



NOTICE OF AN APPLICATION FOR PLANNING PERMIT

<i>The land affected by the application is located at:</i>	179 Old Yarck Road YARCK, (Lot: 1 TP: 851572)
<i>The application is for a permit to:</i>	Removal of native vegetation (5 Trees)
<i>The applicant for the permit is:</i>	Koala Cherries Pty Ltd
<i>The application reference number is:</i>	2024/22
<i>You may look at the application and any documents that support the application by visiting our website via the following web address:</i>	www.murrindindi.vic.gov.au/Planning Comment

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must be sent to the responsible authority in writing, with the full name and postal address of the objector and include the reasons for the objection, and state how the objector would be affected.

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

<i>The responsible authority will not decide on the application before:</i>	29 March 2024
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If you object, the responsible authority will tell you its decision.

The planning unit can be contacted on (03) 5772 0333 or planning@murrindindi.vic.gov.au.



Murrindindi
Shire Council

Planning Enquiries
Phone: (03) 5772 0317
Email: planning@murrindindi.vic.gov.au
Web: www.murrindindi.vic.gov.au

Office Use Only

VicSmart?

☐ YES

☐ NO

Specify class of VicSmart application:

Application No.:

Date Lodged:

/ /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back of this form.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (*) must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

Click for further information.

Clear Form

Application Type

Is this a VicSmart application?*

☒ No ☐ Yes

If yes, please specify which
VicSmart class or classes:.....

If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

Pre-application Meeting

Has there been a
pre-application meeting
with a Council planning
officer?

☒ No ☐ Yes

If 'Yes', with whom?:

Date:

day / month / year

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:

St. No.: 179

St. Name: Old Yarck Rd

Suburb/Locality: Yarck

Postcode: 3719

Formal Land Description *

Complete either A or B.

This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A

Lot No.: 1

☐ Lodged Plan

☒ Title Plan

☐ Plan of Subdivision

No.: 851572

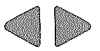
OR

B


Crown Allotment No.:


Section No.:

Parish/Township Name:





The Proposal

 You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.


 For what use, development or other matter do you require a permit? *

We are looking to remove native gum trees from our block in order to make room for our new orchard development.

 Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

 Estimated cost of any development for which the permit is required *

Cost \$5000

 You may be required to verify this estimate. Insert '0' if no development is proposed.


If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

The land is currently being developed in a cherry orchard, there is a lot of young trees planted which will come into production in the coming years. There is also some cattle grazing going on in the areas we have not planted.


 Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☐ No
- ☒ Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.



Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:		
Title: Mr	First Name: Daniel	Surname: Rouget
Organisation (if applicable): Koala Cherries Pty Ltd		
Postal Address:		If it is a P.O. Box, enter the details here:
<div></div>		

Please provide at least one contact phone number *

Contact information for applicant OR contact person below
<div></div>

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*			Same as applicant <input checked="" type="checkbox"/>
Name:			
Title:	First Name:	Surname:	
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. Name:	
Suburb/Locality:		State:	Postcode:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:			Same as applicant <input type="checkbox"/>
Title: Mr			
First Name: Simon		Surname: Rouget	
Organisation (if applicable): Koala Cherries Pty Ltd			
Postal Address:		If it is a P.O. Box, enter the details here:	
<div></div>			

Information requirements


Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

Is the required information provided?

<input checked="" type="radio"/> Yes	<input type="radio"/> No
--------------------------------------	--------------------------

Declaration

This form must be signed by the applicant *

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

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.	
Signature <div></div>	Date: 20/2/24 day / month / year

Site Assessment Report

Report for:

Koala Cherries Pty Ltd

179 Old Yarck Road, Yarck VIC 3719

Lot 1 TP851572 and Lot 4 LP212588

Report prepared by:

Ben Goonan

Environmental Services

PO Box 28 North, Bendigo VIC 3550

Mob: 0403664635

bengoonan@hotmail.com

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1. Introduction

This site assessment report addresses the requirements for a planning permit application to remove, destroy, or lop native vegetation under the detailed assessment pathway (DELWP 2017). The initial NVR Map assessment (DEECA 2023a) is provided in Appendix 1. The details of scattered large trees to be removed, Ecological Vegetation Class map, EVC benchmark and the site assessment flora list (from the site assessment undertaken 30/01/2024) are provided in Appendix 2, 3, 4 and 5.

2. Topographic and land information

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, is shown in Figure 1 below.

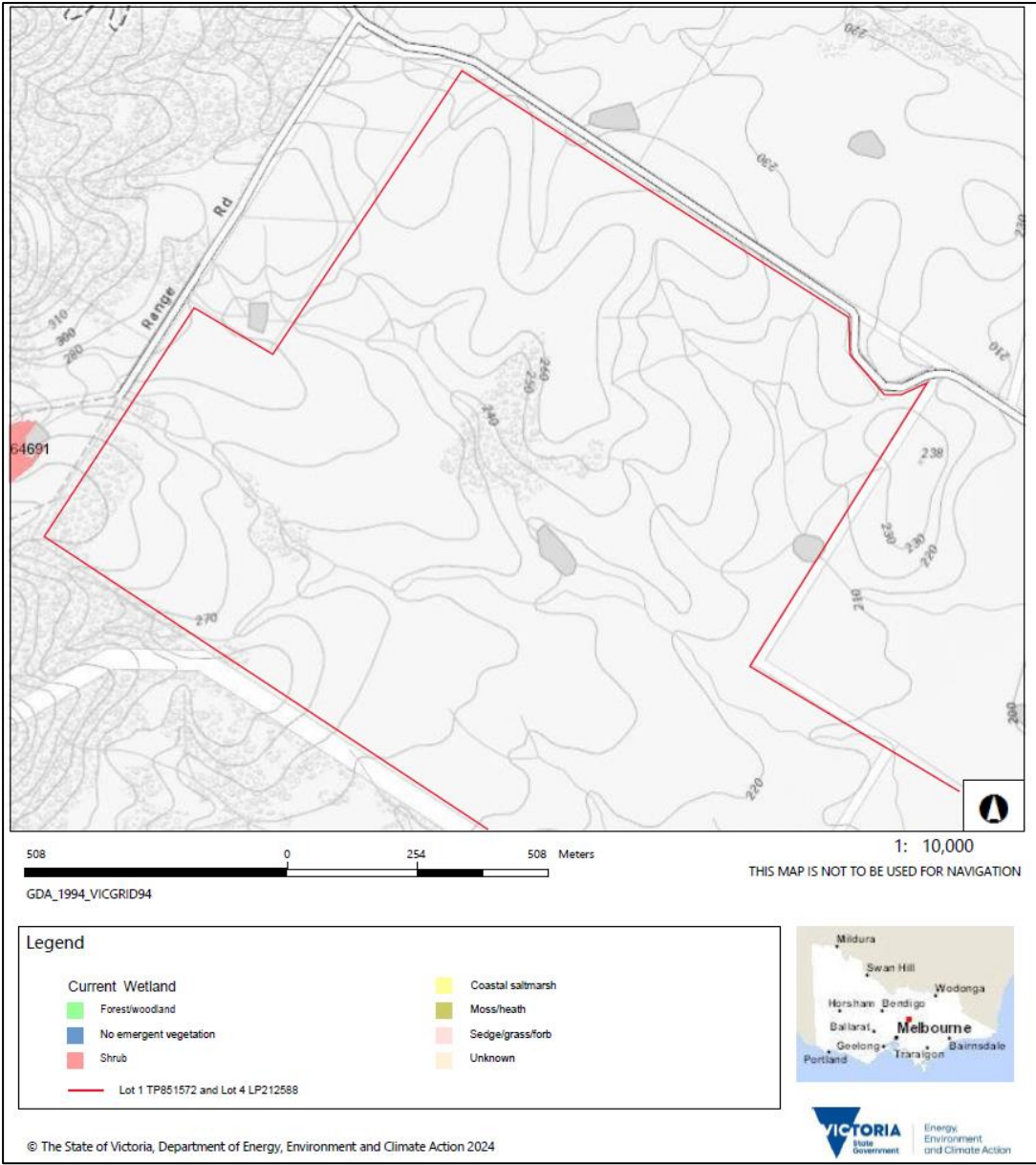


Figure 1: Map of site.

3. Images of vegetation to be removed



Figure 2: Image 1 of vegetation to be removed, tree 1 (30/01/2024).



Figure 3: Image 2 of vegetation to be removed, tree 2 (30/01/2024).



Figure 4: Image 3 of vegetation to be removed, tree 3 (30/01/2024).



Figure 5: Image 4 of vegetation to be removed, tree 4 (30/01/2024).



Figure 6: Image 5 of vegetation to be removed, tree 5 (30/01/2024).

4. Details of other native vegetation

The area of other native vegetation approved to be removed, or that was removed without the required approvals, on the same property or on contiguous land in the same ownership as the applicant, in the five-year period before this application for a permit is lodged includes six scattered large trees identified in the past removal section of the Native Vegetation Removal Report provided in Appendix 6.

5. Avoid and minimise statement

This statement describes any efforts to avoid the removal of native vegetation, minimise the impacts on biodiversity, minimise the impacts to other values of native vegetation and how these efforts focussed on areas of native vegetation that have the most value.

Development of the site has been restricted to utilise areas that are most suitable for the intended use. The proposed orchard plantings have been sighted to minimise impacts by:

- using existing cleared areas.
- using areas where the least number of scattered large trees (or patches of native vegetation) are required to be removed.

Nothing more can be done to avoid or minimise impacts because:

- native vegetation (patches) including many large trees cover most of the remaining property area.
- the shape, dimensions and landform of the property restrict the area available to develop.

6. Defendable space statement

Not applicable – not for defendable space.

7. Offset statement

The applicant is planning to purchase the offset needed from an existing native vegetation credit site or may establish a first party offset as suitable native vegetation (scattered large trees and patches of native vegetation) remains extant on the property. Details of the native vegetation credits available to purchase through the Native Vegetation Credit Register (DEECA 2024a) are provided in Appendix 7. This demonstrates that the offset is generally available. Quotes have been sought for the required offset.

8. References and bibliography

ALA (2024). Atlas of Living Australia, CSIRO, Canberra. Available online: <http://www.ala.org.au>. (accessed: January and February 2024).

DCCEEW (2022). Protected Matters Search Tool, Department of Climate Change, Energy, the Environment and Water, ACT, Australia. Available online: <http://www.environment.gov.au/epbc/pmst/index.html> (accessed: January and February 2024).

DEECA (2023a) Native Vegetation Regulation Map - Native Vegetation Removal Tool, Department of Energy, Environment, and Climate Action. Available online: <https://mapshare.vic.gov.au/nvr> (accessed January and February 2024).

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DEECA (2024b). Nature Kit, Department of Energy, Environment, and Climate Action, Melbourne, Victoria. Available online: <https://maps2.biodiversity.vic.gov.au/Html5viewer/index.html?viewer=NatureKit> (accessed: January and February 2024).

DEECA (2024c). Mapshare Vic, Department of Energy, Environment, and Climate Action, Melbourne, Victoria, Victoria. Available online: <https://mapshare.vic.gov.au/mapsharevic/> (accessed: January and February 2024).

DELWP (2017). *Applicant's Guide: Applications to remove, destroy or lop native vegetation*. Victorian Department of Environment, Land, Water and Planning, Melbourne, Victoria.

DELWP (2007). *Ecological Vegetation Class Benchmarks of the Central Victoria Uplands Bioregion*. Available online: <https://www.environment.vic.gov.au/biodiversity/bioregions-and-evc-benchmarks>. Victorian Department of Environment, Land, Water and Planning, Melbourne, Victoria.

DSE (2004). *Vegetation quality assessment manual: Guidelines for applying the habitat hectares scoring method. Version 1.3*. Victorian Department of Sustainability and Environment, Melbourne Victoria.

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VicFlora (2024). Flora of Victoria, Royal Botanic Gardens, Melbourne, Victoria. Available online: <https://vicflora.rbg.vic.gov.au> (accessed: January and February 2024).

Appendices

Appendix 1: Native Vegetation Regulation Map – Initial Assessment

SUMMARY & REPORT

Location details

Local Government Areas

Murrindindi Shire

Registered Aboriginal Parties

Taungurung

Addresses

179 Old Yarck Road Yarck 3719

Coordinates

-37.09422, 145.59459

Summary of native vegetation t

Detailed assessment pathway

Location category 1

The native vegetation extent map in this area is not typically characteris supporting native vegetation. It doe criteria to be classified as Location 3. The removal of less than 0.5 hecta vegetation in this area will not requi Offset.

Total extent (ha)

Includes endangered EVCs (ha)

Past removal (ha)

Proposed removal - Patches (ha)

Proposed removal - Scattered Trees (ha)

Next

NVR Map

Back to summary

REVIEW AND DOWNLOAD

Next steps

Your proposal to remove native vegetation falls under the **Detailed** Assessment Pathway. The application must meet all application requirements outlined in Tables 4 and 5 of the [Guidelines for the removal, destruction or lopping of native vegetation](#) (the Guidelines).

This tool will not generate the report needed for an application to remove native vegetation in the Detailed Assessment pathway.

To progress with seeking approval for your proposal, you need to appoint a certified native vegetation assessor to:

- Map the native vegetation you propose to remove.
- Provide advice on how to minimise your impacts, offset requirements and costs.
- Obtain a Native Vegetation Removal Report from DEECA.
- Complete a site assessment report, which may be lodged with the application for approval.
- Provide advice on how to secure an appropriate offset.

A certified native vegetation assessor may also advise whether you need to consider any other legislation, such as the Victorian *Flora and Fauna Guarantee Act 1988* and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

Certified native vegetation assessors are listed on the [DEECA website](#) and will charge a fee for these services.

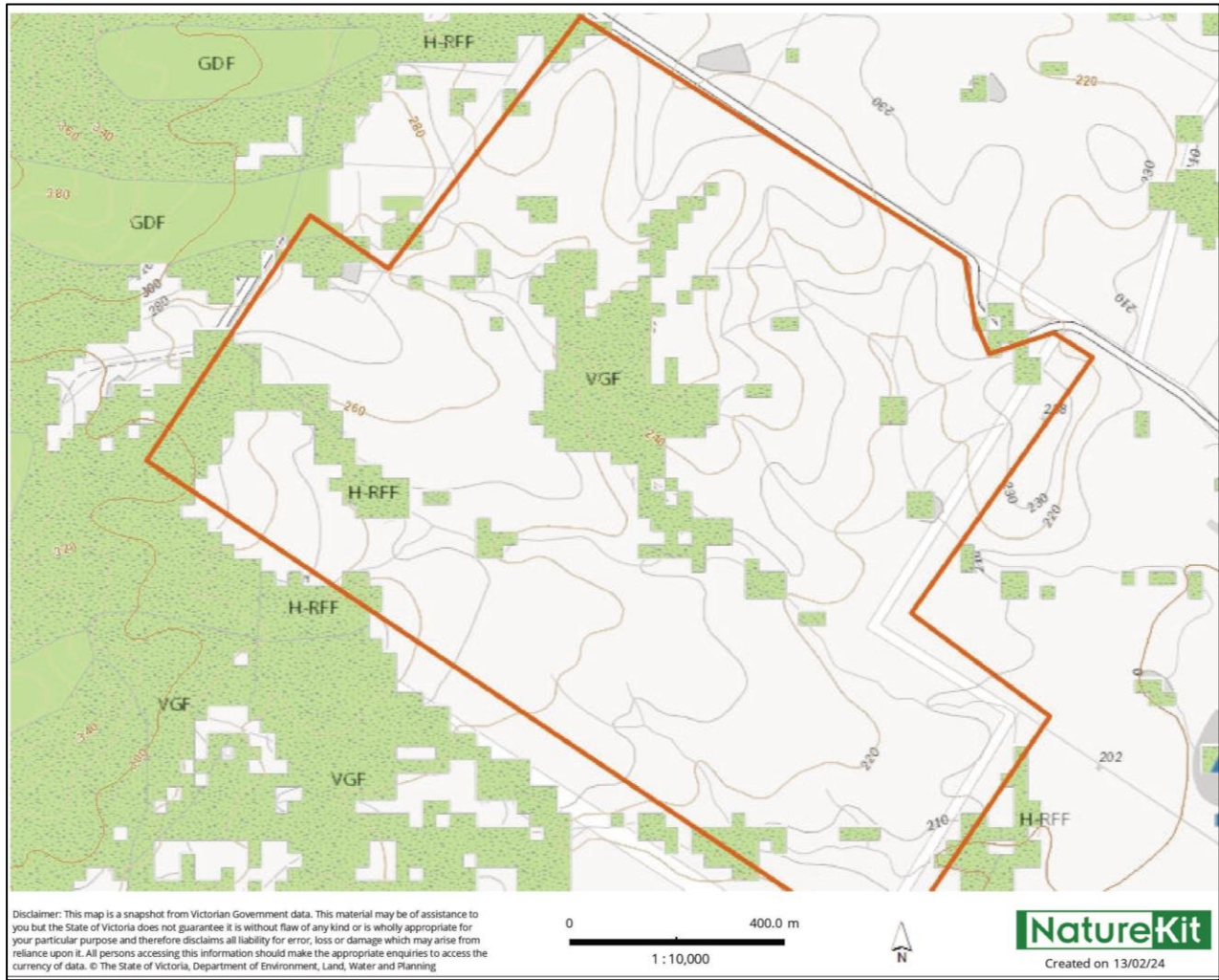
Export Features

Appendix 2: Details of Scattered Large Trees for Removal

Tree Number	Species	DBH	Benchmark DBH
1	<i>Eucalyptus microcarpa</i>	149 cm	70 cm
2	<i>Eucalyptus polyanthemos</i> subsp. <i>vestita</i>	86 cm	70 cm
3	<i>Eucalyptus polyanthemos</i> subsp. <i>vestita</i>	112 cm	70 cm
4	<i>Eucalyptus melliodora</i>	163 cm	70 cm
5	<i>Eucalyptus microcarpa</i>	111 cm	70 cm


Diameter at Breast Height (DBH). Measured at 1.3 m above ground.

Appendix 3: Ecological Vegetation Class Map



Valley Grassy Forest (VGF), EVC47.

Appendix 4: EVC / Bioregion Benchmark for Vegetation Quality Assessment



EVC/Bioregion Benchmark for Vegetation Quality Assessment

Central Victorian Uplands bioregion

EVC 47: Valley Grassy Forest

Description:
Valley Grassy Forest occurs under moderate rainfall regimes of 700-800 mm per annum on fertile well-drained colluvial or alluvial soils on gently undulating lower slopes and valley floors. Open forest to 25 m tall may carry a variety of eucalypts, usually species that prefer more moist or more fertile conditions over a sparse shrub cover. In season, a rich array of herbs, lilies, grasses and sedges dominate the ground layer but at the drier end of the spectrum the ground layer may be sparse and slightly less diverse, but with the moisture-loving species still remaining.

Large trees:

Species	DBH(cm)	#/ha
<i>Eucalyptus</i> spp.	70 cm	20 / ha


Tree Canopy Cover:

%cover	Character Species	Common Name
20%	<i>Eucalyptus melliodora</i>	Yellow Box
	<i>Eucalyptus radiata</i> s.l.	Narrow-leaf Peppermint
	<i>Eucalyptus obliqua</i>	Messmate Stringybark
	<i>Eucalyptus rubida</i>	Candlebark

Understorey:

Life form	#Spp	%Cover	LF code
Immature Canopy Tree		5%	IT
Understorey Tree or Large Shrub	2	10%	T
Medium Shrub	3	10%	MS
Small Shrub	4	5%	SS
Prostrate Shrub	2	1%	PS
Large Herb	2	1%	LH
Medium Herb	8	15%	MH
Small or Prostrate Herb	2	5%	SH
Large Tufted Graminoid	2	10%	LTG
Large Non-tufted Graminoid	1	1%	LNG
Medium to Small Tufted Graminoid	7	20%	MTG
Medium to Tiny Non-tufted Graminoid	1	5%	MNG
Ground Fern	1	5%	GF
Scrambler or Climber	1	1%	SC
Bryophytes/Lichens	na	20%	BL

Ecological Vegetation Class bioregion benchmark



EVC 47: Valley Grassy Forest - Central Victorian Uplands bioregion

LF Code	Species typical of at least part of EVC range	Common Name
T	<i>Acacia melanoxylon</i>	Blackwood
T	<i>Acacia dealbata</i>	Silver Wattle
MS	<i>Daviesia leptophylla</i>	Narrow-leaf Bitter-pea
MS	<i>Epacris impressa</i>	Common Heath
SS	<i>Hovea heterophylla</i>	Common Hovea
SS	<i>Pimelea humilis</i>	Common Rice-flower
SS	<i>Dillwynia cinerascens</i> s.l.	Grey Parrot-pea
SS	<i>Acacia aculeatissima</i>	Thin-leaf Wattle
PS	<i>Acrotriche serrulata</i>	Honey-pots
PS	<i>Bossiaea prostrata</i>	Creeping Bossiaea
LH	<i>Senecio tenuiflorus</i>	Slender Fireweed
LH	<i>Senecio quadridentatus</i>	Cotton Fireweed
MH	<i>Gonocarpus tetragynus</i>	Common Raspwort
MH	<i>Drosera peltata</i> ssp. <i>auriculata</i>	Tall Sundew
MH	<i>Burchardia umbellata</i>	Milkmaids
SH	<i>Opercularia varia</i>	Variable Stinkweed
SH	<i>Goodenia lanata</i>	Trailing Goodenia
LTG	<i>Poa labillardierei</i>	Common Tussock-grass
LTG	<i>Deyeuxia quadriseta</i>	Reed Bent-grass
MTG	<i>Lomandra filiformis</i>	Wattle Mat-rush
MTG	<i>Poa sieberiana</i>	Grey Tussock-grass
MTG	<i>Dianella revoluta</i> s.l.	Black-anther Flax-lily
MNG	<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass
GF	<i>Pteridium esculentum</i>	Austral Bracken
SC	<i>Hardenbergia violacea</i>	Purple Coral-pea

Recruitment:
Continuous

Organic Litter:
20 % cover

Logs:
20 m/0.1 ha.

Weediness:				
LF Code	Typical Weed Species	Common Name	Invasive	Impact
LH	<i>Cirsium vulgare</i>	Spear Thistle	high	high
MH	<i>Hypochoeris radicata</i>	Cat's Ear	high	low
MH	<i>Centaurium erythraea</i>	Common Centaury	high	low
LNG	<i>Holcus lanatus</i>	Yorkshire Fog	high	high
MTG	<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	high	high

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Appendix 5: Site Assessment Flora List

Scientific Name	Common Name	Origin	FFG	EPBC
<i>Bromus</i> spp.	Brome	*		
<i>Amyema miquelii</i>	Box Mistletoe			
<i>Eucalyptus melliodora</i>	Yellow Box			
<i>Eucalyptus microcarpa</i>	Grey Box			
<i>Eucalyptus polyanthemos</i> ssp. <i>vestita</i>	Red Box			
<i>Lolium</i> spp.	Rye Grass	*		
<i>Malva</i> spp.	Mallow	*		
<i>Phalaris</i> spp.	Canary-grass	*		
<i>Solanum</i> spp.	Nightshade	*		
<i>Vulpia</i> spp.	Fescue	*		

Table notes:
 Order alphabetical.
 Origin * (introduced/exotic species).
 FFG (*Flora and Fauna Guarantee Act 1988*, listed species as per DEECA 2023b).
 EPBC (*Environmental Protection and Biodiversity Conservation Act 1999*, listed species as per DCCEEW 2023).

Appendix 6: EnSym 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.

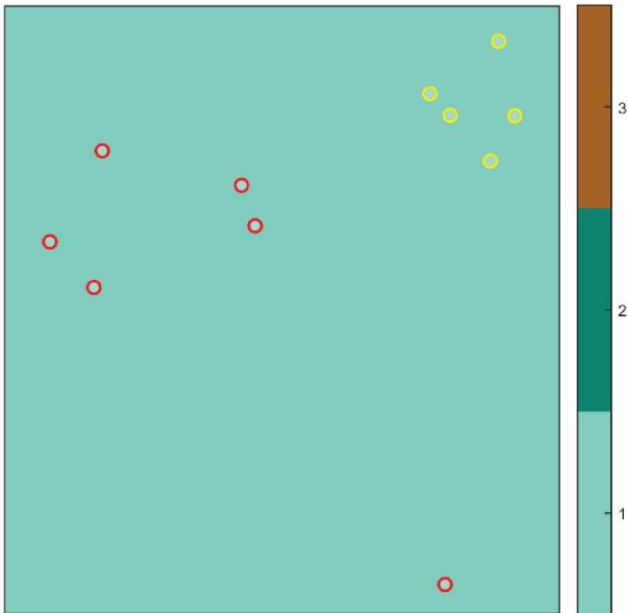
Date of issue: 09/02/2024
Time of issue: 2:26 pm
Report ID: GEN_2024_017

Project ID	KoalaCherries_Yarck_Murrindindi
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Assessment pathway

Assessment pathway	Detailed Assessment Pathway
Extent including past and proposed	0.775 ha
Extent of past removal	0.423 ha
Extent of proposed removal	0.352 ha
No. Large trees proposed to be removed	5
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 amount ¹	0.070 general habitat units
Vicinity	Goulburn Broken Catchment Management Authority (CMA) or Murrindindi Shire Council
Minimum strategic biodiversity value score ²	0.257
Large trees	5 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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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
1-5	Scattered Tree	cvu_0047	Vulnerable	1	no	0.200	0.070	0.070	0.319		0.014	General
1-4	Scattered Tree	cvu_0047	Vulnerable	1	no	0.200	0.070	0.070	0.300		0.014	General
1-1	Scattered Tree	cvu_0047	Vulnerable	1	no	0.200	0.070	0.070	0.300		0.014	General
1-3	Scattered Tree	cvu_0047	Vulnerable	1	no	0.200	0.070	0.070	0.390		0.015	General
1-2	Scattered Tree	cvu_0047	Vulnerable	1	no	0.200	0.070	0.070	0.300		0.014	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
Regent Honeyeater	<i>Anthochaera phrygia</i>	10603	Critically endangered	Dispersed	Habitat importance map	0.0000
Striped Legless Lizard	<i>Delma impar</i>	12159	Endangered	Dispersed	Habitat importance map	0.0000
Matted Flax-lily	<i>Dianella amoena</i>	505084	Endangered	Dispersed	Habitat importance map	0.0000
Golden Sun Moth	<i>Synemon plana</i>	15021	Critically endangered	Dispersed	Habitat importance map	0.0000
Common Pipewort	<i>Eriocaulon scariosum</i>	501218	Rare	Dispersed	Habitat importance map	0.0000
Floodplain Fireweed	<i>Senecio campylocarpus</i>	507136	Rare	Dispersed	Habitat importance map	0.0000
Arching Flax-lily	<i>Dianella sp. aff. longifolia (Benambra)</i>	505560	Vulnerable	Dispersed	Habitat importance map	0.0000

Habitat group

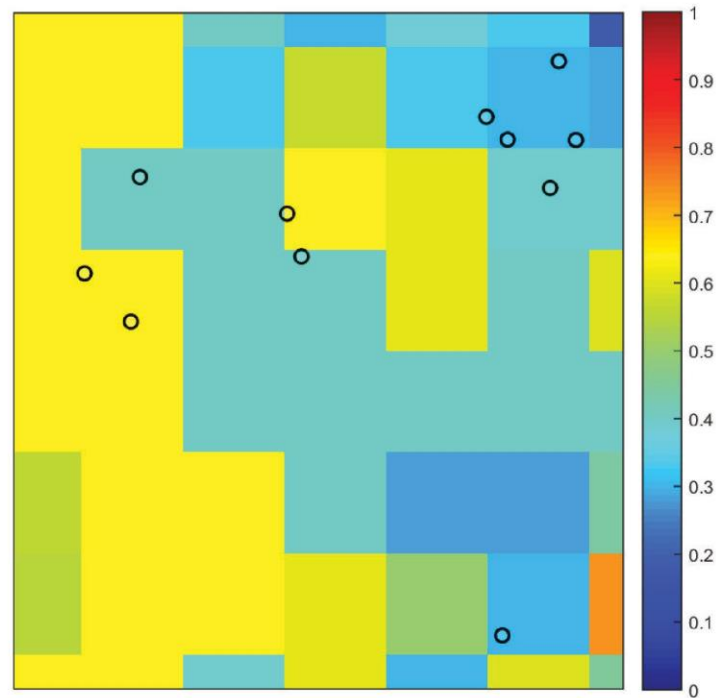
- Highly localised habitat means there is 2000 hectares or less mapped habitat for the species
- Dispersed habitat means there is more than 2000 hectares of mapped habitat for the species

Habitat impacted

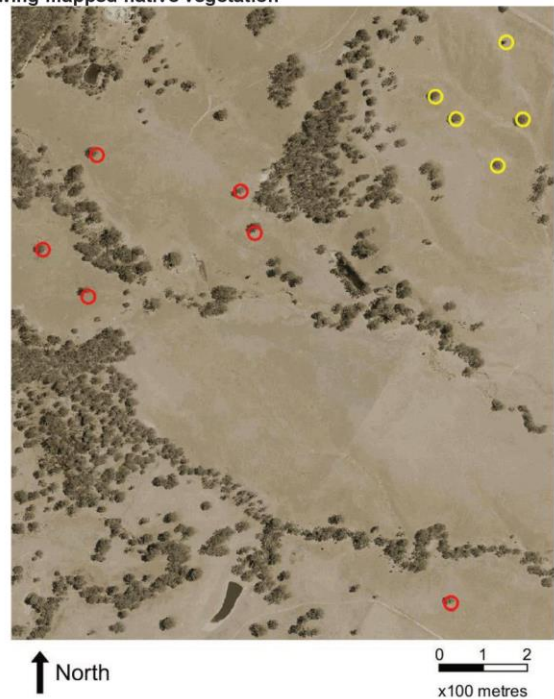
- Habitat importance maps are the maps defined in the Guidelines that include all the mapped habitat for a rare or threatened species
- Top ranking maps are the maps defined in the Guidelines that depict the important areas of a dispersed species habitat, developed from the highest habitat importance 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

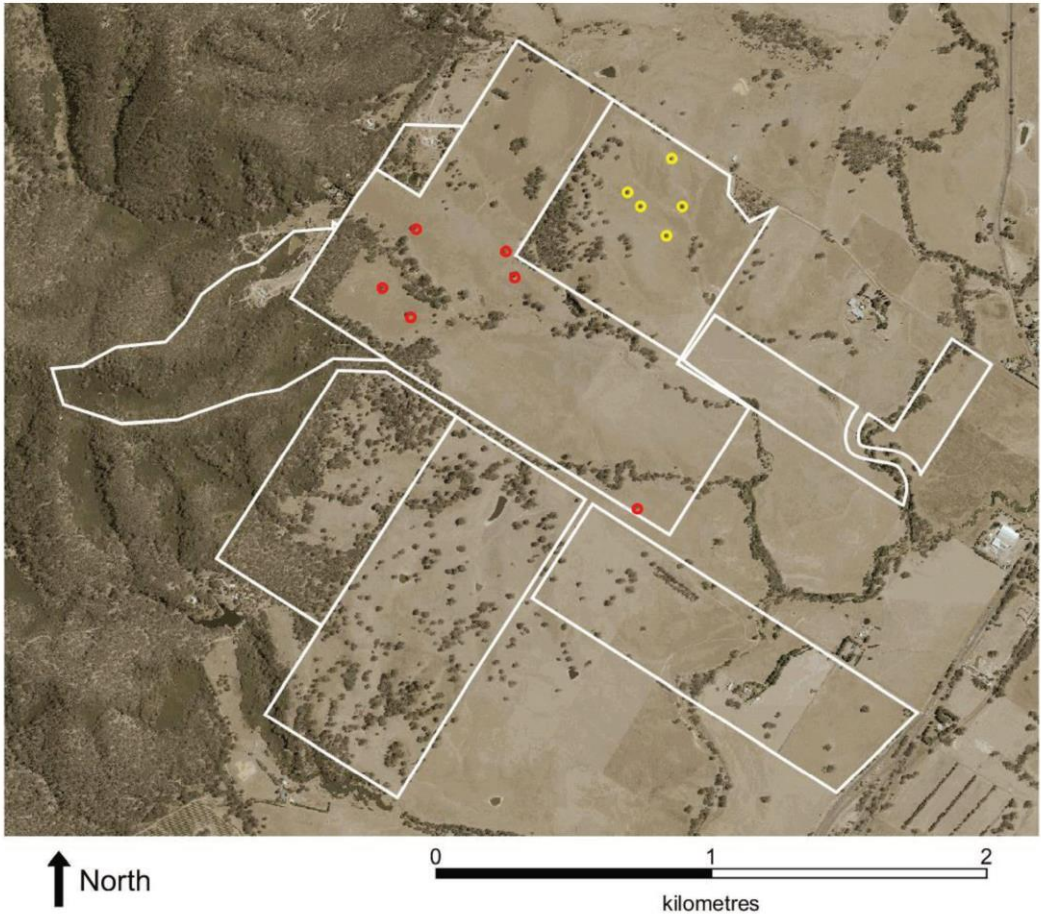
2. Strategic biodiversity values map



3. Aerial photograph showing mapped native vegetation

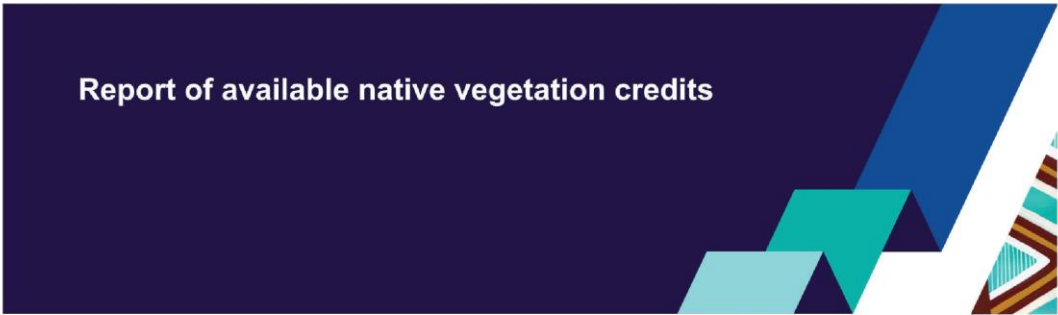


4. Map of the property in context



Yellow boundaries denote areas of proposed native vegetation removal.
Red boundaries denote areas of past removal.

Appendix 7: Credit Register Search



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: 10/02/2024 01:01 Report ID: 22779

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.07	0.257	5	CMA	Goulburn Broken
			or LGA	Murrindindi Shire

Details of available native vegetation credits on 10 February 2024 01:01

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-1145	1.047	53	Goulburn Broken	Mitchell Shire	No	Yes	No	Ethos
BBA-2748	0.070	117	Goulburn Broken	Greater Shepparton City	Yes	Yes	No	VegLink
VC_CFL-2355_03	8.817	88	Goulburn Broken	Greater Shepparton City	Yes	Yes	No	VegLink
VC_CFL-3790_01	4.770	40	Goulburn Broken	Campaspe Shire	Yes	Yes	No	VegLink

These sites meet your requirements using alternative arrangements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
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There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_CFL-3701_01	10.574	18	Goulburn Broken, North Central	Greater Bendigo City	Yes	Yes	No	Bio Offsets

VC_CFL-3747_01	11.546	332	Goulburn Broken	Mansfield Shire	Yes	Yes	No	VegLink
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LT - Large Trees CMA - Catchment Management Authority LGA - Municipal District or Local Government Authority

Next steps


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

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

Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
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 DEECA Customer Service Centre 136 186 or the Native Vegetation Credit Register at nativevegetation.offsetregister@delwp.vic.gov.au

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

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

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

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Page 1 of 1

VOLUME 10850 FOLIO 382

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LAND DESCRIPTION

Lot 1 on Title Plan 851572R.

PARENT TITLE Volume 05749 Folio 627

Created by instrument AD327745B 22/12/2004

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

RJ ROUGET & SONS PTY LTD of 6547 MAROONDAH HIGHWAY YARCK VIC 3719

AQ828634E 16/03/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR693940K 26/11/2018

WESTPAC BANKING CORPORATION

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

DIAGRAM LOCATION

SEE TP851572R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 179 OLD YARCK ROAD YARCK VIC 3719

ADMINISTRATIVE NOTICES

NIL

eCT Control 163200 WESTPAC BANKING CORPORATION

Effective from 20/12/2018

DOCUMENT END



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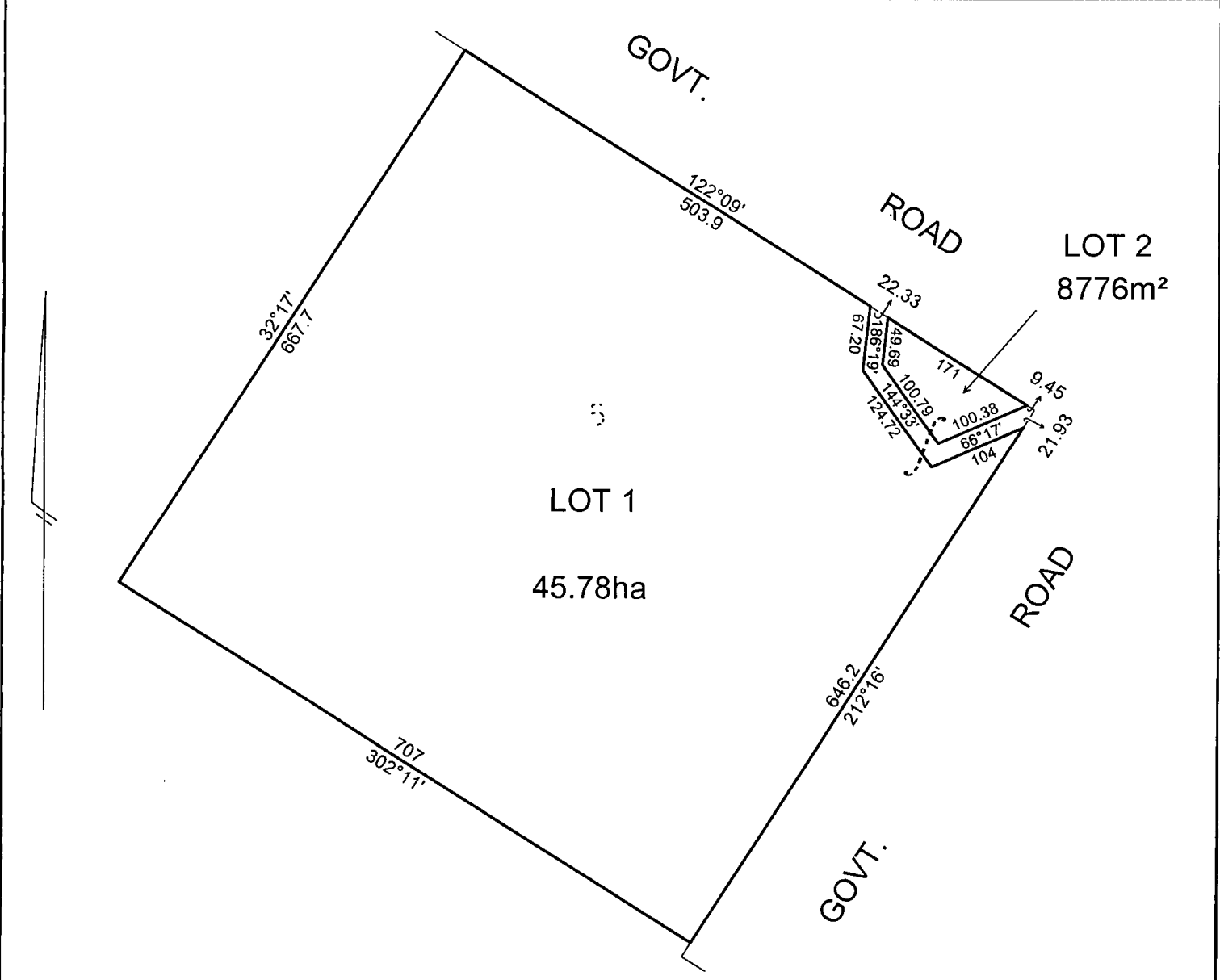
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LOCATION OF LAND PARISH: YARCK TOWNSHIP: SECTION: A CROWN ALLOTMENT: 5 (PT) CROWN PORTION: LAST PLAN REFERENCE: DERIVED FROM: VOL. 5749 FOL. 627 DEPTH LIMITATION: NIL					NOTATIONS									
EASEMENT INFORMATION E - ENCUMBERING EASEMENT. R - ENCUMBERING EASEMENT (ROAD). A - APPURTENANT EASEMENT.										THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES Checked by:  Date: 04/01/2005 Assistant Registrar of Titles				
Easement Reference		Purpose / Authority		Width (Metres)	Origin		Land benefited / In favour of							
														
LENGTHS ARE IN METRES			SCALE —		DEALING / FILE No: AD327745B					DEALING CODE: 45				
										SHEET 1 OF 1				

