

Draft Report

Biodiversity Assessment for Building 22, Jacksons Hill, Sunbury, Victoria

Prepared for
Hume City Council

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Ecology and Heritage Partners Pty Ltd

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SUMMARY OF CLAUSE 52.17 APPLICATION REQUIREMENTS

Table S1. Application requirements for a permit to remove native vegetation (Victoria Planning Provisions Clause 52.17; DELWP 2017)

No.	Application Requirement	Response
Application requirements under the Basic Assessment Pathway		
1	Information about the native vegetation to be removed, including: <ul style="list-style-type: none"> The assessment pathway and reason for the assessment pathway; A description of the native vegetation to be removed; Maps showing the native vegetation and property in context; and The offset requirement that will apply if the native vegetation is approved to be removed. 	Refer to Section 3.1, Section 3.3, Section 4.2, Figure 1, Figure 2 and Appendix 2 (NVR Report)
2	Topographic and land information relating to the native vegetation to be removed, showing ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate.	Refer to Section 0 and Figure 1
3	Recent dated photographs of the native vegetation to be removed.	Refer to Section 3.1
4	Details of any other native vegetation that was permitted to be removed on the same property with the same ownership as the native vegetation to be removed, where the removal occurred in the five-year period before the application to remove native vegetation is lodged.	No removal of native vegetation has been removed by the proponent within the property within the past five years
5	An avoid and minimise statement. The statement describes any efforts to avoid the removal of and minimise the impacts on the biodiversity and other values of native vegetation, and how these efforts focussed on areas of native vegetation that have the most value.	Refer to Section 4.1
6	A copy of any Property Vegetation Plan contained within an agreement made pursuant to section 69 of the <i>Conservation, Forests and Lands Act 1987</i> that applies to the native vegetation to be removed.	Not applicable
7	Where the removal of native vegetation is to create defensible space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required when the creation of defensible space is in conjunction with an application under the Bushfire Management Overlay.	Not applicable as the vegetation clearance is not for defensible space
8	If the application is under Clause 52.16, a statement that explains how the proposal responds to the Native Vegetation Precinct Plan considerations at decision guideline 8.	Not applicable as the application responds to Clause 52.17
9	An offset statement providing evidence that an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines.	Refer to Section 4.3

1 INTRODUCTION

1.1 Background

Ecology and Heritage Partners Pty Ltd was commissioned by Hume City Council to provide a Biodiversity Assessment at Building 22, Jacksons Hill, Sunbury, Victoria, the site of the historic Sunbury Asylum.

We understand that Hume City Council is proposing to submit a planning application in order to facilitate potential development and improvement as an area of heritage education and value within the Sunbury community.

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

1.2 Study Area

The study area is located at Building 22, Jacksons Hill, Sunbury and is approximately 31 kilometres north-west of Melbourne's CBD (Figure 1). Comprising a section of buildings and grounds from the wider Sunbury Asylum historic site, the study area covers approximately 3.3 hectares and is bound by residential and educational buildings to the north and south, agricultural land to the east and Sheoak Reserve to the west.

The buildings and grounds comprising the study area are currently restricted from public access and are retained as a heritage location, with prior uses including use as an educational facility, and as a medical facility.

The study area is located on Jacksons Hill and the land slopes downward from north-west to south-east, with a level area around the central building. The site is located approximately 400 metres uphill from the Sunbury Recycled Water Plant and 800 metres uphill from Jacksons Creek, which connects to Harpers Creek approximately 1 kilometre south-east of the site.

According to the Department of Environment, Land, Water and Planning (DELWP) NatureKit Map (DELWP 2021a), the study area is located within the Victorian Volcanic Plain bioregion, Melbourne Water Catchment Management Authority (CMA) and Hume City Council.

2 METHODS

2.1 Desktop Assessment

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

- The DEECA NatureKit Map (DEECA 2023a) and Native Vegetation Information Management (NVIM) Tool (DEECA 2023b) for:
 - Modelled data for location risk, native vegetation patches, scattered trees and habitat for rare or threatened species; and,
 - The extent of historic and current Ecological Vegetation Classes (EVCs).
- EVC benchmarks (DEECA 2023c) for descriptions of EVCs within the relevant bioregion;
- The Victorian Biodiversity Atlas (VBA) for previously documented flora and fauna records within the project locality (DELWP 2022a);
- The Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) Protected Matters Search Tool (PMST) for matters of National Environmental Significance (NES) protected under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (DCCEEW 2023);
- Relevant listings under the Victorian *Flora and Fauna Guarantee Act 1988* (FFG Act), including the latest Threatened (DELWP 2022b) and Protected (DELWP 2019a) Lists;
- The online VicPlan Map (DTP 2023) to ascertain current zoning and environmental overlays in the study area; and,
- Aerial photography of the study area.

2.2 Field Assessment

A field assessment was undertaken by a habitat hectare assessor, who is accredited by DEECA in the habitat hectare assessment methodology, on 22 February 2023 to obtain information on flora and fauna values within the study area. The study area was walked, with all commonly observed vascular flora and fauna species recorded, significant records mapped, and the overall condition of vegetation and habitats noted. Ecological Vegetation Classes (EVCs) were determined with reference to DEECA pre-1750 and extant EVC mapping (DEECA 2023a) and their published descriptions (DEECA 2023c).

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

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

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

2.4 Assessment Qualifications and Limitations

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

The 'snapshot' nature of a standard biodiversity assessment meant that migratory, transitory or uncommon fauna species may have been absent from typically occupied habitats at the time of the field assessment. In addition, annual or cryptic flora species such as those that persist via underground tubers may also be absent.

A portion of the study area to the east of the buildings was inaccessible at the time of assessment and as a result a detailed assessment was not completed in this area (Figure 2). The assessor was able to walk the edge of the fence line and view the segment as it sloped downward, although a detailed assessment was not completed the assessment conducted is considered to be an accurate reflection of the ecological values present.

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

Ecological values identified within the study area were recorded using a hand-held GPS or tablet with an accuracy of +/-3 metres. This level of accuracy is considered to provide an accurate assessment of the ecological values present within the study area; however, this data should not be used for detailed surveying purposes.

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

3 RESULTS

3.1 Vegetation Condition

Native vegetation within the study area was highly fragmented, consisting of isolated patches of Plains Grassland and Grassy Woodland (Figure 2). The remainder of the study area comprised introduced and planted vegetation, present as pasture grass and ornamental gardens.

41 flora species were observed within the study area, including four indigenous and 37 non-indigenous species. A list of all flora species recorded during the field assessment are provided in Appendix 1.1. Specific details relating to observed EVCs are provided below.

3.1.1 Patches of Native Vegetation

Native vegetation in the study area is representative of two EVCs: Plains Grassland (EVC 132) and Grassy Woodland (EVC 175). The presence of these EVCs is generally consistent with the modelled extant (2005) native vegetation mapping (DEECA 2023c).

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

Plains Grassland EVC

Plains Grassland is characterised by treeless vegetation dominated by largely graminoid and herb life forms. Occupies cracking basalt soils prone to seasonal waterlogging. (DEECA 2023c).

Plains Grassland occurred in the centre of the study area and was in a poor condition (Plate 1, Plate 2). It lacked species diversity and primarily consisted of Wallaby grass *Rytidosperma* spp., with scattered Spear grass *Austrostipa* spp. and Common Wheat-grass *Anthosachne scabra* present in low numbers.



Plate 1. Plains Grassland located in the north-east of the study area (Ecology and Heritage Partners Pty Ltd 22/02/2023).



Plate 2. Plains Grassland located within the centre of the site (Ecology and Heritage Partners Pty Ltd 22/02/2023).

Grassy Woodland EVC

Grassy Woodland is characterised by an open eucalypt, sheoak or acacia woodland to 10 metres tall, with a sparse shrub component over a diverse ground layer of grasses and herbs. It occurs across a range of geologies and is typically found in sites with gentle slopes or undulating hills (DEECA 2023c).

Grassy Woodland was present in isolated patches in the centre and south of the study area. It lacked structural complexity, and species diversity, consisting primarily of Lightwood *Acacia implexa*, (Plate 3, Plate 4) with thinly scattered Spear grass occasionally present.



Plate 3. Lightwood along the study area fence line (Ecology and Heritage Partners Pty Ltd 22/02/2023).



Plate 4. Lightwood in the south west of the study area (Ecology and Heritage Partners Pty Ltd 22/02/2023).

3.1.2 Scattered Trees

Three small Lightwood *Acacia implexa* were recorded within the site (Appendix 1.3). A site assessment was completed by a qualified arborist from Homewood Consulting Pty Ltd on 22 February 2023 to assess and record the condition of trees within the site. The results of this assessment can be found in Health and Condition Report for Ecology and Heritage Partners, Assessment of trees at Building 22, Jacksons Hill, Sunbury (2023).

3.1.3 *Introduced and Planted Vegetation*

The study area has been maintained historically as an ornamental garden and established plantings were common (Plate 5), mainly comprising of Mediterranean spurge *Euphorbia characias* (Plate 6), Wild Iris *Dietes grandiflora* and Sweet Pittosporum *Pittosporum undulatum*. Ornamental plantings were contained in garden beds around the main building and pathways, with the remainder of the site supporting a high cover (>90%) of exotic grass species including Wild Oat *Avena fatua*, Quaking-grass *Briza* spp., Prairie Grass *Bromus catharticus* and Couch grass *Elymus repens*. Scattered native graminoids were occasionally present across the site, however they did not have the required 25% cover to be considered a patch.

At the east of the study area, a grassy slope was located outside of the site boundary fencing (Figure 2), this area was assessed from the fence line and from the adjacent carpark due to access issues. The grassland was dominated by exotic species including Toowoomba Canary-grass *Phalaris aquatica* (Plate 7) and noxious weeds including African Boxthorn *Lycium ferocissimum* (Plate 8). Native species were not observed within this portion of the study area.

Noxious weeds as defined under the *Catchment and Land Protection Act 1994* (CaLP Act), were present within the study area, with Blackberry *Rubus fruticosus* spp. agg., Fennel *Foeniculum vulgare* and Briar rose *Rosa rubignosa* (Plate 9) present in and around the primary building. Serrated Tussock *Nassella trichotoma*, Common Thorn-apple *Datura stramonium*, Artichoke Thistle *Cynara cardunculus* (Plate 10) African Boxthorn, Spear Thistle *Cirsium vulgare* and Patterson's Curse *Echium plantagineum* were present in the wider site and open grassy areas. African Boxthorn, Serrated Tussock and Blackberry are also Weeds of National Significance (WoNS).



Plate 5. Ornamental plantings located next to the primary building (Ecology and Heritage Partners Pty Ltd 22/02/2023).



Plate 6. Mediterranean spurge (Ecology and Heritage Partners Pty Ltd 22/02/2023).



Plate 7. Dense phalaris at the east of the site (Ecology and Heritage Partners Pty Ltd 22/02/2023).



Plate 8. African Boxthorn in the grassland (Ecology and Heritage Partners Pty Ltd 22/02/2023).



Plate 9. Briar rose at the site fence line (Ecology and Heritage Partners Pty Ltd 22/02/2023).



Plate 10. Artichoke thistle among exotic grass (Ecology and Heritage Partners Pty Ltd 22/02/2023).

3.2 Fauna Habitat

The study area supported several large planted exotic trees and dense shrubs, likely to be used as a foraging resource by common generalist bird species that are tolerant of modified open areas. Fauna observed using this habitat included; Australian Magpie *Cracticus tibicen* and the Little Raven *Corvus mellori*. Grassland within the study area has the potential to support reptiles and native insect species, however fencing surrounding the site is likely to provide a barrier to dispersal for larger animals.

Evidence of the European Rabbit *Oryctolagus cuniculus* was observed across the site with diggings (Plate 11) and scat (Plate 12) recorded. The European Rabbit is listed as a pest animal under the CaLP Act.



Plate 11. Evidence of digging (Ecology and Heritage Partners Pty Ltd 22/02/2023).



Plate 12. Rabbit scat (Ecology and Heritage Partners Pty Ltd 22/02/2023).

3.3 Significance Assessment

3.3.1 Flora

The VBA contains records of seven nationally significant and 30 State significant flora species previously recorded within 10 kilometres of the study area (DELWP 2022a; Figure 3). The PMST nominated an additional 12 nationally significant species which have not been previously recorded but have the potential to occur in the locality (DCCEEW 2023).

No national or State significant flora were recorded during the site assessment, and based on the modified nature of the study area, significant flora species are considered unlikely to occur within the study area due to the high levels of disturbance and low quality of native vegetation present.

Fragrant Saltbush *Rhagodia parabolica*

Although there are several records of the FFG Act listed Fragrant Saltbush *Rhagodia parabolica* (Status: Vulnerable) within 10 kilometres of the study area, potential habitat within the study area is low quality and isolated within the site. The species typically occurs on steep rocky slopes around south-eastern Australia (Walsh 1996), and nearby records are associated with watercourses within the landscape (Figure 3). Given the

extent and quality of the available habitat, and the lack of detection during the site assessment, it is unlikely that the Fragrant Saltbush is present, or will be impacted by the proposed works.

Matted Flax-lily *Dianella amoena*

The Matted Flax-lily *Dianella amoena* is a perennial, tufted, mat-forming lily found in Victoria and Tasmania (Carter 2010). Although there are seven records of the EPBC Act listed Matted Flax-lily (Status: Endangered) within 10 kilometres of the study area (Figure 3), habitat typical of the species: Plains Grassland and Grassy Woodland habitat within the site is fragmented and contains low species diversity. The species was not detected during the site assessment and is unlikely to be present within the site.

3.3.2 Fauna

The VBA contains records of 10 nationally significant and 18 State significant fauna species previously recorded within 10 kilometres of the study area (DELWP 2022a) (Figure 4). The PMST nominated an additional 14 nationally significant species which have not been previously recorded but have the potential to occur in the locality (DCCEEW 2023) (Figure 4; Appendix 2.1).

No national or State significant fauna were recorded during the site assessment, and based on the modified nature of the study area, landscape context and the proximity of previous records, significant fauna species are considered unlikely to rely on habitat within the study area for foraging or breeding purposes due to the lack of suitable and/or important habitat features.

Golden Sun Moth *Synemon plana*

The Golden Sun Moth *Synemon plana* is a medium-sized dark bronze moth that is listed as critically endangered under the EPBC Act. 13 Golden Sun Moth have been recorded in the VBA within 10 kilometres of the site (Figure 4, Appendix 2.1). The species is known to occur within native temperate grasslands dominated by Wallaby grass (DAWE 2021), habitat which occurs within the study area. Although vegetation within the study area has characteristics of Golden Sun Moth habitat, the small size, and isolated location of the patch, in addition to barriers to dispersal throughout the landscape mean that the study area is unlikely to support a population.

Hardhead

The Hardhead *Aythya australis* is a small duck species that are common in the south-east of Australia, it is listed as a Vulnerable species in the FFG Act. Although they prefer larger lakes, swamps and rivers with deep still water, they are often found in smaller streams, flooded grasslands and shallow pools (Morcombe 2000). 20 Hardhead have been recorded in the VBA within 10km of the site. The lack of waterbodies within the site means that the species is unlikely to rely on the site for foraging or habitat purposes.

3.3.3 *Ecological Communities*

Five nationally listed ecological communities are predicted to occur within 10 kilometres of the study area (DCCEEW 2023):

- Grassy Eucalypt Woodland of the Victorian Volcanic Plain;
- Natural Temperate Grassland of the Victorian Volcanic Plain
- White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland
- Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia; and,
- Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains

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

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

4.1 Avoid and Minimise Statement

An avoid and minimise statement will be prepared once the development footprint is determined for the site.

4.2 Residual Impacts to Native Vegetation

The below clearing scenario assumes that all native vegetation within the site will be impacted by the proposed works and represents the maximum possible extent of native vegetation that can be impacted within the study area. It is understood that proposed works may not result in this extent of removal.

4.2.1 *Vegetation proposed to be removed*

The study area is within Location 1, with 0.159 hectares of native vegetation located within the study area. As such, the permit application falls under the Basic assessment pathway (Table 1).

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

Table 1. Removal of Native Vegetation (the Guidelines) (DELWP 2017).

Assessment pathway	Basic
Location Category	1
Total Extent (past and proposed) (ha)	0.159
Extent of past removal (ha)	0.000
Extent of proposed removal (ha)	0.159
Large Trees (scattered and in patches) to be removed (no.)	0
Small scattered trees to be removed (no.)	3
EVC Conservation Status of vegetation to be removed	Endangered (Plains Grassland) and Endangered (Grassy Woodland)

4.2.2 *Offset Targets*

The offset requirement for native vegetation removal is 0.013 General Habitat Units.

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

Table 2. Offset Targets.

General Offsets Required	0.013 General Habitat Units
Large Trees	0
Vicinity (catchment/council)	Melbourne Water CMA / Hume City Council
Minimum Strategic Biodiversity Value*	0.242

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

4.3 Offset Strategy

According to DEECAs Native Vegetation Offset Register (DEECA 2023e), there are 35 offset sites within the Melbourne Water CMA or Hume City Council municipality that can be used to satisfy the General Habitat Unit offset requirements.

An offset register search statement identifying the relevant offsite sites is provided in Appendix 3, which provides evidence that the offset obligation can be secured without any difficulty should a permit be provided for the project.

5 LEGISLATIVE AND POLICY IMPLICATIONS

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

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

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

There are no confirmed records of species or ecological communities listed as Threatened and/or Protected under the FFG Act being within the study area.

5.3 *Planning and Environment Act 1987 (Victoria)*

5.3.1 *Local Planning Scheme*

The study area is located within the Hume City Council. The following zoning and overlays apply (DEECA 2023d):

- Comprehensive Development Zone – Schedule 1 (CDZ1)
- Heritage Overlay (HO38)
- Development Plan Overlay – Schedule 8 (DP08)

5.3.2 *The Guidelines*

The State Planning Policy Framework and the decision guidelines at Clause 12.01 Biodiversity and Clause 52.17 Native Vegetation require Planning and Responsible Authorities to have regard for the Guidelines (DELWP 2017).

5.3.3 *Implications*

The study area is within Location 1, with 0.159 hectares of native vegetation located within the site. As such, the permit application to remove vegetation present falls under the Basic assessment pathway.

The offset requirement for the removal of all the native vegetation within the site is 0.013 General Habitat Units.

A planning permit from the Hume City Council is required to remove, destroy or lop any native vegetation under Clause 52.17 of the Planning Scheme. In this instance, the application is not required to be referred to DEECA.

5.4 Catchment and Land Protection Act 1994 (Victoria)

Seven weeds listed as noxious under the CaLP Act were recorded during the assessment (Artichoke thistle *Cynara cardunculus*, Common thorn apple *Datura stramonium*, Fennel *Foeniculum vulgare*, African Boxthron *Lycium ferocissimum*, Serrated Tussock *Nassella trichotoma*, Briar rose *Rosa rubiginosa* and Blackberry *Rubus fruticosus* sp. agg.). Similarly, there is evidence that the study area is currently occupied by one/several pest fauna species listed under the CaLP Act (European Rabbit *Oryctolagus cuniculus*). Listed noxious weeds and pests should be appropriately controlled throughout the study area.

5.5 Wildlife Act 1975 and Wildlife Regulations 2013 (Victoria)

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

6 MITIGATION MEASURES

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

- Minimise impacts to native vegetation and habitats through construction and micro-siting techniques, including fencing retained areas of native vegetation. If indeed necessary, trees should be lopped or trimmed rather than removed.
- All contractors should be aware of ecologically sensitive areas to minimise the likelihood of inadvertent disturbance to areas marked for retention. Native vegetation (areas of sensitivity) should be included as a mapping overlay on any construction plans;
- Tree Protection Zones (TPZs) must be implemented to prevent indirect losses of native vegetation during construction activities (DSE 2011). A TPZ applies to a tree and is a specific area above and below the ground, with a radius 12 x the Diameter at Breast Height (DBH). At a minimum standard a TPZ should consider the following:
 - A TPZ of trees should be a radius no less than two metres or greater than 15 metres;
 - Construction, related activities and encroachment (i.e. earthworks such as trenching that disturb the root zone) should be excluded from the TPZ;
 - Where encroachment is 10% or more of the total area of the TPZ, the tree should be considered as lost and offset accordingly (unless an arboricultural report specifies otherwise);
 - Directional drilling may be used for works within the TPZ without being considered encroachment. The directional bore should be at least 600 millimetres deep;
 - The above guidelines may be varied if a qualified arborist confirms the works will not significantly damage the tree (including stags / dead trees). In this case the tree would be retained, and no offset would be required; and,
 - Where the minimum standard for a TPZ has not been met an offset may be required.
- Removal of any habitat trees or shrubs (particularly hollow-bearing trees or trees/shrubs with nests) should be undertaken between February and September to avoid the breeding season for most fauna species. If any habitat trees or shrubs are proposed to be removed, this should be undertaken under the supervision of an appropriately qualified zoologist to salvage and translocate any displaced fauna. A Fauna Management Plan may be required to guide the salvage and translocation process;
- Where possible, construction stockpiles, machinery, roads, and other infrastructure should be placed away from areas supporting native vegetation and Large Trees
- Ensure that best practice sedimentation and pollution control measures are undertaken at all times, in accordance with Environment Protection Authority guidelines (EPA 1991; EPA 2020; Victorian Stormwater Committee 1999) to prevent offsite impacts to waterways and wetlands; and,

- As indigenous flora provides valuable habitat for indigenous fauna, it is recommended that any landscape plantings that are undertaken as part of the proposed works are conducted using indigenous species sourced from a local provenance, rather than exotic deciduous trees and shrubs.

7 SUMMARY OF PLANNING IMPLICATIONS

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

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

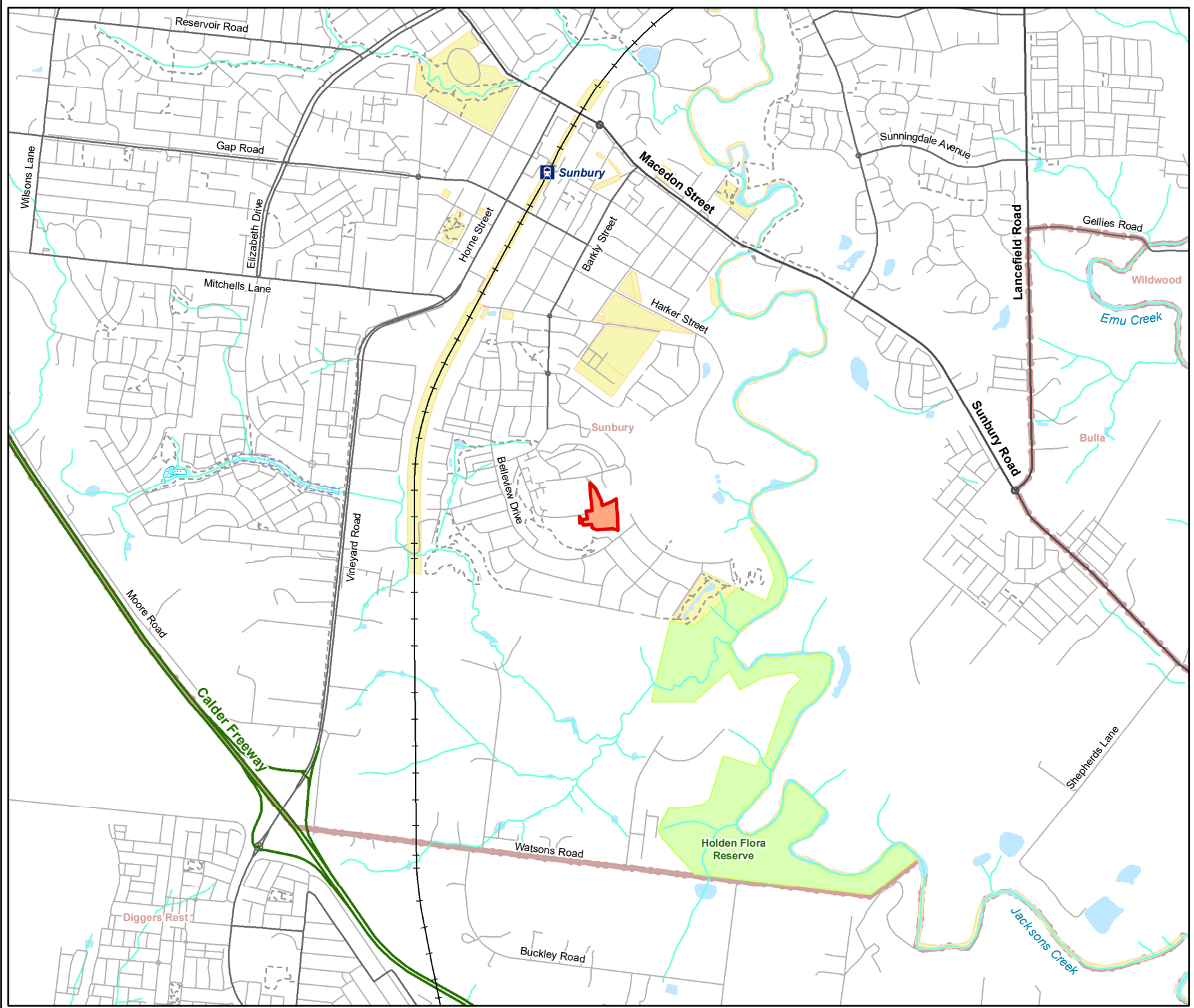
Relevant Legislation	Implications	Further Action
<i>Environment Protection and Biodiversity Conservation Act 1999</i>	The proposed action is highly unlikely to have a significant impact on any matter of NES. As such, a referral to the Commonwealth Environment Minister is unlikely to be required regarding matters listed under the EPBC Act.	No further action required.
<i>Flora and Fauna Guarantee Act 1988</i>	There are no confirmed records of species or ecological communities listed as Threatened and/or Protected under the FFG Act being within the study area.	No further action required.
<i>Planning and Environment Act 1987</i>	The study area is within Location 1, with 0.159 hectares of native vegetation proposed to be removed. As such, the permit application falls under the Basic assessment pathway. The offset requirement for native vegetation removal is 0.013 General Habitat Units. A planning permit from the Hume City Council is required to remove, destroy or lop any native vegetation under Clause 52.17 of the Planning Scheme. In this instance, the application is not required to be referred to DEECA.	Prepare and submit a Planning Permit application.
<i>Catchment and Land Protection Act 1994</i>	Seven weed species and one pest species listed under the CaLP Act were recorded within the study area (Artichoke thistle, Common thorn apple, Fennel, African Boxthorn, Serrated Tussock, Briar rose, Blackberry, and the European Rabbit). To meet requirements under the CaLP Act, listed noxious weeds and/or pests should be appropriately controlled throughout the study area.	Listed noxious weeds and/or pests should be appropriately controlled throughout the study area
<i>Wildlife Act 1975</i>	Any persons engaged to conduct salvage and translocation or general handling of terrestrial fauna species must hold a current Management Authorisation.	Ensure wildlife specialists hold a current Management Authorisation.

REFERENCES

- Carter 2010. National Recovery Plan for the Matted Flax-lily *Dianella amoena*. Department of Sustainability and Environment, Victoria.
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FIGURES



- Legend**
- Study Area
 - Railway
 - Freeway
 - Major Road
 - Collector Road
 - Minor Road
 - Proposed Road
 - Minor Watercourse
 - Permanent Waterbody
 - Land Subject to Inundation
 - Wetland/Swamp
 - Parks and Reserves
 - Crown Land
 - Localities



Figure 1
Location of the study area
Biodiversity Assessment for Building 22, Jacksons Hill, Sunbury

0
500
1,000
 Metres
 Map Scale: 1:30,000 @ A4
 Coordinate System: GDA 1994 MGA Zone 55



VicMap Data: The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

16948 Fig01 StudyArea 16/02/2023 melslv

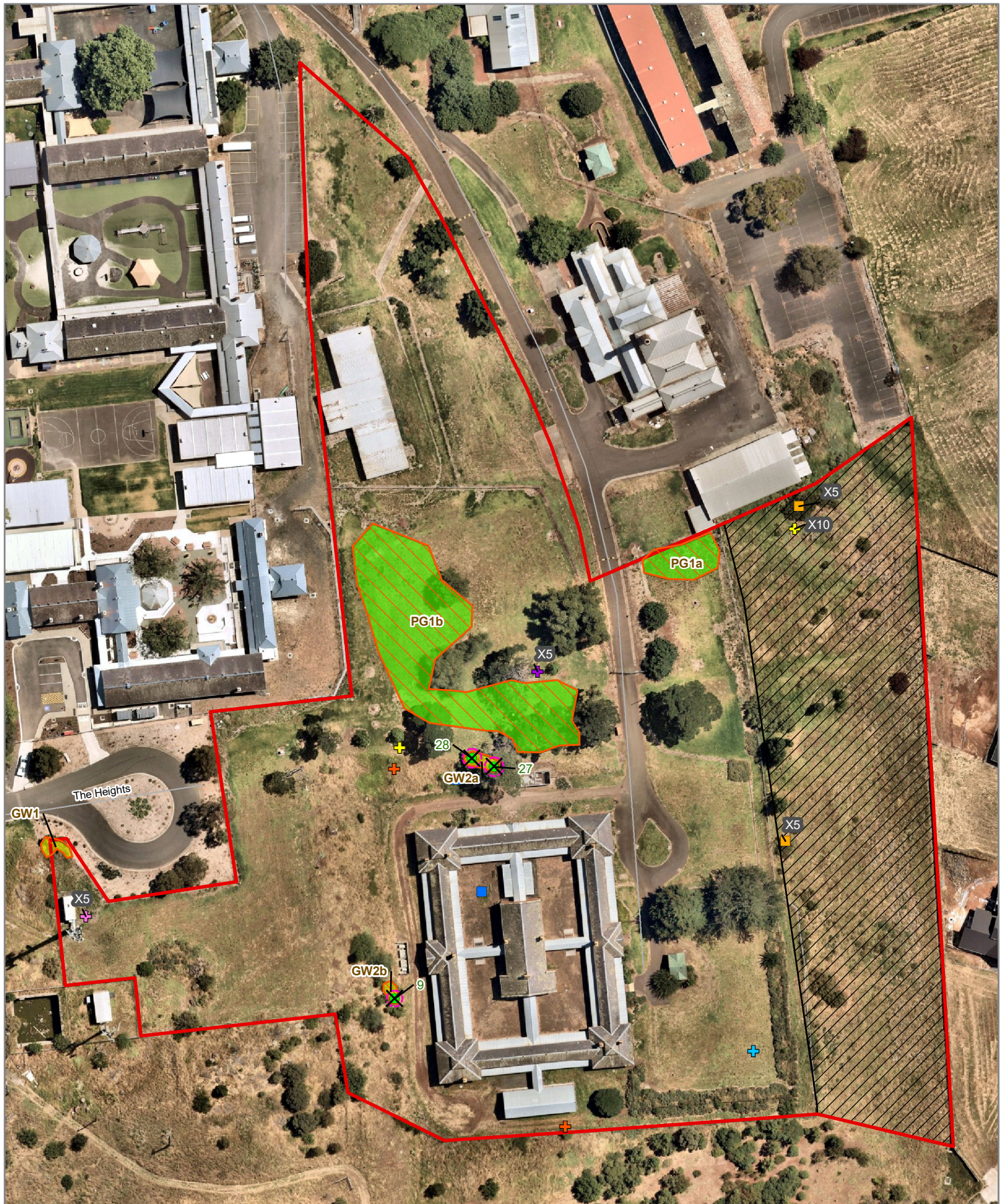


Figure 2
Ecological features
 Biodiversity Assessment
 for Building 22
 Jackson's Hill, Sunbury

Legend

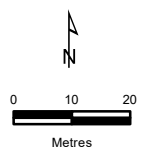
- Study Area
- No detailed assessment
- Small Tree in patch
- X Impacted Tree
- Ecological Vegetation Classes**
- Grassy Woodland (EVC 175)
- Plains Grassland (EVC 132)
- Impacted vegetation

WoNS

- African boxthorn
- Blackberry

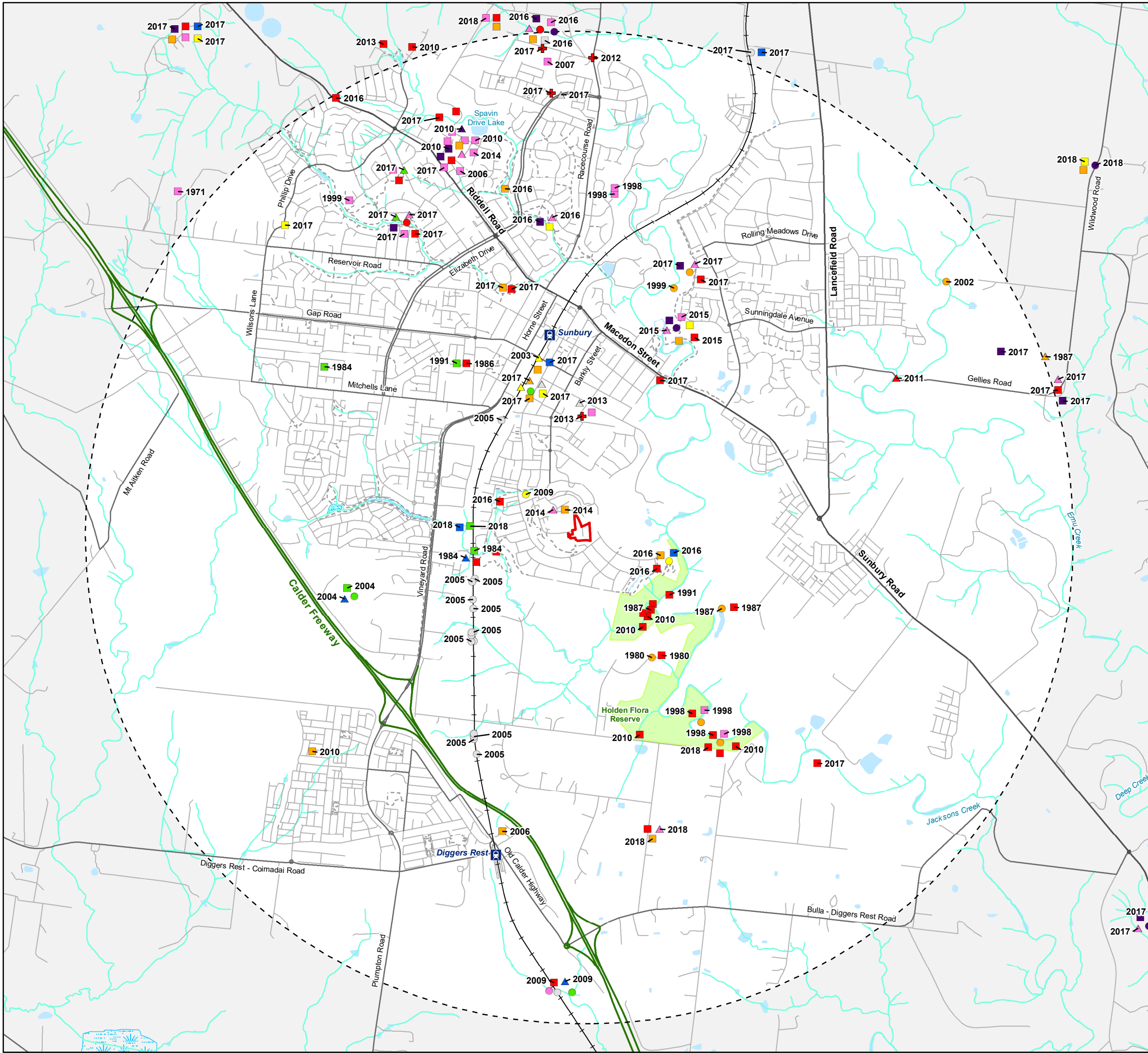
CaLP Act

- + Briar rose
- + Fennel
- + Paterson's curse
- + Spear thistle
- + Thorn apple



Map Scale: 1:1,300 @ A4
 Coordinate System:
 GDA 1994 MGA Zone 55

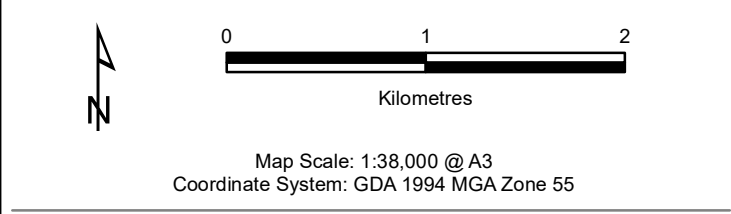
VicMap Data: The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.



- Legend**
- Study Area
- Significant flora**
- | | |
|--------------------------|----------------------------|
| ○ Arching Flax-lily | ■ Large-headed Fireweed |
| ● Austral Crane's-bill | ■ Matted Flax-lily |
| ● Austral Tobacco | ■ Melbourne Yellow-gum |
| ● Bacchus Marsh Wattle | ■ Mugga |
| ● Basalt Podolepis | △ Pale-flower Crane's-bill |
| ● Bent-leaf Wattle | ▲ Plump Windmill Grass |
| ● Buloke | ▲ Rye Beetle-grass |
| ● Buxton Gum | ▲ Small Milkwort |
| ■ Curly Sedge | ▲ Southern Blue-gum |
| ■ Fragrant Saltbush | ▲ Spiny Rice-flower |
| ■ Giant Honey-myrtle | ▲ Spotted Gum |
| ■ Large-fruit Yellow-gum | ▲ Sticky Wattle |
| | ■ Tough Scurf-pea |



Figure 3
Previously documented significant flora within 5km of the study area
Biodiversity Assessment for Buidling 22, Jacksons Hill, Sunbury



Victorian Biodiversity Atlas (VBA) // Sourced from: 'VBA_FLORA25', 'VBA_FLORA100', 'VBA_FAUNA25' and 'VBA_FAUNA100'. Updated November 2022 © The State of Victoria, Department of Energy, Environment and Climate Action. Records prior to 1949 not shown.

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Legend

 Study Area

Significant fauna







-  Australasian Shoveler
-  Black Falcon
-  Brown Toadlet
-  Common Greenshank
-  Curlew Sandpiper
-  Diamond Firetail
-  Freckled Duck
-  Gang-gang Cockatoo
-  Golden Sun Moth
-  Grassland Earless Dragon
-  Growling Grass Frog
-  Hardhead
-  Little Eagle
-  Platypus
-  Speckled Warbler
-  Swift Parrot
-  White-throated Needletail



Figure 4
Previously documented significant fauna within 5km of the study area
Biodiversity Assessment for Buidling 22, Jacksons Hill, Sunbury

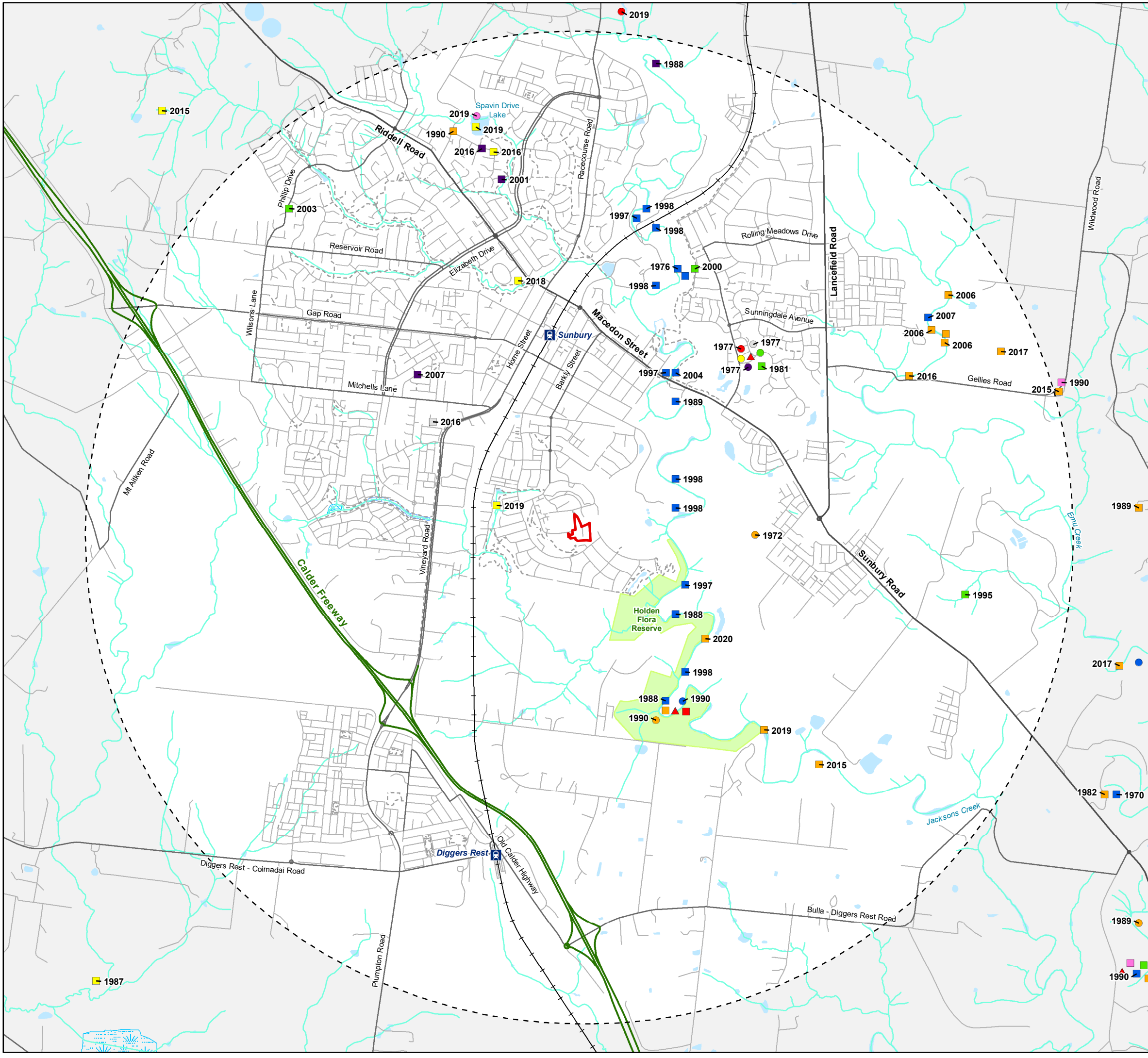


Map Scale: 1:38,000 @ A3
 Coordinate System: GDA 1994 MGA Zone 55



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APPENDIX 1 FLORA

Appendix 1.1 Flora Results

Legend:

^ Naturally growing (i.e. non-planted) indigenous species to the study area

Planted Victorian (non-indigenous) and Australian species

* Listed as a noxious weed under the CaLP Act

w Weed of National Significance

Table A1.1. Flora within the study area.

Scientific Name	Common Name	Notes
INDIGENOUS SPECIES		
<i>Acacia implexa</i>	Lightwood	^
<i>Anthosachne scabra</i>	Common Wheat-grass	^
<i>Austrostipa</i> spp.	Spear grass	^
<i>Rytidosperma</i> spp.	Wallaby grass	^
NON-INDIGENOUS OR INTRODUCED SPECIES		
<i>Aizoon pubescens</i>	Galenia	-
<i>Agapanthus</i> sp.	African Lily	-
<i>Aloe</i> sp.	Aloe	-
<i>Avena fatua</i>	Wild Oat	-
<i>Brassica</i> spp.	Turnip	-
<i>Briza</i> sp.	Quaking-grass	-
<i>Bromus catharticus</i>	Prairie Grass	-
<i>Cenchrus clandestinus</i>	Kikuyu	-
<i>Coprosma repens</i>	Mirror bush	-
<i>Cynara cardunculus</i>	Artichoke thistle	*
<i>Cyperus eragrostis</i>	Drain sedge	-
<i>Dactylis glomerata</i>	Cocksfoot	-
<i>Datura stramonium</i>	Common thorn apple	*
<i>Dianella tasmanica</i>	Tasman Flax-lily	#
<i>Dietes grandiflora</i>	Wild iris	#
<i>Elymus repens</i>	Couch grass	-
<i>Erhata erecta</i>	Panic vedltgrass	-
<i>Erigeron bonariensis</i>	Fleabane	-

Scientific Name	Common Name	Notes
<i>Euphorbia characias</i>	Mediterranean spurge	#
<i>Euphorbia peplus</i>	Petty Spurge	-
<i>Foeniculum vulgare</i>	Fennel	*
<i>Ficus macrophylla</i>	Moreton Bay Fig	-
<i>Lagurus ovatus</i>	Hare's tail grass	-
<i>Lycium ferocissimum</i>	African Boxthorn	*w
<i>Malva parviflora</i>	Mallow	-
<i>Nassella trichotoma</i>	Serrated Tussock	*w
<i>Phalaris aquatica</i>	Toowoomba Canary-grass	-
<i>Pinus radiata</i>	Cypress pine	-
<i>Pittosporum undulatum</i>	Sweet Pittosporum	-
<i>Portulaca oleracea</i>	Purslane	-
<i>Prunus</i> spp.	Cherry	-
<i>Rosa rubiginosa</i>	Briar rose	*
<i>Rubus fruticosus</i> sp. agg.	Blackberry	*w
<i>Schinus mole</i>	Peppercorn tree	-
<i>Sonchus oleraceus</i>	Sow Thistle	-
<i>Vinca major</i>	Blue periwinkle	-

Appendix 1.2 Habitat Hectare Assessment

Table A1.2. Habitat Hectare Assessment Table.

Vegetation Zone		GW ₁	GW _{2a-b}	PG _{1a-b}
Bioregion		Victorian Volcanic Plain	Victorian Volcanic Plain	Victorian Volcanic Plain
EVC / Tree		Grassy Woodland	Grassy Woodland	Plains Grassland
EVC Number		175	175	132
EVC Conservation Status		Endangered	Endangered	Endangered
Patch Condition	Large Old Trees /10	0	0	na
	Canopy Cover /5	0	5	na
	Under storey /25	5	5	5
	Lack of Weeds /15	0	0	0
	Recruitment /10	0	0	0
	Organic Matter /5	0	5	0
	Logs /5	2	0	na
	Treeless EVC Multiplier	1.00	1.00	1.36
Subtotal =		7	15	7
Landscape Value /25		1	1	1
Habitat Points /100		8	16	8
Habitat Score		0.08	0.16	0.08

Appendix 1.3 Scattered Trees and Large Trees in Patches

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

Tree # (Figure 2)	Species Name	Common Name	DBH (cm)	Size Class	Scattered / Parch	Status
9	<i>Acacia implexa</i>	Lightwood	16	Small	Patch	-
27	<i>Acacia implexa</i>	Lightwood	20	Small	Patch	-
28	<i>Acacia implexa</i>	Lightwood	20	Small	Patch	-

APPENDIX 2 NATIVE VEGETATION REMOVAL (NVR) 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: 30/03/2023
Time of issue: 11:14 am

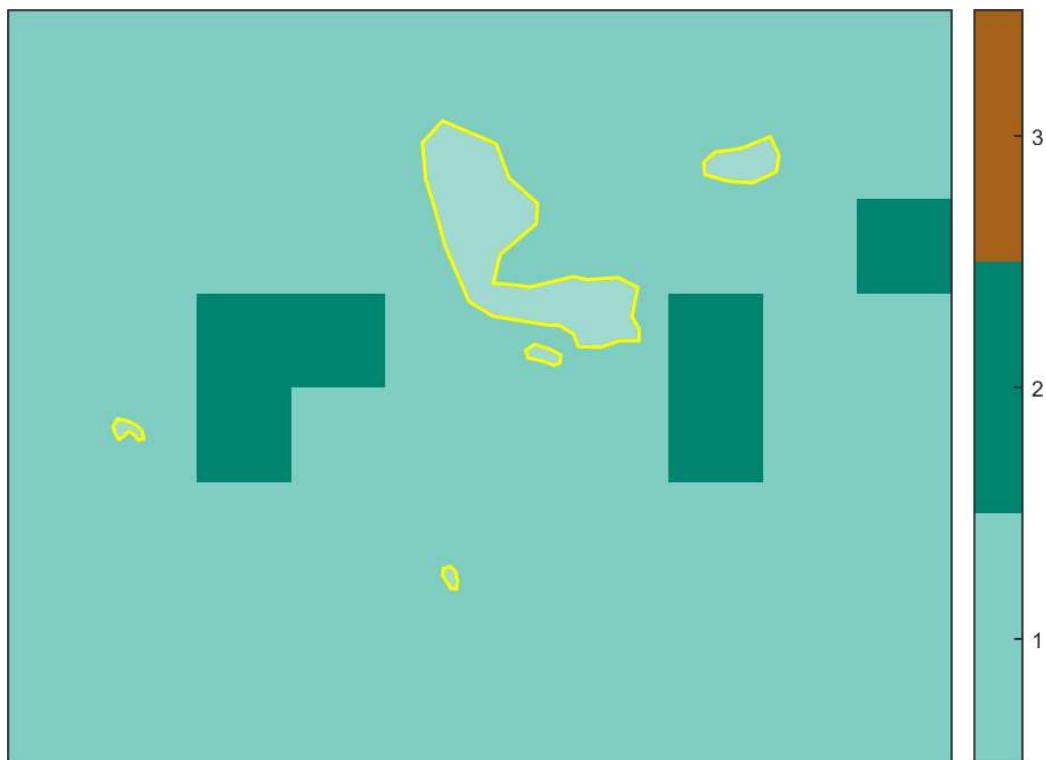
Report ID: EHP_2023_045

Project ID	EHP16948_Sunbury_VG94
------------	-----------------------

Assessment pathway

Assessment pathway	Basic Assessment Pathway
Extent including past and proposed	0.159 ha
Extent of past removal	0.000 ha
Extent of proposed removal	0.159 ha
No. Large trees proposed to be removed	0
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



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	0.013 general habitat units
Vicinity	Port Phillip and Westernport Catchment Management Authority (CMA) or Hume City Council
Minimum strategic biodiversity value score ²	0.242
Large trees	0 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

Next steps

Any proposal to remove native vegetation must meet the application requirements of the Basic Assessment Pathway and it will be assessed under the Basic 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 (met unless you wish to include a site assessment)
- Maps showing the native vegetation and property
- 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
- An offset statement that explains that an offset has been identified and how it will be secured.

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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

All zones require a general offset, the general habitat units each 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

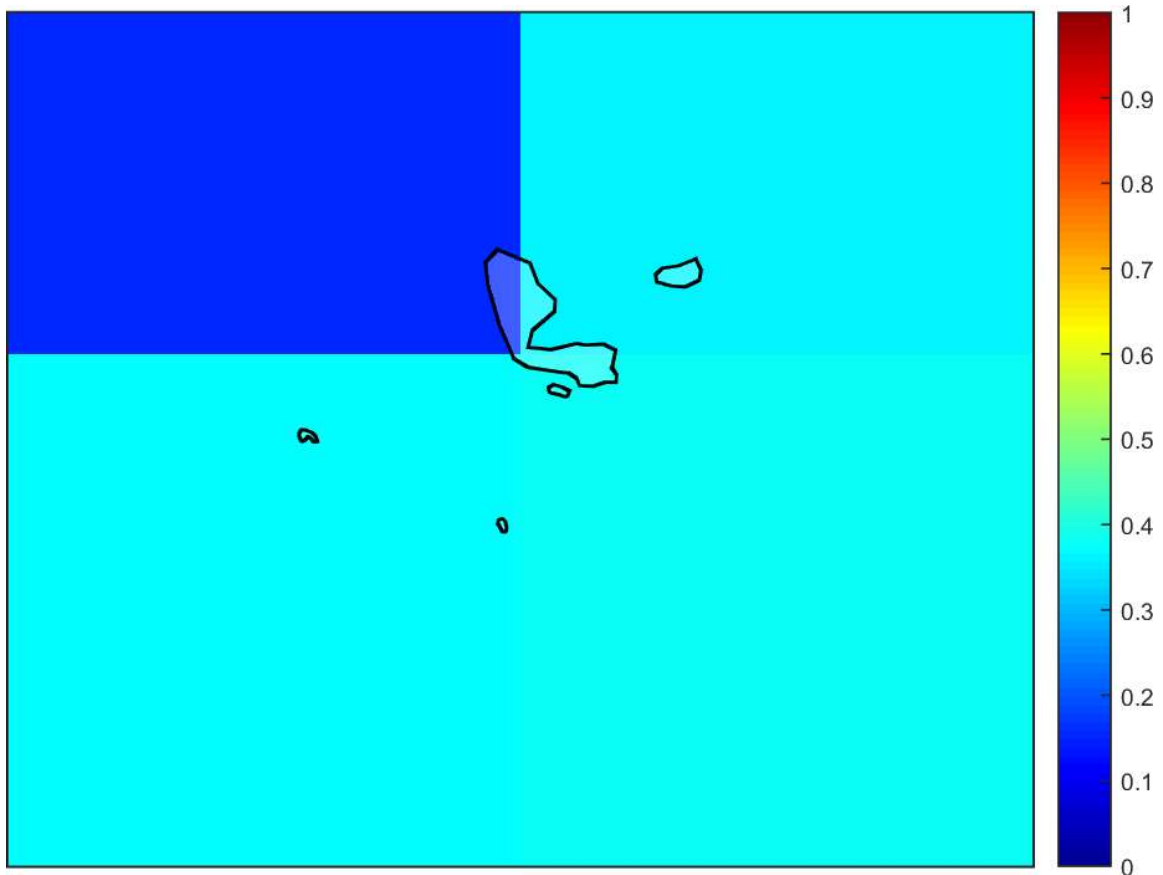
Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
1-B	Patch	vvp_0175	Endangered	0	no	0.080	0.003	0.003	0.370		0.000	General
2-A	Patch	vvp_0132	Endangered	0	no	0.080	0.016	0.016	0.360		0.001	General
3-B	Patch	vvp_0175	Endangered	0	no	0.160	0.003	0.003	0.380		0.000	General
4-A	Patch	vvp_0132	Endangered	0	no	0.080	0.136	0.136	0.291		0.010	General
5-B	Patch	vvp_0175	Endangered	0	no	0.160	0.002	0.002	0.370		0.000	General

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

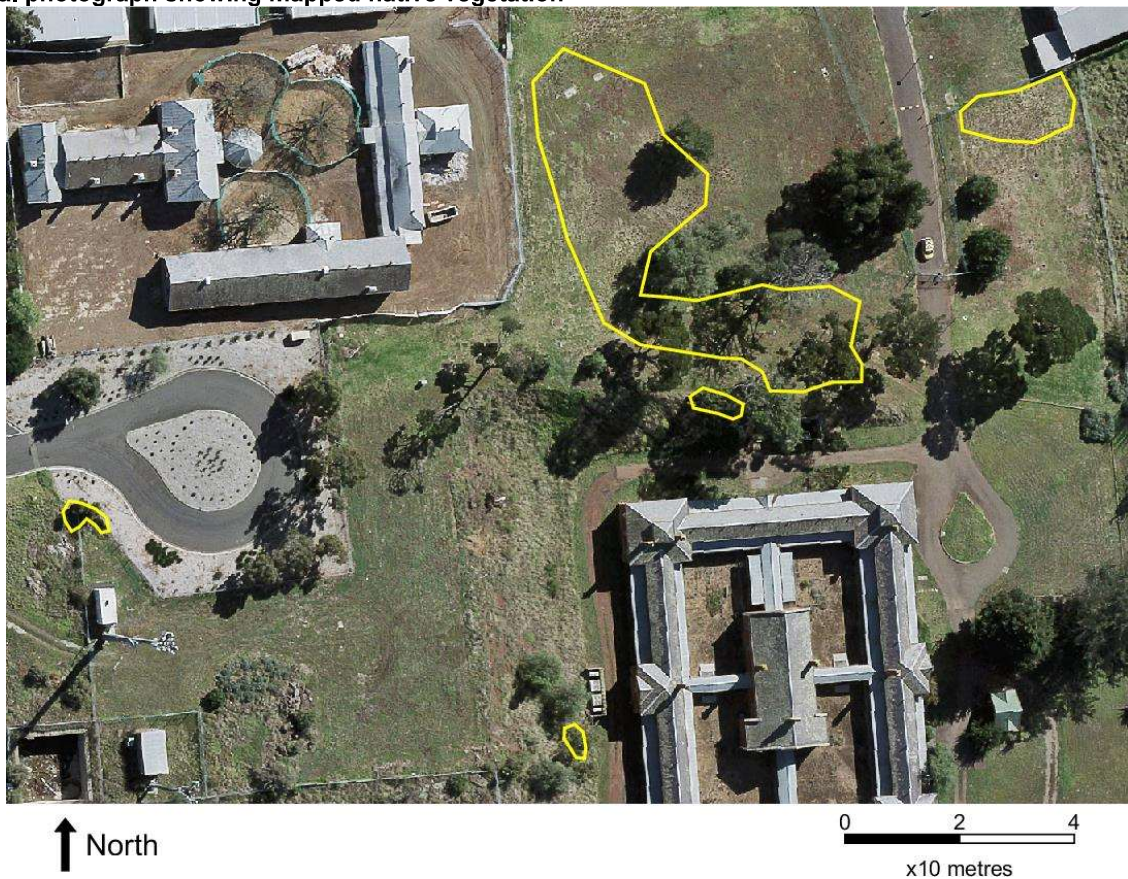
This is not applicable in the Basic Assessment Pathway.

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.

APPENDIX 3 AVAILABLE NATIVE VEGETATION CREDITS

Report of available native vegetation credits

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

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

Date and time: 28/04/2023 03:52

Report ID: 18697

What was searched for?

General offset

General biodiversity equivalence units	Strategic biodiversity score	Vicinity (Catchment Management Authority or Municipal district)	
0.013	0.242	CMA	Port Phillip and Westernport
		or LGA	Hume City

Details of available native vegetation credits on 28 April 2023 03:52

These sites meet your requirements for general offsets.

Credit Site ID	GBEU	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0277	1.773	Port Phillip and Westernport	Mornington Peninsula Shire	No	Yes	No	Abezco, Ethos, VegLink
BBA-0678	0.964	Port Phillip and Westernport	Nillumbik Shire	No	Yes	No	VegLink
BBA-0678_2	0.230	Port Phillip and Westernport	Nillumbik Shire	No	Yes	No	VegLink
BBA-0931	0.036	Port Phillip and Westernport	Moorabool Shire	Yes	Yes	No	Bio Offsets
BBA-2774	0.014	Port Phillip and Westernport	Greater Geelong City	Yes	Yes	No	VegLink
BBA-2790	0.126	Port Phillip and Westernport	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2832	0.108	Port Phillip and Westernport	Nillumbik Shire	Yes	Yes	Yes	Nillumbik SC
BBA-2870	0.029	Port Phillip and Westernport	Yarra Ranges Shire	No	Yes	No	Contact NVOR
BBA-2870	1.411	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
BBA-2871	9.761	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
BBA-3030	0.080	Port Phillip and Westernport	Moorabool Shire	Yes	Yes	No	VegLink
BBA-3030	0.111	Port Phillip and Westernport	Moorabool Shire	Yes	Yes	Yes	VegLink
BBA-3030	0.027	Port Phillip and Westernport	Moorabool Shire	No	Yes	No	Contact NVOR
TFN-C1763_3	11.290	Port Phillip and Westernport	Mornington Peninsula Shire	Yes	Yes	No	Ecocentric
TFN-C1980	0.014	Port Phillip and Westernport	Mornington Peninsula Shire	Yes	Yes	No	Ecocentric
VC_CFL-0838_01	0.108	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3016_01	0.030	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3084_01	0.051	Port Phillip And Westernport	Cardinia Shire	Yes	Yes	No	VegLink

VC_CFL-3084_02	0.027	Port Phillip And Westernport	Cardinia Shire	Yes	Yes	No	VegLink
VC_CFL-3682_01	1.657	Port Phillip And Westernport	Nillumbik Shire	Yes	Yes	No	Abezco
VC_CFL-3687_01	0.274	Port Phillip And Westernport	Baw Baw Shire	Yes	Yes	No	Baw Baw SC
VC_CFL-3708_01	0.129	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3709_01	0.089	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3710_01	4.923	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3740_01	0.445	Port Phillip And Westernport	Cardinia Shire, Yarra Ranges Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3740_01	0.169	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3744_01	1.127	Port Phillip And Westernport	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3764_01	5.576	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink

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

Credit Site ID	GBEU	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_CFL-3746_01	1.906	Port Phillip And Westernport	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3781_01	4.016	Port Phillip And Westernport	Moorabool Shire	Yes	Yes	No	VegLink

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

Next steps

If applying for approval to remove native vegetation

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

If you have approval to remove native vegetation

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

Broker contact details

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

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

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