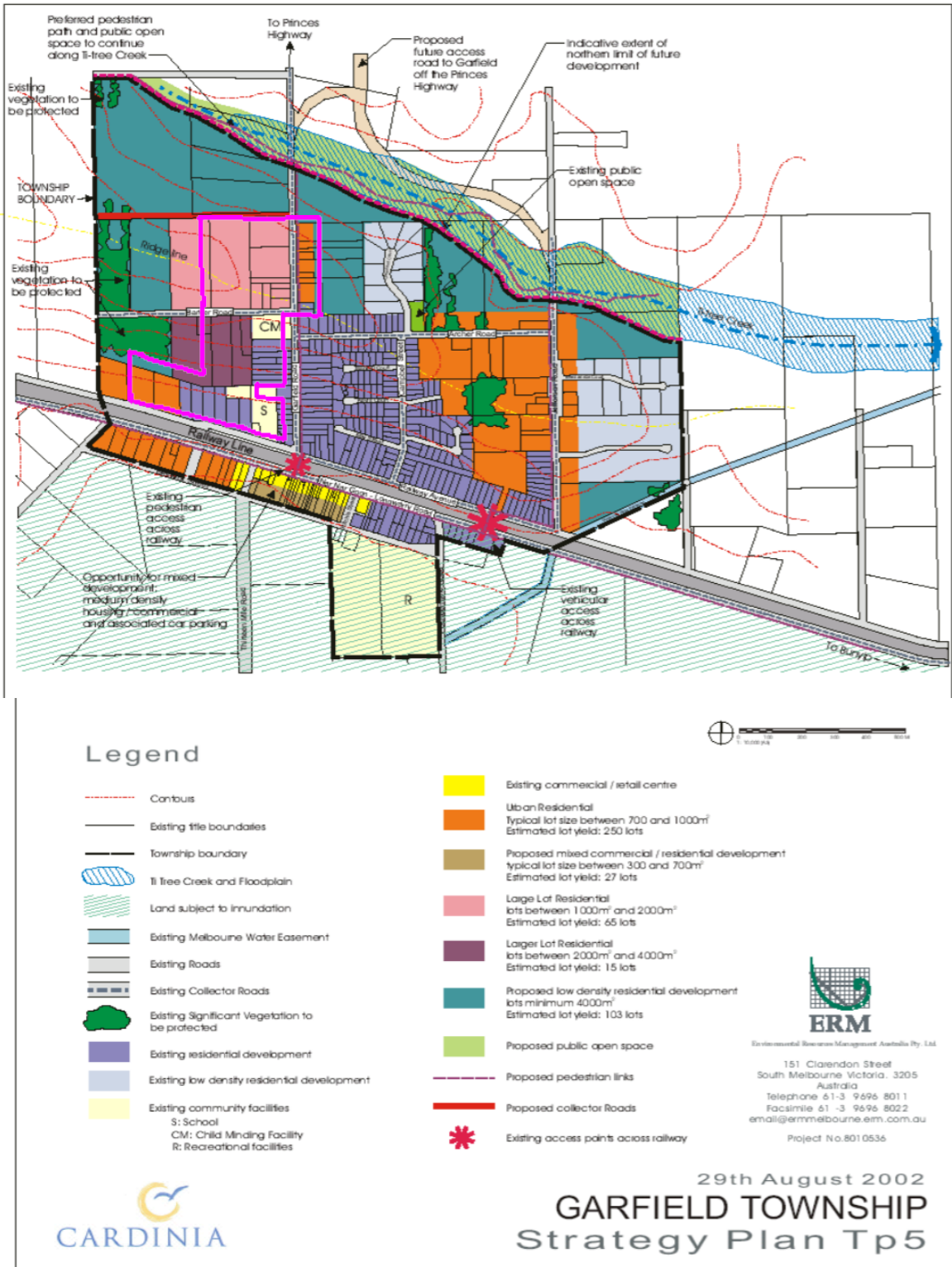


FIGURE 4

The Strategy identifies the preferred future pattern of residential lot sizes, based upon the principles of environmental, economic and social sustainability. Land has been designated for future residential development as identified in the following design guidelines table (Figure 2 from the Strategy):

	Urban Residential	Large Lot Residential	Larger Lot Residential
Lot size range	700-1000sqm	1000-2000sqm	2000-4000sqm
Lot width (minimum)	18m & frontage to depth ratio not to exceed 1:2.5	20m & frontage to depth ratio not to exceed 1:2.5	30m & frontage to depth ratio not to exceed 1:2.5
Minimum frontage setback	7 metres	10 metres	10 metres
Maximum site coverage	50%	40%	40%
Tree retention	Lot layout to maximise retention of existing trees	Lot layout to maximise retention of existing trees	Lot layout to maximise retention of existing trees

This Development Plan sets out four areas (Areas 1 – 4) which provide the following residential lot sizes:

Area 1

This area is in single ownership with a site-specific development plan (Oreti Court Development Plan) and subsequent subdivision being approved T140745-1. Lots are accessed via an internal court bowl off Barker Road, running in a north-south direction. A summary of the lot size range for Area 1 is below:

Lot	Size (square metres)	Lot width	Front setback (m)
1	740	20	7 metres
2	676	17	7 metres
3	536	11.80	7 metres
4-6	1026	19	7 metres
7-9	1215	22.5	7 metres
10	1173	22.50	7 metres
11	1101	22.50	7 metres
12	5982	22.08	7 metres
13	6472	22.5	7 metres
14	937	16.7	7 metres
15-17	1014	20	7 metres
18 - 21	913	18	7 metres
22	578	17	7 metres
23	676	17	7 metres

24	618	16.7	7 metres
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Area 1 contains a total of 24 lots. Lot sizes range from 536 square metres to 6474 square metres. Eleven of the 24 lots are less than 1000 square metres, eleven lots are between 1000 – 2000 square metres, and two lots are greater than 2,000 square metres. Area 1 averages a lot size of 985.7 square metres. Whilst average lot size is less than the preferred 1000-2000sqm as set out in the Strategy, planning application T140745 which approved this development cited it is satisfactory given the date of this policy (2002) and the vision and objectives of the Strategy are still relevant, as the proposal continues to ensure long term sustainability of the township.

Area 2

The Garfield Township Strategy identifies the land located within Area 2 of the Development Plan to provide for subdivision which provides for an average lot size of 1,000 – 2,000 square metres, being 'Large Lot Residential' lots.

It is noted that a concurrent planning permit application is being considered for Area 2, which proposes a 33 lot subdivision with varying lot sizes. Proposed access will be via a north/south road accessed via Barker Road. A summary of the proposed lot size range for Area 2 is below:

Lot	Size (square metres)	Lot width	Front setback
1	648	18	7 metres
2	655	16	7 metres
3	590	17	7 metres
4	896	17	10 metres
5 -7	949	18	10 metres
8, 9, 10, 11	1001	19	10 metres
12	1000	18.98	10 metres
13, 14	949	18	10 metres
15, 16	1001	19.25	10 metres
17	1009	19.50	10 metres
18, 19	1014	19.50	10 metres
20	1001	19.25	10 metres
21	1001	19.25	10 metres
22, 23	884	17	10 metres
24	910	17.25	10 metres
25, 26	936	18	10 metres

27	983	16	10 metres
28, 29	1054	20	10 metres
30	1055	20.05	10 metres
31	952	18.28	10 metres
32	962	18.50	10 metres
33	1001	19.25	10 metres

The lot sizes vary from 590 square metres up to 1,055 square metres. Three of the 33 lots range between 590 – 655 square metres. Fourteen lots vary between 884 – 983 square metres. Sixteen lots are between 1,000 – 2,000 square metres resulting in an average lot size of 945 square metres. The planning permit application number for this proposal is T180314 and the justification for reduced lot sizes will be assessed upon its merits.

This Development Plan will require Area 2 to be generally consistent with 'Large Lot Residential' and consistent with the vision and objectives of the Garfield Township Strategy.

Area 3

The Garfield Township Strategy identifies the land located within Area 3 of the Development Plan to provide for subdivision into varying average lot sizes:

- 'Urban Residential' with an average lot size of 700 – 1000 square metres.
- 'Larger Lot Residential' with an average lot size of 2,000 – 4,000 square metres.
- And existing residential lots.

The proposed Development Plan identifies Area 3 as being consistent with these average lot size requirements.

Area 4

The Garfield Township Strategy identifies the land located within Area 4 of the Development Plan to provide for subdivision which provides for an average lot size of 1,000 – 2,000 square metres, being 'Large Lot Residential' lots. The proposed Development Plan identifies Area 4 as being consistent with these average lot size requirements.

The identification of any remnant vegetation on the land and adjoining road reserve, and measures to provide for the protection and conservation of the vegetation; and

The identification of any noxious and environmental weeds on the land and adjoining road reserve and measure to control the weeds; and

The identification of areas for revegetation with indigenous species as part of the subdivision of the land.

Area 1

Area 1 has been subject to prior development, with remnant vegetation considerations dealt with under the Oreti Development Plan.

Area 2

Area 2 is characterised by a garden dominated with planted native trees, exotic trees and shrubs. It includes some indigenous large trees some of which are dead. A plantation of Monterey Pine has been established along the eastern and northern boundary of Area 2. The understorey of the plantation is dominated by weeds.

Area 2 proposes to retain most trees on the road reserve in addition to those being retained within the subdivision. However, there is some loss of native vegetation within Area 2 which is unavoidable to achieve the road layout and connections required for appropriate and safe vehicle access, as well as service provision such as drainage and sewer connections. The loss of any native vegetation must be offset as a condition of any permit issued pursuant to the requirements of Clause 52.17 Native Vegetation.

An Ecological Features and Constraints report has been prepared by Paul Kelly & Associates (Attachment 2). This report provides an assessment of the vegetation quality, record and maps the location of any significant species. Vegetation on site has also been classified and mapped in accordance with DELWP (2017), i.e. scattered trees or patches of native vegetation. In addition, the objective of the report for Area 2 was to determine the native vegetation offsets required for the subdivision of the site.

No flora and fauna of conservation significance was recorded on the site or the adjoining roadsides. The vegetation quality and Southern Brown Bandicoot (SBB) habitat on the subject site and adjoining roadside is low due to historic and current land use. The conservation significance of the roadside will be improved by providing the proposed native vegetation and SBB reserve adjoining the roadside.

The report concluded that the impact of development of the site and biodiversity is not considered to be significant.

Areas 3 and 4

With respect to Areas 3 and 4, an Ecology Response report prepared by Paul Kelly & Associates, (Attachment 3). The purpose of the report was to prepare a desktop ecological response to Stages 3 and 4 of the Garfield Township – Development Plan Overlay.

The report concludes that biodiversity values within Areas 3 and 4 have been significantly modified by historic and current legitimate land uses, primarily historic clearing of native vegetation, urban development, grazing, weed invasion and pest animals. The retained yet modified biodiversity values include the presence of linear but fragmented road reserves, large tree overstorey and remnant patches of Swamp Scrub on both private land and within the road reservation.

Revegetation with indigenous vegetation should be encouraged particularly on roadsides of Barker Road and Railway Avenue. These roadsides may become important linear connecting habitat for SBB and nomadic birds and bats.

Further work will be required for any future areas within this Development Plan which seek to further subdivide or develop the areas. Any future planning applications will be required to consider the current guidelines for the removal of native vegetation as to slow the rate of removal of habitat.

Conclusion

Having assessed the submitted documentation against the application requirements of Clause 2.0 of the Development Plan Overlay (Schedule 6), it is recommended that the Garfield

Township Development Plan be approved and the Garfield Township Development Plan prepared by Nobelius Land Surveyors dated August 2020 be endorsed.



GARFIELD TOWNSHIP DEVELOPMENT PLAN

**Prepared in accordance with the requirements of
Development Plan Overlay (Schedule 6)**

AUGUST 2020



PROPOSED BY

NOBELIUS LAND SURVEYORS

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03 5941 4112



Clause 43.04 Development Plan

Schedule 6 to the Development Plan Overlay – Garfield Township

Approvals

Area 1	Approved Development Plan – 14 Barker Road, Garfield approved at Council on 4 April 2016 Refer attachment 8.
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- Attachment 1 – Ecological Features & Constraints – Area 2 - Paul Kelly & Associates, 5 May 2020
- Attachment 2 – Ecological Responses to DPO6 – Areas 3 & 4 – Paul Kelly & Associates, 19 May 2020
- Attachment 3 – Development Plan Map – Garfield Township – dated 6 April 2016
- Attachment 4 – Notification correspondence – Premier Builders Group – dated 24 February 2020

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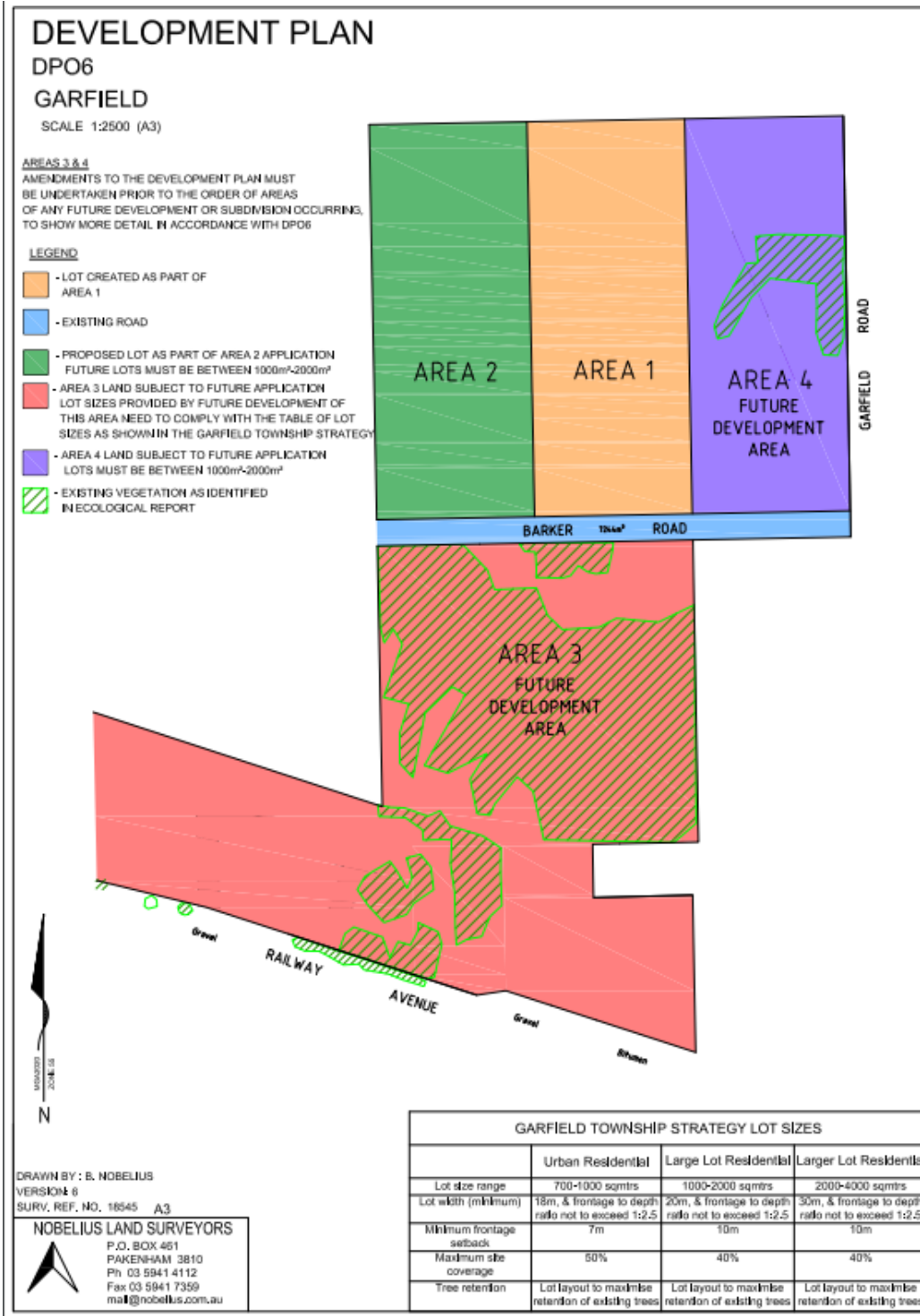


FIGURE 1



1.0 Introduction & Background

This report has been prepared by Nobelius Land Surveyors, on behalf of Premier Builders Group and constitutes the Garfield Township Development Plan ('Development Plan'). The purpose of this Development Plan is to set out the high-level parameters which guide future planning applications and approvals for the four stages. It relates to land within the Development Plan Overlay – Schedule 6 (DPO6) mapped area as shown below in Figure 2:



FIGURE 2

This report and accompanying material support the Development Plan as it pertains to the future residential use and development of the DPO6 area.

The entirety of the development plan area is located within the General Residential Zone – Schedule 1 (GRZ1) and subject to Schedule 6 of the DPO and partially subject to the Vegetation Protection Overlay (Schedule 1 – Low Density Residential). The land is owned by multiple landowners and for the purposes of the Development Plan, is divided into four (4) areas (see Figure 1 above)

Area 1 of the Development Plan was subject to a site-specific development plan and subsequently subdivided in its current configuration in 2016.

Areas 2, 3 and 4 are not subject to any prior approvals and are required to have a Development Plan prepared for the overall DPO6 mapped area prior to any further planning permissions being granted.

Nobelius Land Surveyors have engaged a range of specialist technical consultancies to provide inform the outcome of this Development Plan. As such, the site’s features, opportunities and



constraints have been identified, providing a high-level configuration for the area which will ultimately support the future subdivision, vegetation impacts and infrastructure.

1.1 Site Context and Surrounding Area

The surrounding context is generally characterised by residential land uses to the east, with land to the north and west located within the Low Density Residential Zone (LDRZ). The southern boundary of the development plan area is bound by Railway Avenue. The area is well serviced by nearby public transport including the Garfield Railway, which is situated opposite the development plan area and operates the Pakenham and Gippsland lines.

The site has been identified as a strategic location for residential development with the Cardinia Shire Council. It is submitted that the proposed Development Plan has been prepared to appropriately respond to the DPO6, while ensuring that future development of the site will provide a positive contribution to the existing character of the surrounding environs.

1.2 Development Plan Overview

The Development Plan provides an overview of the features, opportunities, and constraints of the DPO6 mapped area. It seeks to maximise the opportunities and resolve/mitigate site constraints.

Any planning permits granted for the use and development of land mapped in the DPO6 must be generally in accordance with this Development Plan. The approved Development Plan may be amended with the prior written consent of the Responsible Authority. It is noted that a site-specific Development Plan was approved for Area 1 of this Development Plan on 6 April 2016 (Attachment 8).

1.3 Purpose of the Development Plan Overlay (Schedule 6 – Garfield Township)

Pursuant to Clause 43.04 Development Plan Overlay, the purposes of the Development Plan are:

- *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or development the land.*
- *to exempt an application from notice and review if a development plan has been prepared to the satisfaction of the Responsible Authority.*

Pursuant to Clause 43.04-2 Requirement before a permit is granted states:

- *A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.*

A development plan has not been prepared for the overall development plan area to date.



1.4 Requirements of the Development Plan Overlay (Schedule 6 – Garfield Township)

Clause 43.04-4 requires a development plan to describe the land to which the plan applies, the proposed use and development of each part of the land and any requirements specified for the plan in a schedule to this overlay. Sub-clause 2.0 to Clause 43.04 sets out the requirements for a development plan under Schedule 6 to the overlay. These requirements are as follows:

- The subdivision layout of the land;

Area 1 of the Development Plan was subject to a site-specific development plan and subsequently subdivided in its current configuration in 2016.

It is noted that the Area 2 is within single ownership and have prepared technical reports pertaining to this land, as well as desktop assessments for Areas 3 and 4 of the development plan. Any future planning permissions which propose changes to the subdivision layout for Areas 3 and 4 as shown below will require landowners to coordinate and amend this Development Plan relevant technical reports as required.





- The staging of the development

For the purposes of staging, the Development Plan has been divided into four (4) areas. As Area 1 has been previously developed (subject to a site-specific development plan), this comprises the first area of the Development Plan. However, the numbering of the remaining areas are not intended to lock in the future sequencing, rather to identify the different groups of land owners that will be required to prepare technical assessments for each area.

A concurrent planning permit application is being considered for Area 2, which proposes a 33 lot subdivision with varying lot sizes. This is discussed further within the section assessing the range of lot size requirements below.

- The relationship of the land to existing or proposed development on adjoining land to achieve the integrated subdivision of land in the area.

- Infrastructure required to service the development of the land and arrangements for the provision of the infrastructure includes access to the development from a sealed road, and provisions for pedestrian linkages.

Land to the north of the Areas 1 and 2 is undeveloped and is subject of a rezoning request and a S96A planning application proposing to subdivide the land into low density lots of 2,000 square metres. Undeveloped land to the west is, in part, able to be subdivided into low density lots of 4,000 square metres.

Areas 3 and 4 adjoin Barker Road and Railway Avenue. The future road layout and interconnections of Area 3 and 4 are subject to future amendment/s to the development plan, requiring landowners to coordinate and amend this Development Plan relevant technical reports as required.

The Development Plan area will integrate well with the surrounding areas by reflecting lot sizes which are generally consistent with the Garfield Township Strategy. A road connection from Area 2 through to Barker Road will provide a connection to the undeveloped land north. Should land to the north be rezoned and subsequently developed, it is likely Areas 2 and 3 will be connected to sewer and stormwater drainage, as noted in the Stormwater Strategy – Urban Civil Project Engineers report (Attachment 7). Should the land to the north remain undeveloped, it is envisaged that lots within these areas will be connected to septic. Additional services, including water, electricity and telecommunications are available. Future planning permissions will address detailed design of roads, footpaths, and services to future lots.

It is considered that due to the proximity of the above-mentioned amenities and infrastructure is considered appropriate for encouraging the future urban renewal of the land to accommodate complementary residential land use and development.



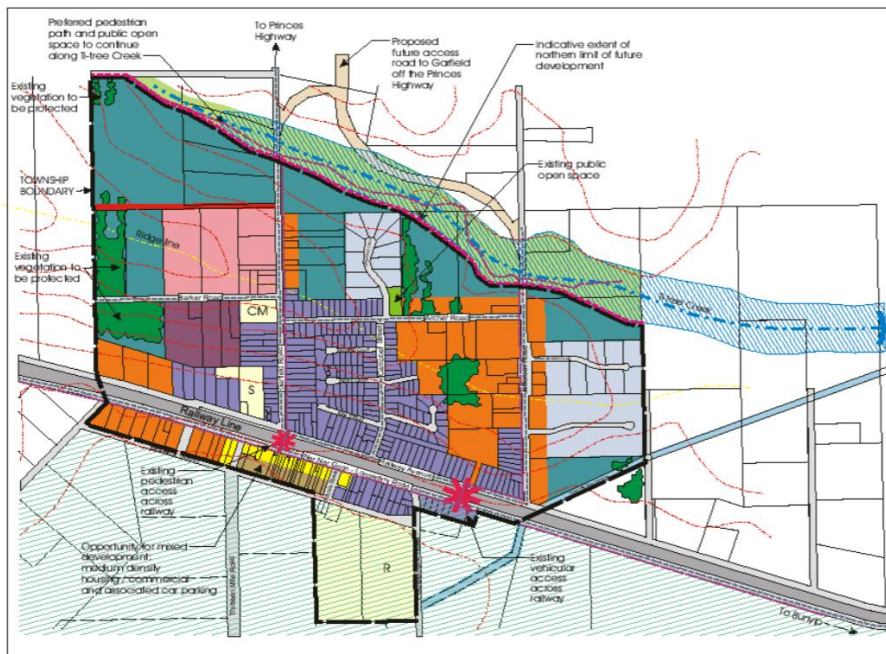
The Development Plan will also facilitate future development of the land that respects the scale and form of surrounding development and provides a positive contribution to the Barker Road streetscape and caters and suitably manages population growth.

High quality landscaping, including retention of significant trees, has been a key consideration in the preparation of the proposed development plan and will ensure future development of the land will provide for an attractive subdivision. A Landscape Plan prepared by Zenith Concepts (Attachment 5) further details the treatment for the subdivision.

- A range of lot sizes and lot development criteria consistent with the Garfield Township Strategy (August 2002).

One of the key principles of the Garfield Township Strategy is to ensure the long-term sustainability of Garfield by designating residential growth boundaries to ensure that the area retains its ‘rural township’ character and its distinct identity from neighbouring railway townships. It is also recognised that Garfield has an interdependence of facilities located within neighbouring Bunyip and Pakenham.

The future development of the Garfield Township is shown in the strategic framework plan below (Figure 3):



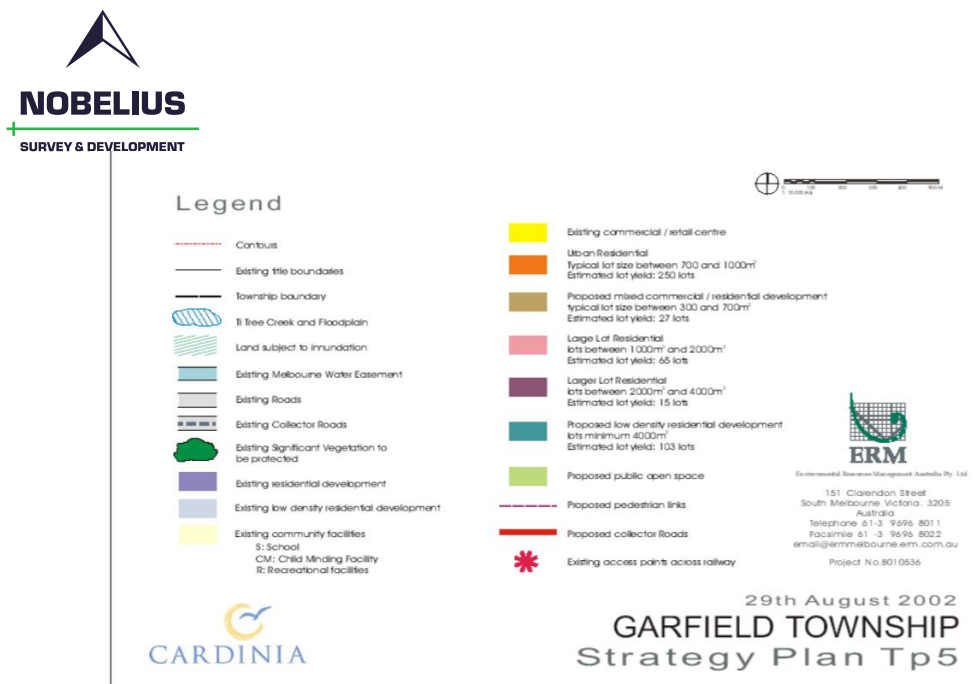


FIGURE 3

The Strategy identifies the preferred future pattern of residential lot sizes, based upon the principles of environmental, economic and social sustainability. Land has been designated for future residential development as identified in the following design guidelines table (Table 1) from the Strategy:

	Urban Residential	Large Lot Residential	Larger Lot Residential
Lot size range	700-1000sqm	1000-2000sqm	2000-4000sqm
Lot width (minimum)	18m & frontage to depth ratio not to exceed 1:2.5	20m & frontage to depth ratio not to exceed 1:2.5	30m & frontage to depth ratio not to exceed 1:2.5
Minimum frontage setback	7 metres	10 metres	10 metres
Maximum site coverage	50%	40%	40%
Tree retention	Lot layout to maximise retention of existing trees	Lot layout to maximise retention of existing trees	Lot layout to maximise retention of existing trees

TABLE 1

This Development Plan sets out four areas (Areas 1 – 4) which provide the following residential lot sizes:

Area 1

This area is in single ownership with a site-specific development plan and subsequent subdivision being approved T140745-1. The approved lots range from 536 square metres to 6472 square metres, averaging 985.7 square metres. Lots are accessed via an internal court bowl off Barker Road. A summary of the lot size range for Area 1 is below:

Lot	Size (square metres)	Lot width	Front setback (m)
-----	----------------------	-----------	-------------------

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1	740	20	7 metres
2	676	17	7 metres
3	536	11.80	7 metres
4-6	1026	19	7 metres
7-9	1215	22.5	7 metres
10	1173	22.50	7 metres
11	1101	22.50	7 metres
12	5982	22.08	7 metres
13	6472	22.5	7 metres
14	937	16.7	7 metres
15-17	1014	20	7 metres
18 - 21	913	18	7 metres
22	578	17	7 metres
23	676	17	7 metres
24	618	16.7	7 metres

Area 1 contains a total of 24 lots. Lot sizes range from 536 square metres to 6474 square metres. Eleven of the 24 lots are less than 1000 square metres, eleven lots are between 1000 – 2000 square metres, and two lots are greater than 2,000 square metres. Area 1 averages a lot size of 985.7 square metres.

Area 2

The Garfield Township Strategy identifies the land located within Area 2 of the Development Plan to provide for subdivision which provides for an average lot size of 1,000 – 2,000 square metres, being 'Large Lot Residential' lots. It is noted that a concurrent planning permit application is being considered for Area 2, which proposes a 33 lot subdivision with varying lot sizes.

The proposed lots range from 590 to 1055 square metres. Proposed access will be via a north/south road accessed via Barker Road, with proposed Lot 1 creating separate access to Barker Road. A summary of the proposed lot size range for Area 2 is below:

Lot	Size (square metres)	Lot width	Front setback (m)
1	648	18	7 metres
2	655	16	7 metres
3	590	17	7 metres
4	896	17	10 metres
5 -7	949	18	10 metres
8, 9, 10, 11	1001	19	10 metres
12	1000	18.98	10 metres
13, 14	949	18	10 metres
15, 16	1001	19.25	10 metres
17	1009	19.50	10 metres
18, 19	1014	19.50	10 metres
20	1001	19.25	10 metres
21	1001	19.25	10 metres
22, 23	884	17	10 metres



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24	910	17.25	10 metres
25, 26	936	18	10 metres
27	983	16	10 metres
28, 29	1054	20	10 metres
30	1055	20.05	10 metres
31	952	18.28	10 metres
32	962	18.50	10 metres
33	1001	19.25	10 metres

The number of lots proposed in Area 2 is 33. The lot sizes vary from 590 square metres up to 1,055 square metres. Three of the 33 lots range between 590 – 655 square metres. Fourteen lots vary between 884 – 983 square metres. Sixteen lots are between 1,000 – 2,000 square metres resulting in an average lot size of 945 square metres. The planning permit application number for this proposal is T180314 and this will be assessed upon its merits once an approved development plan is in place.

Area 3

The Garfield Township Strategy identifies the land located within Area 3 of the Development Plan to provide for subdivision into varying average lot sizes:

- 'Urban Residential' with an average lot size of 700 – 1000 square metres.
- 'Larger Lot Residential' with an average lot size of 2,000 – 4,000 square metres.
- And existing residential lots.

This Development Plan identifies Area 3 as being consistent with these average lot size requirements.

Area 4

The Garfield Township Strategy identifies the land located within Area 4 of the Development Plan to provide for subdivision which provides for an average lot size of 1,000 – 2,000 square metres, being 'Large Lot Residential' lots. This Development Plan identifies Area 4 as being consistent with these average lot size requirements.

- ***The identification of any remnant vegetation on the land and adjoining road reserve, and measures to provide for the protection and conservation of the vegetation; and***
- ***The identification of any noxious and environmental weeds on the land and adjoining road reserve and measure to control the weeds; and***
- ***The identification of areas for revegetation with indigenous species as part of the subdivision of the land.***



Area 1 has been subject to prior development, with remnant vegetation considerations dealt with under the Oreti Development Plan.

Area 2

Area 2 is characterised by a garden dominated with planted native trees, exotic trees and shrubs. It includes some indigenous large trees some of which are dead. A plantation of Monterey Pine has been established along the eastern and northern boundary of Area 2. The understorey of the plantation is dominated by weeds.

Area 2 proposes to retain most trees on the road reserve in addition to those being retained within the subdivision. However, there is some loss of native vegetation within Area 2 which is unavoidable to achieve the road layout and connections required for appropriate and safe vehicle access, as well as service provision such as drainage and sewer connections. The loss of any native vegetation must be offset pursuant to the requirements of Clause 52.17 Native Vegetation.

An Ecological Features and Constraints report has been prepared by Paul Kelly & Associates (Attachment 3). This report provides an assessment of the vegetation quality, record and maps the location of any significant species. Vegetation on site has also been classified and mapped in accordance with DELWP (2017), i.e. scattered trees or patches of native vegetation. In addition, the objective of the report for Area 2 was to determine the native vegetation offsets required for the subdivision of the site.

No flora and fauna of conservation significance was recorded on the site or the adjoining roadsides. The vegetation quality and Southern Brown Bandicoot (SBB) habitat on the subject site and adjoining roadside is low due to historic and current land use. The conservation significance of the roadside will be improved by providing the proposed native vegetation and SBB reserve adjoining the roadside.

The report concluded that the impact of development of the site and biodiversity is not considered to be significant.

Areas 3 and 4

With respect to Areas 3 and 4, an Ecology Response report prepared by Paul Kelly & Associates, (Attachment 4). The purpose of the report was to prepare a desktop ecological response to Stages 3 and 4 of the Garfield Township – Development Plan Overlay. The report identifies notable biodiversity of Areas 3 & 4 and identifies important remnant vegetation on the site and adjoining road reserve and to recommend measure to provide for the protection and conservation of vegetation.

The report concludes that biodiversity values within Areas 3 and 4 have been significantly modified by historic and current legitimate land uses, primarily historic clearing of native vegetation, urban development, grazing, weed invasion and pest animals. The retained yet modified biodiversity values include the presence of linear but fragmented road reserves, large tree overstorey and remnant



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patches of Swamp Scrub. Revegetation with indigenous vegetation should be encourage particularly on roadsides of Barker Road and Railway Avenue. These roadsides may become important linear connecting habitat for SBB and nomadic birds and bats.

Further work will be required for any future areas within this Development Plan which seek to further subdivide or develop the areas.

1.5 Public Consultation

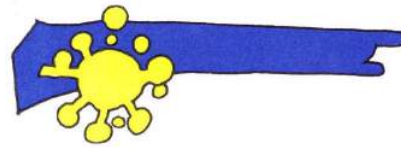
There is no requirement within Clause 43.04 Development Plan Overlay for a development plan to undergo public notification. However, the land owners consulted the owners and occupiers within the DPO mapped area for comment.

Public consultation of the Development Plan was undertaken in February, 2020. Below is a table of the addresses of the consulted landowners. Two public meetings where also held on 3 March and 4 March 2020. Correspondence relating to public consultation can be found at Attachment 9.

Below is Table 1, summarising the properties notified.

Address	Owner/Occupier comments
15 Barker Road, Garfield	No response
17 Barker Road, Garfield	No response
25 Barker Road, Garfield	No response
27 Barker Road, Garfield	No response
35 Barker Road, Garfield	No response
88 Railway Avenue, Garfield	No response
90 Railway Avenue, Garfield	No response
92 Railway Avenue, Garfield	No response
94 Railway Avenue, Garfield	No response
96 Railway Avenue, Garfield	No response
405 Railway Avenue, Garfield	Discussed DP with owner for a better understanding. No objections.
6 Barker Road, Garfield	No response
8 Barker Road, Garfield	No response
10 Barker Road, Garfield	No response
33 Garfield Road, Garfield	No response
35 Garfield Road, Garfield	No response
37 Garfield Road, Garfield	No response
39 Garfield Road, Garfield	No response
45 Garfield Road, Garfield	No response

Table 2



**Paul Kelly & Associates
Ecological Services**

Ecological Features and Constraints (Revised)

24 Barker Road, Garfield

5 May 2020

Prepared by PKA (for Premier Builders Group)
PO Box 2022; Indented Head 3223
m – 0438 030 841

Ecological Features and Constraints (Revised May 2020)
24 Barker Road, Garfield

Issue Date	Revision No	Author	Checked	Approved
27 November 2017	Draft	PCK	BN	
12 January 2018	Final	PCK	DB	
7 May 2018	Final Revised	PCK		
26 April 2020	Draft Revised	PCK	DB, JC, BN	
5 May 2020	Final (Rev 2)	PCK		

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**Ecological Features and Constraints (Revised May 2020)
24 Barker Road, Garfield**

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Appendix 1 – Site Map & Biological Features

Appendix 2 – EPBC Report

Appendix 3 – Landscape Plan

Appendix 4 – Native Vegetation Removal Report

Appendix 5 – Offset Quote

Ecological Features and Constraints (Revised May 2020)
24 Barker Road, Garfield

1 Introduction

1.1 Project Background

PKA was commissioned by Premier Building Group to prepare an ecological assessment of a site at 24 Barker Road, Garfield. It is understood that the site is to be developed for residential purposes.

1.2 Site location

The study site is located north west of the township of Garfield in west Gippsland. The study site is approximately 3.6ha in area. The site is within the Cardinia Local Government area and is zoned General Residential Zone (GRZ1). Development Plan Overlay - Garfield Township (DPO6) applies to the site. It is situated in the Highlands Southern Fall Bioregion.

Appendix 1 is a map of the site and includes assessed elements of the biodiversity of the site.

1.3 Objectives

The purpose of this assessment is to:

- Interrogate and analyse a range of biological databases and relevant references to provide a list of flora and fauna or their habitat that is or are potentially present on the site and vicinity including adjoining roadside.
- Carry out an assessment of the vegetation quality of the site (DSE 2004), record and map the location of any significant species. Classify and map the vegetation on the site in accordance with DELWaP (2017) i.e. Scattered Tree or patches of native vegetation. Determine the native vegetation offsets required for the subdivision of the site.
- Prepare a report and map the findings of this assessment including any recommendations for additional targeted surveys and an assessment of the impact of the proposed development on biodiversity in accordance with DELWaP 2017.

2 Methods

2.1 Literature and Database Review

Several databases and reports were interrogated and reviewed, these include;

- Flora and Fauna records within 2 km radius of the study area held in the Victorian Biodiversity Atlas, Nature Kit - a state-wide database maintained by the Department of Environment, Land, Water and Planning (DELWaP) (DELWaP 2020);
- Federal Department of Environment Protected Matters Database (DoE) (DoE 2020), using a 2 km radius search area (Appendix 2);
- Ecological Vegetation Class modelling of the study area (both extant and pre-1750) (DELWaP 2020);
- Southern Brown Bandicoot Strategic Management Plan for the former Koo Wee Rup Swamp area (Ecology Australia 2009); and
- Southern Brown Bandicoot Habitat Protection Strategy & Environmental Significance Overlay (Ecology Australia 2016)

Ecological Features and Constraints (Revised May 2020)
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- Constructive Arboriculture 2020a Arborist Report - 24 Barker Road, Garfield. Constructive Arboriculture, Edithvale; and
- Constructive Arboriculture 2020b Arborist Report - 24 Barker Road (adjoining roadside), Garfield. Constructive Arboriculture, Edithvale
- Brett Lane & Associates 2015. 14 Barker Road, Garfield – Targeted Southern Brown Bandicoot Survey

2.1.1 Field Survey

The study area was assessed on 20 November 2017 and 23 April 2020.

The field survey provides a comprehensive assessment of the flora and fauna habitat as observed at the time including the distribution of native vegetation on the site.

3 Results

3.1 Historic Land Use

The property has been managed for grazing by the previous owners. The site continues to be used for grazing livestock. An improvised car racing track has been established on the northern part of the site.

An extensive garden has been established on the site in association with the residence. The residence, outbuildings and old cars have since been removed from the site. A plantation of exotic trees has been established along the northern and eastern perimeter of the site.



Figure 1 – Plantation - Northern Boundary (including native vegetation patches (HZ 1, HZ 2 & HZ 3) & several scattered trees) (20 November 2017)

**Ecological Features and Constraints (Revised May 2020)
24 Barker Road, Garfield**



**Figure 2 – Remnant Patch (HZ 5) looking south adjoining road reserve
(20 November 2017)**



**Figure 3 – Barker Road roadside (HZ 6) – looking west (note Sweet Pittosporum
dominated understorey) (20 November 2017)**

3.2 Flora

3.2.1 Database assessment

The modelled (DELWaP 2020) 1750 pre-European Ecological Vegetation Class (EVC) of the site is predominantly EVC 23 – Herb-rich Foothill Forest (DSE 2004a). EVC 16 – Lowland Forest (DSE 2004b) is modelled as occurring on approximately the northern half of the site.

Ecological Features and Constraints (Revised May 2020)
24 Barker Road, Garfield

EVC 23 – Herb-rich Foothill Forest occurs on relatively fertile, moderately well-drained soils on an extremely wide range of geological types and in areas of moderate to high rainfall. It occupies easterly and southerly aspects of the bioregion mainly on lower slopes and in gullies. EVC 23 – Herb-rich Foothill Forest is a medium to tall open forest to 25 m tall with a large shrub or understorey tree layer over a sparse to dense medium shrub layer. This EVC has a high cover and diversity of herbs and grasses in the ground layer which characterises this EVC. Tree canopy species include Mountain Grey Gum *Eucalyptus cypellocarpa*, Messmate *Eucalyptus obliqua* and Narrow-leaf Peppermint *Eucalyptus radiata*. This EVC has a Bioregional Conservation Status (BCS) of Least Concerned (DSE 2004a).

EVC 16 – Lowland Forest is a eucalypt forest to 25 m tall on relatively fertile, moderately well-drained soils in areas of relatively high rainfall. It is characterised by the diversity of life forms and species in the understorey including a range of shrubs, grasses and herbs. Tree canopy species include Messmate and Narrow-leaf Peppermint. This EVC has a BCS of Least Concern.

The 2005 modelling (DELWaP 2020) of EVC on the site shows fragmented areas of EVC 23 – Herb-rich Foothill Forest as present mostly near the residence. A small fragmented area of EVC 16 – Lowland forest is modelled as occurring in association with the Monterey Pine plantation of the north-east corner of the site (DELWaP 2020).

3.2.2 Site Assessment

A residence, farm outbuildings and garden occurred approximately central to the site. This garden was dominated by planted native trees, exotic trees and shrubs but contains several indigenous large trees some of which are dead. A plantation of Monterey Pine has been established along the eastern and northern boundary of the site. These plantations contain dispersed patches of eucalypts. The understorey of the plantation including the patches of eucalypts, is dominated by weeds.

The remaining freehold land is generally cleared of overstorey (Appendix 1). The indigenous trees on the subject site are mostly Mealy Stringybark *Eucalyptus cephalocarpa*, Mountain Grey Gum *E. cypellocarpa* and Messmate *E. obliqua*. The understorey of the trees and cleared areas of the site are dominated by exotic pasture grasses and weeds including Cocksfoot, Yorkshire Fog, Brown-top Bent, Soft Brome, Perennial Rye-grass, Sweet Vernal Grass, Capeweed and White Clover.

The roadside vegetation quality is low. The overstorey contains several Messmate, Gippsland Grey Gum and Narrow-leaf Peppermint *Eucalyptus radiata* with a sparse understorey including native Thatch Saw Sedge *Gahnia radula*. The understorey is however, dominated by weeds mainly Sweet Pittosporum and other weeds including English Ivy, Cotoneaster, Kikuyu, Veldt Grass and Privet.

Ecological Features and Constraints (Revised May 2020)
24 Barker Road, Garfield

Six (6) Remnant Patches of Native Vegetation and five (5) Scattered Trees (DELWaP 2017) were recorded on the freehold site.

3.2.3 Flora Significance

Table 3-1 lists those species of plants or their habitat recorded on the EPBC database and the Victorian Biodiversity Atlas (DELWaP 2020) within 2 km of the site.

Table 3-1 Significant plant species recorded within 2km of the subject site

Species Name	Common Name	Likelihood of presence
<i>Dianella amoena</i>	Matted Flax-Lily	Unlikely - Modified habitat onsite, not recorded in the vicinity, not recorded during site assessment
<i>Eucalyptus fulgens</i>	Green Scentbark	Unlikely - Recorded in the vicinity, Modified habitat onsite, not recorded during site assessment
<i>Glycine latrobeana</i>	Clover Glycine	Unlikely – Modified habitat on site, not recorded during site assessment.
<i>Prasophyllum frenchii</i>	Maroon Leek Orchid	Unlikely - Modified habitat onsite, not recorded in the vicinity, not recorded during site assessment
<i>Pterostylis chlorogramma</i>	Green-striped Greenhood	Unlikely - Modified habitat on site. Not recorded in the vicinity, not recorded during site assessment
<i>Xerochrysum palustre</i>	Swamp Everlasting	Unlikely – Modified habitat on site, not recorded in the vicinity, not recorded during site assessment

None of these species were observed during the site assessments. Green Scentbark is considered a Victorian threatened species (DEPI 2014a) and was recorded in the adjoining property (Galbraith 2014) but not on the subject site.

Ecological Features and Constraints (Revised May 2020)
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3.2.4 Habitat Zones

Five (5) remnant patches were recorded on the subject site (HZ 1, HZ 2, HZ 3, HZ 4 & HZ 5. One (1) remnant patch was recorded on the roadside (HZ 6). (Table 3-2).

Table 3-2 - Quantification and significance of freehold patches of Native Vegetation (Appendix 1)

Habitat Zone			HZ 1	HZ 2	HZ 3	HZ 4	HZ 5	HZ 6
Bioregion			HSF	HSF	HSF	HSF	HSF	HSF
EVC #: Name			16 LF	16 LF	16 LF	23 HRFF	23 HRFF	23 HRFF
EVC Bioregional Conservation Status			LC	LC	LC	LC	LC	LC
		Max Score	Score	Score	Score	Score	Score	Score
Site Condition	Large Old Trees	10	5	5	5	7	5	5
	Canopy Cover	5	2	2	2	2	4	4
	Understorey	25	5	5	5	5	5	5
	Lack of Weeds	15	2	2	2	2	4	0
	Recruitment	10	0	0	0	0	0	0
	Organic Matter	5	2	2	2	2	2	0
	Logs	5	0	0	0	0	0	0
	Total Site Score	75	16	16	16	18	20	14
	EVC standardiser (e.g. 75/55) [1]		1.0	1.0	1.0	1.0	1.0	1.0
Adjusted Site Score		16	16	16	18	20	14	
Landscape value	Patch Size	10	1	1	1	1	1	1
	Neighbourhood	10	2	2	2	2	3	3
	Distance to Core	5	1	1	1	1	1	1
Habitat Score		100	20	20	20	22	25	19
Habitat points = #/100		1	0.2	0.2	0.2	0.22	0.25	0.19
Large trees			1	3	2	10	2	3

3.2.5 EPBC Listed Communities

Natural Damp Grassland of the Victorian Coastal Plain (DOE 2020a) and White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland (DOE 2020b) are EPBC listed threatened Ecological communities and are recorded as potentially occurring in the area (Appendix 2). The vegetation on the site and roadside do not meet the thresholds to be defined as either of these communities.

Ecological Features and Constraints (Revised May 2020)
24 Barker Road, Garfield

3.3 Fauna

3.3.1 Desktop Assessment

The EPBC search (Appendix 2) and the Victorian Biodiversity Atlas (DELWaP 2020) identified those species of animals or their habitat recorded that may occur or have been recorded within the vicinity of the site.

Table 3-3 - Significant fauna species habitat potentially occurring within the vicinity and likelihood of presence on subject site

Species	Common Name	Comments
<i>Accipiter novaehollandiae</i>	Grey Goshawk	Unlikely on site, recorded in the vicinity, potentially utilise roadside canopy trees, recorded in the vicinity
<i>Antechinus minimus</i>	Swamp Antechinus	Unlikely, habitat absent on site. Not recorded in the vicinity
<i>Anthochaera phrygia</i>	Regent Honeyeater	Unlikely, habitat absent on site. Not recorded in the vicinity.
<i>Botaurus poiciloptilus</i>	Australasian Bittern	Unlikely, habitat absent on site. Not recorded in the vicinity
<i>Calidris ferruginea</i>	Curlew Sandpiper	Unlikely, habitat absent on site. Not recorded in the vicinity
<i>Dasyurus maculatus</i>	Tiger Quoll	Unlikely, habitat absent on site. Not recorded in the vicinity
<i>Galaxiella pusilla</i>	Eastern Dwarf Galaxias	Unlikely, habitat absent on site. Not recorded in the vicinity
<i>Grantiella picta</i>	Painted Honeyeater	Unlikely, habitat absent on site. Not recorded in the vicinity
<i>Isodon obesulus</i>	Southern Brown Bandicoot	Unlikely, sub optimal habitat on site. Recorded in the vicinity. Potentially utilise marginal habitat on adjoining roadsides.
<i>Lathamus discolor</i>	Swift Parrot	Unlikely, habitat absent on site. Not recorded in the vicinity
<i>Litoria raniformis</i>	Growling Grass Frog	Unlikely, habitat absent on site. Not recorded in the vicinity
<i>Mastacomys fuscus</i>	Broad-toothed Rat	Unlikely, habitat absent on site. Not recorded in the vicinity
<i>Ninox strenua</i>	Powerful Owl	Unlikely on site, recorded in the vicinity, potentially utilise roadside canopy trees,
<i>Numenius madagascariensis</i>	Eastern Curlew	Unlikely, habitat absent on site. Not recorded in the vicinity
<i>Petauroides volans</i>	Greater Glider	Unlikely, habitat absent on site. Not recorded in the vicinity
<i>Prototroctes maraena</i>	Australian Grayling	Unlikely, habitat absent on site. Not recorded in the vicinity

Ecological Features and Constraints (Revised May 2020)
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Species	Common Name	Comments
<i>Pseudomys fumeus</i>	Smoky Mouse	Unlikely, habitat absent on site. Not recorded in the vicinity
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Unlikely, No records for the vicinity, may overfly. Not recorded in the vicinity
<i>Rostratula australis</i>	Australian Painted Snipe	Unlikely, habitat absent on site. Not recorded in the vicinity
<i>Synemon plana</i>	Golden Sun Moth	Unlikely, habitat absent on site. Not recorded in the vicinity

Tit is considered that the subject site does not contain suitable habitat for any species listed in Table 3-3.

3.3.2 Field Assessment:

No EPBC or FFG listed fauna species were observed during field investigations.

The native vegetation and fauna habitat on the freehold subject site provide marginal habitat for native fauna. The pasture will provide feeding habitat for common farmland birds. The garden and plantation will also provide nesting and roosting opportunity for common farmland birds and common arboreal mammals.

An extensive targeted survey for Southern Brown Bandicoots (SBB) was carried out on 14 Barker Road, Garfield which adjoins the subject site (Brett Lane & Associates 2015). No SBB were recorded on the surveyed site. The report concluded that 'given the survey effort and timing of the survey, it can be reasonably concluded that SBB is unlikely to occur regularly, or in significant numbers, in the study area' It is considered that a similar conclusion can be drawn for the subject site given the absence of suitable habitat on 24 Barker Road, Garfield.

Southern Brown Bandicoot (SBB) have been recorded approximately 2.5km east of the subject site in the vicinity (DELWaP 2020). The Barker Road roadside vegetation is fragmented along its length but may provide marginal SBB dispersal habitat from Garfield Road to the vegetated freehold land west of the subject site. Barker Road is identified as part of the proposed SBB Roadside Habitat Network (Ecology Australia 2016).

4 Legislative Requirements

4.1 Environment Protection and Biodiversity Conservation (EPBC) Act

The subject site is located 20 – 30 km distant from Westernport, a Ramsar Wetland of International significance. The site does not contain any distinct drainage lines or waterways that drain to this wetland.

**Ecological Features and Constraints (Revised May 2020)
24 Barker Road, Garfield**

No EPBC listed nationally significant Flora and Fauna species (or their habitat) as highlighted in the EPBC Report are likely to be present on the subject site. However, an area of low quality fragmented SBB habitat occurs on the adjoining Barker Road roadside. It is considered that the impact of the development including the access across the Barker Road roadside on SBB will not be significant if the proposed guidelines for the management of SBB are implemented (Ecology Australia 2009 & Ecology Australia 2016) and as such a referral to the DoE will not be required. It should be noted that a SBB reserve will be established in the freehold adjoining the subject land roadside (Appendix 3)

4.2 Flora & Fauna Guarantee Act 1988 (FFG)

A permit from DELWaP is required for the removal of FFG Listed flora and fauna on public land. An FFG permit application assessment is usually dealt with during the planning permit application referral process.

The permit application will assess the impact of the removal of vegetation on the adjoining roadside (Public Land). No FFG listed flora, fauna or community occurs on the adjoining roadside. It is considered that the impact on SBB (FFG Listed fauna) will not be significant given the minimisation of vegetation removal and the proposed construction of the dedicated SBB reserve.

4.3 Planning and Environment Act 1987

A planning permit from the Cardinia Council is required to remove, destroy or lop any native vegetation as part of any proposed development works in accordance with the Cardinia Planning Scheme.

It is proposed to subdivide the site into 33 lots of varying sizes consistent with the General Residential Zoning (GRZ) of the site. The preferred landscape plan is appended (Appendix 3). All native vegetation on the subject site is proposed to be (consequentially) removed and will require a planning permit. This requirement will apply to five (5) remnant patches of native vegetation and five (5) scattered trees on the subject site. The removal of native vegetation on the roadside to provide for the development access will also require a planning permit.

A Native Vegetation Removal Report (Appendix 4) was prepared in accordance with S 52.17 of the Cardinia Planning Scheme to assess the impact of the removal of 0.813ha of native vegetation and 21 large trees associated with the plan of subdivision. The removal is to be assessed using the Detailed Assessment Pathway (DELWaP 2017). Table 4-1 summarises the offset requirement. No Species-Specific offsets are required.

Ecological Features and Constraints (Revised May 2020)
24 Barker Road, Garfield

Table 4-1 - Offset Requirement (if planning permit is granted)

Offset type	General offset
General offset amount (general Habitat Units) (GHU)	0.199 general units
General offset attributes	
Vicinity	Port Phillip & Westernport Catchment Management Authority (CMA) or Cardinia Shire Council
Minimum strategic biodiversity score	0.445
Large trees	21 Large trees

It is proposed to purchase these offsets as Third-Party Offsets from an approved Native Vegetation Offset Broker. A quote for the provision of these offsets is provided (Appendix 5).

5 Detailed Assessment Pathway

The majority of information required to apply for a permit to remove the native vegetation is included in the Native Vegetation Removal report (Appendix 4) and above.

The additional information required is provided below.

5.1 Avoid & Minimise Statement

5.1.1 Strategic Level Planning

Limited strategic level planning is available for the site. No PSP applies to the site. A Township Plan applies to Garfield. This plan was prepared and adopted in 2002 and has not been updated since.

Local Planning Policy framework of the Cardinia Planning Scheme, Clause 21.02-3 Biodiversity, provides several objectives to guide the management of native vegetation in Cardinia. Objective 1 aims to achieve a net gain in the quantity and quality of native vegetation in the municipality. It is considered that this objective is met by providing the calculated native vegetation offsets and the construction of the SBB reserve on site (Appendix 3).

5.1.2 Site Level Planning

All the native vegetation on the site is considered to be (consequentially) removed (DELWaP 2017)

The majority of native vegetation on the road reserve will be retained. The removal of native vegetation to provide access to the lots directly from Barker Road has been minimised to ensure safe entry and exit from the lots.

Native Vegetation /Bandicoot reserve is to be established on the freehold site adjoining the road reserve (Appendix 3).

Ecological Features and Constraints (Revised May 2020)
24 Barker Road, Garfield

Offset for the removal of the native vegetation will be provided by a third party and purchased from an approved provider. All native vegetation offsets are provided in perpetuity on the offset site.

5.1.3 Feasible Opportunities

The site was not subject to contemporary strategic planning. The proposal has been sited and designed to avoid and minimise impacts on native vegetation without greatly compromising the proposed development.

5.2 Large and Scattered trees

The location, number, DBH and species of all trees on the site and roadside are provided in the Arborists Reports (Constructive Arboriculture 2020a & 2020b).

6 Conclusion

No flora and fauna of conservation significance were recorded on the site or the adjoining roadsides and none are expected to utilise the subject site. The vegetation quality and SBB habitat on the subject site and adjoining roadside is low due to historic and current land use. In its current state, the subject site is of low conservation significance. The adjoining Barker Road roadside is equally of low conservation significance in its current state but it is recognised as part of the proposed SBB Strategic Habitat Linkage for the Garfield area. The conservation significance of the roadside will be improved by providing the proposed native vegetation and SBB reserve adjoining the roadside.

The impact of development of the site on biodiversity is not considered to be significant.

Ecological Features and Constraints (Revised May 2020)
24 Barker Road, Garfield

7

References

BLA 2015 - **14 Barker Road, Garfield – Targeted Southern Brown Bandicoot Survey**. Brett Lane & Associates, Hawthorn.

Constructive Arboriculture 2020a **Arborist Report - 24 Barker Road, Garfield**. Constructive Arboriculture, Edithvale

Constructive Arboriculture 2020b **Arborist Report - 24 Barker Road (adjoining roadside), Garfield**. Constructive Arboriculture, Edithvale

DELWaP 2017 **Guidelines for the removal, destruction or lopping of native vegetation**. Department of Environment, Land, Water & Environment, Melbourne

DELWaP 2020 Nature Kit

<http://maps.biodiversity.vic.gov.au/viewer/?viewer=NatureKit>

Department of Environment, Land, Water & Environment – website

DEPI 2014b **Advisory list of rare or threatened plants in Victoria 2014**.

http://www.depi.vic.gov.au/_data/assets/pdf_file/0005/277565/Advisory-List-of-Rare-or-Threatened-Plants-in-Victoria-2014.pdf

Department of Environment & Primary Industries, Melbourne.

DOE 2020 – **Protected Matters Search Tool**.

<http://www.environment.gov.au/epbc/pmst/index.html>

Website - Department of Environment, Canberra.

DOE 2020a. **Natural Damp Grassland of the Victorian Coastal Plains in Community and Species Profile and Threats Database**, Department of the Environment, Canberra

DOE 2020b. **White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland in Community and Species Profile and Threats Database**, Department of the Environment, Canberra.

DSE 2004 **Vegetation Quality Assessment Manual – Guidelines for applying the Habitat Hectares scoring method**. Department of Sustainability & Environment, Melbourne

DSE 2004a **EVC 16 Lowland Forest benchmark – Highlands Southern Fall**. Department of Sustainability & Environment, Melbourne

DSE 2004b **EVC 23 Herb-rich Foothill Forest benchmark – Highlands Southern Fall**.

Department of Sustainability & Environment, Melbourne

Ecology Australia 2009 **Southern Brown Bandicoot Strategic Management Plan for the former Koo Wee Rup Swamp Area**. Ecology Australia, Fairfield, Vic

**Ecological Features and Constraints (Revised May 2020)
24 Barker Road, Garfield**

Ecology Australia 2016 **Southern Brown Bandicoot Habitat Protection Strategy and Environmental Significance Overlay**. Ecology Australia, Fairfield, Vic

Galbraith & Associates 2014 **Arboricultural Report – 14 Barker Road, Garfield – July 2014**. Galbraith & Associates, Camberwell

Ecological Features and Constraints (Revised May 2020)
24 Barker Road, Garfield

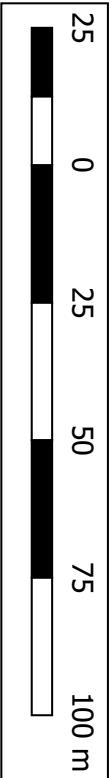
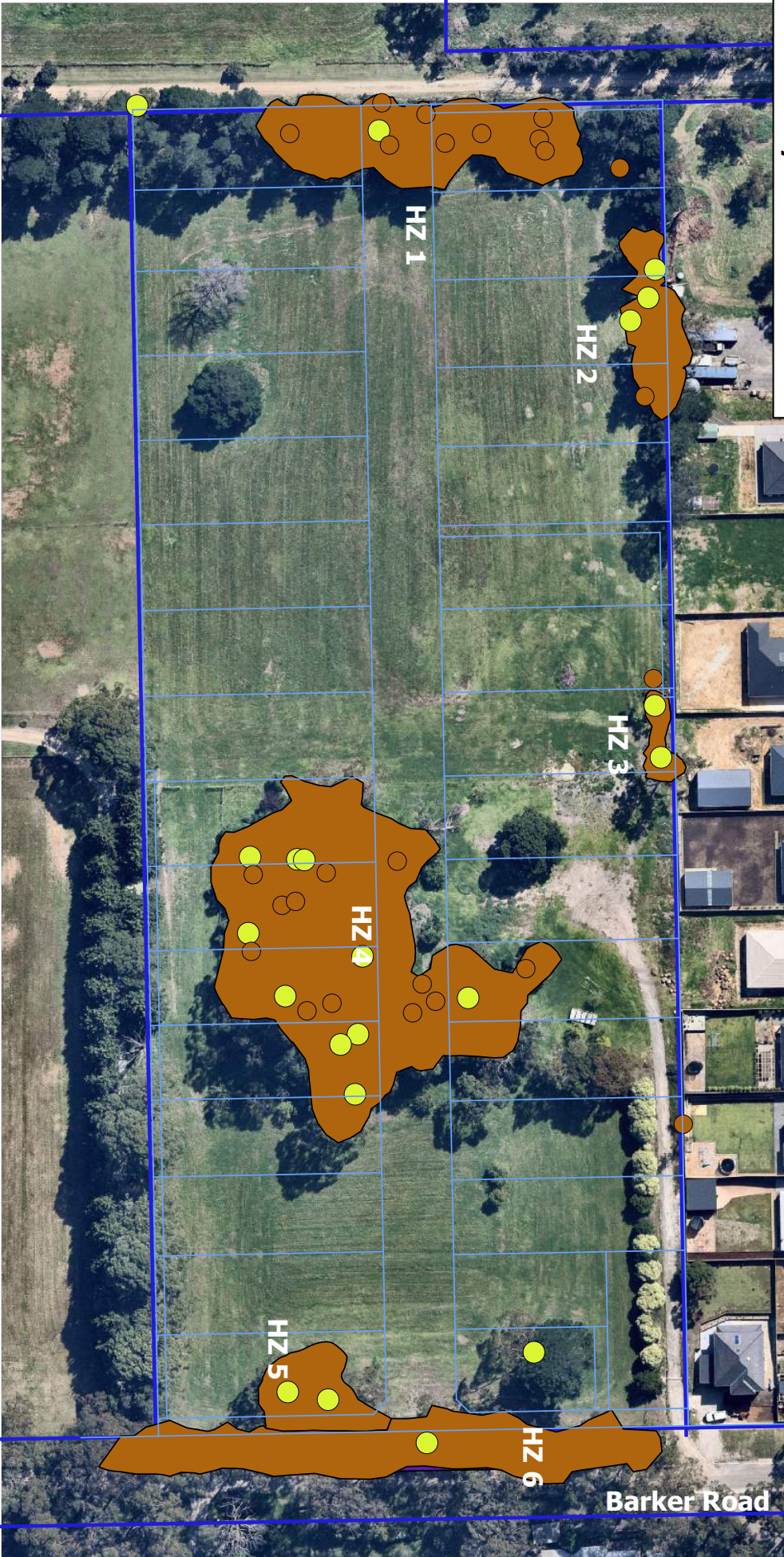
Appendix 1 **Site Map & Biological Features**

24 Barker Road, Garfield Biological Features



Legend

- Proposed subdivision
- Small Trees
- Large Trees
- Patch Native Vegetation (HZ 1)
- Boundary



Ecological Features and Constraints (Revised May 2020)
24 Barker Road, Garfield

Appendix 2 - EPBC Report



EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 22/04/20 16:12:50

[Summary](#)

[Details](#)

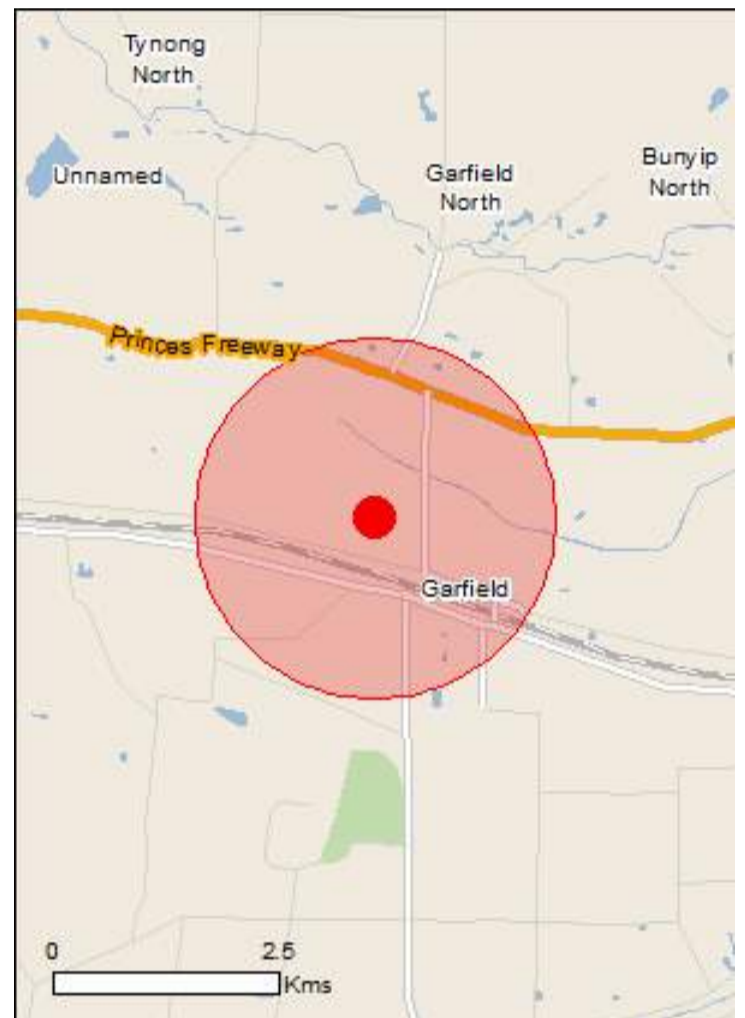
[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)



This map may contain data which are ©Commonwealth of Australia (Geoscience Australia), ©PSMA 2010

[Coordinates](#)

Buffer: 2.0Km



Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	2
Listed Threatened Species:	30
Listed Migratory Species:	13

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	19
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

State and Territory Reserves:	1
Regional Forest Agreements:	1
Invasive Species:	37
Nationally Important Wetlands:	None
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar)	[Resource Information]
Name	Proximity
Western port	20 - 30km upstream

Listed Threatened Ecological Communities [Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Name	Status	Type of Presence
Natural Damp Grassland of the Victorian Coastal Plains	Critically Endangered	Community may occur within area
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Community likely to occur within area

Listed Threatened Species [Resource Information]

Name	Status	Type of Presence
Birds		
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Species or species habitat may occur within area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat may occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area
Fish		
Galaxiella pusilla Eastern Dwarf Galaxias, Dwarf Galaxias [56790]	Vulnerable	Species or species habitat likely to occur within area

Name	Status	Type of Presence
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area
Frogs		
Litoria raniformis Growling Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828]	Vulnerable	Species or species habitat likely to occur within area
Insects		
Synemon plana Golden Sun Moth [25234]	Critically Endangered	Species or species habitat may occur within area
Mammals		
Antechinus minimus maritimus Swamp Antechinus (mainland) [83086]	Vulnerable	Species or species habitat may occur within area
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat may occur within area
Isodon obesulus obesulus Southern Brown Bandicoot (eastern), Southern Brown Bandicoot (south-eastern) [68050]	Endangered	Species or species habitat known to occur within area
Mastacomys fuscus mordicus Broad-toothed Rat (mainland), Tooarrana [87617]	Vulnerable	Species or species habitat may occur within area
Petauroides volans Greater Glider [254]	Vulnerable	Species or species habitat likely to occur within area
Potorous tridactylus tridactylus Long-nosed Potoroo (SE Mainland) [66645]	Vulnerable	Species or species habitat may occur within area
Pseudomys fumeus Smoky Mouse, Konoom [88]	Endangered	Species or species habitat may occur within area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Plants		
Amphibromus fluitans River Swamp Wallaby-grass, Floating Swamp Wallaby-grass [19215]	Vulnerable	Species or species habitat likely to occur within area
Caladenia tessellata Thick-lipped Spider-orchid, Daddy Long-legs [2119]	Vulnerable	Species or species habitat may occur within area
Dianella amoena Matted Flax-lily [64886]	Endangered	Species or species habitat may occur within area
Eucalyptus strzeleckii Strzelecki Gum [55400]	Vulnerable	Species or species habitat likely to occur within area
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat likely to occur within area
Prasophyllum frenchii Maroon Leek-orchid, Slaty Leek-orchid, Stout Leek-orchid, French's Leek-orchid, Swamp Leek-orchid [9704]	Endangered	Species or species habitat likely to occur within area

Name	Status	Type of Presence
Prasophyllum spicatum Dense Leek-orchid [55146]	Vulnerable	Species or species habitat may occur within area
Pterostylis chlorogramma Green-striped Greenhood [56510]	Vulnerable	Species or species habitat likely to occur within area
Senecio psilocarpus Swamp Fireweed, Smooth-fruited Groundsel [64976]	Vulnerable	Species or species habitat likely to occur within area
Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat likely to occur within area

Listed Migratory Species [Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Migratory Marine Birds		
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area

Migratory Terrestrial Species

Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area

Migratory Wetlands Species

Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area

Name	Threatened	Type of Presence
Pandion haliaetus Osprey [952]		Species or species habitat may occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species		[Resource Information]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Birds		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea alba Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area

Name	Threatened	Type of Presence
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pandion haliaetus Osprey [952]		Species or species habitat may occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area
Rostratula benghalensis (sensu lato) Painted Snipe [889]	Endangered*	Species or species habitat likely to occur within area

Extra Information

State and Territory Reserves [\[Resource Information \]](#)

Name	State
Koo-Wee-Rup East B.R	VIC

Regional Forest Agreements [\[Resource Information \]](#)

Note that all areas with completed RFAs have been included.

Name	State
Central Highlands RFA	Victoria

Invasive Species [\[Resource Information \]](#)

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resources Audit, 2001.

Name	Status	Type of Presence
Birds		
Acridotheres tristis Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Alauda arvensis Skylark [656]		Species or species habitat likely to occur within area
Anas platyrhynchos Mallard [974]		Species or species habitat likely to occur within area
Carduelis carduelis European Goldfinch [403]		Species or species habitat likely to occur

Name	Status	Type of Presence within area
Carduelis chloris European Greenfinch [404]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Passer montanus Eurasian Tree Sparrow [406]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area
Turdus merula Common Blackbird, Eurasian Blackbird [596]		Species or species habitat likely to occur within area
Turdus philomelos Song Thrush [597]		Species or species habitat likely to occur within area
Mammals		
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Feral deer Feral deer species in Australia [85733]		Species or species habitat likely to occur within area
Lepus capensis Brown Hare [127]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus norvegicus Brown Rat, Norway Rat [83]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Sus scrofa Pig [6]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur

Name	Status	Type of Presence within area
Plants		
Alternanthera philoxeroides Alligator Weed [11620]		Species or species habitat likely to occur within area
Asparagus asparagoides Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]		Species or species habitat likely to occur within area
Asparagus scandens Asparagus Fern, Climbing Asparagus Fern [23255]		Species or species habitat likely to occur within area
Carrichtera annua Ward's Weed [9511]		Species or species habitat may occur within area
Chrysanthemoides monilifera Bitou Bush, Boneseed [18983]		Species or species habitat may occur within area
Chrysanthemoides monilifera subsp. monilifera Boneseed [16905]		Species or species habitat likely to occur within area
Cytisus scoparius Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934]		Species or species habitat likely to occur within area
Genista linifolia Flax-leaved Broom, Mediterranean Broom, Flax Broom [2800]		Species or species habitat likely to occur within area
Genista monspessulana Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126]		Species or species habitat likely to occur within area
Genista sp. X Genista monspessulana Broom [67538]		Species or species habitat may occur within area
Lycium ferocissimum African Boxthorn, Boxthorn [19235]		Species or species habitat likely to occur within area
Olea europaea Olive, Common Olive [9160]		Species or species habitat may occur within area
Rubus fruticosus aggregate Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Ulex europaeus Gorse, Furze [7693]		Species or species habitat likely to occur within area

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Coordinates

-38.08555 145.67007

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Department of Land and Resource Management, Northern Territory](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- Natural history museums of Australia
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence Forestry Corporation, NSW](#)
- [-Geoscience Australia](#)
- [-CSIRO](#)
- [-Australian Tropical Herbarium, Cairns](#)
- [-eBird Australia](#)
- [-Australian Government – Australian Antarctic Data Centre](#)
- [-Museum and Art Gallery of the Northern Territory](#)
- [-Australian Government National Environmental Science Program](#)
- [-Australian Institute of Marine Science](#)
- [-Reef Life Survey Australia](#)
- [-American Museum of Natural History](#)
- [-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [-Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- Other groups and individuals

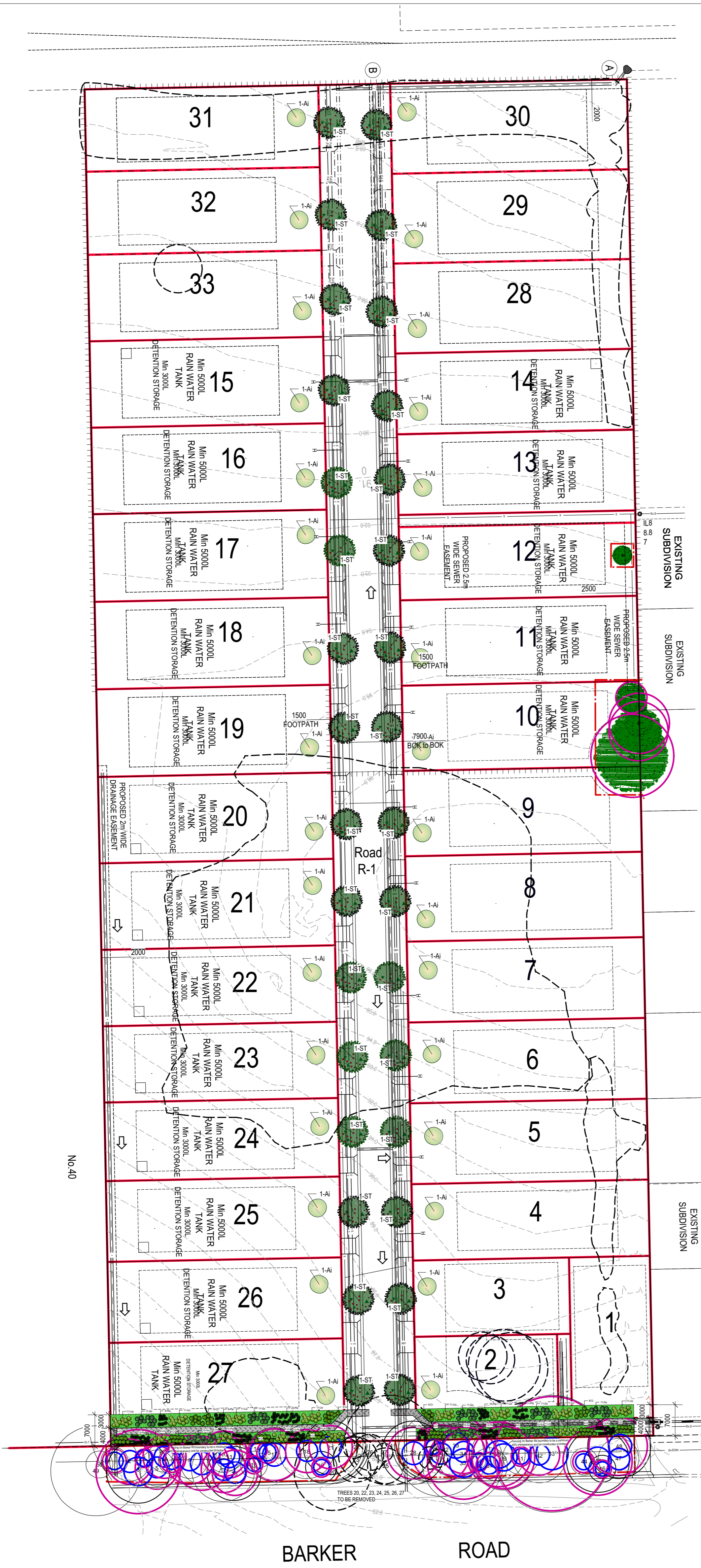
The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact Us](#) page.

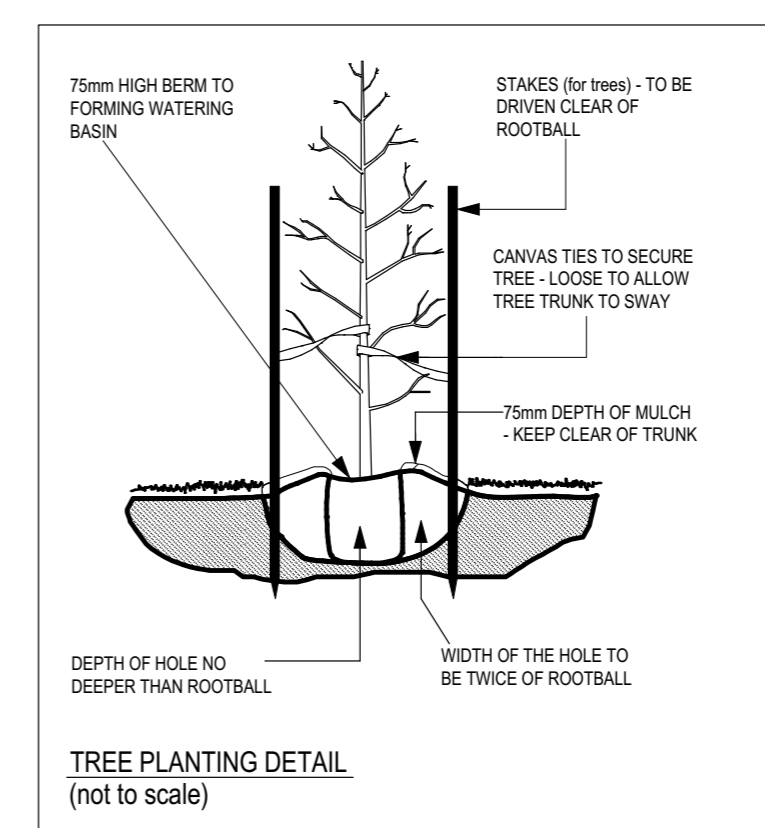
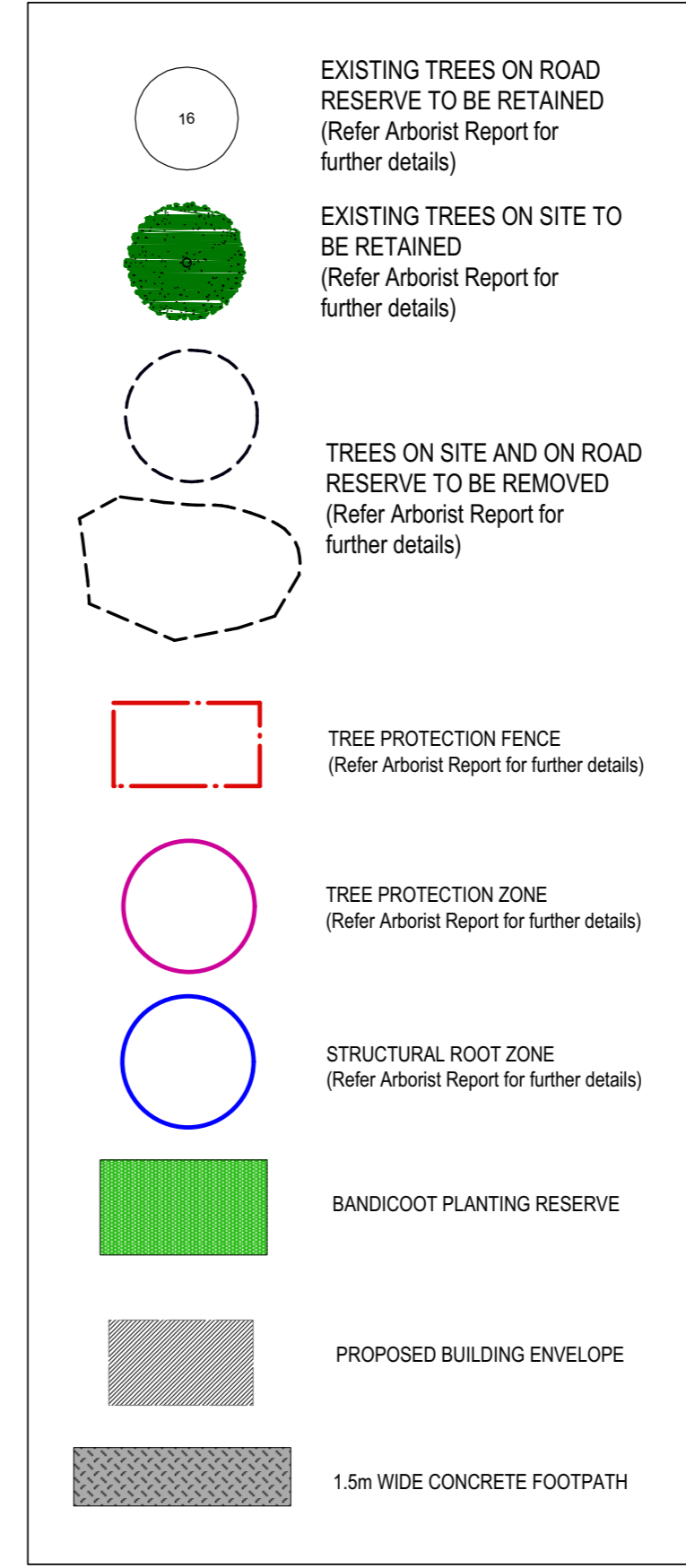
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 Department of the Environment
 GPO Box 787
 Canberra ACT 2601 Australia
 +61 2 6274 1111

Ecological Features and Constraints (Revised May 2020)
24 Barker Road, Garfield

Appendix 3 – Landscape Plan



PLANTING SCHEDULE						
	ID	Qty	Common Name	Botanical Name	Height x Width @ Maturity (m)	Pot Size @ Install (cm)
Trees, Shrubs & Grasses						
	AI	32	Lightwood	Acacia implexa	6.0 x 4.0	30
	ST	32	Street Tree	Street Trees to be Indigenous and consistent with the permit conditions on the permit for 14 Barker Road	12 x 7.0	45Lt - 2m high @ installation
	Cr	108	Common Correa	Correa reflexa	1.2 x 1.0	Tubestock
	Go	85	Hop Goodenia	Goodenia ovata	1.2 x 1.2	Tubestock
	Llo	125	Spiny-headed Mat-Rush	Lomandra longifolia	1.0 x 1.0	Tubestock
	Pla	133	Tussock Grass	Poa labillardieri	0.8 x 0.8	Tubestock



NO.	DATE	NOTE
K	04/20	Rev 9
J	02/20	Rev 8
I	10/19	Rev 8
H	07/19	Rev 7 - new subdivision layout update
G	06/19	Rev 6
F	01/19	Rev 5
E	09/18	Rev 4 - new subdivision layout
D	08/18	Rev 3
C	08/18	Rev 2
B	07/18	Rev 1
A	04/18	Design 1

NO. DATE NOTE
 THE BUILDER IS RESPONSIBLE FOR THE SETTING OUT OF THE WORKS, THE CHECKING OF ALL DIMENSIONS AND LEVELS ON SITE, AND THE REPORTING OF ANY DISCREPANCIES TO THE PROPRIETOR PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE FROM DRAWINGS.

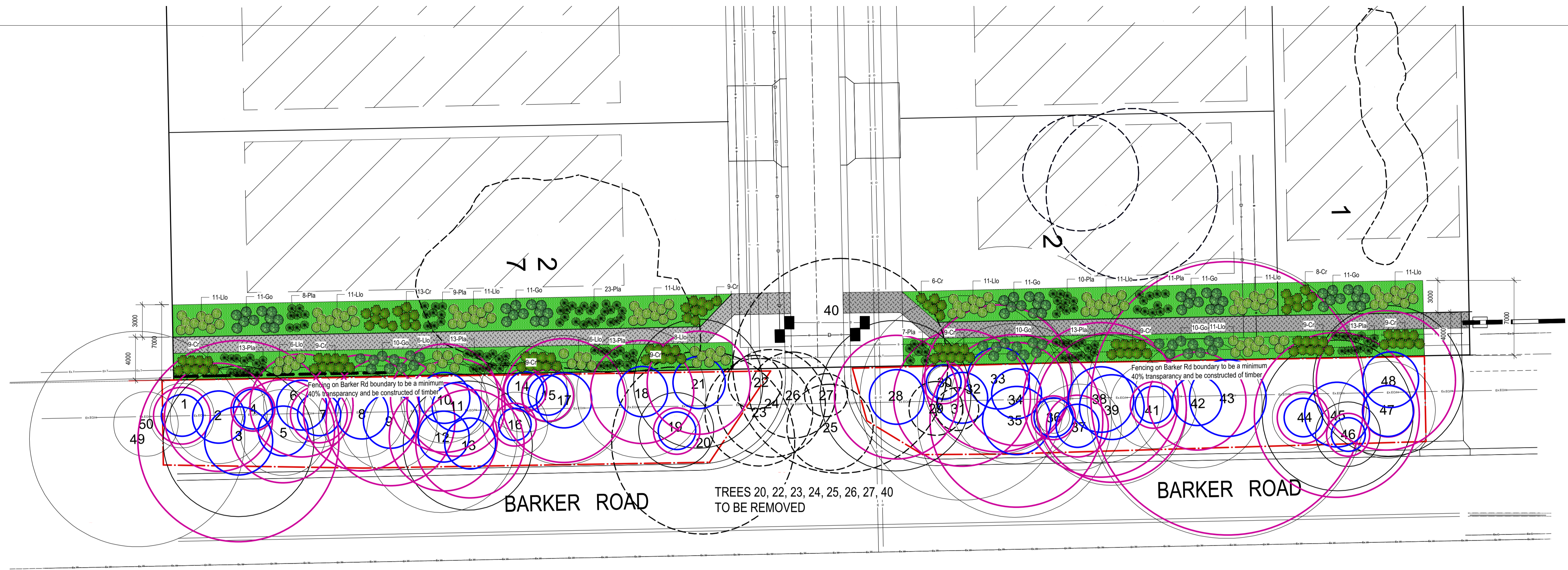
Client
 Address
**24 Barker Road
 Garfield**

Project
Multi Subdivision

Drawing
Landscape Plan

Zenith Concepts
 Landscape Design
 171 Abbott Street, Sandringham
 PO Box 9087
 P 03 9598 2129
 M 0411 399 937
 E landscapes@zenithconcepts.com

Scale 1:500	
Date April 2020	
Rev. K	Dwg No. Sheet 1 of 1 (A1)



16 EXISTING TREES ON ROAD RESERVE TO BE RETAINED
(Refer Arborist Report for further details)

TREES ON SITE AND ON ROAD RESERVE TO BE REMOVED
(Refer Arborist Report for further details)

PROPOSED BUILDING ENVELOPE

BANDICOOT PLANTING RESERVE

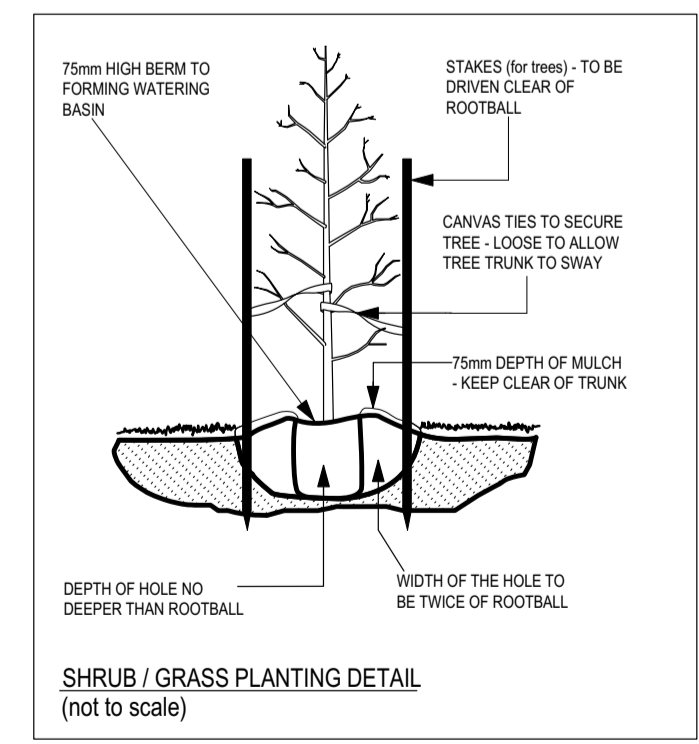
1.5m wide CONCRETE PATH

TREE PROTECTION FENCE
(Refer Arborist Report for further details)

STRUCTURAL ROOT ZONES
(Refer Arborist Report for further details)

TREE PROTECTION ZONE
(Refer Arborist Report for further details)

PLANTING SCHEDULE						
	ID	Qty	Common Name	Botanical Name	Height x Width @ Maturity (m)	Pot Size @ Install (cm)
Shrubs & Grasses						
	Cr	108	Common Correa	Correa reflexa	1.2 x 1.0	Tubestock
	Go	85	Hop Goodenia	Goodenia ovata	1.2 x 1.2	Tubestock
	Llo	125	Spiny-headed Mat-Rush	Lomandra longifolia	1.0 x 1.0	Tubestock
	Pla	133	Tussock Grass	Poa labillardieri	0.8 x 0.8	Tubestock



E	02/20	Rev 4
D	10/19	Rev 3
C	02/19	Rev 2
B	01/19	Rev 1 - update plan to reflect new tree survey
A	09/18	Design 1

NO. DATE NOTE
THE BUILDER IS RESPONSIBLE FOR THE SETTING OUT OF THE WORKS, THE CHECKING OF ALL DIMENSIONS AND LEVELS ON SITE, AND THE REPORTING OF ANY DISCREPANCIES TO THE PROPRIETOR PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE FROM DRAWINGS.

Client

Address
24 Barker Road
Garfield

Project
Multi Subdivision

Drawing
Existing Tree Reserve Plan

Zenith Concepts
Landscape Design
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E landscapes@zenithconcepts.com

Scale 1:200	
Date February 2020	
Rev. E	Dwg No. Sheet 1 of 1 (A1)

Ecological Features and Constraints (Revised May 2020)
24 Barker Road, Garfield

Appendix 4 – **Native Vegetation Removal report**

Native vegetation removal report

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

Date of issue: 29/04/2020
Time of issue: 1:44 pm

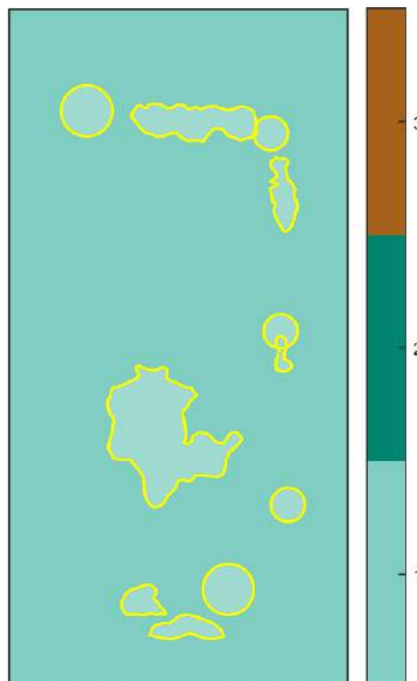
Report ID: PKA_2020_009

Project ID	Vegetation removal
-------------------	--------------------

Assessment pathway

Assessment pathway	Detailed Assessment Pathway
Extent including past and proposed	0.813 ha
Extent of past removal	0.000 ha
Extent of proposed removal	0.813 ha
No. Large trees proposed to be removed	21
Location category of proposed removal	Location 1 The native vegetation is not in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map), sensitive wetland or coastal area. Removal of less than 0.5 hectares in this location will not have a significant impact on any habitat for a rare or threatened species

1. Location map





Native vegetation removal report

Offset requirements if a permit is granted

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

General offset amount¹	0.199 general habitat units
Vicinity	Port Phillip and Westernport Catchment Management Authority (CMA) or Cardinia Shire Council
Minimum strategic biodiversity value score ²	0.445
Large trees	21 large trees

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

Appendix 1 includes information about the native vegetation to be removed

Appendix 2 includes information about the rare or threatened species mapped at the site.

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

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

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



Native vegetation removal report

Next steps

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

If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. Council will refer your application to DELWP for assessment, as required. **This report is not a referral assessment by DELWP.**

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

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

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

Additional application requirements must be met including:

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

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Authorised by the Victorian Government, 8 Nicholson Street, East Melbourne.

For more information contact the DELWP Customer Service Centre 136 186

www.delwp.vic.gov.au

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

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

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

Appendix 1: Description of native vegetation to be removed

The species-general offset test was applied to your proposal. This test determines if the proposed removal of native vegetation has a proportional impact on any rare or threatened species habitats above the species offset threshold. The threshold is set at 0.005 per cent of the mapped habitat value for a species. When the proportional impact is above the species offset threshold a species offset is required. This test is done for all species mapped at the site. Multiple species offsets will be required if the species offset threshold is exceeded for multiple species.

Where a zone requires species offset(s), the species habitat units for each species in that zone is calculated by the following equation in accordance with the Guidelines:

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

The species offset amount(s) required is the sum of all species habitat units per zone

Where a zone does not require a species offset, the general habitat units in that zone is calculated by the following equation in accordance with the Guidelines:

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

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

Native vegetation to be removed

Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
1-A	Patch	hsf_0016	Least Concern	1	no	0.200	0.119	0.119	0.480		0.026	General
2-B	Patch	hsf_0016	Least Concern	3	no	0.200	0.044	0.044	0.489		0.010	General
3-C	Patch	hsf_0016	Least Concern	2	no	0.200	0.012	0.012	0.590		0.003	General
4-D	Patch	hsf_0023	Least Concern	10	no	0.220	0.335	0.335	0.590		0.088	General
5-E	Scattered Tree	hsf_0023	Least Concern	1	no	0.200	0.071	0.071	0.480		0.016	General
6-F	Scattered Tree	hsf_0016	Least Concern	1	no	0.200	0.071	0.071	0.594		0.017	General
7-G	Scattered Tree	hsf_0016	Least Concern	0	no	0.200	0.031	0.031	0.480		0.007	General
8-H	Scattered Tree	hsf_0023	Least Concern	0	no	0.200	0.031	0.028	0.590		0.007	General
9-I	Scattered Tree	hsf_0023	Least Concern	0	no	0.200	0.031	0.031	0.590		0.007	General

Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
10-J	Patch	hsf_0023	Least Concern	2	no	0.250	0.032	0.032	0.601		0.010	General
11-K	Patch	hsf_0023	Least Concern	1	no	0.190	0.040	0.040	0.610		0.009	General

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

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

Species common name	Species scientific name	Species number	Conservation status	Group	Habitat impacted	% habitat value affected
Strzelecki Gum	<i>Eucalyptus strzeleckii</i>	504558	Vulnerable	Dispersed	Habitat importance map	0.0001
Dandenong Wattle	<i>Acacia stictophylla</i>	505140	Rare	Dispersed	Habitat importance map	0.0001
Winter Sun-orchid	<i>Thelymitra hiemalis</i>	505006	Endangered	Dispersed	Habitat importance map	0.0001
Green Scentbark	<i>Eucalyptus fulgens</i>	505175	Rare	Dispersed	Habitat importance map	0.0000
Spurred Helmet-orchid	<i>Corybas aconitiflorus</i>	500835	Rare	Dispersed	Habitat importance map	0.0000
Hoary Rapier-sedge	<i>Lepidosperma canescens</i>	501915	Rare	Dispersed	Habitat importance map	0.0000
Rough Daisy-bush	<i>Olearia asterotricha</i>	502300	Rare	Dispersed	Habitat importance map	0.0000
Green-striped Greenhood	<i>Pterostylis chlorogramma</i>	504728	Vulnerable	Dispersed	Habitat importance map	0.0000
Swamp Fireweed	<i>Senecio psilocarpus</i>	504659	Vulnerable	Dispersed	Habitat importance map	0.0000
Cobra Greenhood	<i>Pterostylis grandiflora</i>	502798	Rare	Dispersed	Habitat importance map	0.0000
Parsley Xanthosia	<i>Xanthosia leiophylla</i>	504562	Rare	Dispersed	Habitat importance map	0.0000
Tufted Club-sedge	<i>Isolepis wakefieldiana</i>	501789	Rare	Dispersed	Habitat importance map	0.0000
Grey Goshawk	<i>Accipiter novaehollandiae novaehollandiae</i>	10220	Vulnerable	Dispersed	Habitat importance map	0.0000
Velvet Apple-berry	<i>Billardiera scandens s.s.</i>	504290	Rare	Dispersed	Habitat importance map	0.0000
Swamp Bush-pea	<i>Pultenaea weindorferi</i>	502881	Rare	Dispersed	Habitat importance map	0.0000
Masked Owl	<i>Tyto novaehollandiae novaehollandiae</i>	10250	Endangered	Dispersed	Habitat importance map	0.0000
Tremont Bundy	<i>Eucalyptus aff. gonicalyx (Dandenong Ranges)</i>	507008	Vulnerable	Dispersed	Habitat importance map	0.0000
Forest Phebalium	<i>Phebalium squamulosum subsp. squamulosum</i>	504817	Rare	Dispersed	Habitat importance map	0.0000

White-throated Needletail	<i>Hirundapus caudacutus</i>	10334	Vulnerable	Dispersed	Habitat importance map	0.0000
Southern Toadlet	<i>Pseudophryne semimarmorata</i>	13125	Vulnerable	Dispersed	Habitat importance map	0.0000
Powerful Owl	<i>Ninox strenua</i>	10248	Vulnerable	Dispersed	Habitat importance map	0.0000
Clover Glycine	<i>Glycine latrobeana</i>	501456	Vulnerable	Dispersed	Habitat importance map	0.0000
Wiry Bossiaea	<i>Bossiaea cordigera</i>	500435	Rare	Dispersed	Habitat importance map	0.0000

Habitat group

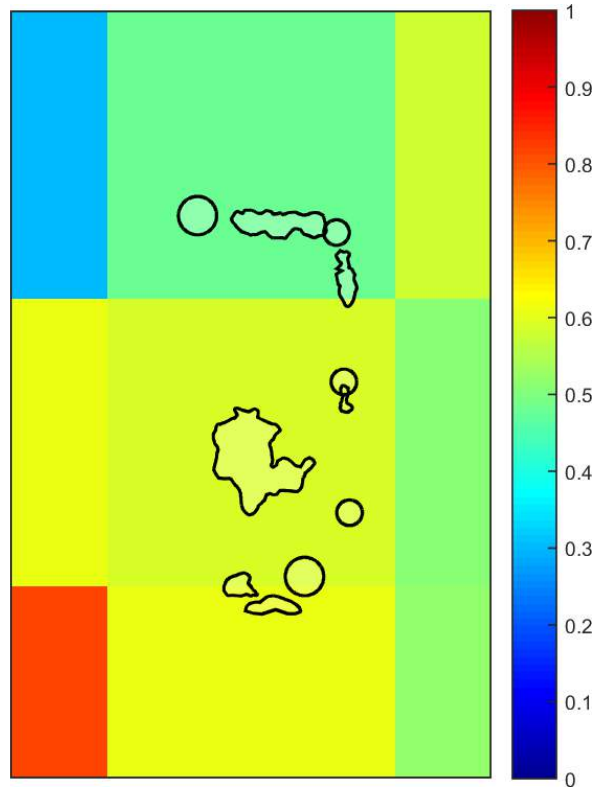
- Highly localised habitat means there is 2000 hectares or less mapped habitat for the species
- Dispersed habitat means there is more than 2000 hectares of mapped habitat for the species

Habitat impacted

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

Appendix 3 – Images of mapped native vegetation

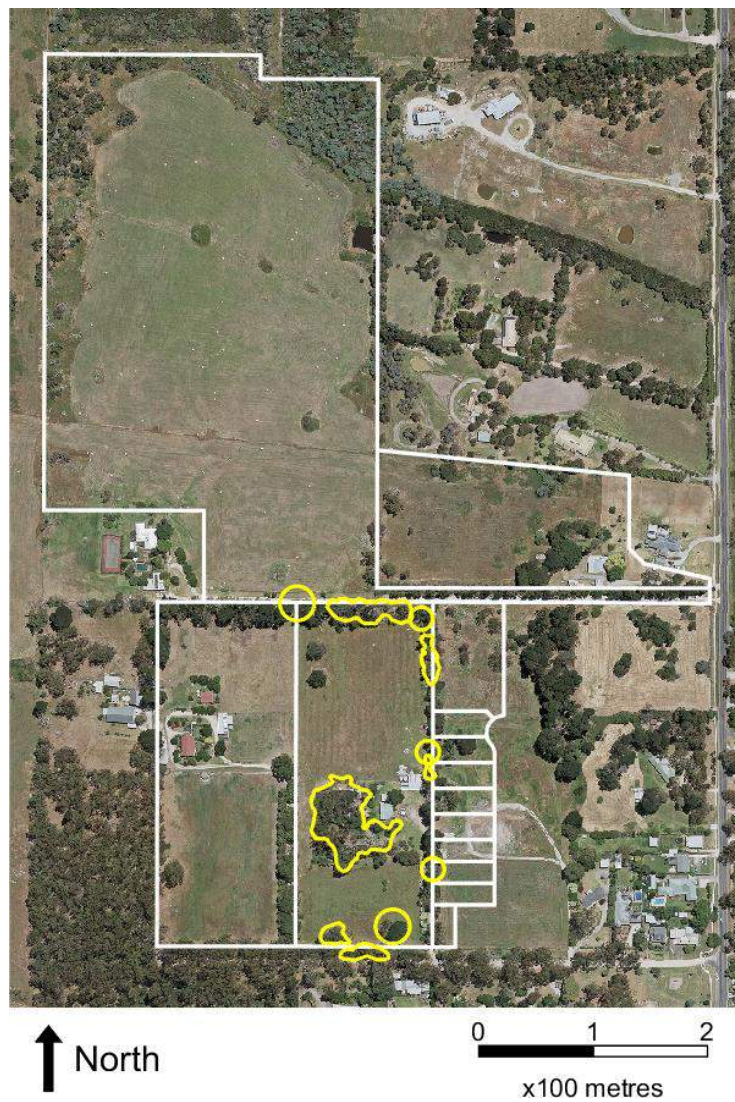
2. Strategic biodiversity values map



3. Aerial photograph showing mapped native vegetation



4. Map of the property in context



Yellow boundaries denote areas of proposed native vegetation removal.

Ecological Features and Constraints (Revised May 2020)
24 Barker Road, Garfield

Appendix 5 – Offset statement & Quote



30 April 2020

Our Reference: VLQ-5671

Your Reference: 24 Barker Road, Garfield

Paul Kelly
Paul Kelly & Associates Ecological Services
Email: paulkella@bigpond.com

Dear Paul,

RE: Quotation for the supply of Native Vegetation Credits

Vegetation Link is an accredited offset provider with the Department of Environment, Land, Water & Planning (DELWP). We offer a specialised brokerage service to enable permit holders and developers to identify suitable native vegetation credits to meet their planning permit offset requirements.

Based upon the information you provided, I understand you require the following native vegetation offset:

Offset Type	Attributes	General Habitat Units (GHU)	Min. Strategic Biodiversity Value (SBV)	Large Trees
General	Port Phillip & Westernport CMA	0.199	0.445	21

To meet your offset requirements, you can purchase native vegetation credits from a third party as per the options quoted below¹. This quotation is valid for 14 days, subject to credit availability and landholder pricing.

CTA Pathway – offset site located in Yarra Ranges Shire area (approx. 2-5 week turnaround from acceptance of quote)	
Cost of Native Vegetation Credits	\$33,385.00
Transaction Fees	\$1,020.00
Total (ex GST)	\$34,405.00
Total (Inc. GST)	\$37,845.50

If you would like to purchase credits let us know by email that you accept the quote, and return the attached Purchaser Table to offsets@vegetationlink.com.au. Upon receipt of the Purchaser Table, we will begin the process to prepare a Credit Trading Agreement. Further details of the process for credit allocation is in the FAQ below.

Should you have any queries, please do not hesitate to contact us on (03) 5470 5232 or email offsets@vegetationlink.com.au.

Sincerely,

Lisa Gormley
Biodiversity Offset Broker

¹ Note that the Transaction Fee includes DELWP NVOR transfer and allocation fees and a Vegetation Link fee

VEGETATION LINK PTY LTD
ABN 92 169 702 032

PO Box 10 Castlemaine VIC 3450

T (03) 5470 5232 E offsets@vegetationlink.com.au W www.vegetationlink.com.au



FAQs:

What is a third party offset?

A third party offset is an offset site owned by another landowner who manages and protects native vegetation on their land. Landowners who establish these offset sites are required to:

- Enter into a Landowner Agreement for the specified offset site. A landowner agreement is in perpetuity and is binding upon the current and future landowners of the site. It permanently restricts use of the site for many purposes.
- Implement a detailed 10-year Management Plan endorsed by the DELWP Native Vegetation Offset Register to manage and improve the biodiversity values of the site.

How is the price of Native Vegetation Offset Credits (GHUs, GBEUs etc.) determined?

Landowners who own offset sites set their own price for native vegetation credits. They determine the price based on numerous factors. This includes but not limited to site establishment, the cost to manage the site in perpetuity (e.g., maintain fencing, control pest species), foregone use cost, and administrative costs. Depending on how the site is registered, the credit fee may be paid to either DELWP or directly to the landowner.

Further information about the work some of our landowners are doing can be found here:

<https://www.vegetationlink.com.au/landowner-profiles>

Further information on pricing can be found here:

https://www.environment.vic.gov.au/_data/assets/pdf_file/0030/329466/Info-sheet-Pricing-native-vegetation-credits.pdf

What is the process after I accept the Quote?

After you accept the quote and return the Purchaser Table, the following steps will be undertaken:

1. We will set up a contract between the parties involved and send the contract out for signing by all parties.
2. Once the contract is signed by all parties, invoices will be issued for the fees listed in the quotation. We will send you two invoices, one for our transaction fee invoiced by Vegetation Link and one for the credit fee, usually to be paid to DELWP or the landowner. We recommend providing remittances for your payments.
3. Once payments are received, Vegetation Link will send you an Allocated Credit Extract from the Native Vegetation Offset Register and your Executed Contract as evidence that you have purchased the offset.

How long will the process take? When will I get my credits?

Generally the process from quote acceptance to having evidence of allocated credits takes between 2-6 weeks. This is dependent on a range of factors including the type of landholder agreement, contract types and organisational workflows. We work as quickly as possible to get your credits to you within this time period.

We note that you **cannot** remove vegetation until you have been given permission by the Responsible Authority (usually the Council that has issued your permit).



What happens if I don't have a permit yet?

When people are buying credits before a permit is issued the following three options are most common:

1. You can pay for the offsets before the planning permit is available, and then the offsets are allocated to the permit when it is available. This will incur an additional \$50 fee from DELWP. When considering this option, it is important to realise that your estimated offset requirements may be different than the actual permit requirements.
2. You can wait for the planning permit to be approved first and then request a quote to meet the requirements in your permit. Should credits be available, you can then start the offset purchase process. We then use the planning permit number for allocating the credits. Allocating credits to the permit is evidence that you have purchased your offset.
3. You can request a quote to confirm availability and to get an idea of the cost of offsetting before you apply for a permit. Once you receive the planning permit you can request an updated quote. It is at this point that you can then go through the offset purchase process.

We cannot guarantee credit availability until a) contracts are executed, or b) credits have been held via a pending trade lodged with DELWP Native Vegetation Offset Register.

We cannot guarantee price until a) a quote has been accepted within 14 days, and b) a Credit Trading Agreement is signed within 21 days, and c) the invoice for the Credits is paid within 28 days of the date the invoice is issued.

If I sign the contract, does that mean I MUST pay for the credits?

Yes, you have entered into a contract agreeing to pay for the offset credits therein and are required to pay for those credits. The Credits must be paid for within 28 days of the date of the invoice.

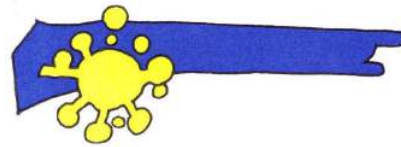
Can you hold the credits for me, as I want to pay later?

We are unable to hold credits for later payment. Please also see 'What happens if I don't have a permit yet?' above.

For further information, see our website or look at the DELWP website:

<http://www.vegetationlink.com.au/>

<https://www.environment.vic.gov.au/native-vegetation/native-vegetation/offsets-for-the-removal-of-native-vegetation>



**Paul Kelly & Associates
Ecological Services**

**Garfield Township
Development Plan Overlay (Schedule 6)
Stages 3 & 4**

Ecology Responses

19 May 2020

Prepared by PKA (for Premier Builders Group)
PO Box 2022; Indented Head 3223
m – 0438 030 841

**Garfield Township
Development Plan Overlay (Schedule 6) – Ecology Responses – Stages 3 & 4**

Issue Date	Revision No	Author	Checked	Approved
14 May 2020	Draft	PCK	DB, JC & BN	
19 May 2020	Final			

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Garfield Township
Development Plan Overlay (Schedule 6) – Ecology Responses – Stages 3 & 4

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Appendix 1 – Overview & location

Appendix 2 – EPBC Report

Appendix 3 – Native Vegetation Patches

Appendix 4 – Revegetation Areas

**Garfield Township
Development Plan Overlay (Schedule 6) – Ecology Responses – Stages 3 & 4**

1 Introduction

1.1 Project Background

PKA was commissioned by Premier Building Group to prepare ecological responses to Stages 3 & 4 of the Garfield Township – Development Plan Overlay (Schedule 6) (DPO).

1.2 Site location

The DPO site is located north west of the township of Garfield in west Gippsland. The entire DPO site is approximately 23.8ha in area. The site is within the Cardinia Local Government area and is zoned General Residential Zone (GRZ1). It is situated in the Highlands Southern Fall Bioregion.

Appendix 1 is a map of the site, stages and includes elements highlighted in this review.

1.3 Objectives

The purpose of this assessment is to:

- Identify notable biodiversity of Stages 3 & 4 of the DPO.
- Identify important remnant vegetation on the site and adjoining road reserve and to recommend measures to provide for the protection and conservation of vegetation.
- Identify any noxious and important environmental weeds on the land and adjoining road reserve and to provide measures to control those weeds.
- Identify areas suited for revegetation with indigenous species as part of the subdivision of the land.

2 Biodiversity of DPO

2.1 Literature and Database Review

Several databases and reports were interrogated and reviewed: including.

- Flora and Fauna records within 2 km radius of the DPO area held in the Victorian Biodiversity Atlas, Nature Kit - a state-wide database maintained by the Department of Environment, Land, Water and Planning (DELWaP) (DELWaP 2020);
- Federal Department of Environment Protected Matters Database (DoE) (DoE 2020), using a 2 km radius search area (Appendix 2);
- Ecological Vegetation Class modelling of the DPO area (both extant and pre-1750) (DELWaP 2020);
- Southern Brown Bandicoot Strategic Management Plan for the former Koo Wee Rup Swamp area (Ecology Australia 2009); and
- Southern Brown Bandicoot Habitat Protection Strategy & Environmental Significance Overlay (Ecology Australia 2016)
- 14 Barker Road, Garfield – Targeted Southern Brown Bandicoot Survey Brett Lane & Associates 2015.
- Arboricultural Report – 14 Barker Road, Garfield – July 2014. Galbraith & Associates, Camberwell
- Ecological Features & Constraints (Revised). 24 Barker Road, Garfield (4 May 2020). Paul Kelly & Associates

**Garfield Township
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- Arborist Report – Pre - Development Vegetation Assessment – 24 Barker Road, Garfield: Constructive Arboriculture.
- Arborist Report – Pre - Development Vegetation Assessment – Roadside 24 Barker Road, Garfield: Constructive Arboriculture.

2.2 Field assessment

The DPO area was inspected on 23 April 2020. Accessible roadsides were walked. No freehold was entered. The biodiversity of the freehold was assessed by viewing from the public land boundary i.e. adjoining roadside.

2.3 Current land use - overview

The land use of Stages 3 and 4 of the DPO is dominated by small and large lot residential development (Appendix 1).

Small lot development (< 0.4ha) in Stages 3 and 4 of the DPO generally occurs on the corner of Barker Road and Garfield Road. The small lots generally have well established gardens associated with a residence and a variety of outbuildings.

The larger lots in Stages 3 and 4 adjoin Barker Road and Railway Avenue. These lots vary between 3.6ha and 0.4ha.

The larger lifestyle lots have varying land use including grazing. The majority of the native vegetation appears to have been modified to promote pasture, facilitate weed management and fire protection works. Slashing of the understorey is common on these larger lots. Plantations of exotic trees have been established on some of the larger lots.

2.4 Vegetation of Stages 3 & 4

Native vegetation is generally absent on the small lots. The adjoining roadside (Nature Strip) of these smaller lots is mostly cleared of native vegetation with established lawn and specimen trees.



Figure 1 – 45 Garfield Road, Garfield. Note modified structural diversity

The retained native vegetation on the larger lots appears to have an overstorey including Mealy Stringybark *Eucalyptus cephalocarpa*, Mountain Grey Gum

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Eucalyptus cypellocarpa, Messmate *Eucalyptus obliqua* and Narrow-leaf Peppermint *Eucalyptus radiata*. Native understorey species include Thatch Saw-sedge *Gahnia radula*, Wattle Mat Rush *Lomandra filiformis*, Cherry Ballart *Exocarpos cupressiformis* and Bidgee Widgee *Acaena novaezelandiae*. However, the understorey of the eucalypts on these larger lots appears to be dominated by weeds including Blackberry, Sweet Pittosporum, Cape Broom, English Ivy, Cotoneaster, Kikuyu, Veldt Grass and Privet. The larger lot in Stage 4 (45 Garfield Road, Garfield) contains a copse of large eucalypts mostly Messmate *Eucalyptus obliqua*. The understorey of this copse is grossly modified by regular slashing as such the structural diversity is almost absent.

The native roadside vegetation is generally confined to Barker Road and Railway Avenue. It is commonly narrow ($\leq 10\text{m}$) and has been modified to varying extents. Extant native vegetation of Stage 3 generally occurs in fragmented patches with compromised structural diversity and species richness brought about by removing the native understorey and weed encroachment. Natural regeneration appears to be largely absent. The canopy of the mature roadside trees in the western half of Barker Road is connected across the pavement.

Fragmented patches of Swamp Scrub occur on some freehold lots in Railway Avenue and on the roadside adjoining the freehold. Swamp Scrub is a threatened Ecological Vegetation Class (EVC) (DELWaP 2020) dominated by dense thickets of Swamp Paperbark *Melaleuca ericifolia* and generally occurs in moist areas particularly drainage lines and soaks.

No significant flora species have been recorded in Stages 3 & 4 of the DPO other than Green Scentbark *Eucalyptus fulgens*. Green Scentbark is recorded at several locations in the DPO (Stage 1 and Stage 3). Green Scentbark is classed as rare on the Advisory List of Threatened Flora (DEPI 2014). This species was recorded during this site assessment on the freehold of Garfield Primary School which is outside the DPO. It was also recorded on the 14 Barker Road/Oreti Court development (BLA 2015 and Galbraith & Associates 2014).

2.5 Fauna

The native vegetation and fauna habitat of Stages 3 & 4 of the DPO provide variable quality habitat for native fauna. Pasture where present, provides feeding habitat for common farmland birds. The gardens and plantations of the small lots will also provide nesting and roosting opportunity for common farmland and bush birds and common arboreal mammals. The remnant mostly modified native vegetation will provide a variety of habitats and habitat quality.

No EPBC or FFG listed fauna species were observed during field investigations. Three (3) threatened fauna species have been recorded in the vicinity.

The Powerful Owl, *Ninox strenua* has been recorded within 2km of the DPO. This species has a large home range, nests on large hollows and feeds on live arboreal prey. This species has adapted well to utilising treed urban development.

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The Grey Goshawk, *Accipiter novaehollandiae* has been recorded within 2km of the DPO. This species is listed as vulnerable under the Flora & Fauna Guarantee Act (FFG). The Grey Goshawk depends on mature forests for breeding. They create a stick nest high in eucalypts. The Grey Goshawk is an opportunistic hunter, preying mostly on mammals, such as rabbits, possums and sometimes bats (Swift 2020).

There are nine (9) VBA records of Southern Brown Bandicoots (SBB) within 1km of the DPO. The most recent record (2007) is from the railway easement adjoining Railway Avenue. An extensive targeted survey for was carried out on 14 Barker Road, Garfield which adjoins the subject site (Brett Lane & Associates 2015). No SBB were recorded on the surveyed site. The report concluded that 'given the survey effort and timing of the survey, it can be reasonably concluded that SBB is unlikely to occur regularly, or in significant numbers, in the study area'. SBB habitat comprises scrubby heathlands and woodlands often with a dense shrubby native or weedy understorey. SBB have been recorded in native and exotic habitats in urban areas. There are several recent records of SBB from the Bairnsdale/Melbourne railway easement between Tynong and Bunyip. Predation by domestic animals and fragmentation of linear habitat are significant threats to SBB conservation in urban areas.

The roadsides of Barker Road and Railway Avenue have been identified as part of the proposed SBB Roadside Habitat Network (Ecology Australia 2016) within the DPO.

3 Remnant Native Vegetation
Native Vegetation is generally absent on the small lots and where it is likely that it has been historically removed.

As an overview the majority of remnant native vegetation occurs on the large lots and appears to have been variably modified by historic and current land use practices including ineffective Blackberry, Pittosporum and Cape Broom control, slashing of the native understorey and grazing. Overstorey, including some large native trees remain on several lots.

3.1 Roadside
The retained roadside vegetation is generally narrow, fragmented and of poor structural diversity and species richness. However, both sides of the western end of Barker Road contains retained large native trees with a weedy understorey providing low quality connecting linear habitat. This section of roadside provides links to a large area of freehold land containing modified native vegetation (Appendix 3).

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Figure 2 – Barker Road (westerly end) Note weedy understorey & canopy connectivity across pavement

A section of the northern roadside of Railway Avenue contains remnant fragmented and narrow patches of EVC 53 Swamp Scrub. Swamp Scrub provides high quality habitat for ground mammals including SBB and bush birds (Appendix 3).



Figure 3 – Railway Avenue, Garfield – Roadside Swamp Scrub

3.2 Freehold land

Native vegetation on the freehold land of Stages 3 and 4 of the DPO continues to be modified, primarily by slashing the understorey as is evident in the aerial image (Appendix 3). This is particularly the case in the freehold lots adjoining the southern edge of Barker Road where it appears that the larger native trees have been retained but the understorey has been slashed and invaded by weeds.

There is an absence of natural regeneration of native vegetation.

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Figure 4 – Freehold looking south west from end of Barker Road (Note removal of understory)

Remnant patches of EVC53 – Swamp Scrub apparently occur on two freehold lots (405 Railway Ave, Garfield) that adjoin Railway Terrace (Appendix 3)



Figure 5 – Patches of Swamp Scrub (405 Railway Avenue, Garfield)

The future removal of native vegetation is guided by S 52.17 of the Cardinia Planning Scheme. This requires any proposed removal of native vegetation to be assessed under the DELWaP Guidelines (DELWaP 2017). The guidelines have been prepared to evaluate the impact of the removal of native vegetation on the biodiversity of the site and Victoria. If removal is permitted, native vegetation (habitat) offsets are provided to compensate for the removal and biodiversity impact. These guidelines will assist in moderating the impact of further removal of native vegetation.

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4 Pest Plants and Animals

4.1 Pest plants

It is apparent that pest plants dominate the understorey of the majority of the remnant vegetation on the Stages 3 & 4 of the DPO especially on the large lots. These weeds are dispersed across the DPO and not in identifiable patches.

Table 4-1 lists those weeds recorded within the DPO on the freehold and road reserves. These weeds significantly degrade habitat and discourage natural regeneration of native vegetation. It should be noted however, that Blackberry thickets can provide refuge for some wildlife including SBB and some bushbirds.

Cardinia Shire has produced a directory of common weeds recorded in the shire. https://www.cardinia.vic.gov.au/directory/22/common_weeds. This directory includes a comprehensive guide to identification and control methods.

Table 4-1 – Significant Weeds recorded in the DPO with suggested control measures

Common Name	Species Name	Control
Kikuyu	Pennisetum clandestinum	http://www.herbiguide.com.au/Descriptions/hq_Kikuyu_Grass.htm
Blackberry	Rubus fruticosus	See Cardinia Shire list
English Ivy	Hedera helix	See Cardinia Shire list
Cotoneaster	Cotoneaster glaucophyllus	http://www.herbiguide.com.au/Descriptions/hq_Cotoneaster.htm
Sweet Pittosporum	Pittosporum undulatum	See Cardinia Shire list
Bridle Creeper	Asparagus asparagoides	See Cardinia Shire list
Monterey Pine	Pinus radiata	See Cardinia Shire list
Spanish Heath	Erica lusitanica	See Cardinia Shire list
Spear Thistle	Cirsium vulgare	See Cardinia Shire list
Cape Broom	Genista monspessulana	http://agriculture.vic.gov.au/agriculture/pests-diseases-and-weeds/weeds/a-z-of-weeds/cape-broom
Privet	Ligustrum lucidum	https://weeds.dpi.nsw.gov.au/Weeds/Details/110

4.2 Pest animals

Rabbits were not recorded during the assessment of the roadsides and they are not recorded on the within 2km of the DPO. They may be present on the freehold land. Rabbits are not considered to be a significant impact if in low numbers and are best controlled as part of a community control program.

<http://agriculture.vic.gov.au/agriculture/pests-diseases-and-weeds/pest->

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[animals/invasive-animal-management/established-invasive-animals/integrated-rabbit-control-in-urban-and-semi-urban-areas](#)

Red Fox has been recorded within 2km of the DPO. Fox sign was observed during the roadside assessment. High densities of foxes are known to occur within urban areas. Foxes are a significant predator of small mammals, birds and reptiles. They also spread weeds. Fox management in urban areas is potentially hazardous.

<http://agriculture.vic.gov.au/agriculture/pests-diseases-and-weeds/pest-animals/invasive-animal-management/established-invasive-animals/integrated-fox-control-for-urban-and-semi-urban-areas>

**Garfield Township
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5 Revegetation

5.1 Objective

Appendix 4 shows those areas that would benefit from revegetation.

The underlying objective for revegetation projects should be to re-establish the structural diversity and species richness of the original native vegetation. In particular to contribute to the development of linear habitat connectivity and refuge through the DPO landscape. Such a linear reserve, primarily associated with roadsides will provide nesting, roosting and prey opportunity for hollow dependent wildlife. It will also provide refuge/habitat for bush birds and ground mammals including SBB.

5.2 Planting Methodology

Greening Australia provides comprehensive directions of a range of revegetation techniques including planting of tubestock.

https://www.greeningaustralia.org.au/wp-content/uploads/2017/11/GUIDE_A-guide-for-establishing-native-vegetation-in-Victoria.pdf

Encouraging natural regeneration of extant remnant native vegetation is the preferred revegetation method. This can be assisted by removing grazing, targeted use of herbicide and some soil disturbance. Planting Acacia spp. will mimic natural post disturbance regeneration which will encourage successful planting.

Cardinia Shire has developed a plant guide for the area which includes the DPO.

https://www.cardinia.vic.gov.au/directory/9/cardinia_local_flora/category/40

This guide has a comprehensive planting list of trees and shrubs suitable to the DPO.

An additional recommended planting list (Table 5 1) has been developed specifically for Stages 3 & 4 of the DPO. This list is a combination of species listed on EVC 23 – Herb-rich Foothill Forest, EVC 53 Swamp Scrub, VBA records, appropriate wildlife habitat species, personal observation on site and importantly whether the species is considered to be hardy and will establish successfully as part of revegetation projects within the DPO.

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Table 5-1 – Selected Revegetation species

Species Name	Common Name	Suitability	Location	Notes
<i>Acacia paradoxa</i>	Hedge Wattle	Freehold understorey & Roadside	Foothill Forest Understorey and Swamp Scrub	SBB habitat
<i>Acacia verticillata</i>	Prickly Moses	Freehold understorey & Roadside	Foothill Forest Understorey and Swamp Scrub	SBB habitat
<i>Coprosma quadrifida</i>	Prickly Currant-bush	Freehold understorey & Roadside	Foothill Forest Understorey	SBB habitat
<i>Correa reflexa</i>	Common Correa	Freehold understorey & Roadside	Foothill Forest Understorey	SBB habitat
<i>Eucalyptus cypellocarpa</i>	Mountain Grey Gum	Freehold understorey & Roadside	Overstorey	Roosting, nesting & raptor prey.
<i>Eucalyptus fulgens</i>	Green Scentbark	Freehold overstorey & Roadside	Overstorey	SBB habitat
<i>Eucalyptus obliqua</i>	Messmate	Freehold understorey & Roadside	Overstorey	Roosting, nesting & raptor prey.
<i>Eucalyptus radiata</i>	Narrow-leaf Peppermint	Freehold understorey & Roadside	Overstorey	Roosting, nesting & raptor prey.
<i>Gahnia radula</i>	Thatch Saw-sedge	Freehold understorey & Roadside	Foothill Forest Understorey and Swamp Scrub	SBB habitat
<i>Gahnia sieberiana</i>	Red-fruited Saw-sedge	Freehold understorey & Roadside	Foothill Forest Understorey and Swamp Scrub	SBB habitat
<i>Goodenia ovata</i>	Hop Goodenia	Freehold understorey & Roadside	Foothill Forest Understorey	SBB habitat
<i>Leptospermum continentale</i>	Prickly Tea-tree	Freehold understorey & Roadside	Foothill Forest Understorey and Swamp Scrub	SBB habitat
<i>Lomandra filiformis</i>	Wattle Mat-rush	Freehold understorey & Roadside	Foothill Forest Understorey	SBB habitat
<i>Lomandra longifolia</i>	Spiny-headed Mat - rush	Freehold understorey & Roadside	Foothill Forest Understorey	SBB habitat
<i>Melaleuca ericifolia</i>	Swamp Paperbark	Freehold understorey & Railway Avenue roadside	Foothill Forest Understorey and Swamp Scrub	SBB habitat
<i>Poa labillardieri</i>	Common Tussock	Freehold understorey & Roadside	Foothill Forest Understorey	SBB habitat

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6

Conclusion

The biodiversity values of Stages 3 & 4 of the Garfield Township DPO have been grossly modified by historic and current legitimate land use, primarily historic clearing of native vegetation, urban development, grazing, weed invasion and pest animals. This has led to a reduction in species richness and structural diversity and a consequential reduction in biodiversity values.

The retained but modified biodiversity values include the presence of linear but fragmented road reserves, large tree overstorey on both freehold sites and road reserves, remnant patches of Swamp Scrub on both freehold land and roadsides.

There is potential for threatened SBB to utilise fragmented road reserves and remnant patches of Swamp Scrub in Stages 3 & 4. Threatened Green Scentbark is present on freehold adjoining Garfield Primary School in Stage 3.

Several weeds greatly reduce biodiversity values. SBB may utilise the refuge created by thickets of Blackberry. As such Blackberry control should be directed to ensure containment rather than elimination. Sweet Pittosporum, Cotoneaster, Cape Broom and Privet out compete native vegetation particularly on roadsides reducing structural diversity and suppressing natural regeneration. Other recorded weeds (Table 4-1) are not considered to have a significant current impact on biodiversity.

Revegetation with indigenous vegetation should be encouraged particularly on roadsides of Barker Road and Railway Avenue. These roadsides may become important linear connecting habitat for SBB and nomadic birds and bats.

The current guidelines for the removal of native vegetation (DELWaP 2017) will assist in slowing the rate of removal of habitat.

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8

References

BLA 2015 - **14 Barker Road, Garfield – Targeted Southern Brown Bandicoot Survey**. Brett Lane & Associates, Hawthorn.

Constructive Arboriculture 2020a **Arborist Report - 24 Barker Road, Garfield**. Constructive Arboriculture, Edithvale

Constructive Arboriculture 2020b **Arborist Report - 24 Barker Road (adjoining roadside), Garfield**. Constructive Arboriculture, Edithvale

DELWaP 2017 **Guidelines for the removal, destruction or lopping of native vegetation**. Department of Environment, Land, Water & Environment, Melbourne

DELWaP 2020 Nature Kit

<http://maps.biodiversity.vic.gov.au/viewer/?viewer=NatureKit>

Department of Environment, Land, Water & Environment – website

DEPI 2013 **Advisory list of threatened fauna in Victoria 2013**.

https://www.environment.vic.gov.au/_data/assets/pdf_file/0014/50450/Advisory-List-of-Threatened-Vertebrate-Fauna_FINAL-2013.pdf

Department of Environment & Primary Industries, Melbourne.

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DOE 2020 – **Protected Matters Search Tool**.

<http://www.environment.gov.au/epbc/pmst/index.html>

Website - Department of Environment, Canberra.

DSE 2004 **Vegetation Quality Assessment Manual – Guidelines for applying the Habitat Hectares scoring method**. Department of Sustainability & Environment, Melbourne

DSE 2004a **EVC 16 Lowland Forest benchmark – Highlands Southern Fall**.

Department of Sustainability & Environment, Melbourne

DSE 2004b **EVC 23 Herb-rich Foothill Forest benchmark – Highlands Southern Fall**.

Department of Sustainability & Environment, Melbourne

Ecology Australia 2009 **Southern Brown Bandicoot Strategic Management Plan for the former Koo Wee Rup Swamp Area**. Ecology Australia, Fairfield, Vic

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Ecology Australia 2016 **Southern Brown Bandicoot Habitat Protection Strategy and Environmental Significance Overlay**. Ecology Australia, Fairfield, Vic

Galbraith & Associates 2014 **Arboricultural Report – 14 Barker Road, Garfield – July 2014**. Galbraith & Associates, Camberwell

SWIFFT 2020 – **Grey Goshawk – Threatened Species Profile**. Statewide Integrated Flora & Fauna Teams – website.
https://www.swiff.net.au/cb_pages/sp_grey_goshawk.php

**Garfield Township
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Appendix 1 **Overview & Location**

Garfield Township DPO Stages Overview & Location

Legend

— Staging Plan boundary



STAGE 1

STAGE 2

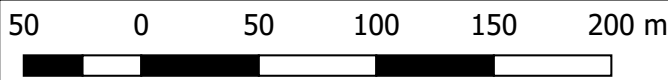
STAGE 4

Barker Road

Garfield Road

STAGE 3

Railway Avenue



**Garfield Township
Development Plan Overlay (Schedule 6) – Ecology Responses – Stages 3 & 4**

Appendix 2 - EPBC Report



EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 22/04/20 16:12:50

[Summary](#)

[Details](#)

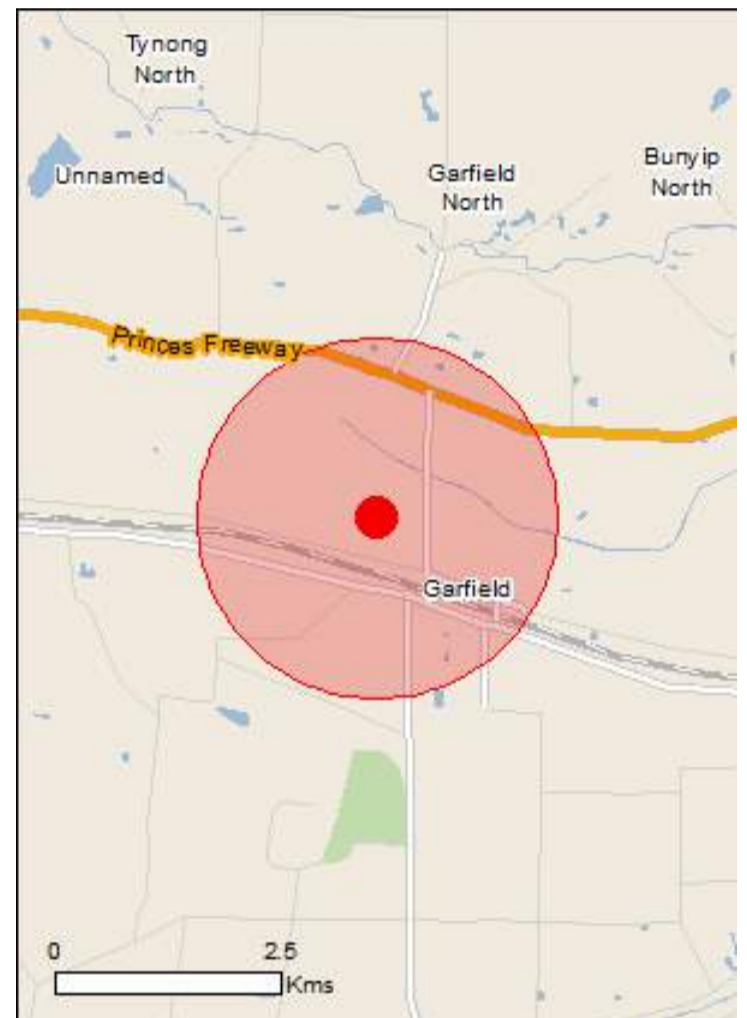
[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

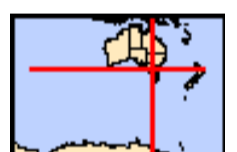
[Acknowledgements](#)



This map may contain data which are ©Commonwealth of Australia (Geoscience Australia), ©PSMA 2010

[Coordinates](#)

Buffer: 2.0Km



Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	2
Listed Threatened Species:	30
Listed Migratory Species:	13

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	19
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

State and Territory Reserves:	1
Regional Forest Agreements:	1
Invasive Species:	37
Nationally Important Wetlands:	None
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar)	[Resource Information]
Name	Proximity
Western port	20 - 30km upstream

Listed Threatened Ecological Communities [Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Name	Status	Type of Presence
Natural Damp Grassland of the Victorian Coastal Plains	Critically Endangered	Community may occur within area
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Community likely to occur within area

Listed Threatened Species [Resource Information]

Name	Status	Type of Presence
Birds		
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Species or species habitat may occur within area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat may occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area
Fish		
Galaxiella pusilla Eastern Dwarf Galaxias, Dwarf Galaxias [56790]	Vulnerable	Species or species habitat likely to occur within area

Name	Status	Type of Presence
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area
Frogs		
Litoria raniformis Growling Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828]	Vulnerable	Species or species habitat likely to occur within area
Insects		
Synemon plana Golden Sun Moth [25234]	Critically Endangered	Species or species habitat may occur within area
Mammals		
Antechinus minimus maritimus Swamp Antechinus (mainland) [83086]	Vulnerable	Species or species habitat may occur within area
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat may occur within area
Isodon obesulus obesulus Southern Brown Bandicoot (eastern), Southern Brown Bandicoot (south-eastern) [68050]	Endangered	Species or species habitat known to occur within area
Mastacomys fuscus mordicus Broad-toothed Rat (mainland), Tooarrana [87617]	Vulnerable	Species or species habitat may occur within area
Petauroides volans Greater Glider [254]	Vulnerable	Species or species habitat likely to occur within area
Potorous tridactylus tridactylus Long-nosed Potoroo (SE Mainland) [66645]	Vulnerable	Species or species habitat may occur within area
Pseudomys fumeus Smoky Mouse, Konoom [88]	Endangered	Species or species habitat may occur within area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Plants		
Amphibromus fluitans River Swamp Wallaby-grass, Floating Swamp Wallaby-grass [19215]	Vulnerable	Species or species habitat likely to occur within area
Caladenia tessellata Thick-lipped Spider-orchid, Daddy Long-legs [2119]	Vulnerable	Species or species habitat may occur within area
Dianella amoena Matted Flax-lily [64886]	Endangered	Species or species habitat may occur within area
Eucalyptus strzeleckii Strzelecki Gum [55400]	Vulnerable	Species or species habitat likely to occur within area
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat likely to occur within area
Prasophyllum frenchii Maroon Leek-orchid, Slaty Leek-orchid, Stout Leek-orchid, French's Leek-orchid, Swamp Leek-orchid [9704]	Endangered	Species or species habitat likely to occur within area

Name	Status	Type of Presence
Prasophyllum spicatum Dense Leek-orchid [55146]	Vulnerable	Species or species habitat may occur within area
Pterostylis chlorogramma Green-striped Greenhood [56510]	Vulnerable	Species or species habitat likely to occur within area
Senecio psilocarpus Swamp Fireweed, Smooth-fruited Groundsel [64976]	Vulnerable	Species or species habitat likely to occur within area
Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat likely to occur within area

Listed Migratory Species [Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Migratory Marine Birds		
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area

Migratory Terrestrial Species

Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area

Migratory Wetlands Species

Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area

Name	Threatened	Type of Presence
Pandion haliaetus Osprey [952]		Species or species habitat may occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species		[Resource Information]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Birds		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea alba Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area

Name	Threatened	Type of Presence
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pandion haliaetus Osprey [952]		Species or species habitat may occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area
Rostratula benghalensis (sensu lato) Painted Snipe [889]	Endangered*	Species or species habitat likely to occur within area

Extra Information

State and Territory Reserves [\[Resource Information \]](#)

Name	State
Koo-Wee-Rup East B.R	VIC

Regional Forest Agreements [\[Resource Information \]](#)

Note that all areas with completed RFAs have been included.

Name	State
Central Highlands RFA	Victoria

Invasive Species [\[Resource Information \]](#)

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resources Audit, 2001.

Name	Status	Type of Presence
Birds		
Acridotheres tristis Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Alauda arvensis Skylark [656]		Species or species habitat likely to occur within area
Anas platyrhynchos Mallard [974]		Species or species habitat likely to occur within area
Carduelis carduelis European Goldfinch [403]		Species or species habitat likely to occur

Name	Status	Type of Presence within area
Carduelis chloris European Greenfinch [404]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Passer montanus Eurasian Tree Sparrow [406]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area
Turdus merula Common Blackbird, Eurasian Blackbird [596]		Species or species habitat likely to occur within area
Turdus philomelos Song Thrush [597]		Species or species habitat likely to occur within area
Mammals		
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Feral deer Feral deer species in Australia [85733]		Species or species habitat likely to occur within area
Lepus capensis Brown Hare [127]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus norvegicus Brown Rat, Norway Rat [83]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Sus scrofa Pig [6]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur

Name	Status	Type of Presence within area
Plants		
Alternanthera philoxeroides Alligator Weed [11620]		Species or species habitat likely to occur within area
Asparagus asparagoides Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]		Species or species habitat likely to occur within area
Asparagus scandens Asparagus Fern, Climbing Asparagus Fern [23255]		Species or species habitat likely to occur within area
Carrichtera annua Ward's Weed [9511]		Species or species habitat may occur within area
Chrysanthemoides monilifera Bitou Bush, Boneseed [18983]		Species or species habitat may occur within area
Chrysanthemoides monilifera subsp. monilifera Boneseed [16905]		Species or species habitat likely to occur within area
Cytisus scoparius Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934]		Species or species habitat likely to occur within area
Genista linifolia Flax-leaved Broom, Mediterranean Broom, Flax Broom [2800]		Species or species habitat likely to occur within area
Genista monspessulana Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126]		Species or species habitat likely to occur within area
Genista sp. X Genista monspessulana Broom [67538]		Species or species habitat may occur within area
Lycium ferocissimum African Boxthorn, Boxthorn [19235]		Species or species habitat likely to occur within area
Olea europaea Olive, Common Olive [9160]		Species or species habitat may occur within area
Rubus fruticosus aggregate Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Ulex europaeus Gorse, Furze [7693]		Species or species habitat likely to occur within area

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Coordinates

-38.08555 145.67007

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Department of Land and Resource Management, Northern Territory](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- Natural history museums of Australia
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence Forestry Corporation, NSW](#)
- [-Geoscience Australia](#)
- [-CSIRO](#)
- [-Australian Tropical Herbarium, Cairns](#)
- [-eBird Australia](#)
- [-Australian Government – Australian Antarctic Data Centre](#)
- [-Museum and Art Gallery of the Northern Territory](#)
- [-Australian Government National Environmental Science Program](#)
- [-Australian Institute of Marine Science](#)
- [-Reef Life Survey Australia](#)
- [-American Museum of Natural History](#)
- [-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [-Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

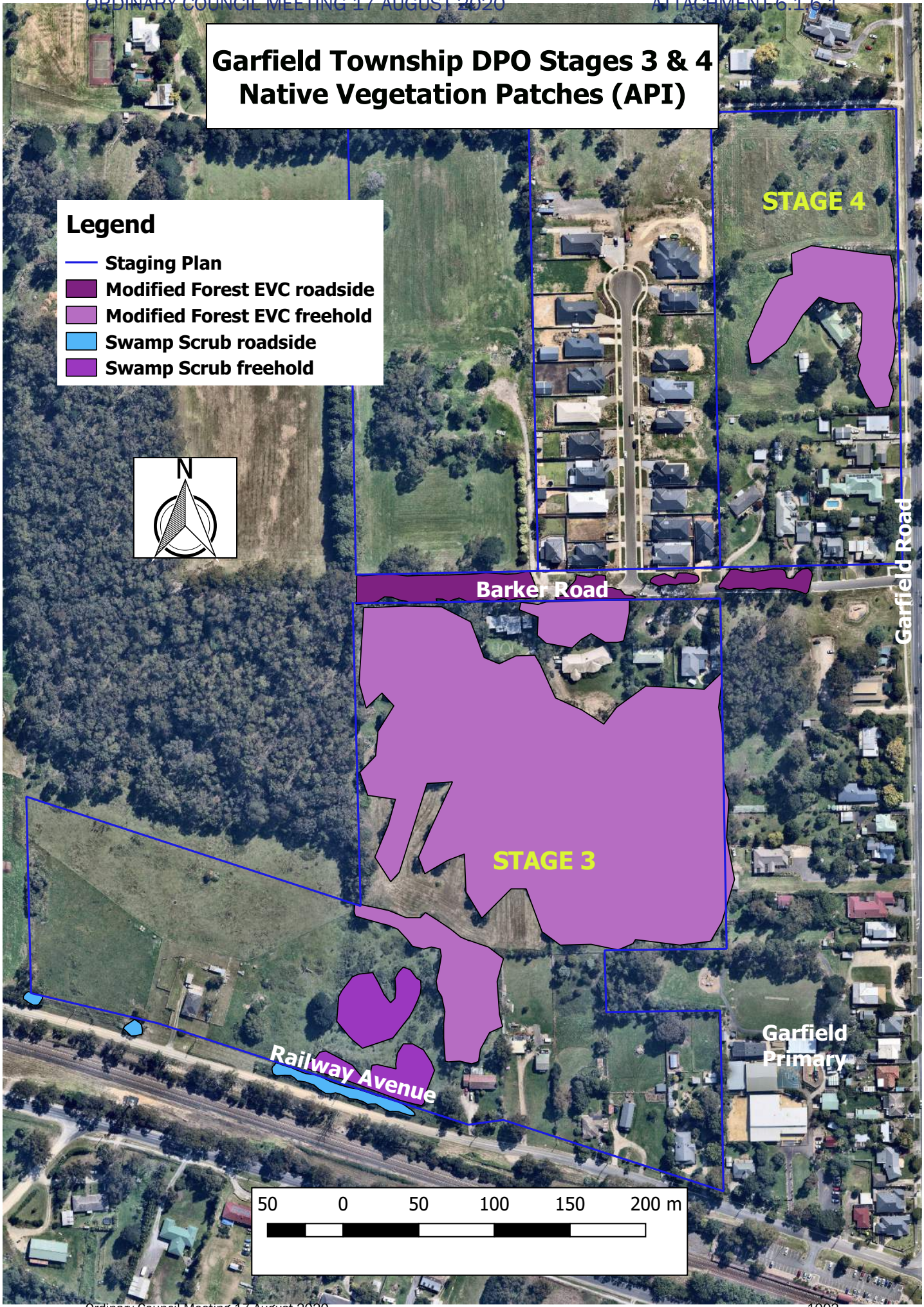
Please feel free to provide feedback via the [Contact Us](#) page.

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 GPO Box 787
 Canberra ACT 2601 Australia
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Garfield Township DPO Stages 3 & 4 Native Vegetation Patches (API)

Legend

- Staging Plan
- Modified Forest EVC roadside
- Modified Forest EVC freehold
- Swamp Scrub roadside
- Swamp Scrub freehold



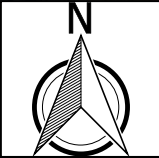
**Garfield Township
Development Plan Overlay (Schedule 6) – Ecology Responses – Stages 3 & 4**

Appendix 4 – Revegetation areas

Garfield Township DPO Stages 3 & 4 Revegetation Areas

Legend

- Staging Plan
- Revegetation areas swamp scrub
- Revegetation areas Forest EVC



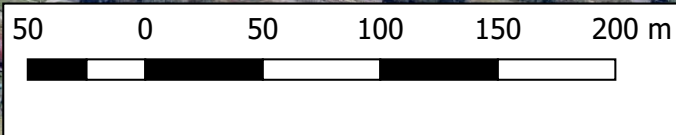
STAGE 4

Barker Road

Garfield Road

STAGE 3

Railway Avenue



DEVELOPMENT PLAN

DPO6

GARFIELD

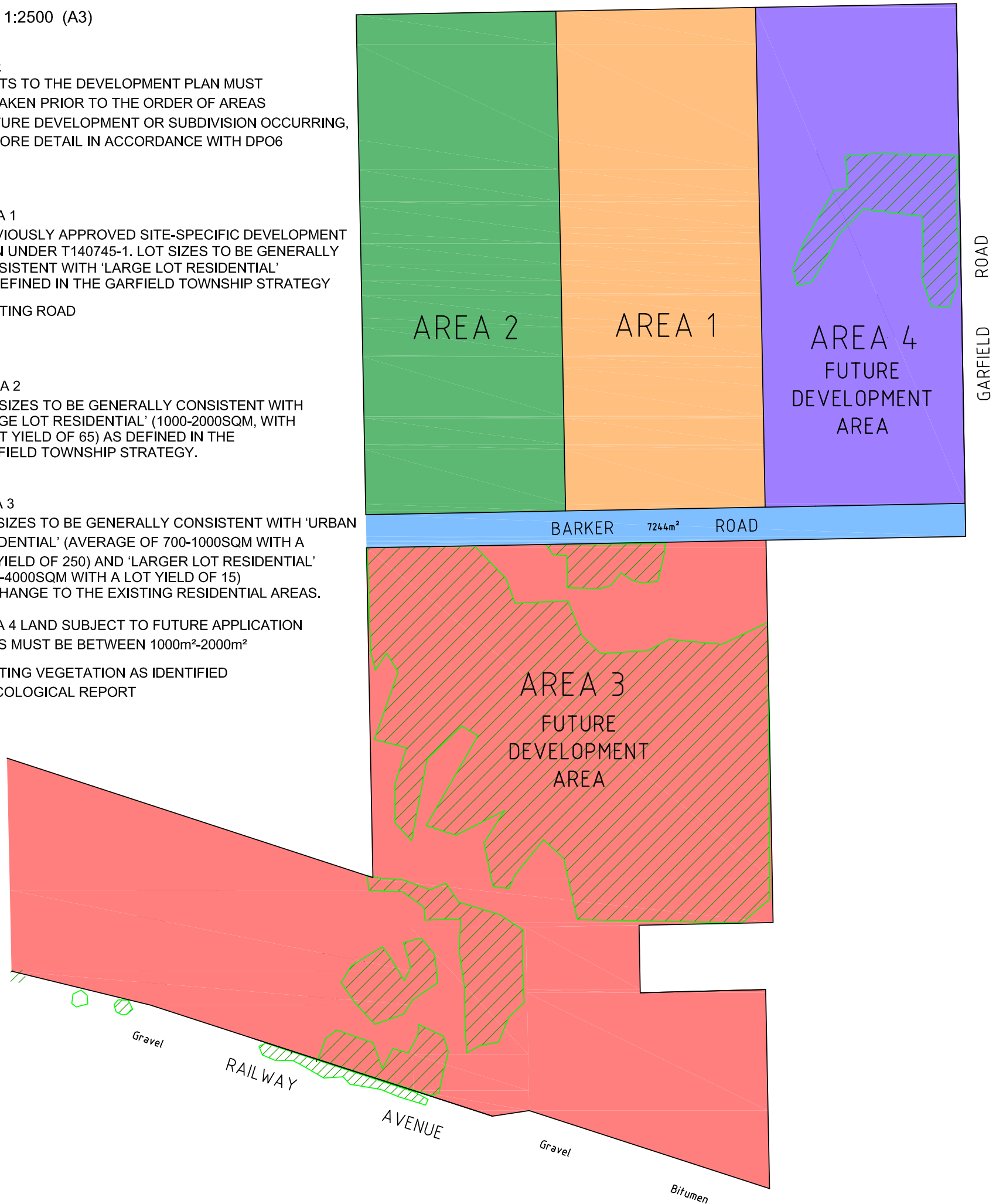
SCALE 1:2500 (A3)

AREAS 3 & 4

AMENDMENTS TO THE DEVELOPMENT PLAN MUST BE UNDERTAKEN PRIOR TO THE ORDER OF AREAS OF ANY FUTURE DEVELOPMENT OR SUBDIVISION OCCURRING, TO SHOW MORE DETAIL IN ACCORDANCE WITH DPO6

LEGEND

- AREA 1
PREVIOUSLY APPROVED SITE-SPECIFIC DEVELOPMENT PLAN UNDER T140745-1. LOT SIZES TO BE GENERALLY CONSISTENT WITH 'LARGE LOT RESIDENTIAL' AS DEFINED IN THE GARFIELD TOWNSHIP STRATEGY
- EXISTING ROAD
- AREA 2
LOT SIZES TO BE GENERALLY CONSISTENT WITH 'LARGE LOT RESIDENTIAL' (1000-2000SQM, WITH A LOT YIELD OF 65) AS DEFINED IN THE GARFIELD TOWNSHIP STRATEGY.
- AREA 3
LOT SIZES TO BE GENERALLY CONSISTENT WITH 'URBAN RESIDENTIAL' (AVERAGE OF 700-1000SQM WITH A LOT YIELD OF 250) AND 'LARGER LOT RESIDENTIAL' (2000-4000SQM WITH A LOT YIELD OF 15) NO CHANGE TO THE EXISTING RESIDENTIAL AREAS.
- AREA 4 LAND SUBJECT TO FUTURE APPLICATION
LOTS MUST BE BETWEEN 1000m²-2000m²
- EXISTING VEGETATION AS IDENTIFIED IN ECOLOGICAL REPORT



MGA2020
ZONE 55

DRAWN BY : B. NOBELIUS
VERSION: 7
SURV. REF. NO. 18545 A3

NOBELIUS LAND SURVEYORS

P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
Fax 03 5941 7359
mail@nobelius.com.au

GARFIELD TOWNSHIP STRATEGY LOT SIZES

	Urban Residential	Large Lot Residential	Larger Lot Residential
Lot size range	700-1000 sqmtrs	1000-2000 sqmtrs	2000-4000 sqmtrs
Lot width (minimum)	18m, & frontage to depth ratio not to exceed 1:2.5	20m, & frontage to depth ratio not to exceed 1:2.5	30m, & frontage to depth ratio not to exceed 1:2.5
Minimum frontage setback	7m	10m	10m
Maximum site coverage	50%	40%	40%
Tree retention	Lot layout to maximise retention of existing trees	Lot layout to maximise retention of existing trees	Lot layout to maximise retention of existing trees

Premier Builders Group Pty Ltd
PO Box 701
Beaconsfield Vic 3807
1300 PREMIER



24.2.2020

To the Homeowner,

Premier Builders Group have been engaged by Balledge PTY LTD, to market & assist with the development plan for 24 Barker Rd Garfield.

You are invited & welcome to view the proposal at Premier Builders Group, Head Office: Shop 4/35 Woods St Beaconsfield 3807 on either Tuesday 3rd March 2020 or Wednesday 4th March 2020 between 10am – 12pm.

Thank you and we look forward to seeing you.

Regards
Dale Bridgland

Shop 4, 35 Woods Street, Beaconsfield
Telephone: 1300 PREMIER
Facsimile: 03 9707 2044
Email: admin@premierbuilders.com.au
ACN 088 418 357 ABN 34 088 418 357

www.premierbuilders.com.au

DEVELOPMENT PLAN

DPO6

GARFIELD

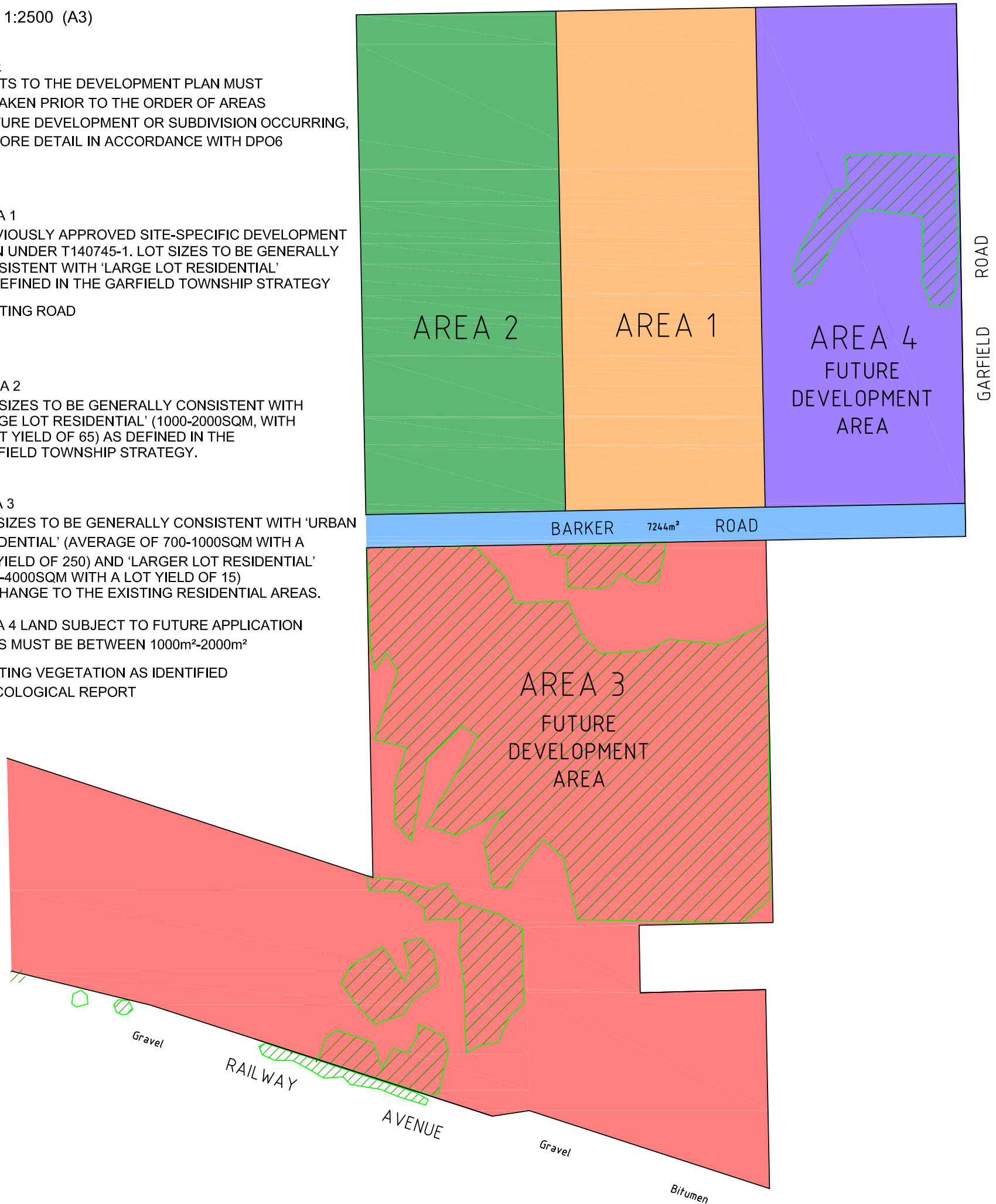
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