Banyule
CITY COUNCIL

Ordinary Meeting of Council

Olympia, Ibbott & Hawdon Rooms; Level 4, 1 Flintoff Street, Greensborough

14 December 2020 7.00pm

ATTACHMENTS

7.12 Bellfield Project: Awarding Contract of Sale for Delivery of Market Housing (Banksia Village)

Gambling Harm in Watsonia

Prepared by Jo van Dort, Health Planner, November 2020

Gambling has become a normalised activity and nearly 40% of the Banyule adult population participate in gambling activity. The top three gambling activities are Tattslotto, scratch cards and Electronic Gambling Machines (EGMs or pokies). Research using self-reported data shows increases in online gambling for pokies, casino tables and sports betting[1], however it is known that self-reporting of gambling activity is under-reported. The only accurate data currently available is gambling loss from EGMs, due to mandatory reporting. The COVID-19 pandemic has seen all gambling venues shut down and during the first month of isolation, there was a 67% increase in online gambling in Australia[2]. Another study has found that just over 10% of people who do participate in online gambling, have increased their participation in online gambling during the pandemic[6].

Gambling Harm

The majority of gambling harm is the result of low-risk (50% of gambling harm) and moderate-risk gambling (35% of gambling harm), with the remaining 15% is experienced from high-risk gambling[3]. As well as financial loss, there are also impacts on family and relationship breakdowns, mental ill-health, family violence and loss of work productivity. For every one person who is affected by gambling, between 5-10 other people are impacted including friends, family and employers[4]. People who gamble are also more likely to experience moderate to high levels of stress, and gambling impacts on their levels of satisfaction with their standard of life, relationships, health, life achievements, future security and community connectedness. People who gamble are also at greater risk of harm from alcohol and are more likely to smoke than those who do not gamble[5].

In Victoria, financial losses from EGMs is known. Approximately 25% of adults in Banyule do use EGMs, and in 2019, $58 million was lost from the Banyule community through EGM revenue. There are currently 635 EGMs across 9 venues within Banyule. Knowing the true financial cost of gambling on the community is very difficult due to the under self-reporting on gambling activity, and not all gambling industries being mandated to report on revenue.

Gambling also has different impacts on different community, and gambling harm is usually greatest in communities that experience the highest levels of disadvantage. There is often a higher number of EGMs located within these communities.

Why People Gamble

Social connection is one of the four main reasons why people gamble. Other reasons include financial reasons, enhancement reasons (for the feeling of the rush or high) and coping reasons (to forget concerns, to feel more self-confident or to cope with mental illness).

Project Target Population

The target group for this project are the low – medium risk gamblers living in Watsonia. Watsonia is considered to be at greater risk for gambling harm because there is the:

- Third highest rate of accessibility to pokies machines in the municipality: 25.1 machines/1,000 adults. Average rate is 17.8/1,000 adults.
- Total loss from community in 2019 was over $7.7million.
- Nearly one quarter of adults earn less than $310/week (pre-COVID-19 pandemic).
- One of the most socio-economic disadvantaged suburbs in Banyule.
- A higher percentage of lone person households than the municipality average, and the difference is higher as the population ages.
- Unemployment in Watsonia is now the second highest across the municipality due to the COVID-19 pandemic (9.0% compared to municipal average of 7.6%).
- There is existing infrastructure available to support a gambling harm reduction program.

Table One: Suburb demographic data and EGM data

Characteristic/variable	Watsonia	Greensborough	Ivanhoe	Lower Plenty	Montmorency	Heidelberg	Heidelberg West/Bellfield
Geographic and demographic data							
Land size	2 km^2	11.3km2	5.1km^2	6.9km^2	3.8km^2	2.7km^2	3.2km^2
No. of households	2,119	5,809	4,788	1,426	3,451	2,587	2,886
Adult population (18+)	4,095	12,273	9,784	3,140	6,940	4,938	5,685
SEIFA IRSD population-weighted mean score	1,022	1,070	1,088	1,102	1,086	1,077	864
Australian born (%)	76%	78%	69%	80%	81%	67%	56%
Top 3 countries of birth other than Australia	United Kingdom, China, India	United Kingdom, China, Italy	China, United Kingdom, India	United Kingdom, China, Italy	United Kingdom, New Zealand, Italy	United Kingdom, China, Italy	Somalia, China, India
Top 3 language groups other than English	Mandarin, Italian, Cantonese	Italian, Mandarin, Greek	Mandarin, Greek, Italian	Mandarin, Italian, Greek	Italian, Mandarin, Greek	Mandarin, Italian, Greek	Somali, Arabic, Mandarin
Average income/week	Household Median: $1,456 Individual Mode: $800-$999	Household Median: $1,634 Individual Mode: $1,000-$1,249	Household Median: $1,910 Individual Mode: negative/nil	Household Median: $1,810 Individual Mode: $1,000-$1,249	Household Median: $1,730 Individual Mode: $1,000-$1,249	Household Median: $1,735 Individual Mode: $1,000-$1,249	Household Median: $1,009 Individual Mode: $300-$399
Lowest income quartile – Earning less than $310/week	22% were in the lowest income quartile group	22% were in the lowest income quartile group	22% were in the lowest income quartile group	21% were in the lowest income quartile group	20% were in the lowest income quartile group	20% were in the lowest income quartile group	29% were in the lowest income quartile group
Highest income quartile – earning more than $1,199/week	27% were in the highest income quartile group	31% were in the highest income quartile group	39% were in the highest income quartile group	34% were in the highest income quartile group	33% were in the highest income quartile group	36% were in the highest income quartile group	15% were in the highest income quartile group
Unemployment	4.9%	4.7%	5.1%	4.3%	4.1%	5.3%	10.9%

Gambling data							
Characteristic/variable	Watsonia	Greensborough	Ivanhoe	Lower Plenty	Montmorency	Heidelberg	Heidelberg West/Bellfield
No. of EGM venues	1	2	1	1	1	2	1
Clubs	1	1			1		1
Hotels		1	1	1		2	
No. of EGMs	103	108	100	85	50	158	31
Range EGMS at venues		30-78				65-93	
Total EGM losses	$7,768,474	$8,694,934	$10,675,500	$9,551,101	$1,754,045	$17,913,426	$1,619,424
Loss per EGM	$75,422	$80,509	$106,755	$112,366	$35,081	$113,376	$52,239
Loss per machine range		$69,932 - $108,008[a]				$104,880 - $119,314	
Expenditure per adult	$1,897	$708	$1,091	$3,042	$252	$3,628	$284
EGMs/1,000 adults	25.1	17.7	10.2	27	7.2	32	5.5

Demographic data has been taken from 2016 Census so does not include impact of COVID-19.

EGM data has been taken from 2019 calendar year, as data for the first 6 months of 2020 has been skewed by COVID-19 pandemic.

Heidelberg West/Bellfield – there are 3 pokies venues located within 4km to the west on Plenty Road in Preston.

[a]The venue with the smallest number of machines (Greensborough Hotel) had the largest losses per machine ($108,008)

References:

1. VRGF - https://responsiblegambling.vic.gov.au/resources/gambling-victoria/how-gambling-victoria-changing-over-time/how-many-victorians-gamble-online/
2. https://www.hospitalitymagazine.com.au/cafe-restaurants-transactions-down-combined-55/
3. VRGF - https://responsiblegambling.vic.gov.au/resources/publications/local-prevention-program-evaluation-summary-2014-2017-577/
4. VRGF - https://responsiblegambling.vic.gov.au/resources/publications/the-victorian-gambling-study-a-longitudinal-study-of-gambling-and-health-in-victoria-20082012-77/
5. VRGF - https://responsiblegambling.vic.gov.au/resources/publications/victorian-population-gambling-and-health-study-20182019-759/
6. AIFS – https://aifs.gov.au/agrc/sites/sites/default/files/publication-documents/2009_gambling_in_australia_during_covid-19.pdf

Status of Covid 19 support packages

6 April 2020				
Initiative	**Approx. Cost**	**Status**	**Impact on businesses**	**Comment**
Refund street trader permits fees 2019/2020	$5,445		Medium	Not relevant to all traders
Waive 2020/2021 Street Trading Permit fees	$91,030		Medium	Renewals due in October 2020 have been waived.
Rent relief 2019/2020 and 2020/2021	$137,000		High	For properties where Council is the landlord, commercial tenants could apply for rent relief under the COVID-19 Omnibus (Emergency Measures) (Commercial Leases and Licences) Miscellaneous Amendments Regulations 2020. In addition, community groups were provided with rent relief. The total rent relief calculation is approximately $137,000. This excludes the seasonal allocations (sporting Clubs), but includes tennis, bowls, croquet, scouts, occasional care, preschools, playgroups, shop 48 tenants, neighbourhood houses, and other miscellaneous community groups as well as commercial tenants and those that applied and were granted relief.
Waive 2020/2021 Health Act registration fees	$553,031		Medium	November 2020 renewals have been waived. New registrations from 1 July 2020 were a zero balance. There are an estimated 870 registered food and public health and wellbeing businesses.
Provide additional funding for the Special Rates and Charge Schemes	$437,647		High	All 19/20 (Q4) contributions have been paid for all 11 retail Trader Associations.
Introduce five business day payment terms	N/A		High	Well received by suppliers
Encourage people to shop locally	N/A		High	Traders Associations have rolled out their shop local campaigns to encourage local spend in activity centres. Economic Development have recruited a Business Support Officer until January 2021 to roll out a shop local campaign across Banyule with a focus on Banyule's Industrial Estates and the businesses in our smaller neighbourhood centres.
Provide additional grants	$120,000		High	$60K Business Support Grant package up until June 2020 and a further $60K for 2020/2021.
Expand Banyule's Employee Assistance Program	$30,000		Low	Uptake on the counselling service has been low with only 13.5 hours expended as at 18 Nov '20
Increase Council's business support and advice capacity	$54,096		High	The Business Support Officer commenced on 1 June 2020 which has provided further resources to support businesses through COVID 19. Projects include Outdoor Dining and Vacant shop front – shoppable windows
Increase subsidised training	$20,000		Medium	Several additional events and training including Getting Online workshops for Service and Product based businesses, virtual networking and building resilience. To date 379 businesses have engaged in events, training and development.

6 July 2020				
Initiative		Status	Impact on businesses	Comment
Additional resourcing to fast track major development permit applications	$150,000		Medium	One application has been fast tracked.
Business Concierge Officer	$150,000		Medium	Business Concierge Officer appointed. Website to assist new Start-up businesses went live on the 23 November 2020.
Business Investment Fund	$200,000		Medium	Six planning permit applications for small businesses have been processed totalling $7,568.00.
Business Support Grant package	$480,000		High	Total $520K available in 2020/2021 (includes $60K approved in April). Round 1 and 2 Grant rounds received 157 applications in total with 79 applications approved to the value of $240,560 – see attachment 3
Rediscover Local campaign	$110,000		High	The Business Support Officer has been delivering the Rediscover Local campaign which launched on Wednesday 19 August 2020 1000 businesses are registered on the business directory and 124 have submitted offers for inclusion in the little book of Banyule Offers. Shop front Vacancies – Shop-able Windows initiative is underway and aims to showcase vacant properties and highlighting local makers, creatives, small business and entrepreneurs based in Banyule by offering them interactive shop-able windows to showcase their products
Building Connection and Celebrating Initiative	$70,000		Medium	From My Window project This project supports local businesses and artists to safely enjoy our neighbourhoods and reconnect through the creation of bespoke shopfront window installations. The Arts and Culture team lead the project in collaboration with Economic Development
Total	$2,608,249			

REDISCOVER LOCAL CAMPAIGN RESULTS AND FEEDBACK– Attachment 2

Social Media	INSTAGRAM	FACEBOOK
Followers	436	303
Total campaign reach (number of individuals who have seen the campaign)	52,000	141,700
Total campaign impressions (number of times the campaign was seen – individuals have seen it more than once)	68,000	168,690
Total times users engaged with posts	1523	2,610

	WEBSITE	BUSINESS DIRECTORY
Unique Visitors	3,000	1,398
Registered businesses	N/A	1000
Page views per visit	3	N/A
Minutes spent per visit	3.15	1.39

	Most popular pages	Visits
Most visited page	FIND (Directory)	2,152
Second most visited page	SHOP (Little Book of Banyule Offers)	974
Third most visited page	ABOUT US	493
Fourth most visited page	MEDIA	346
Fifth most visited page	COMPETITION	320

Comments received about Rediscover Local:

Feedback from businesses

- "Thanks Banyule Council for supporting local business" – *Dance Plus*
- "Well done Banyule Council" – *SME insurance*
- "Thanks for supporting local businesses. Great idea." – *The Tile Gallery*
- "Thank you so much for the support." – *Signarama Heidelberg*
- "Great Initiative. So important to shop local." – *Grimshaw legal*

Feedback from community

- "This is so great. It's so important to shop local" – *Facebook*
- "Such a great little book of Offers" – *Instagram*
- "My whole family can't wait to delve into the Little Book of Banyule Offers" – *Instagram*

Feedback from industry:

- "Now more than ever this is a fantastic concept and should promote supporting local – Great work Banyule Council." - *LinkedIn.*

Increasing business:

- "Love the introduction video, I would like to make an appointment. We will contact you and make an appointment." - *Facebook.*
- "Can't wait to spend my Rediscover Local Gift card at Hatchi & Co" – *Instagram*
- "Definitely spend my Rediscover Local gift card at A-Team Kitchen." - *Instagram*

COVID-19 Business Grants Reflections and Recommendations - Attachment 3

Table 1: Summary of Applicant Numbers and Allocations - Round 1 and 2 COVID-19 Business Grants Program (2020/2021)

Grant Program	Round	Applications Received	Applications Ineligible	Applications Approved	$ Allocation	Comments
COVID-19 Business Support Grant	Round 1	47	7	24	$106, 136	All but three successful applications were fully funded.
	Round 2	86	4	46	$117,479	All but two successful applications were partially funded. The two applications that were funded in full had not sought the full $5,000 grant.
COVID-19 Business Coaching and Development Grant	Round 1	6	1	4	$12,045	Total funding requested was awarded to all applicants
	Round 2	7	0	1	$1,500	Partial funding was awarded to single successful applicant due to the inclusion of ineligible items.
COVID-19 Business Financial and Legal Planning Grant	Round 1	8	5	2	$1,800	Total funding requested was awarded to both applicants.
	Round 2	3	0	2	$1,600	Total funding requested was awarded to both applicants.
TOTAL		**157**	**17**	**79**	**$240,560**	

Quantitative and Qualitative Data

Stream overview:

122 eligible **Business Support Grant** applications were received of which:

- 18 (14%) were from Start-Ups.
- 115 (86%) were from established businesses

* Note Start-Ups were ineligible in Round 1

70 applicants (57%) were successful and of which

- 8 (11%) were to assist Start-Ups
- 28 (40%) were to assist business with moving online to sell products
- 14 (20%) were to increase brand awareness
- 7 (10%) were aid businesses to open to new markets

* Note Start-Ups were ineligible in Round 1

12 Eligible **Business Coaching and Development Grant** applications were received of which:

- 1 (14%) were from Start-Ups
- 11 (92%) were from established businesses

6 Eligible **Business Financial and Legal Planning Grant** applications were received of which all were from established business.

50% (79) of applicants received a grant.

Analysis

- Funding for website development and/or enhancements was the principal cost for Business Support applicants with 66 (54%) businesses listing as an activity and expenditure item.
- Digital marketing was also highly sought, with 64 (52%) business interested. Advertising on Facebook and Instagram were the most popular, with Google Ads and LinkedIn also sought.
- IT equipment was the third popular expenditure item with 19 (16%) applicants seeking funding for the purchase of a computer or iPAD. 12 (10%) applicants seeking audio/visual equipment.
- In Round 2, 5 of the 7 businesses that applied for the Business Coaching grant sourced their coaching outside of Melbourne's north. This was due to existing applicants seeking services from industry specific coaches and/or those they had an established relationship with.
- All Financial and Legal planning applicants sought funding to engage a qualified CPA Accountant. Services sought were advice on COVID-19 incentives, taxation, cash flow and financial planning.

Grant Enquiries

- 366 phone and email enquiries from 318 businesses were fielded during the three week grant opening periods.

Grant Writing Workshops

- Grant Writing Workshops were well attended with 121 businesses participating.
- 90% of attendees that completed the Grant Writing Workshop Survey would recommend it to others.
- 17 (11%) applications were ineligible. The introduction of both mandatory phone contact and non-mandatory grant writing workshops saw a low ineligibility rate compared to grants delivered 2019/2020 (41% ineligible)

Qualitative Feedback from Grant Recipients.

- "Receiving the grant was the difference between engaging a consultant to help navigate the severe impacts of lockdown and surviving it on my own." (Gene Alessi, Core Principals)
- "The grant helped provide us with the means to stay relevant amongst our local community and still offer support to families in need." (Robbie Fiorini, Little Sports Heroes)

November Business and Recovery Survey Results

The survey of 135 Banyule Businesses indicated that:

- After rates waivers, COVID-19 Business Grants were the most beneficial initiative delivered as part of Banyule's Economic Support Package according to 57% of businesses surveyed.
- Business grants were the principally listed support requested by businesses from their local government (23%).
  The opportunity to market and promote their business to residents and other businesses was next on the list of supports requested (20%).
- Strengthening business branding and marketing was listed as the most immediate priority over the next three months (20%). Adopting new systems and practices and expanding into new markets were also highly ranked. (17% and 12% respectively)

Key Findings:

- 79 (50%) applicants received grant funding in Round 1 and 2 with a further 78 (50%) missing out, supporting the need for further grant rounds.
- 57% of businesses surveyed listed COVID-19 Business Support Grants as the most beneficial initiative delivered as part of Banyule's Economic Support Package indicating that funding in the form of grants is highly regarded.
- Website development and digital marketing were the expenses most highly sought by applicants. This was further evidenced in the November Pulse Survey which showed that one in five businesses reporting that branding and marketing was their most immediate priority over the next three months. Our grants should continue to support costs related to these initiatives.
- Interest in our Financial and Legal Planning grants waned in Round 2 indicating that this business need is no longer relevant.
- Businesses have reported that the grants process is onerous and time consuming. Allowing applicants to submit a video application will improve accessibility and position Council as leaders in this space. The SmartyGrants platform accepts video files at no cost to Council.
- Providing enhanced interpretive services and advertising these services in Rounds 3 and 4 will aim to increase the number of successful applicants from non-English speaking backgrounds.
- Further easing of restrictions announced by the State Government on Sunday 22 November 2020 were taken into considering when determining the criteria for Rounds 3 and 4.
- A further grant round is recommend to take place in 2021/2022 to support businesses recover and encourage the community back into our precincts. The total cost for this grant round is **$209,500**

Criteria for Rounds 3 and 4.

The grant streams and criteria have been reviewed and the following grant streams are now proposed for Round 3 and 4.

Business Support Grants of up to $5,000

Assist businesses with moving online to sell products and/or services

Costs include but are not limited to:

- Website design and development
- Digital marketing and promotion with measurable targets
- E-commerce platforms (selling online and receiving payments)
- Purchasing of hardware and software
- Cost of new packaging
- Cost of online learning or mentoring to develop e-commerce skills
- Online content development (web pages, mobile apps, audio and visual media)

Open businesses to new markets

Costs include but are not limited to:

- Digital marketing and promotion with measurable targets
- Equipment
- Development of alternative service delivery models

Increase brand awareness for business through innovative marketing initiatives that address COVID-19 impacts

Costs include but are not limited to:

- Digital marketing and promotion with measurable targets
- Branding development and implementation
- Audio or visual media
- New technologies

Assist Start Ups Establish in Banyule

Costs include but are not limited to:

- Brand development and marketing
- Website design and development
- Purchasing of hardware or software
- Cost of equipment and packaging
- Audio or Visual Media

Business Coaching and Development Grants of up to $2,500

Grants to encourage sound management of businesses during the recovery phase.

Costs can include but are not limited to:

- Mentoring/Coaching
- Business strategic planning
- Marketing strategy development (branding strategies, social media /digital strategies, market research)
- Training and development courses/workshops

After considering the feedback from the Business Impact Survey (May2020) Council delivered a standalone capacity building event *How to Bounce back from COVID-19 Setbacks* and a one on one mentoring program *Expert Access*.

The events were advertised though our E-Update, direct email to business CRM, Social Media, Banyule Business website, traders' associations and external stakeholder e.g. NorthLink.

How to Bounce Back from COVID 19 Setbacks was delivered as an interactive webinar featuring two keynote speakers, Michael Licenblat, resilience expert and Helen MacDonald optimism expert.

Table 1: Summary of Event Registrations – How to Bounce Back from COVID-19

Event Registrations	
Pre-event registrations	80
Live attendance	40
Recording view	45
TOTAL	**85**

Expert Access offered the opportunity for business to have a one on one session with an expert in the area of marketing, Finance or Technology and walk away with easy to implement actions.

Table 2: Summary of Event Registrations - Expert Access

Event Registrations	
Pre-event registrations	25
Sessions delivered to eligible business	20
TOTAL	

Table 3: Training and development events

Date	Event
21-Jul	Grant Writing Workshop
23-Jul-20	Grant Writing Workshop
29-Jul-20	Marketing Your Business - How to get it right the first time.
04-Aug-20	Facebook Simplified for Small Business - Live
04-Aug-20	Small Business Mentoring
27-Aug-20	Business Networking Series Meeting 1
1-Sep-20	Small Business Mentoring
1-Sep-20	How to Bounce Back from COVID19 Setbacks
17-Sep-20	Business Networking Series Meeting 2
17-Sep-20	Business Planning Essentials
23-Sep-20	Navigating COVID-19 Support and Opportunities
6-Oct-20	Small Business Mentoring
7-Oct-20	How to get started with SEO
29-Oct-20	Business Networking Series Meeting 3
10-Nov-20	Small Business Mentoring
11-Nov-20	Business Planning Essentials
18-Nov-20	Navigating COVID-19 Support and Opportunities
25-Nov-20	How to Sell on Facebook

BANYULE GRANTS PROGRAM – PROGRESS REPORT 2020-2021

Overview

The Banyule Grants Program comprises a range of grant and project initiatives each with specific criteria, budgets and anticipated outcomes. It is distinctive as it is available to not for profit organizations and groups and, in some cases, individuals.

This report represents a mid year report (from July to November 2020) and includes a summary of each of the grants and initiatives, progress and outcomes, emerging issues and potential challenges moving forward. Outcomes are aligned to Council's Objectives and Key Directions and focus on responses to the impact of COVID-19 through to the recovery phase. It is acknowledged that the recovery phase may take several years.

Background

On 16 March 2020 a State of Emergency was declared in Victoria in relation to the COVID-19 pandemic which was subsequently extended several times to November 2020. Local Government plays a critical role in supporting its community during this unprecedented time.

The Banyule community and Australia as a whole will be permanently changed by the COVID 19 crisis. Individuals and families are coping with the loss of jobs and income and challenges to their mental health, housing, finances, family support, etc .

The impact of the pandemic on the community services sector cannot be underestimated. A greater burden is already being placed on resources across a range of services including emergency relief, mental health, family support, preventing violence against women, homelessness, drug and alcohol. Some groups have struggled to survive and maintain a service; others have adapted and changed how they deliver services and have thrived. Some may not recover and will close.

There has never been a greater imperative for the community sector to work collaboratively to make a difference to the impact this pandemic is having and will continue to have for many years. The Banyule Grants Program is an enabling tool to assist the community to become resilient, strengthen connections and continue to recover and thrive under a new COVID normal setting.

Council's Response to COVID-19

On 6 April 2020 Banyule City Council introduced a five-point plan in response to COVID–19. This plan included:

1. Protect staff health and wellbeing
2. Minimise Council service disruption
3. Maintain financial sustainability
4. ***Support the local community***
5. Support the local economy

As part of its support to the local community, the Banyule Grants Program was reviewed to better align with community need within a COVID-19 response and recovery environment. The approach was to repurpose and reimagine the existing program so that Council can assist to achieve the following outcomes:

- Rebuild and support community resilience and recovery
- Upskill and support community to transition post COVID-19
- Stimulate and inspire the community
- Encourage a sense of local pride and connection
- Revitalise public spaces and venues
- Stimulate activity and interaction – economic and social
- Celebrate community life

These outcomes are aligned to Council's Objectives and Key Directions and primarily focus on *responses* to the impact of COVID-19 through to the *recovery* phase. It is acknowledged that the recovery phase may take several years.

There are 9 grant pools and 4 project initiatives that comprise the Banyule Grants Program in 2020/2021:

Grants	$ Pool	Council Plan Key Direction
COVID-19 Community Support Grants	150,000	PEOPLE – Strong Healthy and Inclusive Communities
Arts and Culture Quick Response Grants	20,000	
Arts and Culture Projects Grants	40,000	
Sporting Club Education Grants	10,000	
Sports Travel Grants	12,500	
Facility Subsidy Grants	18,000	
Environment Grants – Round 1	110,000	PLANET – Environmental Sustainability
Home Energy Efficiency Audits	33,000	
Better Score Energy Efficiency Upgrade Project	106,000	
Community Building and Connections Initiatives		
Community Public Art Project	15,000	PLACE – Great Places and Spaces
Neighbourhood Activation Project	17,000	
From My Window Project	28,000	
1000 Stars Project	10,000	
	569,500	

Summary of Grants to November 2020

The allocation for the Banyule Grants Program in the 2020/21 budget is a total of $569,500. A detailed list of successful applicants under the various grants are listed at the end of this report. The table below describes each grant pool and current allocations.

Grant	Description	$ Pool	Outcomes		
			Apps received	Apps approved	$ approved
COVID-19 Community Support Grants	• Monthly funding round up to $5,000 per community group to address impact of COVID-19; • 4 categories – Equipment, Technology, Community Projects, Training & Development; • Three months' round completed for August to October; to continue monthly until funds exhausted.	150,000	35	17	55,759 Aug– Oct
Arts and Culture Quick Response Grants	• A one-off round of quick-response grants of up to $2,000 each for projects led by local creative groups or individuals in partnership with a local organization that has been directly and severely affected by the COVID 19 crisis. • Available from July to October 2020	20,000	15	10	20,000
Arts and Culture Projects Grants	Up to $10,000 for creative projects that can demonstrate a direct and tangible benefit to the local Banyule Community.	40,000	16	5	40,000

Grant	Description	$ Pool	Outcomes		
			Apps received	Apps approved	$ approved
Community Public Art Grant	• Led by the Arts and Culture Team in collaboration with the Community and Social Planning Team • Commission of a public artist/facilitator to: ○ engage community members in a creative process and encourage them to reflect on and share their experience and feelings about the COVID 19 pandemic and hopes for the future ○ develop a public artwork that responds to and incorporates the information and creative output from the community gathered through this process.	15,000	5	1	15,000
Neighbourhood Activation Project	• A collaboration between the Arts and Culture Team, Economic Development Team and Traders' Associations. • To deliver original, site-specific temporary public art projects in trading strips/neighbourhoods in Banyule over five weeks in January/February 2021.	17,000	6	3	17,000
From My Window	• Supports local businesses, shops and artists who have been affected by the pandemic. • Businesses across 6 traders strips will each receive a bespoke art installation for their shopfront window, that will promote and celebrate the local business and engage the community.	28,000	30	30	28,000
1000 Stars Project	Promotes friendships and safely connecting with others by encouraging children and the broader community to make a lantern and help illuminate 'these dark times' – exhibitions on line and in shopping precincts	10,000	1,500 + kits distributed to the community		10,000
Environment Grants – Round 1	To incentivise individuals and community organisations to lead programs, projects and workshops that deliver positive environmental outcomes	110,000 over two rounds	15	13	54,968
Home Energy Efficiency Audits	Provides free home energy audits to Banyule residents and makes recommendations to reduce energy use, improve efficiencies whilst maintaining home comfort levels.	33,000	28	Audits pending	
Better Score Energy Efficiency Upgrade Project	Reimburses partial costs to implement energy efficiency upgrades identified through a Home Energy Audit after receipt of a Victorian Household Energy Efficiency Scorecard Certificate.	106,000	Commencing from Nov 2020		
Sporting Club Education Grants	• Assists Banyule sporting clubs with the education and development of its members and may include assistance with providing sessions on drugs or	10,000	Commencing from Jan 2021		

Grant	Description	$ Pool	Outcomes		
			Apps received	Apps approved	$ approved
	alcohol, health and well-being, fundraising, strategic planning, volunteers and more.				
Sports Travel Grants	• Provides (capped) financial assistance to individuals and teams located in Banyule participating in sporting activities.	12,500	Commencing from Jan 2021		
Facility Subsidy Grants	Provides subsidized rates for community hall hire	18,000	3	1	243
		569,500			**240,970**

Key Highlights

The revised approach to the Banyule Grants Program has a strong focus on supporting community responses and recovery from COVID-19. As the program rolls out this year, there are already key outcomes and highlights that have been achieved:

- There has been a positive response to the flexible nature of the range of grants offered this year. Community groups appreciate the ongoing opportunity to apply for grants throughout the year rather than through one or two fixed rounds. In addition, the quick turnaround nature of some grants and the focus on COVID-19 impacts have been well received.
- Some community groups and individuals have applied for grants for the first time.
- There has been an exciting mix of creative and innovative projects from community groups and individuals:
    - In the Environment grants, we have received applications from enviro-artists (i.e. nature photographers, sound/land artists, indigenous artists) with interesting ideas to use arts and creative methods to engage community members.
    - The dedicated Arts and Culture grants have opened up opportunities for a broader range of creatives and encouraged applications that connect culture and community wellbeing through a range of impressive initiatives.
- The streamlined process and quick turn-around of some of the grants has been welcomed by community groups and individuals and has meant that new ideas and initiatives can be quickly and easily implemented. There is a strong case to embed a quick response element as part of the Banyule Grants Program model moving forward.
- From My Windows was part of the Building Connections and Celebration Initiatives that enabled bespoke art installation in business shop windows. It has received an overwhelming amount of complimentary comments from the local businesses involved in what this project means for their business. Majority of those partaking have been closed for at least 6 months or have been operating at a significantly reduced capacity. They are not only appreciative for the beautiful art installations that they will have in their windows and what benefit that will provide to their business alone, but more so the overall impact on the whole shopping strip. They are also appreciative of the From My Window webpage which will be formatted as an online gallery, with professional photographs of all the windows, business bios and artist bios.

Impact of COVID-19

- A number of projects had to be delayed due to Stage 4 restrictions so they will be delivered in the first half of 2021.
- Some grant rounds were unable to proceed due to sporting clubs being closed ie Sports Education and Sports Travel Grants, Home Energy Efficiency Audits. It is expected that these grants will resume from January 2021.
- Mobile technology has been a major demand in the COVID-19 Community Support Grants with 48% of approved funds being for devices, data, webpage purchases or upgrades. Many of these

grants have enabled community groups to address social isolation and strengthen communication within their communities.

Emerging Issues and Challenges

- It is clear that COVID-19 has had a significant impact on the community and that the overwhelming response to grant initiatives is evidence of that. Demand exceeds the grants pool in general.
    - Of the 12 initiatives of the Banyule Grants Program, 9 were activated during this first part of the financial year.
    - Across those activated, 138 applications were recorded of which 58% were approved for funding.
    - 6 grant initiatives have been fully expended and will not be available again until 2021/2022. Two of these have been very well accessed ie the two Arts and Culture grants and all projects under the Building Connection and Celebration Initiatives.
    - The COVID-19 Community Support Grants initiative has a funding pool of $150,000 which is offered monthly. It is the biggest grants pool on offer to community groups in general. To date in the first three months, $55,759 has been approved and distributed. There are still 7 months remaining in the financial year. Based on the current rate of approvals, it is anticipated that funds will be exhausted by March 2021. It should also be noted that 17 applications totaling over $70,000 were not approved for a variety of reasons, many of which were not able to satisfactorily demonstrate a direct link between their need and the impact of COVID-19. Some applicants intend to reapply as they better respond to the funding criteria.
    - The remaining grants on offer this financial year will be the COVID-19 Community Support Grants (for as long as the funds are available) and round 2 of the Environment Grants ($55,000. Others that will be available are quite specific in their criteria ie the Sports Education and Travel Grants, Home Energy Efficiency Audits, Better Score Energy Efficiency Upgrade Project and the Facility Subsidy Grants.

- Ongoing assessment and review of the program will be undertaken for the remainder of this year to determine options for administering the Program into the future.

Conclusion

The changes to the Banyule Grants Program this year will continued to be monitored and reviewed to evaluate their effectiveness against the COVID-19 responses and anticipated outcomes. A final report to Council is due for Year 1 in August 2021 when a more comprehensive profile of the program, including options for consideration will be presented.

Council officers will continue to work closely with local communities to support them to respond to the impacts of COVID-19 through the Banyule Grants Program.

List of Successful Grant Recipients

COVID-19 Community Support Grants

Month	Applicant	Description	$	Total $'s	Cumulative Total	Category
August	Riding for the Disabled	Purchase of a high sided trailer	1,792			Equipment
	Northern Health Foundation (BECC)	Purchase of a Sara Stedy lifting device	2,100			Equipment
	Sherbourne Preschool	Purchase of 2 laptop computers	3,098			Equipment
	Banyule Community Health/Aboriginal Health team	Purchase of essential kitchen equipment for Barrbunin Beek	2,000			Equipment
	Rosanna Fire Station Community House	Website upgrade	4,200	13,190	13,190	Technology
September	VIC SES Northcote Unit	Sanitising equipment	1,600			Equipment
	Apollo parkways Preschool	Laptops and IPads	4950			Equipment
	Transition Warringal	Harnessing the Power of change project	2500			Community Project
	Edmund Rice Camps	Connecting Families Project	3415			Community Project
	Hope springs	Tablets and data plan for online groups	4262			Technology
	1st Ivanhoe Sea Scouts	Laptop and carry bag	1245	17,973	31,163	Equipment
October	Lower Plenty Football and Netball Club	Chairs	5000			Equipment
	Diamond Valley Multiple Birth Association (DVMBA)	On line Seminars for parents	2400			Community Project
	Winston Hills Preschool	Bag cubes	5000			Equipment
	Ryder-Cheshire Victorian Homes Foundation Inc.	Lap tops	3806			Equipment
	Diamond Valley Photographic Society Inc	Portable lightweight display stands	3581			Equipment
	Watsonia 50's Plus Club Incorporated	Tablets and internet	4808	24,596	55,759	

Arts and Culture Quick Response grants

Artist/Group Name	Project Name	Description	Grant Amount
Individual artist	Riverside Garden Gazebo Mural	Partnership with St John's Riverside Community Garden. Mural to be painted on the floor of the gazebo that will tell the story of the incredible life of seeds. Visible to members and passers by.	$2000
Individual artist	People and Pets of Banyule	Partnership with Macleod Traders Association. This project aims to engage the local community in a 'Live-Art' experience, painting 'on-the-spot' portraits of people and their pets in the park opposite the Macleod trading strip. The portrait will be presented to the model as a gift to take home.	$2000
Individual artist	Real Face Time	Partnership with the Salt Foundation in Heidelberg West. - Lachlan and Jasmine made 100 quality fabric, reusable and sustainable protective face masks for the adult participants of the West Heidelberg Friday Night Community Dinners - Lachlan and Jasmine designed a creative invitation and instruction manual (1 page) to gift with the masks to ensure they are worn and used appropriately - Roger Donnelley and Catherine Donnelley from The Salt Foundation will distributed them to participants at the Friday Night Community Dinners they host.	$2000
Individual artist	Watsonia Neighbourhood House Mural	Partnership with Watsonia Neighbourhood House. Creation of a mural, designed in conjunction with the Neighbourhood House, that will focus on themes of native plants, community connections and the diverse groups that use the garden space. Mural to be completed at home and installed on the outside of the building facing the community garden.	$2,000
Individual artist	Friends Indeed: Plenty River Joy Project	Partnership with Friends of Plenty River. Design and creation of bespoke face masks with native flora/fauna designs for Friends of Plenty River members Outdoor display/exhibition of artworks to happen alongside first post-lockdown meeting and on-site workshop to raise awareness of the group and encourage new members	$2,000

Artist/Group Name	Project Name	Description	Grant Amount
Individual artist	The Listening Project	Partnership with the Salt Foundation. The Listening Project is a deep listening exercise where Jasmine will engage with a Syrian mother of four who will speak of her experiences as an asylum seeker. Jasmine will write a lyrical creative response and produce a photographic portrait. 100 booklets will be printed and given to the Salt Foundation's NDIS participants in Banyule and shared on the Salt Foundation website with opportunities for recipients of the booklet to provide feedback and leave comments.	$2,000
Individual artist	A poem for those in lockdown	A partnership with Greenhills Neighbourhood House. Fleassy will work with the local community to create a video of her poem for people in lockdown, to be shared on social media.	$2,000
Individual artist	Cirque Mystique presents Curbside Carnies	A partnership with Macleod Traders Association. Curbside Carnies will re-engage and re-energise residents of Banyule Council through free, socially distanced, "contactless circus" shows. It will feature a custom stage on wheels, created in lockdown, which is moved around Banyule to three locations. A small cast of local circus artists will perform 30-45 minute shows at each location,	$2,000
Individual artist	Revitalise Warringal	Partnership with Warringal Shopping Centre and Warringal Conservation Society. In the lead up to Christmas 2020, Anne will paint in full view of shoppers in a vacant shopfront at the Warringal Shopping Centre, a 6- 12 metre long translucent panoramic painting of the wetlands in Warringal Parkland / Banyule Flats. Artwork to remain on display into the New Year. An online diary of the project will be uploaded to Social Media.	$2,000
Individual artist	Behind all Worlds	A partnership with Friends of Wilson reserve and undertaken in consultation with the Wurundjeri Council. 'Behind all worlds' is a temporary, land based art installation to be presented along a section of path within Wilson Reserve, Ivanhoe that encourages deep listening and engagement with the environment, and supports the work of the Friends of Wilson Reserve.	$2,000

Arts and Culture Project Grants

Artist/Group Name	Project Name	Description	Grant Amount
Banyule Artists	Banyule Open Studios	The Banyule Open Studios program will invite the community to visit local artists at work in their own studios. The Open Studios will take place in October 2021 (Friday 15th, Saturday 16th and Sunday 17th). The program will be supported by a virtual online open studios exhibition to gather interest and promote the physical open studios weekend. Over 20 artists' studios will be opened to the public - showcasing 30 to 50 artists work.	$10,000
Individual artist	Banyule Walk & Talk	Banyule Walk & Talk is a four-part web series that highlights a different urban nature walk in Banyule each episode. Audience watch from home and are encouraged (and inspired!) to go and explore these local green spaces in their own neighbourhood. Each five-minute episode features two hosts (Lou Endicott & Troy Larkin) who take you around to a local green space and explore points of interest that make each walk unique.	$10,000
Individual artist	Omoon	T 'Omoon' is an online-based community art project using upcycling materials such as toilet paper rolls, cardboards, fabrics and everyday materials in making puppetry characters and settings. The artists, Youbi Lee and Yee Wen (Ewen) Soo, will develop an interactive website, online workshops and tutorials to achieve this aim. Colourful Collective, Greenhills Neighbourhood House, Jets Studios, Transition 3081, Shop 48 - The Harmony Centre and Yarra Plenty Regional Libraries will be supporting this project through promotion, social networking and showcasing the final project.	$4,000
Individual artist	Artsish	Artsish is a digital art showcase for Banyule artists from culturally and linguistically diverse (CALD) communities. The project aims to provide the people of Banyule with an opportunity to engage in a meaningful and culturally vital online experience through the creation of an accessible, creative, and insightful showcase. The website will feature stories in the form of podcasts and excerpted quotations from featured artists alongside	$10,000

Artist/Group Name	Project Name	Description	Grant Amount
		their artwork to create a connected, inclusive experience.	
Individual artist	Stop, Listen	Installation of two listening shrouds in a public park locations that subtly change the aural experience for those who encounter them. The aim of this project is to encourage deeper connection to place through listening to the environment, to provide an aurally-focussed public art project, and to do so in a way that is as COVID-19-safe as possible, particularly given the lack of public physical aural experiences available. Sites are selected to give the best possible public access while balancing vibrant fauna that produce acoustic phenomena.	$6,000

Environment Grants

Group	Project	Amount ($)
Sherbourne Preschool	**Title**: Sherbourne Preschool Vegetable Patch **Description**: Dig back existing soil, remove and replace rotted hard wood, sand and stain and re-establish the vegetable garden.	$4,890
St John's Riverside Community Garden	**Title**: Riverside Garden COVID expansion **Description**: Purchase and installation of 12 Biofilta food cubes and associated potting mix.	$5,362.3
Montmorency Biodiversity Group	**Title**: Banyule Sugar Glider Project plaques **Description**: Purchase of plaques to be displayed in hosts' property to acknowledge the participation of residents and BCC.	$677.2
Transition Banyule Network	**Title:** Upskilling for a Sustainable World **Description**: A series of training to improve 6 specific skills for community member: decluttering, non-violent communication, group facilitation, sociocracy, social permaculture, storytelling.	$10,000
St Georges Anglican Church East Ivanhoe	**Title:** Towards Zero Waste Plan 2019-2023 - St Georges East Ivanhoe **Description:** Purchase and implementation of segregated on-site waste collection systems in the halls and rooms.	$1,365.05
Reimagine Banyule (new group led by Chezhan Hall)	**Title:** Reimagine Banyule Website and Marketing Campaign **Description:** Development of website, brochures, videos and promotional materials to support Banyule resident to reimagine waste.	$6,875
Friends of Eaglemont Village	**Title:** Friends of Eaglemont Village **Description**: Remove weed species and replace them with local Australian native vegetation in Hurstbridge Line green corridor between Ashby Grove Ivanhoe and Odenwald Road Eaglemont.	$2,580
Viewbank Preschool	**Title:** Viewbank Preschool Indigenous Garden and Outdoor Learning Space **Description:** Establish Aboriginal art mural, establish indigenous garden, and educational workshop by the aboriginal artist.	$3,485
Individual artist	**Title:** Nature Journaling **Description:** Participants learn basic drawings and arts methods, then record their observations of nature at local parks, and a glass viturine community display at the end.	$2,319
St Georges Anglican Church East Ivanhoe	**Title**: Community Climate Action Plan 2019-2023 - St Georges East Ivanhoe **Description**: Purchase and installation of 40 solar panels.	$8,000
Wilderness Society Northeast Group	**Title:** Wilderness Society Environmental Webinar Series **Description:** A series of 3 webinars seek to build community understanding, awareness and action for threatened species found in Banyule.	$2,000
Friends of Salt Creek	**Title:** Maintenance and modification of nesting boxes in Rosanna parkland and production of 50 year anniversary book **Description:** Maintenance and modification of nesting boxes in Rosanna parkland and production of 50 year anniversary book	$2,000
Bundoora Secondary College	**Title:** 'Murnong Farm' and 'Giving to Gresswell' **Description:** Seed purchase and cultivating Murnong to create a murnong farm, and indigenous vegetation.	$5,414.74
Total Amount		**$54,968.29**

REDISCOVER LOCAL SHOP-ABLE WINDOWS

Rediscover Local is a Banyule Council initiative designed to help boost the local economy by encouraging residents and businesses to shop locally for their goods and services.

This initiative also extends to help create vibrant shopping strips and present them as attractive locations for business owners to establish their business.

To help create vibrant shopping strips, Banyule Council is introducing Rediscover Local Shop-able Windows. Display boxes showcasing the products ranged by small businesses in Banyule will be installed in vacant shopfronts across Banyule's shopping strips and retail precincts. Passersby will be able to purchase products through QR codes for a contactless shopping experience.

The Rediscover Local Shop-able windows has two goals:

- To showcase each vacant property as an attractive commercial opportunity, highlighting Banyule as an attractive area for small businesses.
- To highlight local makers, creatives, small business and entrepreneurs based in Banyule by offering them interactive shop-able windows to showcase their products.

WHAT'S IN IT FOR REAL ESTATE AGENTS AND LANDLORDS?

The benefits for Real Estate Agents and Landlords participating in the Rediscover Local Shop-able Windows program include:

- Draw attention to the property for lease (Agent's details will be included in the artwork on the window).
- Promote the location as an attractive investment option for businesses.
- Reduce the occurrence of graffiti, vandalism, unauthorised posters and a poorly presented property.
- A Businesses Concierge will be assigned to the new business to assist new businesses with paperwork and move through the process swiftly.
- Reduce the time it takes to lease properties.
- Potential for promotion of agents helping the community on Banyule channels.

WHAT WE NEED FROM YOU:

- Access to the property - for installation and removal dates only.
- Properties in high-traffic areas located in a shopping strip or retail precinct.

WANT TO APPLY FOR THE REDISCOVER LOCAL SHOP-ABLE WINDOWS PROGRAM?

Please complete this form or email helena.celejowski@banyule.vic.gov.au

REDISCOVER LOCAL

banyule business

Banyule CITY COUNCIL

FREQUENTLY ASKED QUESTIONS

WHAT IF I FIND A SUITABLE TENANT? HOW LONG WILL IT TAKE FOR YOU TO REMOVE THE DISPLAY?

We will also remove the display prior to any new tenancy commencement by organising a suitable removal time as soon as notice is given.

WILL I NEED TO PROVIDE ACCESS TO THE PROPERTY UNTIL I FIND A NEW TENANT?

No. The only access we need to the property is the day we install the display and the day we remove the installation, we will not require any other access to the vacant property. The window displays and QR codes make the shopping experience easy and don't require any workers to physically be there. We will also organise a suitable removal date once you find a new tenant.

CAN I STILL SHOW POSSIBLE TENANTS THROUGH THE VACANT SHOP FOR AN INSPECTION?

Yes. Rediscover Local will only take up room against the windows so potential tenants can still view the space. You will still have full access to the property.

WILL WE BE ABLE TO ADVERTISE THE VACANT SHOP AS AVAILABLE FOR LEASE?

Yes. We will produce a QR code that will link to the property listing and will also integrate your Business name, and if you choose the managing agent's name.

WHAT IF THE NEW TENANTS WANT TO UNDERTAKE WORKS BEFORE OPENING?

If the tenant chooses, the Rediscover Local Shop-able Window can remain if they plan to undertake works on their property before opening to the public. This will help keep their shopfront remain well-presented until they are ready to trade. Alternatively if they would like to install their own signage, we will remove the display.

WILL THE LANDLORD BE LIABLE FOR INJURIES SUSTAINED WHEN INSTALLING OR REMOVING THE SHOP-ABLE WINDOW OR DAMAGE TO THE WINDOW DISPLAY?

No. We will provide an Insurance Certificate that covers injuries to persons installing or removing display boxes and any damage to product that may occur.

REDISCOVER LOCAL

banyule business

Banyule CITY COUNCIL

REDISCOVER LOCAL SHOP-ABLE WINDOWS

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To help create vibrant shopping strips, Banyule Council is introducing Rediscover Local Shop-able Windows. Display boxes showcasing products ranged by small businesses in Banyule will be installed in vacant shopfronts across Banyule's shopping strips and retail precincts. Passersby will be able to purchase products through QR codes for a contactless shopping experience.

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- To highlight local makers, creatives, small business and entrepreneurs based in Banyule by offering them interactive shoppable windows to showcase their products.
- To showcase each vacant property as an attractive commercial opportunity, highlighting Banyule as an attractive area for small businesses.

LOCAL BUSINESS

If you are an artist, designer, maker or entrepreneur based in Banyule and do not have a physical store to showcase your products, Rediscover Local Shop-able Windows provides you with an opportunity to promote your products through a window display for shoppers and passersby.

The benefits to small business include:

- Gain free exposure for your products in a high foot-traffic shopping strip.
- Test out a shopping precinct before signing a lease.
- Completely contactless shopping experience so no requirement to set aside customer-facing time.
- An opportunity to test your business idea with real consumers.

WHAT WE NEED FROM YOU:

- You must have an e-commerce store/website for people to shop for your products.
- Proof of insurance(s) indicating that your business and products/services are up to date.
- Current ABN registered in Banyule.
- You will need to make yourself available to install your display box and remove it.

WANT TO APPLY FOR THE REDISCOVER LOCAL SHOP-ABLE WINDOWS PROGRAM?

Please complete this form or email rediscoverlocal@banyule.vic.gov.au

REDISCOVER LOCAL

banyule business

Banyule CITY COUNCIL

FREQUENTLY ASKED QUESTIONS

DOES MY BUSINESS QUALIFY FOR THE REDISCOVER LOCAL SHOP-ABLE WINDOWS?

This opportunity is open to businesses operating in Banyule that do not have a physical store but have an e-commerce platform to sell goods and services. You will need an ABN and any relevant insurances.

DOES IT COST ANYTHING TO BE PART OF THE PROGRAM?

No. This program it is free for small businesses to participate.

HOW LONG WILL THE REDISCOVER LOCAL SHOP-ABLE WINDOWS BE UP?

For as long as the property is vacant or until the Real Estate agent or Landlord requests that we remove the display. It could be 4 weeks, or up to 3 months.

CAN I WITHDRAW MY PRODUCT AT ANY TIME?

Yes. You can withdraw your product display with ample notice.

CAN I CHOOSE HOW MY DISPLAY LOOKS?

Yes. You will be responsible for setting up your display. Council will arrange a time for access to the property, you will need to bring all your product and any other items to style your display.

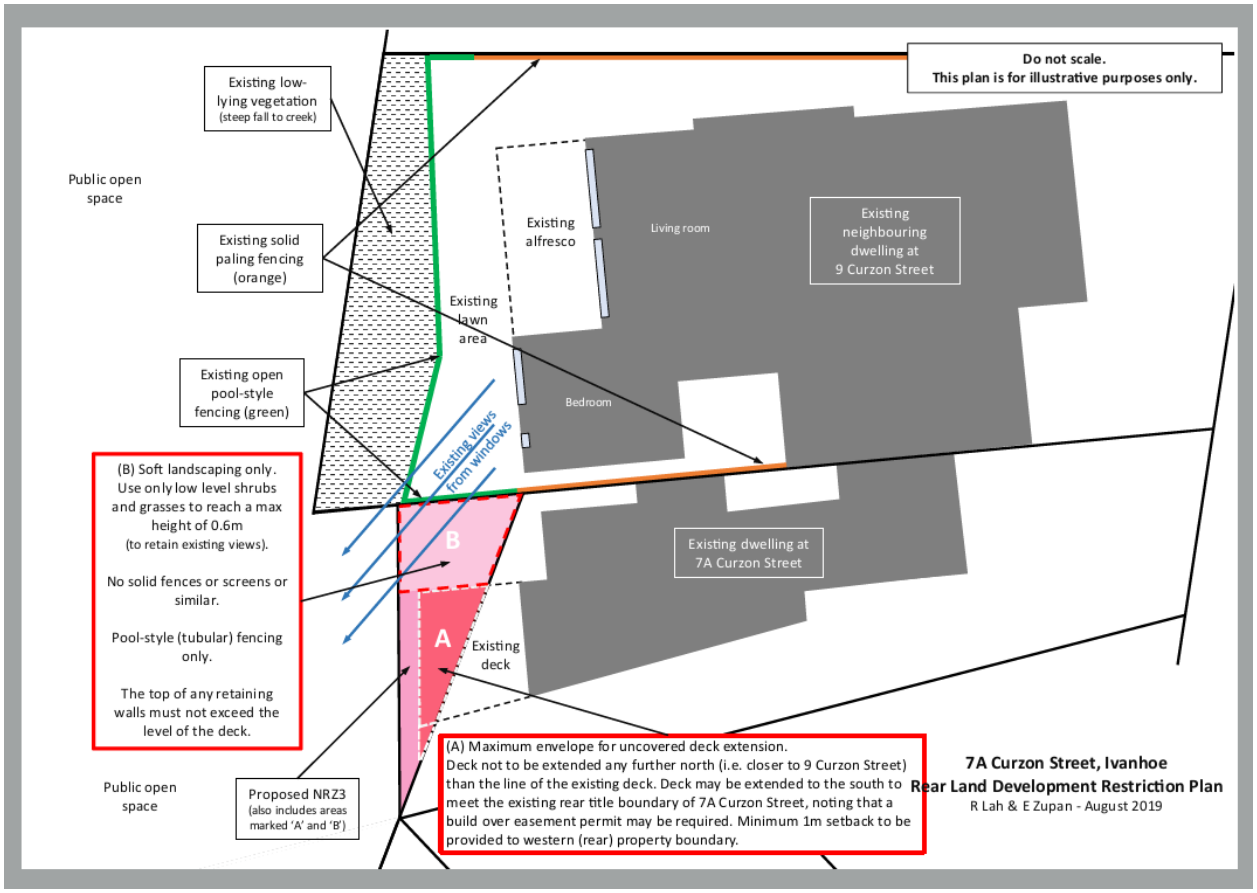
HOW BIG WILL MY DISPLAY BE?

While you will get your own display box, you will be sharing the window with other artists so the size will vary. It could be anywhere between 500mmx500mm to 800mmx800mm.

REDISCOVER LOCAL

banyule business

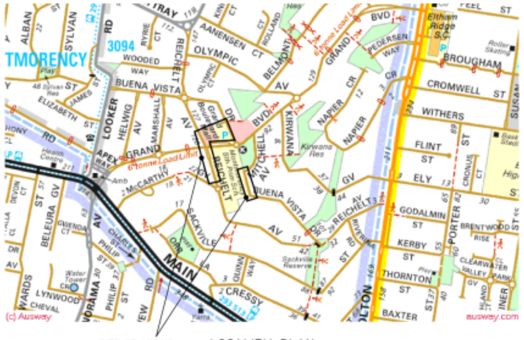
Banyule CITY COUNCIL


Do not scale.
This plan is for illustrative purposes only.
Existing low-lying vegetation (steep fall to creek)
Public open space
Existing solid paling fencing (orange)
Existing open pool-style fencing (green)
Existing alfresco
Living room
Existing neighbouring dwelling at 9 Curzon Street
Existing lawn area
Bedroom
Existing views from windows
(B) Soft landscaping only. Use only low level shrubs and grasses to reach a max height of 0.6m (to retain existing views).
No solid fences or screens or similar.
Pool-style (tubular) fencing only.
The top of any retaining walls must not exceed the level of the deck.
B
A
Existing deck
Existing dwelling at 7A Curzon Street
(A) Maximum envelope for uncovered deck extension. Deck not to be extended any further north (i.e. closer to 9 Curzon Street) than the line of the existing deck. Deck may be extended to the south to meet the existing rear title boundary of 7A Curzon Street, noting that a build over easement permit may be required. Minimum 1m setback to be provided to western (rear) property boundary.
Public open space
Proposed NRZ3 (also includes areas marked 'A' and 'B')
7A Curzon Street, Ivanhoe
Rear Land Development Restriction Plan
R Lah & E Zupan - August 2019

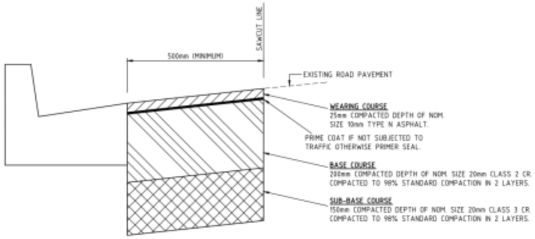
GRAND BLVD / REICHELT AVE / BUENA VISTA DR, MONTMORENCY
CAR PARKING IMPROVEMENTS

GENERAL NOTES

1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS THAT MAY BE ISSUED DURING THE COURSE OF THE WORKS. ANY DISCREPANCIES IN THESE DOCUMENTS SHALL BE REFERRED TO THE SUPERINTENDENT FOR DECISION BEFORE THE COMMENCEMENT OF WORKS.
2. ALL DIMENSIONS ARE IN METRES UNLESS SHOWN OTHERWISE.
3. THE LOCATION OF ALL UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND HAVE BEEN LOCATED FROM RELEVANT AUTHORITY'S PLANS. EXACT POSITIONS SHOULD BE PROVEN ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.
4. THE CONTRACTOR MUST TAKE CARE WHEN WORKING WITH MACHINERY NEAR OVERHEAD POWERLINES. COMPLIANCE WITH CRANES REGULATION 1989 IS REQUIRED.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT SAFE WORK PRACTICES ARE FOLLOWED AT ALL TIMES DURING THE COURSE OF THE WORKS. OH&S REGULATIONS AND WORK COVER REQUIREMENTS ARE TO BE COMPLIED WITH.
6. ALL NECESSARY TRAFFIC CONTROL AND LIGHTING IS TO BE PROVIDED BY THE CONTRACTOR TO ENSURE SAFETY OF THE WORKS.
7. THE CONTRACTOR IS TO PROVIDE REASONABLE ACCESS FOR ABUTTING PROPERTIES TO THE SATISFACTION OF THE SUPERINTENDENT.
8. NO TREES OR TREE ROOTS ARE TO BE CUT OTHER THAN THOSE DESIGNATED ON THE PLANS FOR REMOVAL. THE SUPERINTENDENT IS TO APPROVE THE REMOVAL OF ANY TREES. TREE PRESERVATION ZONES ARE TO BE ESTABLISHED AROUND TREES DESIGNATED FOR PROTECTION.
9. TREE PROTECTION ZONES MUST BE ESTABLISHED AROUND EXISTING TREES TO THE SATISFACTION OF COUNCIL'S ARBORIST PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS.
10. ALL CONCRETE PAVING TO BE BROKEN OUT SHALL BE REMOVED AND REPLACED TO THE NEAREST JOINT.
11. NATURE STRIPS AND OTHER DISTURBED AREAS ARE TO BE TOP DRESSED WITH 75mm MIN. DEPTH LOAM TOPSOIL AND SEEDED WITH STERILLE RYE GRASS.
12. ALL CRUSHED ROCK USED FOR BEDDING AND BACKFILL TO BE CLASS 2 NOMINAL SIZE 20mm.
13. FOOTPATH / KERB RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH B.C.C. STD. DWG. 8052.
14. SLEEVES ARE TO BE PROVIDED FOR ALL SIGNPOSTS INSTALLED WITHIN PAVED AREAS. SLEEVES ARE TO EXTEND 75mm ABOVE FINISHED SURFACE LEVEL.
15. ALL LINEMARKING IS TO BE INSTALLED IN ACCORDANCE WITH AS-1742.10. REFER ALSO TO VICROADS TRAFFIC ENGINEERING MANUAL VOL. 2 - SIGNS AND MARKINGS.
16. ALL LINEMARKING AND PAVEMENT MARKING TO BE IN LONG LIFE - THERMO PLASTIC PAINT.
17. TACTILES GROUND SURFACE INDICATORS (TGSI's) ARE TO BE INSTALLED IN ACCORDANCE WITH AS 1428.4.4-2009.
18. ALL NEW PIPES SHALL BE REINFORCED CONCRETE CLASS 2 WITH RUBBER RING JOINTS UNLESS OTHERWISE STATED.
19. BEDDING AND BACKFILL FOR PIPE TRENCHES SHALL BE IN ACCORDANCE WITH BCC STANDARD DRAWING B641.
20. REINFORCED CONCRETE PIPES SHALL BE LAID IN ACCORDANCE WITH BCC STANDARD DRAWING B641. ALL OTHER TYPES ARE TO BE LAID IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
21. TRENCHING NEAR EXISTING SERVICES SHALL BE SUPPORTED TO PREVENT COLLAPSE OF EXISTING SERVICES.



LOCALITY PLAN



PAVEMENT REINSTATEMENT IN FRONT OF PROPOSED KERB & CHANNEL / SPOON DRAIN
NOT TO SCALE

ADVERTISED PLAN
Application No. P1139/2020
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

PRELIMINARY DESIGN ONLY
NOT APPROVED FOR CONSTRUCTION

WARNING
BEWARE OF UNDERGROUND SERVICES

LEGEND

EX TELSTRA CABLE & PIT	EX DRAIN & PIT
EX TELSTRA OPTIC FIBRE	PROPOSED DRAIN & PIT
EX SEWER & PIT	HOUSE DRAIN
EX WATER MAIN	STOP VALVE
EX ABANDONED WATER MAIN	FIRE PLUG
EX GAS MAIN	FIRE HYDRANT (ABOVE GROUND)
EX ABANDONED GAS MAIN	FIRE HYDRANT (GROUND LEVEL)
EX U/G ELECTRICITY CABLE	ELECTRICITY SUPPLY POLE
EX O/H ELECTRICITY CABLE	E.S.P. WITH LIGHT
EX TABLE DRAIN	LIGHT POLE ONLY
TELECOM PILLAR	TRAFFIC SIGNAL PIT
EXISTING POST	TRAFFIC SIGNAL POLE
FENCE	UNCLASSIFIED PIT
EX. SIGN	TREE
EXISTING BOLLARD	LIMIT OF WORKS
RUBBISH BIN	
PSM	STN/TBM

NO.	AMENDMENTS	DATE

CRE CONSULTING ENGINEERS PTY LTD
Civil • Municipal • Drainage • Project Management
704 Mount Alexander Road, Moonee Ponds, Vic, 3039
Phone: (03) 9370 5522 Fax: (03) 9370 5533
Email: admin@creconsulting.com.au

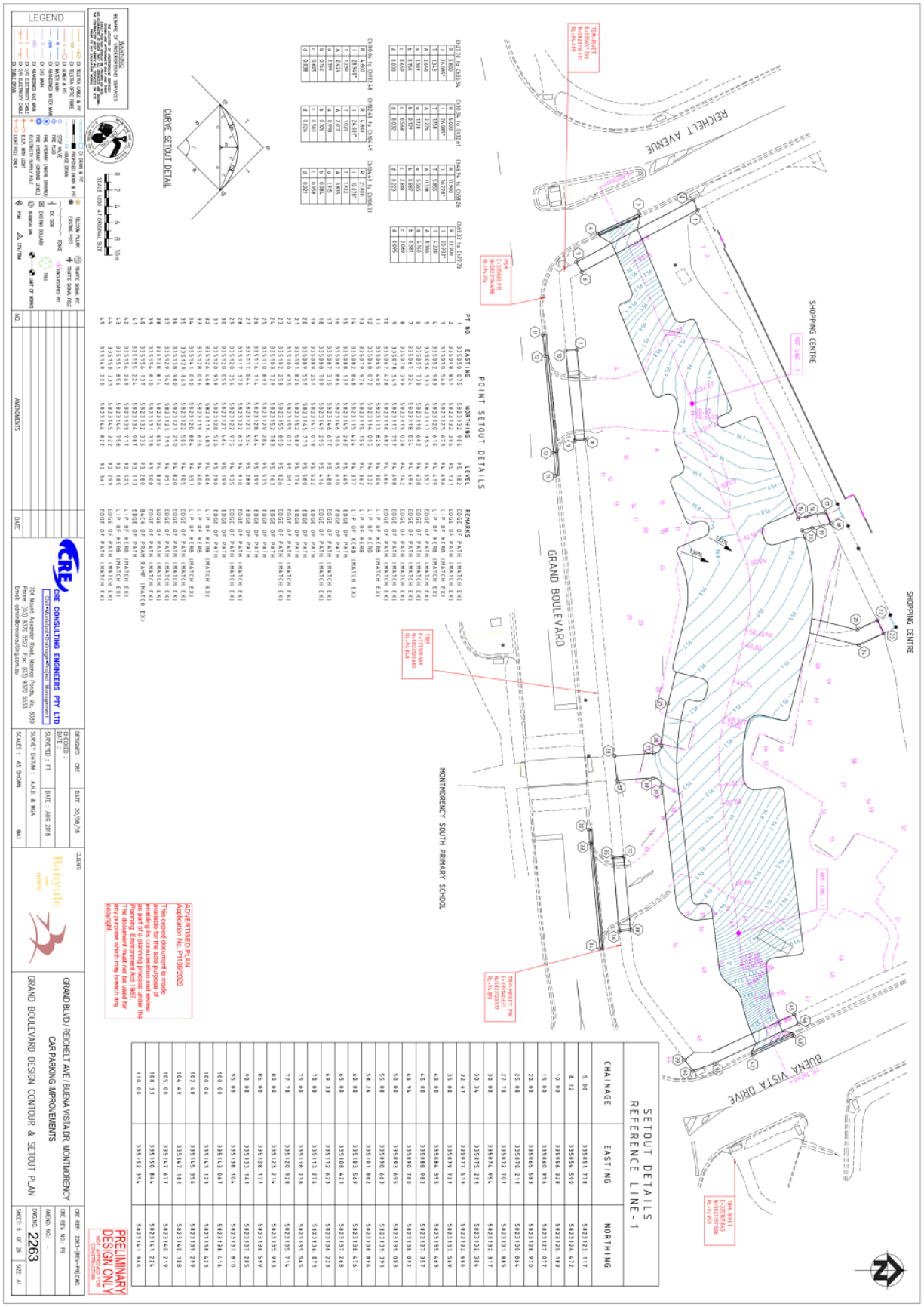
DESIGNED : CRE	DATE : 20/08/18
CHECKED : DATE :	
SURVEYED : FT	DATE : AUG 2018
SURVEY DATUM : A.H.D. & MGA	
SCALES : AS SHOWN	@A1

CLIENT: Banyule City Council

GRAND BLVD / REICHELT AVE / BUENA VISTA DR, MONTMORENCY
CAR PARKING IMPROVEMENTS
FACE SHEET

CRE REF: 2263-(REV-P9).DWG	
CRE REV. NO.: P9	
AMEND. NO.: -	
DWG.NO. 2263	
SHEET: 1 OF 26	SIZE: A1


LEGEND
GRAND BOULEVARD NEW CAR PARK PAVEMENT
RECHELT AVENUE NEW CAR PARK PAVEMENT
BUENA VISTA DRIVE NEW CAR PARK PAVEMENT
NEW PLAIN COLOUR CONCRETE FOOTPATH
NEW PLAIN COLOUR CONCRETE COMMERCIAL VEHICLE CROSSINGS
NATURE STRIP
LANDSCAPED AREAS
LEGEND
CUT BATTER
FILL BATTER
SHOPPING CENTRE
GRAND BOULEVARD
MONTMORENCY SOUTH PRIMARY SCHOOL
RECHELT AVENUE
BUENA VISTA DRIVE
CRE CONSULTING ENGINEERS PTY LTD
GRAND BLVD / RECHELT AVE / BUENA VISTA DR, MONTMORENCY
CAR PARKING IMPROVEMENTS
DETAIL PLAN
PRELIMINARY DESIGN ONLY
NOT FOR CONSTRUCTION
ADVERTISED PLAN
Application No: P1139/2020
DRG NO: 2263


SHOPPING CENTRE
RICHELL AVENUE
GRAND BOULEVARD
MONTMORENCY SOUTH PRIMARY SCHOOL
BUENA VISTA DRIVE
SHOPPING CENTRE
LEGEND
CURVE SETOUT DETAIL
POINT SETOUT DETAILS
SETOUT DETAILS REFERENCE LINE-1
ADVERTISED PLAN
Application No. PP13/2020
PRELIMINARY DESIGN ONLY
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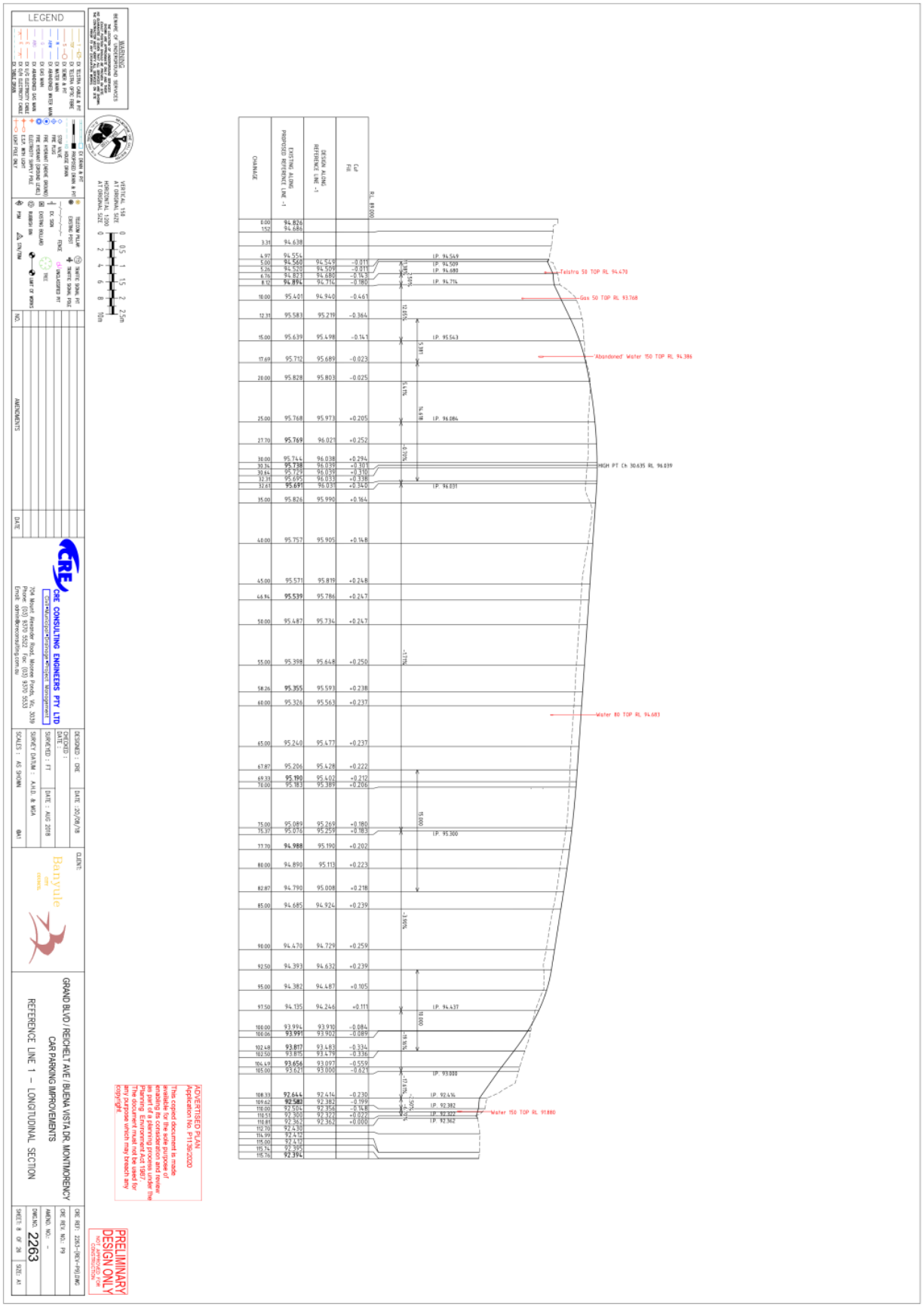
CRE CONSULTING ENGINEERS PTY LTD
GRAND BLVD / RICHELL AVE / BUENA VISTA DR, MONTMORENCY
CAR PARKING IMPROVEMENTS
GRAND BOULEVARD DESIGN CONTOUR & SETOUT PLAN
DWG NO. 2263


LEGEND
GRAND BLVD / REICHELT AVE / BUENA VISTA DR, MONTMORENCY
CAR PARKING IMPROVEMENTS
REFERENCE LINE 1 – LONGITUDINAL SECTION
CRE CONSULTING ENGINEERS PTY LTD
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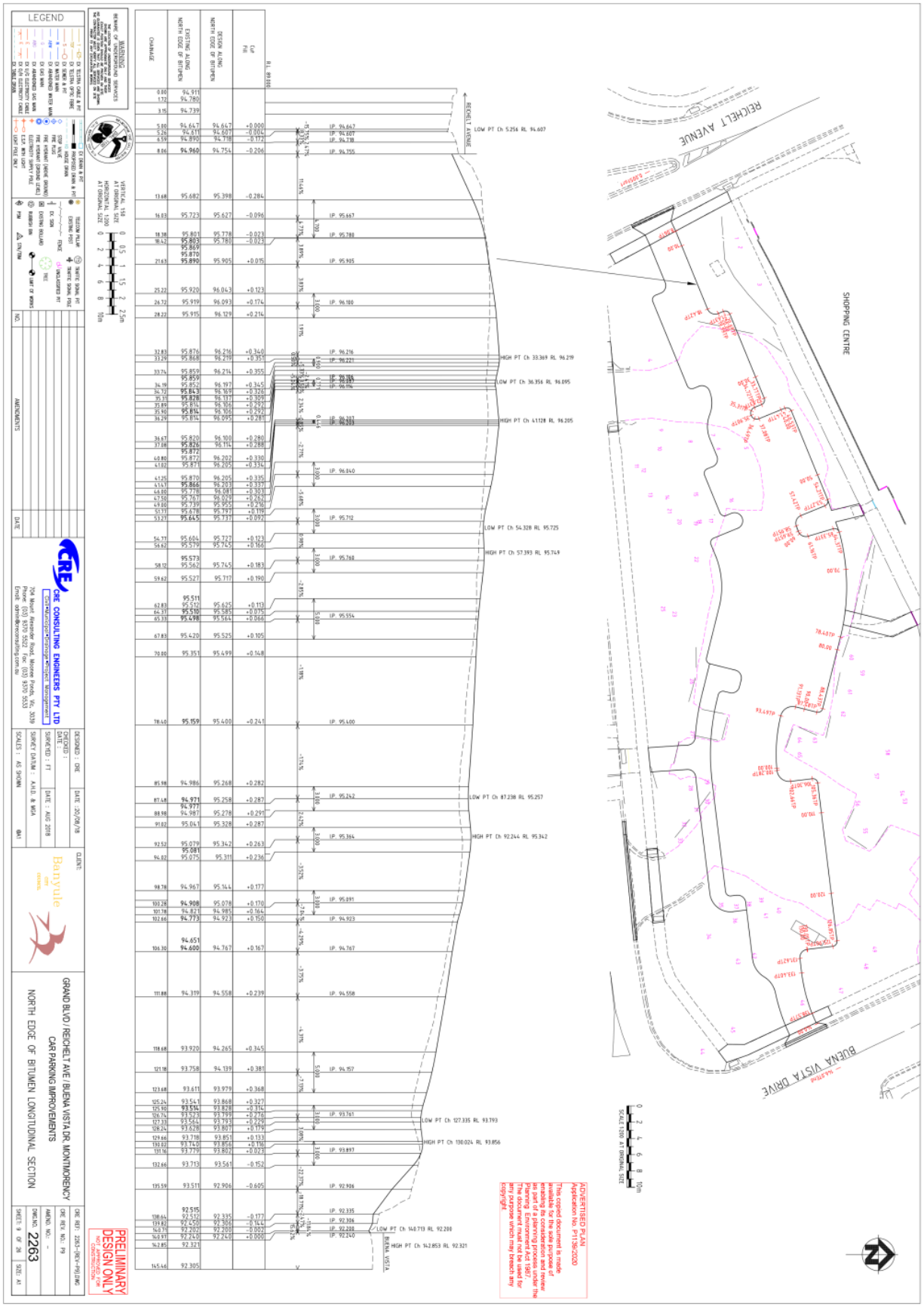
ADVERTISED PLAN
Application No. P/113/2020
Telstra 50 TOP RL 94.470
Gas 50 TOP RL 93.768
Abandoned Water 150 TOP RL 94.386
HIGH PT Ch 30.635 RL 96.039
Water 80 TOP RL 94.683
Water 150 TOP RL 91.880


LEGEND
RECHELT AVENUE
SHOPPING CENTRE
BUENA VISTA DRIVE
CRE CONSULTING ENGINEERS PTY LTD
GRAND BLVD / RECHELT AVE / BUENA VISTA DR, MONTMORENCY
CAR PARKING IMPROVEMENTS
NORTH EDGE OF BITUMEN LONGITUDINAL SECTION
PRELIMINARY DESIGN ONLY
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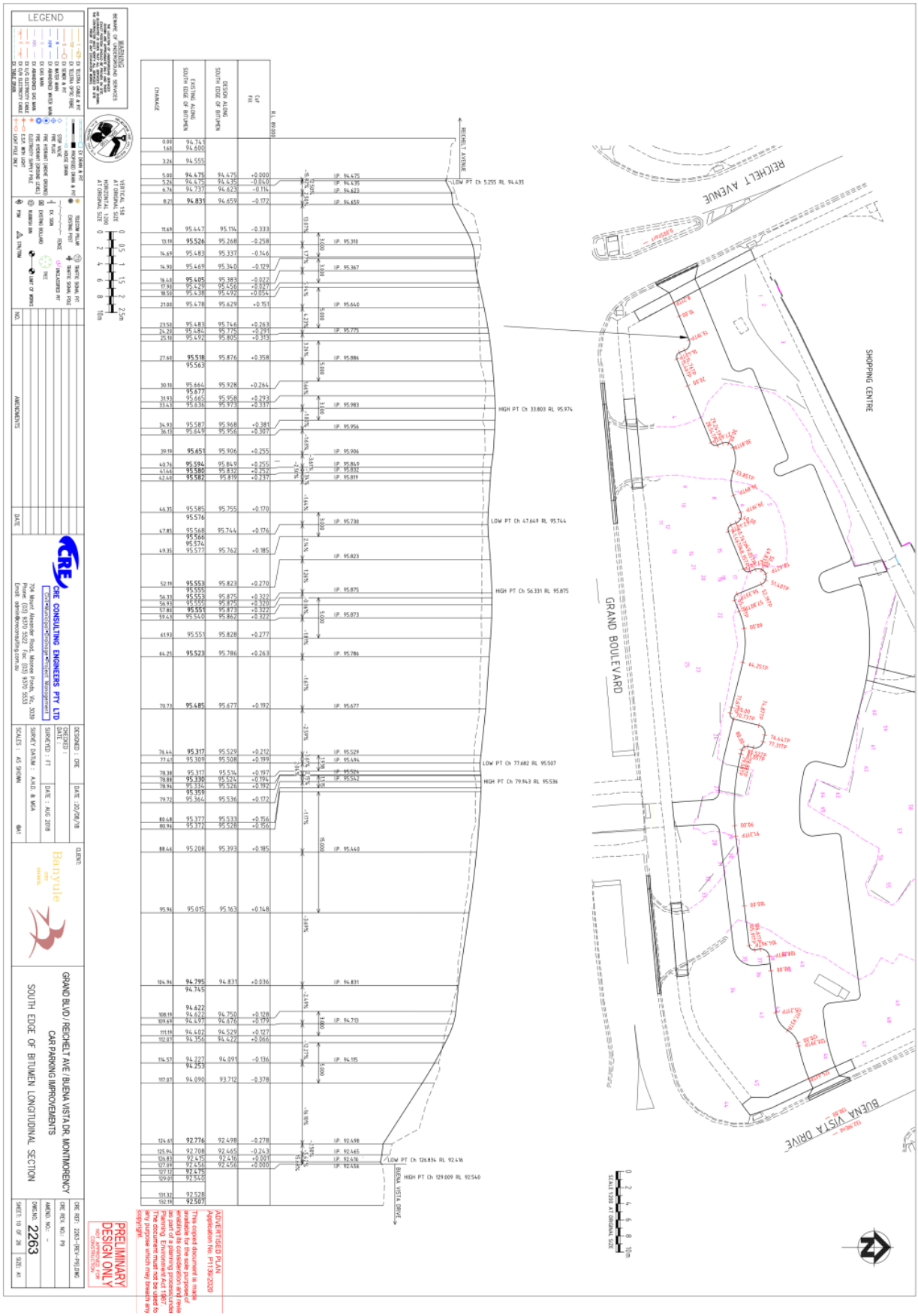
ADVERTISED PLAN
Application No. P113/2020
DWG NO. 2263


LEGEND
RECHELT AVENUE
SHOPPING CENTRE
GRAND BOULEVARD
BUENA VISTA DRIVE
CRE CONSULTING ENGINEERS PTY LTD
GRAND BLVD / RECHELT AVE / BUENA VISTA DR, MONTMORENCY
CAR PARKING IMPROVEMENTS
SOUTH EDGE OF BITUMEN LONGITUDINAL SECTION
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ADVERTISED PLAN
Application No. P11/2020
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SETOUT DETAILS NORTH EDGE OF BITUMEN

CHAINAGE	EASTING	NORTHING	REMARKS
8.06	335853.749	5823126.873	EDGE OF BITUMEN/ EDGE OF PATH
TP 18.42	335863.335	5823129.995	EDGE OF BITUMEN
TP 19.99	335863.882	5823131.299	EDGE OF BITUMEN
TP 20.69	335863.616	5823131.947	EDGE OF BITUMEN
TP 21.63	335863.944	5823132.730	EDGE OF BITUMEN
TP 32.83	335874.310	5823136.971	EDGE OF BITUMEN
TP 33.77	335875.093	5823136.643	EDGE OF BITUMEN
TP 34.72	335875.453	5823135.764	EDGE OF BITUMEN
1/4 TP 35.31	335875.857	5823135.356	EDGE OF BITUMEN
1/2 TP 35.90	335876.431	5823135.354	EDGE OF BITUMEN
3/4 TP 36.49	335876.838	5823135.758	EDGE OF BITUMEN
TP 37.08	335876.841	5823136.332	EDGE OF BITUMEN
TP 40.53	335875.534	5823139.525	EDGE OF BITUMEN
TP 41.47	335875.862	5823140.308	EDGE OF BITUMEN
TP 53.27	335886.783	5823144.777	EDGE OF BITUMEN
TP 54.21	335887.566	5823144.448	EDGE OF BITUMEN
TP 57.42	335888.779	5823141.483	EDGE OF BITUMEN
TP 58.95	335890.050	5823140.923	EDGE OF BITUMEN
TP 59.65	335890.705	5823141.164	EDGE OF BITUMEN
60.00	335891.005	5823141.339	EDGE OF BITUMEN
TP 61.16	335891.317	5823142.389	EDGE OF BITUMEN
TP 64.37	335898.396	5823145.470	EDGE OF BITUMEN
TP 65.33	335898.812	5823146.220	EDGE OF BITUMEN
70.00	335895.483	5823147.835	EDGE OF BITUMEN
75.83	335100.426	5823146.965	EDGE OF BITUMEN
76.84	335102.215	5823146.699	EDGE OF BITUMEN
TP 78.40	335103.741	5823146.368	EDGE OF BITUMEN
TP 87.48	335112.553	5823144.175	EDGE OF BITUMEN
TP 88.43	335112.990	5823143.448	EDGE OF BITUMEN
TP 91.13	335112.338	5823140.828	EDGE OF BITUMEN
TP 93.49	335113.441	5823139.808	EDGE OF BITUMEN
100.00	335119.903	5823138.522	EDGE OF BITUMEN
TP 100.28	335120.179	5823138.548	EDGE OF BITUMEN
TP 102.66	335121.516	5823140.222	EDGE OF BITUMEN
TP 105.36	335121.190	5823142.899	EDGE OF BITUMEN
TP 106.30	335121.712	5823143.567	EDGE OF BITUMEN
TP 125.90	335141.168	5823145.941	EDGE OF BITUMEN
TP 126.85	335141.836	5823145.419	EDGE OF BITUMEN
TP 130.04	335142.224	5823142.242	EDGE OF BITUMEN
TP 131.62	335143.338	5823141.371	EDGE OF BITUMEN
TP 133.40	335145.109	5823141.587	EDGE OF BITUMEN
138.57	335150.184	5823142.866	EDGE OF BITUMEN/ EDGE OF PATH

Ch38.81 to Ch33.85

R	4.000
I	43.531°
T	1.597
A	3.039
a	1.483
b	0.285
c	0.755
d	0.072

Ch33.85 to Ch36.89

R	4.000
I	43.531°
T	1.597
A	3.039
a	1.483
b	0.285
c	0.755
d	0.072

Ch57.80 to Ch64.25

R	10.200
I	36.228°
T	3.337
A	6.449
a	3.171
b	0.506
c	1.606
d	0.127

Ch81.05 to Ch91.31

R	28.100
I	20.933°
T	5.191
A	10.266
a	5.105
b	0.468
c	2.563
d	0.117

Ch115.21 to Ch117.93

R	3.000
I	51.913°
T	1.468
A	2.718
a	1.313
b	0.303
c	0.674
d	0.077

Ch117.93 to Ch120.39

R	3.000
I	46.935°
T	1.304
A	2.459
a	1.196
b	0.269
c	0.611
d	0.063

Ch65.33 to Ch78.40

R	25.600
I	29.254°
T	6.681
A	13.071
a	6.465
b	0.830
c	3.259
d	0.288

Ch93.49 to Ch100.28

R	20.000
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A	6.787
a	3.377
b	0.287
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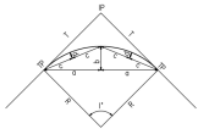
d	0.072



CURVE SETOUT DETAIL

SETOUT DETAILS SOUTH EDGE OF BITUMEN

CHAINAGE	EASTING	NORTHING	REMARKS
8.21	335055.452	5823122.880	EDGE OF BITUMEN/ EDGE OF PATH
TP 13.19	335060.061	5823124.766	EDGE OF BITUMEN
TP 14.76	335061.365	5823124.219	EDGE OF BITUMEN
TP 15.46	335061.631	5823123.571	EDGE OF BITUMEN
TP 16.40	335062.413	5823123.243	EDGE OF BITUMEN
TP 27.60	335072.779	5823127.485	EDGE OF BITUMEN
TP 28.54	335073.107	5823128.267	EDGE OF BITUMEN
TP 29.24	335072.842	5823128.915	EDGE OF BITUMEN
30.00	335072.834	5823129.653	EDGE OF BITUMEN
TP 30.81	335073.389	5823130.219	EDGE OF BITUMEN
TP 33.85	335076.355	5823130.245	EDGE OF BITUMEN
TP 36.89	335079.321	5823130.270	EDGE OF BITUMEN
TP 39.19	335081.448	5823131.140	EDGE OF BITUMEN
40.00	335082.235	5823131.127	EDGE OF BITUMEN
TP 40.76	335082.752	5823130.593	EDGE OF BITUMEN
TP 41.46	335083.017	5823129.946	EDGE OF BITUMEN
TP 42.40	335083.800	5823129.617	EDGE OF BITUMEN
TP 47.40	335088.427	5823131.511	EDGE OF BITUMEN
TP 48.35	335088.755	5823132.294	EDGE OF BITUMEN
TP 49.05	335088.490	5823132.941	EDGE OF BITUMEN
1/4 TP 49.83	335088.494	5823133.707	EDGE OF BITUMEN
50.00	335088.571	5823133.856	EDGE OF BITUMEN
1/2 TP 50.62	335089.037	5823134.246	EDGE OF BITUMEN
3/4 TP 51.40	335089.803	5823134.242	EDGE OF BITUMEN
TP 52.19	335090.341	5823133.699	EDGE OF BITUMEN
TP 55.39	335091.553	5823130.737	EDGE OF BITUMEN
TP 56.33	335092.336	5823130.409	EDGE OF BITUMEN
TP 57.80	335093.696	5823130.966	EDGE OF BITUMEN
60.00	335095.806	5823131.574	EDGE OF BITUMEN
TP 64.25	335100.822	5823131.424	EDGE OF BITUMEN
TP 70.73	335186.311	5823129.859	EDGE OF BITUMEN
TP 71.67	335107.038	5823130.296	EDGE OF BITUMEN
TP 74.87	335107.811	5823133.481	EDGE OF BITUMEN
TP 76.44	335109.022	5823134.138	EDGE OF BITUMEN
TP 77.31	335109.864	5823133.921	EDGE OF BITUMEN
TP 78.88	335110.593	5823132.709	EDGE OF BITUMEN
TP 79.58	335110.424	5823132.030	EDGE OF BITUMEN
80.00	335110.467	5823131.622	EDGE OF BITUMEN
TP 80.52	335110.861	5823131.303	EDGE OF BITUMEN
TP 81.05	335111.368	5823131.177	EDGE OF BITUMEN
90.00	335120.252	5823130.424	EDGE OF BITUMEN
TP 91.31	335121.558	5823130.552	EDGE OF BITUMEN
TP 104.96	335135.109	5823132.206	EDGE OF BITUMEN
TP 105.91	335135.632	5823132.874	EDGE OF BITUMEN
TP 106.61	335135.548	5823133.569	EDGE OF BITUMEN
TP 108.18	335136.419	5823134.683	EDGE OF BITUMEN
TP 115.21	335143.398	5823135.535	EDGE OF BITUMEN
TP 117.93	335145.603	5823136.962	EDGE OF BITUMEN
120.00	335147.180	5823138.243	EDGE OF BITUMEN
TP 120.39	335147.552	5823138.347	EDGE OF BITUMEN
124.61	335151.585	5823139.582	EDGE OF BITUMEN/ EDGE OF PATH

PRELIMINARY DESIGN ONLY
NOT APPROVED FOR CONSTRUCTION

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. EXACT POSITION SHOULD BE PROVEN IN SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE PROOF TO ANY EXCAVATION WORKS

LEGEND

EX TELSTRA CABLE & PIT
EX TELSTRA OPTIC FIBRE
EX SEWER & PIT
EX WATER MAIN
EX ABANDONED WATER MAIN
EX GAS MAIN
EX ABANDONED GAS MAIN
EX U/G ELECTRICITY CABLE
EX O/H ELECTRICITY CABLE
EX TABLE DRAIN
EX DRAIN & PIT
PROPOSED DRAIN & PIT
HOUSE DRAIN
STOP VALVE
FIRE PLUG
FIRE HYDRANT (ABOVE GROUND)
FIRE HYDRANT (GROUND LEVEL)
ELECTRICITY SUPPLY POLE
E.S.P. WITH LIGHT
LIGHT POLE ONLY
TELECOM PILLAR
EXISTING POST
FENCE
EX. SIGN
EXISTING BOLLARD
RUBBISH BIN
PSN
TRAFFIC SIGNAL PIT
TRAFFIC SIGNAL POLE
UNCLASSIFIED PIT
TREE
LIMIT OF WORKS
STN/TRN

NO.	AMENDMENTS	DATE

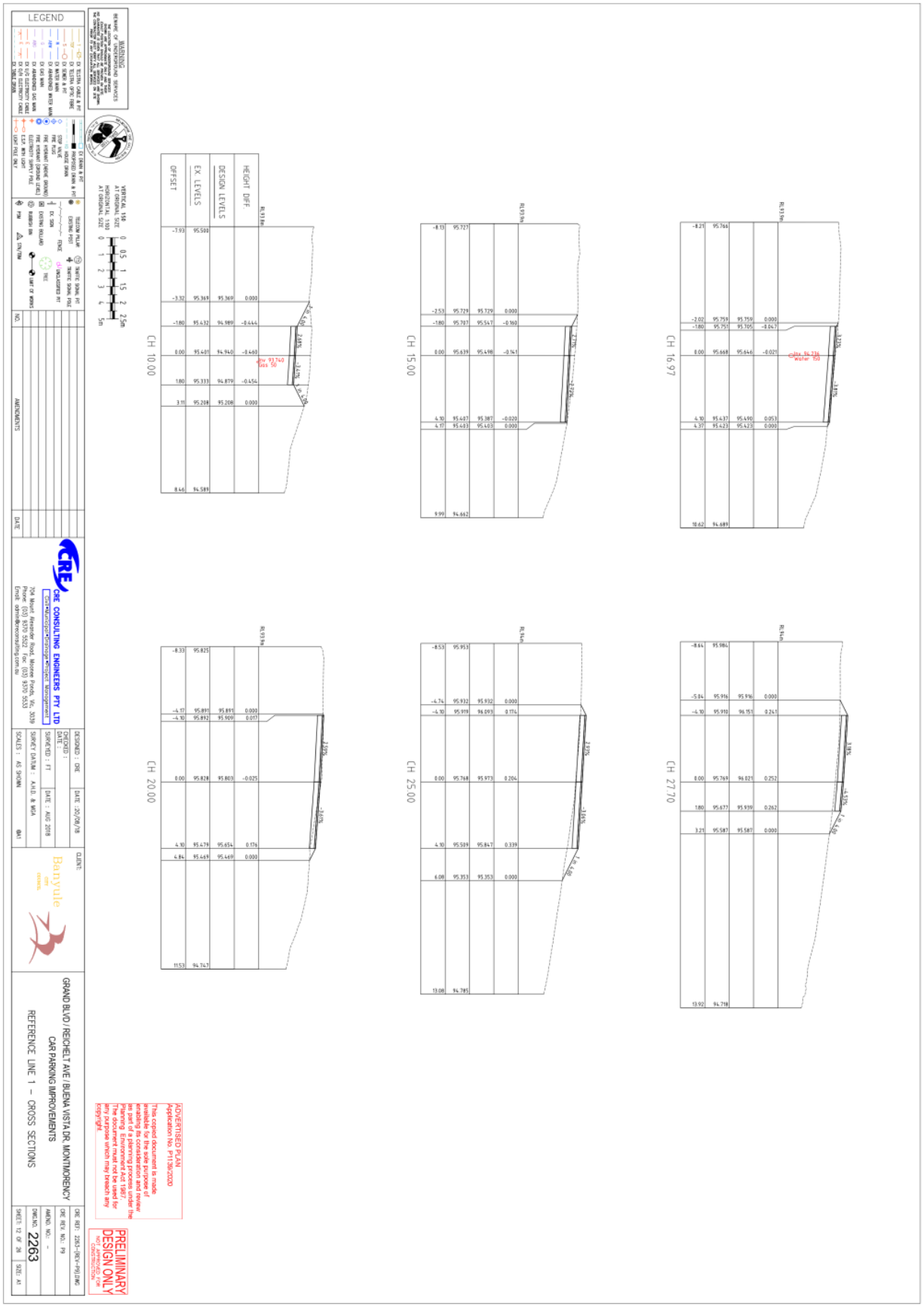
CRE CONSULTING ENGINEERS PTY LTD
Civil•Municipal•Drainage•Project Management
704 Mount Alexander Road, Moonee Ponds, Vic, 3039
Phone: (03) 9370 5522 Fax: (03) 9370 5533
Email: admin@crecon sulting.com.au

DESIGNED : CRE	DATE : 20/08/18	
CHECKED :	DATE :	
SURVEYED : FT	DATE : AUG 2018	
SURVEY DATUM :	A.H.D. & MGA	
SCALES : AS SHOWN	@A1	

CLIENT: Banyule City Council

GRAND BLVD / REICHELT AVE / BUENA VISTA DR, MONTMORENCY
CAR PARKING IMPROVEMENTS
NORTH & SOUTH EDGE OF BITUMEN SETOUT DETAILS

CRE REF:	2263-(REV-P9).DWG
CRE REV. NO.:	P9
AMEND. NO.:	-
DWG.NO.	2263
SHEET: 11 OF 26	SIZE: A1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CH 10.00
CH 15.00
CH 16.97
CH 20.00
CH 25.00
CH 27.70
GRAND BLVD / REICHELT AVE / BUENA VISTA DR, MONTMORENCY
CAR PARKING IMPROVEMENTS
REFERENCE LINE 1 – CROSS SECTIONS
CRE CONSULTING ENGINEERS PTY LTD
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Application No: P1136/2020
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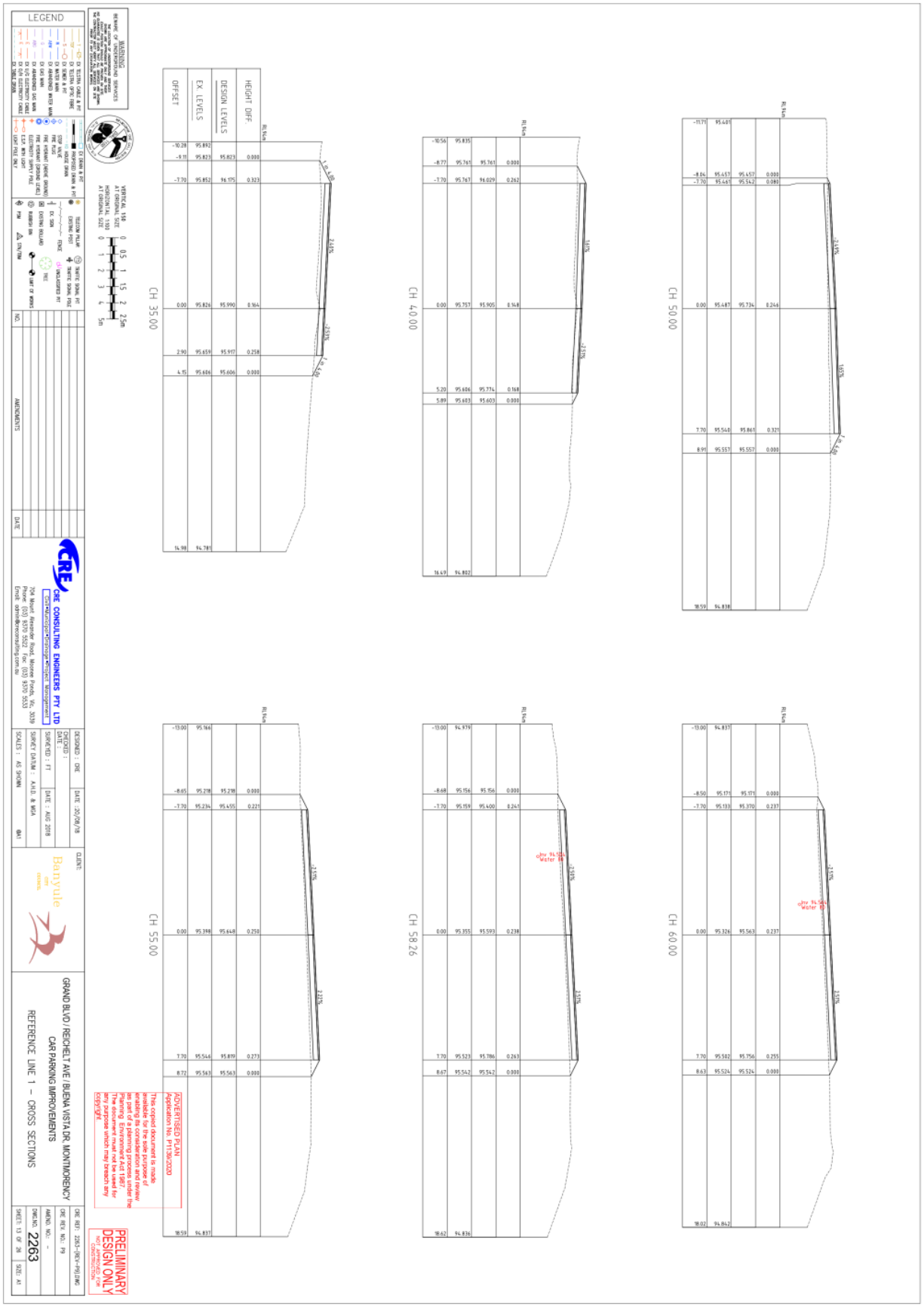
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CH 35.00
CH 40.00
CH 50.00
CH 55.00
CH 58.26
CH 60.00
CRE CONSULTING ENGINEERS PTY LTD
GRAND BLVD / RECHELT AVE / BUENA VISTA DR, MONTMORENCY
CAR PARKING IMPROVEMENTS
REFERENCE LINE 1 – CROSS SECTIONS
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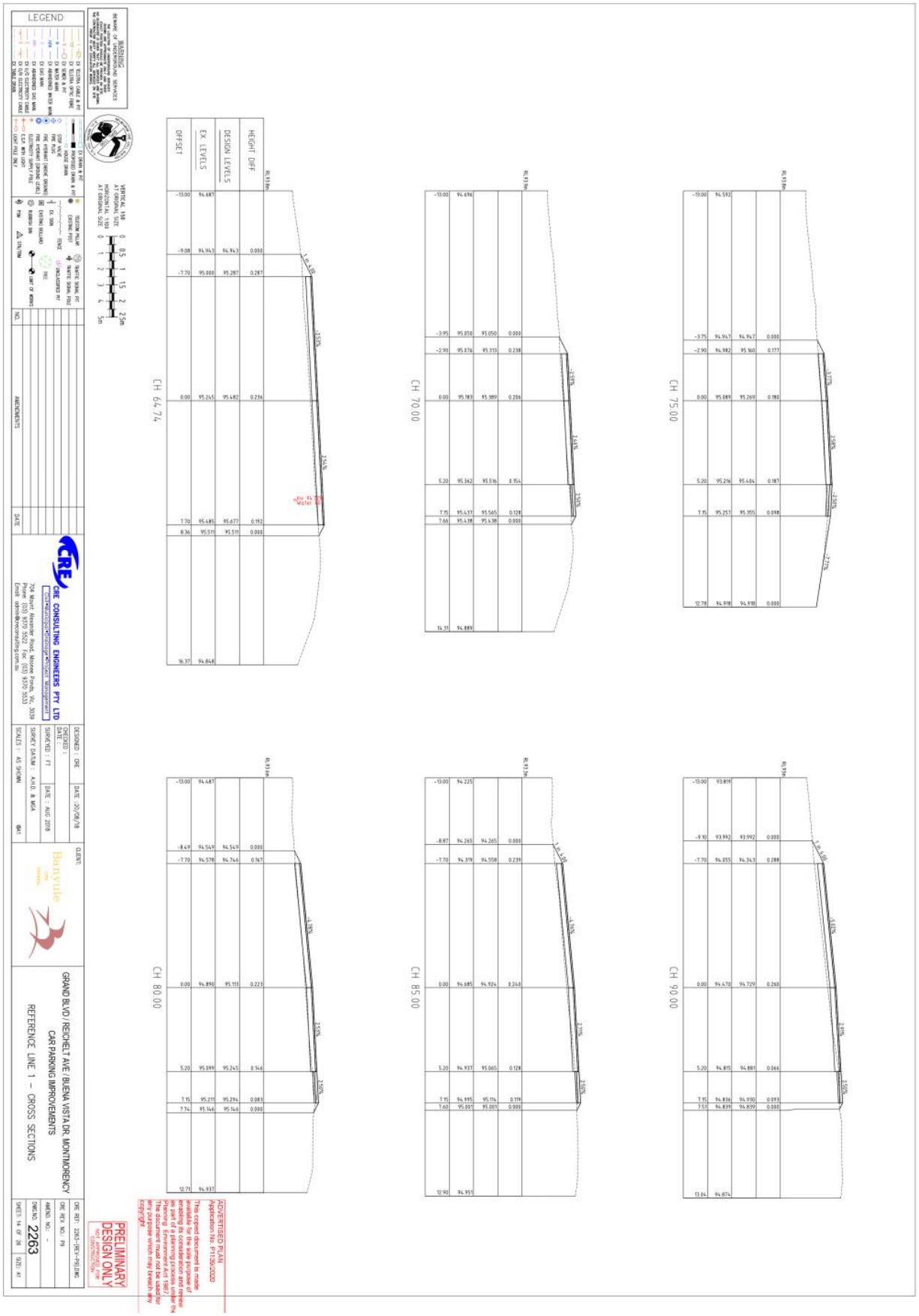
LEGEND
WARNING
CRE CONSULTING ENGINEERS PTY LTD
GRAND BLVD / REICHELT AVE / BUENA VISTA DR, MONTMORENCY
CAR PARKING IMPROVEMENTS
REFERENCE LINE 1 – CROSS SECTIONS
PRELIMINARY DESIGN ONLY
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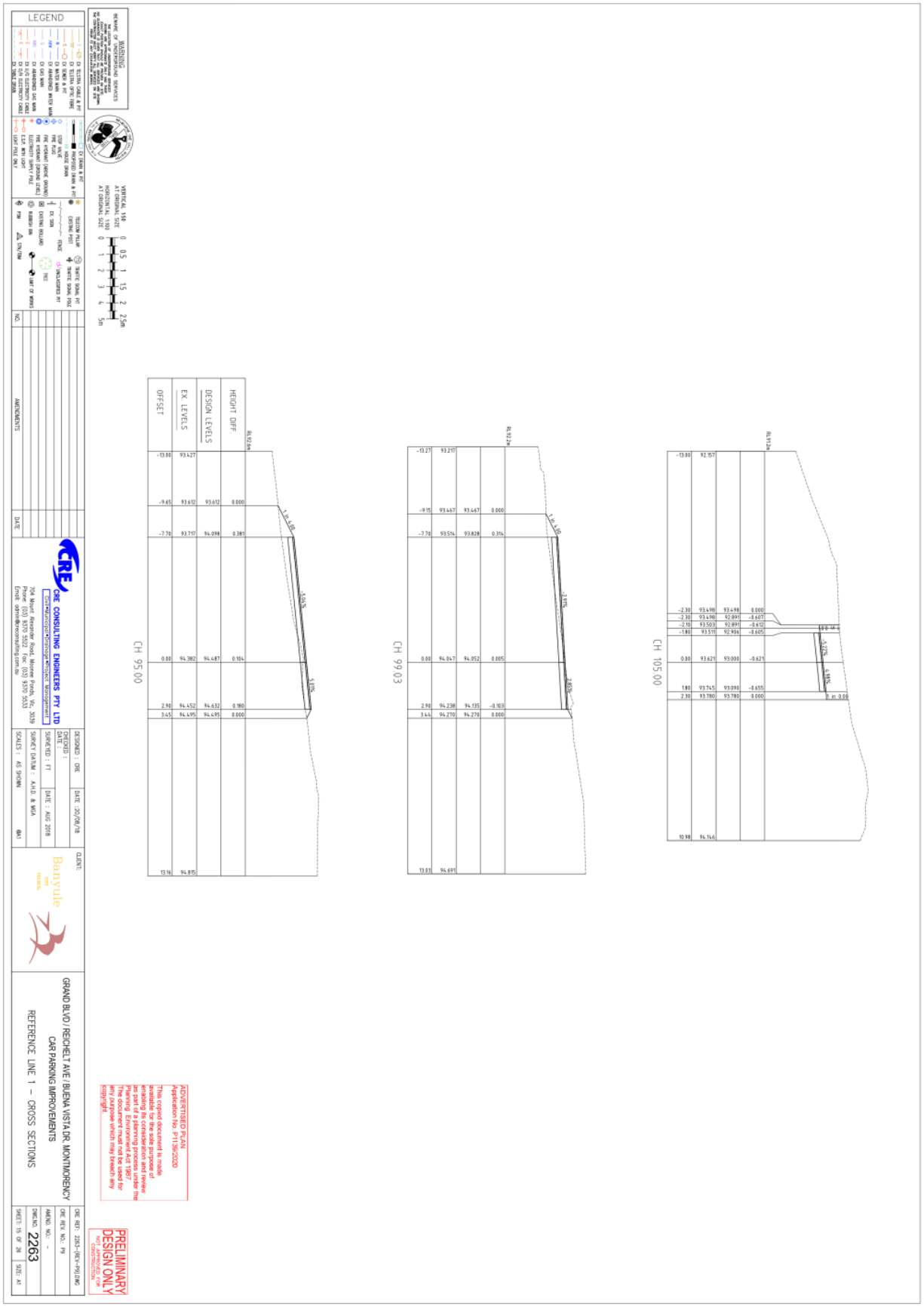
ADVERTISED PLAN
Application No. P1156/2020
CH 64.74
CH 70.00
CH 75.00
CH 80.00
CH 85.00
CH 90.00


LEGEND
WARNING
CH 95.00
CH 99.03
CH 105.00
CRE CONSULTING ENGINEERS PTY LTD
GRAND BLVD / REICHELT AVE / BUENA VISTA DR, MONTMORENCY
CAR PARKING IMPROVEMENTS
REFERENCE LINE 1 – CROSS SECTIONS
ADVERTISED PLAN
Application No. P/1136/2020
PRELIMINARY DESIGN ONLY
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Appendix 2: Information about impacts to rare or threatened species' habitats on site

This is not applicable in the Basic Assessment Pathway.

Banyule

CORRECTED NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	**Road Reserve Adjacent** to 39 Grand Boulevard MONTMORENCY *(Insert the location of the land)*
The application is for a permit to:	The removal of vegetation pursuant to Clause 52.17 'Native Vegetation' and the Vegetation Protection Overlay (Schedule 1) in association with the reconstruction of a carpark *(Insert the use, development, or other matter applied for)*
The applicant for the permit is:	Banyule City Council - Capital Works *(Insert name of applicant for the permit)*
The application reference number is:	P1139/2020 *(Insert reference number)*

You can view the documents ONLINE at:

www.banyule.vic.gov.au/PlanningPublicNotices

Alternatively, you can contact a Development Planning Officer on 9457 9808 (Option 1).

Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority via post or Council's website.

Objection Submission Details

Lodge Online at: www.banyule.vic.gov.au/planningpublicnotices

Or mail to: Banyule City Council
PO Box 94, Greensborough VIC 3088
Phone: (03) 9457 9808

An objection must:

* **be sent to the Responsible Authority in writing**
* **include the reasons for the objection, and**
* **state how the objector would be affected.**

Please be aware Council must make available copies of every objection/submission received 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.

The Responsible Authority will not decide on the application before:	**24 November 2020** *(Insert a date which is at least 14 days from the date the last notice under Section 52(1) of the Act is to be given)*

If you object, the Responsible Authority will tell you its decision.

15709 21/09/20

DEVELOPMENT PLANNING RESIDENT INFORMATION

Public Notification of a Planning Application – Where can I view the plans? *Please refer to the public notice*

Banyule

Why have you received this notice?

An application for planning permit has been lodged with Council in relation to the land indicated on the public notice and you are an adjoining or nearby property owner or occupier.

What is the public notification (advertising) process?

Where applications may cause material detriment to any person, Notice is given to neighbours. A sign may be displayed on the land.

If you support the proposal, you do not have to take any action, although you can make a submission in support. If you have a reasonable concern about the proposal, you can lodge an objection with Council during the 14-day notice period or up until Council makes its decision, but any objection received after the decision is made cannot be considered.

If I have concerns, how do I lodge an objection?

Carefully inspect the plans and documents provided with the application. If your property or building is shown on the plans, note your concerns and questions. You may wish to discuss the proposal with the Council planner and permit applicant to understand what's proposed and if you might be affected.

If you wish to lodge an objection, describe how you will be affected if a permit is granted and suggest how these impacts could be reduced (or even eliminated) by possible changes to the plans or the inclusion of specific permit conditions. Permit applicants will often try to address reasonable concerns. Your objection will carry more weight if it is rational, specifically addresses the proposal and describes how you will be affected.

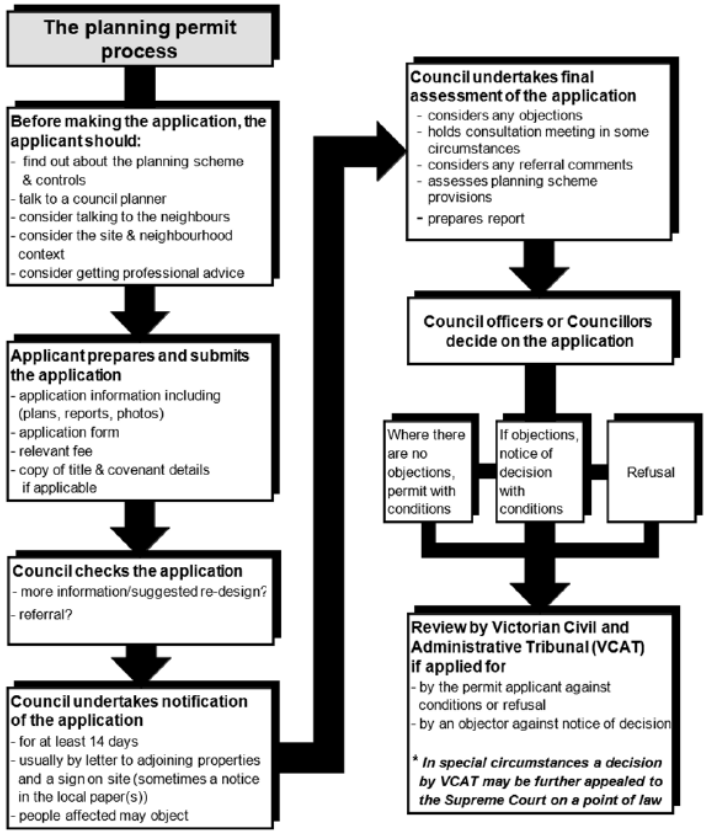
Your objection should:

- Be typed or clearly written;
- Addressed to the Council and clearly marked as an objection;
- Include application reference number and address of land;
- Include your name and current contact details. This allows Council to advise you of any meetings between the applicant and other objectors, or of any changes to the plans or the proposal that the permit applicant makes;
- Include your signature and date of your objection; and
- Lodge within the 14-day notice period to ensure your concerns are considered prior to Council's decision. If you lodge after a decision is made, your objection cannot be considered.

If you lodge an objection before a decision is made, you secure the right to apply for a review to the Victorian Civil and Administrative Tribunal if Council decides to grant a permit. An objection is a public document and copies must be made available to other parties including the permit applicant, Councillors and VCAT.

What happens if I lodge an objection?

- In some cases, Council may invite you to a consultation meeting to discuss your concerns with the permit applicant.
- Council officers will undertake a detailed assessment of the proposal and prepare a report and recommendation considering issues raised in your objection;
- In most cases a decision will be made by officers under delegation while others will be made at a Council meeting in which case you will receive an invitation to the meeting;
- You will receive a copy of Council's decision, approved or refused.



Where can I obtain further information?

For general information about the planning process please refer to Council's website www.banyule.vic.gov.au

MULTIPLY
Town Planning

MATT DOBSON
matt@multiplyplanning.com.au
www.multiplyplanning.com.au
0468 325 510

PLANNING REPORT

CAR PARK IN GRAND BOULEVARD, MONTMORENCY

Removal of native vegetation associated with the construction of an at-grade car park.

SEPTEMBER 2020

INTRODUCTION

This submission has been prepared in support of an application that seeks to improve the condition of the existing car park located in the wide Grand Boulevard road reserve adjacent to the business centre in Montmorency South.

In a formal sense, the proposal is for Removal of native vegetation pursuant to the Vegetation Protection Overlay (VPO1) and Clause 52.17 Native Vegetation.

The Plans prepared by CRE Consulting Engineers (Revision 9), the Arboricultural Impacts Assessment (17 August 2020) prepared by Treed Dimensions, and the Native Vegetation Offset Report prepared by Practical Ecology dated September 2020 form the basis of this report.

The application has been assessed against the relevant requirements of the Banyule Planning Scheme including the Planning Policy Framework and the provisions set out in the multiple zones and overlays that affect the site.

The proposal is considered to be appropriate for the following reasons:

- The proposal is consistent with the strategic policy direction for improvements to infrastructure in the Banyule Planning Scheme;
- The proposal is consistent with the relevant State and Local Policy objectives regarding improved transport infrastructure.
- The proposal is considered an appropriate design outcome for the immediate context;
- The proposal will not significantly alter the character of the immediate environs and is consistent with the objectives of the relevant zone and overlay controls;
- The development is compatible with the natural environmental character and landscaped qualities of the streets and setting;
- Tree removal has been minimized to the greatest extent possible;
- The trees proposed for removal will be offset with new planting or purchased credits in accordance with Clause 52.17 Native Vegetation;
- The proposal will not cause unreasonable material detriment to the nearby residential properties, school, or business precinct.

PLANNING CONTROLS

The table below summarizes the suite of planning controls that apply to the subject site.

LOCATION	ZONE	OVERLAY	CLAUSE 62.02 EXEMPTION FOR BUILDINGS AND WORKS	CLAUSE 52.17 NATIVE VEGETATION APPLIES	PERMIT REQUIREMENT
Grand Boulevard	CZ1	VPO1 DDO8	Yes (for CZ1 and DDO8)	Yes	For removal of native vegetation

Clause 62.02-1 provides an important exemption regarding the proposed works involved in all ground works and road construction required for the project. Buildings and works for which no permit is required, include:

> *Buildings or works with an estimated cost of $1,000,000 or less carried out by or on behalf of a municipality.*

The project cost is estimated at $250,000.

For this reason, the planning permit requirement triggered by the proposed Works within the Commercial Zone (CZ1) and Design and Development Overlay (DDO8) are rendered redundant. The Works aspect of the proposal does not need planning permission.

While Clause 62.02-1 provides an exemption for Works, pursuant to Clause 62.02-3 the exemption does not extend to removal of vegetation. For this reason, a planning permit is required under Clause 42.02 Vegetation Protection Overlay (VPO1) for the removal of native trees.

Clause 52.17 Native Vegetation is also triggered due to the road reserve having a contiguous area of greater than 4000sqm. For this reason, a Native Vegetation Offset Plan is required to demonstrate that the tree removal will be appropriately offset.

It is noted that the existing use of the Grand Boulevard road reserve as a car park is well established over a period of 15 years and has thus accrued Existing Use Rights, so does not require a planning permit for Use as a Car Park.

SUBJECT SITE

The site is located on the North side of Grand Boulevard, running the full length between Reichelt Avenue and Buena Vista Drive, directly adjacent to the Business Centre.

An aerial view of the site is shown below to identify the location and general outline of the site.

Figure 1: Aerial view showing site and immediate surrounds

The site is a large, irregularly shaped section of road reserve opposite the Montmorency South Primary School. Approximately 2600sqm in area, it is currently improved with an asphalt and gravel carpark in very poor condition. Temporary plastic mesh fencing has been erected to prevent users parking vehicles beneath trees and on the steeper section of the site at the north-east corner. Two entrances occur along Grand Boulevard and another entrance occurs on Reichelt Ave. A semi-formal pathway runs across the site connecting a supervised pedestrian crossing at Grand Boulevard to the business centre. The site hosts numerous established indigenous trees.

Site photographs follow:

Figure 2: Panoramic view of Grand Boulevard frontage

Figure 3: Looking east across Reichelt Ave to the site

Figure 4: Looking north-west across Grand Boulevard to the site

Figure 5: Looking east within the site showing state of car park surface

Figure 6: Looking west within the site showing surface and random car parking pattern

PROPOSAL DESCRIPTION

The applicant seeks to redesign the layout of the car park on the Grand Boulevard Site including deleting the two access points from Grand Boulevard and adding a new access point to Buena Vista Dve. The car park will be resurfaced and properly line-marked and drained. Numerous protected trees will be removed to enable the works. A total of 35 car spaces including two accessible spaces will be provided.

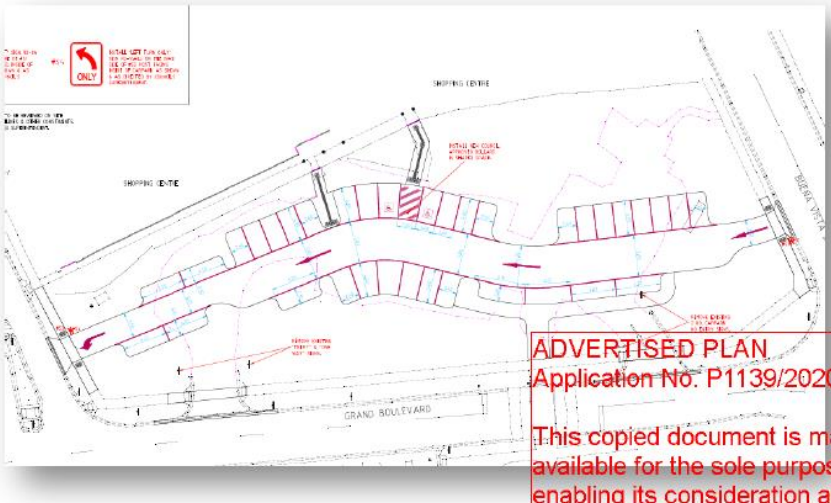


Figure 7: Extract from plans showing the proposed Grand Boulevard car parking layout

THE PLANNING FRAMEWORK

A review and analysis of the planning policies within the Banyule Planning Scheme applicable to this application has been undertaken. The following section outlines the policies relevant to this application and has been separated into Planning Policies, Council's Municipal Strategic Statement, Local Planning Policies, and the relevant Zoning and Overlay provisions.

STATE PLANNING POLICY FRAMEWORK

The purpose of State policy in planning schemes is to inform planning authorities and responsible authorities of those aspects of State planning policy which they are to take into account and give effect to in planning and administering their respective areas. The State Planning Policy Framework provides a context for spatial planning and decision making by planning and responsible authorities. The following State Planning Policies are considered pertinent to this application.

- Clause 11 Settlement
- Clause 15 Built Environment and Heritage
- Clause 18.02-4S Car parking
- Clause 19 Infrastructure

MUNICIPAL STRATEGIC STATEMENT

Clause 21.04 Transport and Infrastructure

The Banyule Integrated Transport Plan 2015-2035 is Council's key planning tool for transport priorities. This clause implements the land use planning aspects of the Plan. The Plan provides an overall framework to address transport issues, and create a more accessible, safe, liveable and sustainable community, and to accommodate future growth. The Vision of the Plan is *"Banyule is a City with accessible, sustainable and active communities, with good access to jobs, education, shopping and community opportunities within a safe transport network."*

Banyule's established infrastructure continues to age, while implications arising from land development introduce the need for renewal, change and continual improvements to local infrastructure provision.

The primary transport issues for Banyule are:

- The logical and efficient provision, use and maintenance of urban infrastructure must be a central consideration when planning for development and redevelopment.
- Residents have a high dependency on private vehicles.
- While some parts of Banyule have good access to public transport, others do not.
- Improvements to the safety, accessibility and inclusiveness of the transport network are required.
- Expected population growth will increase travel demand within and across Banyule.

OVERLAY

VEGETATION PROTECTION OVERLAY - SCHEDULE 1

The purpose of the VPO is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To protect areas of significant vegetation.
- To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.

- To maintain and enhance habitat and habitat corridors for indigenous fauna.
- To encourage the regeneration of native vegetation

Schedule 1 of the VPO identifies that this area contains developed and developing urban areas which have significant natural, habitat and environmental qualities. The native vegetation is also recognised as a major contributor to the landscape of the area, its distinctive local character and visual amenity.

A permit is required to remove, destroy or lop native trees that meet the following criteria:

- Has a height of 5 metres or more, AND
- Has a trunk or stems that collectively are more than 500mm in circumference, measured at 1m above the base of the tree.

PARTICULAR PROVISIONS

CLAUSE 52.17 NATIVE VEGETATION

The purpose of Clause 52.17 is:

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

52.17-5 Offset requirements

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

CLAUSE 65

Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.

Clause 65.01 Approval of an application or plan

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- The matters set out in Section 60 of the Act.
- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.

- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.

The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.

PLANNING ASSESSMENT

The trigger for a planning permit for this proposal relates solely to the removal of vegetation due to the Clause 62.02 exemptions for Buildings and Works previously discussed in this report.

The relevant planning controls that apply in regard to protection of trees and native vegetation are the Vegetation Protection Overlay (VPO1) and Clause 52.17 Native Vegetation. The Vegetation Protection Overlay (VPO1) is in place to protect the landscape and habitat amenity of this part of the municipality. Clause 52.17 ensures that any reduction in tree canopy and potential decrease of biodiversity and arboreal habitat are compensated for.

An Arboricultural Impact Assessment of affected trees has been made by Treed Dimensions dated 17 August 2020. A total of 65 trees that are located within or close to the affected road reserve were assessed. The report is summarized below in terms of the VPO1 triggers and in relation to retention values:

SITE	TOTAL TREES ON SITE	TREES PROPOSED FOR REMOVAL	TREES PROPOSED FOR REMOVAL WITH HIGH RETENTION VALUE (HRV)	RETAINED HIGH RETENTION VALUE TREES	TREES THAT WILL INCUR A MAJOR BUT ACCEPTABLE IMPACT (>10%)
GRAND BOULEVARD	65	28 (20 are VPO1)	3	9	6

In total, 28 trees are proposed for removal, of which 20 trees require a permit under the VPO1. Three of the VPO1 trees to be removed are of High Retention Value, and nine High Retention Value trees are to be retained.

VEGETATION PROTECTION OVERLAY - SCHEDULE 1

The overall objective of the VPO1 can be summarized as being to protect the native trees in the eastern part of the municipality for their visual, conservation, ecological and habitat value by ensuring that development minimizes the loss of established trees.

The proposal achieves this objective in the following ways:

- While 28 trees will be removed, 37 trees will remain on the site.
- Three High Retention Value trees will be removed, however nine High Retention Value trees are to remain.
- Retained trees include 16 trees taller than 10 metres and six trees taller than 8 metres. These are all indigenous Yellow Box or Long-Leafed Box.
- The car park design has been carefully detailed to protect as many HRV trees as possible, resulting in the loss of only 3 such trees.
- The major encroachment into the TPZ of six trees has been assessed as acceptable by the project arborist due to the non-invasive construction method proposed.

- Typically on a development site, there is a preference for High Retention Value trees to be retained as the opportunity for replacement planting is highly constrained and it is difficult for large healthy trees to re-establish. However in this case there is ample opportunity for replacement trees to be planted on the Grand Boulevard site and also immediately opposite within the road reserve at the corner of Grand Boulevard and Reichelt Avenue.
- The proponent (being Council) has the means and motivation to provide the replacement planting in the immediate vicinity through its Street Trees program and Urban Forest Strategy.
- The visual amenity of the neighbourhood will be largely unaffected by the works. The surface of the site will be only partially altered as it is largely asphalt already. The newly sealed surface and line-marking are consistent with the proposed purpose and will not dominate the landscaped setting.
- The natural environment will remain as the dominant visual aspect of the neighbourhood.

CLAUSE 52.17 NATIVE VEGETATION

Clause 52.17 Native vegetation is in place to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. In accordance with The Guidelines for the removal, destruction or lopping of native vegetation, DELWP 2017, the design of the car park has adopted the three step approach of Avoid – Minimise - Offset.

The layout of the car parking areas has been constrained by the need to ensure sufficient car parking numbers are provided and provide adequate turning area, and to introduce a new vehicle entrance. The new vehicle access from Buena Vista Dve enables the closing up of the two access points on Grand Boulevard and is necessary to increase the safety of the supervised school crossing on Grand Boulevard. These areas are suitable for replacement planting.

A process of avoiding the impacts on trees has been made by designing the car park around the TPZ of the retained trees. Minimisation of the impacts is achieved through ensuring that the works are outside the SRZ of all retained trees and where encroachment of more than 10% occurs, the construction method is non invasive.is achieved for all retained trees. Finally, a 'no net loss to biodiversity' approach has been conducted in regard to removal of native vegetation. This will ensure (over time) that there will no overall loss of biodiversity within the Catchment.

Practical Ecology Consultants have prepared the Biodiversity Impact Assessment and Offset Report. In summary this report concludes:

> The proposed car park upgrade at Site 1 will result in the removal of 0.124 ha of native vegetation. This includes 28 trees. The offset required under the *Guidelines for the removal, destruction and lopping of native vegetation* (DELWP 2017a) for the clearance of 0.124 ha of native vegetation is 0.035 General Habitat Units with a minimum Strategic Biodiversity Value of 0.208. The offset must be sourced from a site within the Port Phillip and Westernport Catchment Management Authority (CMA) or Banyule City Council. The offsets that are required to account for vegetation loss on Site 1 are to be achieved by creating third party offsets off-site. The required offsets are currently available from multiple brokers.

In light of imposition of a condition on the planning permit that will require offset planting in accordance with The Guidelines for the removal, destruction or lopping of native vegetation, DELWP 2017 within the site boundaries, the proposed removal of native vegetation is considered to be acceptable.

CONCLUSION

The proposal we have prepared is a well-considered outcome for the site and surrounding area. As demonstrated above, the proposal is consistent with the relevant objectives outlined in the Banyule Planning Scheme and will result in an outcome which is consistent with the treed landscape. The loss of trees is acceptable in light of:

- Appropriate native vegetation offsets to be determined by the 'no net loss to biodiversity' guidelines of Clause 52.17 Native vegetation;
- The retention of 24 medium to large trees across the site, including 9 High Retention Value trees;
- The potential for replacement planting on the site itself to meet the objectives of the VPO1.

Therefore it is respectfully submitted that the application is worthy of Council support and represents a well-considered, appropriate outcome, which achieves compliance with all relevant policy objectives.

The project will enhance the safety and convenience of road users and pedestrians attending or visiting the Primary School and business precinct.

Matt Dobson MPIA
Director
September 2020

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ARBORICULTURAL IMPACTS ASSESSMENT

Location:
Grand Boulevard
Montmorency
Our Ref.: 2497.AIA.3

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Arboricultural Consultants

Report commissioned by:
CRE Consulting Engineers Pty Ltd
(CRE Ref: 2263)

Report submitted:
17 August 2020

ABN 45 139 982 639

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1 Introduction

1.1 Objectives

Chris Evripidou of CRE Consulting Engineers Pty Ltd engaged Tree Dimensions to provide an Arboricultural Impacts Assessment (AIA) for a proposed formalisation of the off-street carpark on Grand Boulevard, Montmorency.

For the report, Tree Dimensions has:

- Identified and assessed the trees, providing their location, species, dimensions, age and useful life expectancy, health and structural condition, significance and suitability for retention
- Allocated each tree a retention rating
- Calculated the size of the area that requires protection (tree protection zone (TPZ)) around trees suitable for retention
- Supplied photographs of the trees
- Documented trees that are proposed for removal
- Assessed site development impacts on the trees proposed for retention
- Specified protection measures for the trees proposed for retention
- Recommended other measures to minimise impacts to trees.

1.2 Background

Proposed carparking improvements at this site are to formalise the existing off-street carpark at Grand Boulevard.

This report provides an assessment of the impacts that proposed works may have on the assessed trees (greater than 5 m in height) within the subject site.

Plans on which the impact assessment is based:

- CRE Consulting Engineers Pty Ltd, GRAND BLVD / REICHELT AVE / BUENA VISTA DR, MONTMORENCY CAR PARKING IMPROVEMENTS, 2263–(**REV–P9**).DWG, drawing number 2263, 20/08/18, supplied by Chris Evripidou of CRE Consulting Engineers Pty Ltd.

1.3 Planning context

The Grand Boulevard site is within a Commercial 1 Zone (C1Z) of Banyule municipality.

A Vegetation Protection Overlay (VPO1 – Plenty River East Area) applies to the site. Apart from some exemptions, a permit is required to remove, destroy or lop native vegetation.

A permit is not required for removal, destruction or lopping of native vegetation which has been planted for garden or horticultural purposes, provided that it is less than 5 metres high, and has a single trunk circumference of less than 0.5 metres (~16 cm diameter) at a height of 1.0 metre above ground level. A permit is also not required for removal, destruction or lopping of vegetation identified as environmental weed species in the *Banyule Weed Management Strategy 2006*.

1.4 Procedure

Theodor Glatthor of Tree Dimensions inspected the trees on 21 August 2018.

Tree height was measured with laser equipment and crown spread was estimated. Trunk diameter at breast height (DBH) was measured at 1.4 metres (m) above ground level; or, for multi-stemmed trees DBH was calculated from the total stem area at that height. The DBHs of any neighbouring trees in private property were estimated.

Tree health and structure were assessed from the ground using Visual Tree Assessment (VTA) methods and hazard identification methods described by Harris, Clark & Matheny (2004), Lonsdale (1999), Mattheck & Breloer (1994), Matheny & Clark (1994) and Matheny & Clark (1998). International Society of Arboriculture Tree Risk Assessment procedures were followed for evaluating each tree.

Tree Protection Zones (TPZs) and Structural Root Zones (SRZs) were calculated using the Australian Standard AS4970–2009 *Protection of trees on development sites*.

Tree Dimensions compiled a Preliminary Arboricultural Report (PAR) in August 2018. For this AIA report, tree numbers, data and photographs were taken from the PAR (2494.PAR.1). The site was not revisited prior to this report being compiled. Tree locations are shown on the tree encroachment plans (Appendix A).

Figure 1 provides an aerial view of the subject site.

The trees assessed were those within the carparking area at site 1 (Grand Boulevard carpark). Other trees were either too distant or too small to be included.

Figure 1. Aerial view of site 1: Grand Boulevard (source: Nearmap 2018).

2 Findings

2.1 Site trees – Grand Boulevard

Sixty-five trees were assessed within the Grand Boulevard site.

Twelve trees have *high* retention value; 16 have *medium* retention value; and nine have *low* retention value. Twenty-eight of the assessed trees have no retention value, owing to either *poor* health, *poor* structure or weed species status within the *Banyule Weed Management Strategy 2006*.

Photographs of all assessed trees are included in Appendix B.

Full assessment details of the trees are listed in the tree survey table (Appendix C).

Explanatory notes for the tree survey table are provided in Appendix D.

Plans showing the proposal are included in Appendix E.

2.1.1 Trees proposed for removal on the development plan

Twenty-eight trees at the Grand Boulevard site are proposed for removal on the development plan (Table 1).

Table 1. Details of trees proposed for removal.

Tree #	Common Name	Origin	Height (m)	DBH (cm)	Maturity	Health	Structure	Significance	Retention Value	Permit req'd VPO1
5	Yellow Box	I	14	48	M	Fair	Fair	High	High	Yes
6	Yellow Box	I	9	24	M	Poor	Fair	Medium	Nil	Yes
7	Yellow Box	I	13	36	S	Good	Good	High	High	Yes
8	Yellow Box	I	7	16	M	Poor	Fair	Low	Nil	No
15	Long-leaved Box	I	12	31	M	Dead	Poor	Low	Nil	Yes
16	Yellow Box	I	10	31	M	Poor	Fair	Low	Nil	Yes
17	Yellow Box	I	7	17	S	Fair	Fair	Low	Low	Yes
27	Yellow Box	I	12	42	M	Good	Fair	High	High	Yes
28	Long-leaved Box	I	7	16	S	Poor	Fair	Low	Nil	No
29	Gold-dust Wattle	I	2	10	M	Good	Fair	Low	Low	No
30	Yellow Box	I	9	20	S	Good	Fair	Medium	Medium	Yes
31	Long-leaved Box	I	6	17	S	Poor	Fair	Low	Nil	Yes
32	Long-leaved Box	I	6	17	S	Poor	Poor	Low	Nil	Yes
33	Yellow Box	I	7	25	S	Good	Fair	Medium	Medium	Yes
35	Long-leaved Box	I	6	26	M	Fair	Poor	Low	Nil	Yes
36	Long-leaved Box	I	8	13	M	Poor	Poor	Low	Nil	No
37	Long-leaved Box	I	9	34	M	Fair	Fair	Medium	Medium	Yes
38	Sweet Bursaria	I	2	5	M	Fair	Fair	Low	Low	No
39	Sweet Bursaria	I	2	10	M	Fair	Fair	Low	Low	No
40	Long-leaved Box	I	10	42	M	Fair	Fair	Medium	Medium	Yes
41	Long-leaved Box	I	10	40	M	Poor	Poor	Medium	Nil	Yes
42	Long-leaved Box	I	5	25	M	Fair	Poor	Low	Nil	Yes
43	Sweet Bursaria	I	2	5	M	Poor	Fair	Low	Nil	No
46	Long-leaved Box	I	7	17	M	Good	Good	Low	Low	Yes
59	Yellow Box	I	14	49	M	Good	Fair	Medium	Medium	Yes
60	Yellow Box	I	7	23	M	Good	Fair	Low	Low	Yes
61	Sweet Bursaria	I	2	10	M	Poor	Poor	Low	Nil	No
62	Yellow Box	I	15	52	M	Fair	Poor	Low	Nil	Yes

Three of these trees were rated as having *high* retention value due to their size and contribution to the landscape: trees #5, 7 & 27. Five trees were rated as having *medium* retention value: trees #30, 34, 37, 40 & 59. Six trees were rated as having *low* retention value because of their size. These trees could be replaced by new planting in the short term.

The remaining 14 trees were rated as having *nil* retention value because of *poor* health, *poor* structure, or both.

All the trees proposed for removal are indigenous to the site.

A permit under VPO1 would not be required for the removal of trees #8, 28, 29, 36, 38, 39, 43 and 61 owing to their size. The remaining trees in Table 1 would require a permit for their removal.

2.1.2 Impacts on trees proposed for retention

Thirty-seven trees within the site are proposed for retention (Table 2).

Table 2. Details of site trees proposed for retention.

Tree #	Common Name	Origin	Height (m)	DBH (cm)	Maturity	Retention Value	Permit req'd VPO1	SRZ (m)	TPZ (m)	Encroachment Percentage	AS4970 Encroachment	Impact
1	Yellow Box	I	9	35	M	Medium	Yes	2.1	4.2		None	None
2	Yellow Box	I	12	41	M	High	Yes	2.3	4.9		None	None
3	Yellow Box	I	13	29	M	Medium	Yes	2	3.5		None	None
4	Yellow Box	I	21	55	M	High	Yes	2.6	6.7	22%	Major	Viable
9	Yellow Box	I	9	21	M	Nil	Yes	1.7	2.5		None	None
10	Yellow Box	I	9	21	M	Nil	Yes	1.7	2.5		None	None
11	Long-leaved Box	I	12	40	M	High	Yes	2.2	4.8		None	None
12	Long-leaved Box	I	11	29	M	Medium	Yes	2	3.5		None	None
13	Long-leaved Box	I	10	20	S	Medium	Yes	1.7	2.4		None	None
14	Yellow Box	I	8	13	S	Nil	No	1.5	2		None	None
18	Long-leaved Box	I	5	13	S	Nil	No	1.5	2		None	None
19	Yellow Box	I	6	18	S	Low	Yes	1.6	2.2		None	None
20	Long-leaved Box	I	5	11	S	Nil	No	1.5	2		None	None
21	Long-leaved Box	I	13	35	M	High	Yes	2.1	4.2		None	None
22	Yellow Box	I	11	36	M	High	Yes	2.2	4.3	14%	Major	Viable
23	Long-leaved Box	I	9	33	M	Medium	Yes	2.1	4		None	Viable
24	Long-leaved Box	I	8	20	M	Nil	Yes	1.7	2.4		None	None
25	Yellow Box	I	17	38	M	High	Yes	2.2	4.6		None	None
26	Yellow Box	I	12	29	M	High	Yes	2.0	3.5	20%	Major	Viable
34	Long-leaved Box	I	10	45	M	Medium	Yes	2.4	5.4	14%	Major	Viable
44	Long-leaved Box	I	5	12	S	Low	No	1.5	2		None	None
45	Long-leaved Box	I	10	47	M	Medium	Yes	2.4	5.6	18%	Major	Viable
47	Long-leaved Box	I	7	39	M	Medium	Yes	2.2	4.7	6%	Minor	Minimal
48	Yellow Box	I	10	27	M	Medium	Yes	1.9	3.2		None	None
49	Long-leaved Box	I	7	22	M	Medium	Yes	1.7	2.6		None	None
50	Yellow Box	I	3	19	S	Nil	Yes	1.6	2.3		None	None
51	Yellow Box	I	3	14	S	Nil	No	1.5	2		None	None
52	Hakea	A	3	15	M	Nil	No	1.5	2		None	None
53	Sweet Bursaria	I	3	10	M	Nil	No	1.5	2		None	None
54	Sweet Bursaria	I	3	10	M	Nil	No	1.5	2		None	None
55	English Oak	E	4	18	S	Low	Yes	1.6	2.2		None	None
56	Yellow Box	I	13	43	M	High	Yes	2.3	5.2	4%	Minor	Minimal
57	Gossamer Wattle	V	2	20	M	Nil	No	1.7	2.4		None	None
58	Gossamer Wattle	V	3	15	M	Nil	No	1.5	2		None	None
63	Gold-dust Wattle	I	3	5	M	Nil	No	1.5	2		None	None
64	Yellow Box	I	17	43	M	High	Yes	2.3	5.2	29%	Major	Viable
65	Yellow Box	I	17	30	M	Medium	Yes	2.0	3.6	7%	Minor	Minimal

Fourteen trees within the site are proposed for retention but were assessed as having *nil* retention value (shaded rows in Table 2), owing to their *poor* health, *poor* structure (or both), or are listed as a weed species within the *Banyule Weed Management Strategy 2006*.

Table 2 also provides the TPZ radius required to protect each tree from site development works. This radius is measured at ground level from the centre of a tree's stem and gives a circular area, above and below ground. As explained in Section 3.2, the TPZ incorporates the SRZ to protect tree viability and stability from construction disturbance.

Of these trees, minor encroachment (<10%) into the TPZs of trees #47, 56 & 65 will occur because of the proposed carpark and footpath works within the development. The retaining wall within the TPZ of tree #47 will encroach into less than 10% of its TPZ area. With adequate protection during site works, impacts to these three trees will be minimal.

Major encroachment (>10%) into the TPZs of trees #4, 22, 26, 34, 45 & 64 will occur because of the proposed carpark and footpath works. Carpark sealing works are at, or close to, existing grade, and without formal curb and channelling. Water will run off the sealed carpark into areas around the edge of the carpark, which will be reinstated with landscaping to be approved by Council. Large woody roots are unlikely to be damaged during these works, and growing conditions will not be significantly changed. The footpath within the TPZ of tree #45 will be at the same level as the existing footpath. Therefore, despite the major encroachment into TPZs of these six trees, impacts should be minimal, and all six trees should remain viable.

There are no works within the TPZs of the other 28 retained trees, so they will not be adversely affected.

3 Discussion

3.1 General

Development changes the use of an area by adding buildings, infrastructure and people to the landscape. These changes increase the potential for trees to cause damage to people and property. Therefore, trees that are structurally poor or have a short life expectancy are generally unsuitable for retention on development sites.

Due to site restrictions, retaining all trees during development is often not possible nor reasonable. Selecting the more significant trees in good condition and protecting these well, rather than trying to retain all trees and decreasing the quality of tree protection, may be a better option (Matheny & Clark 1998).

Trees require space not only for their canopies, but also for their roots. Failure to protect roots during development usually leads to future problems – stressed trees or trees prone to wind-throw.

Most tree roots are usually found in the top 600 millimetres (mm) of soil (Harris, Clark & Matheny 2004). Several large woody roots radiate outwards from the base of the stem. These structural roots anchor the tree. Cutting or disturbing these roots is likely to undermine tree stability. The spread of a tree's structural roots, known as its structural root zone (SRZ), is generally proportional to the diameter of its stem (Mattheck & Breloer 1994).

Beyond this zone extends a network of woody transport roots and fine absorbing roots, which absorb and transport water and nutrients. Most of these roots are found in the top 150 mm of soil (Harris, Clark & Matheny 2004). Trees can lose a portion of their absorbing roots without being significantly affected in the long term. Different species tolerate different amounts of root loss; most healthy trees can tolerate losing up to a third of their absorbing roots (Matheny & Clark, 1998).

Roots are opportunistic, and their growth is affected by local soil conditions, moisture levels, oxygen availability and physical resistance. Therefore, each tree's root system is different. Root excavation is the only way to accurately locate a tree's roots but is expensive and time-consuming. Generally, we assume that roots follow the typical patterns of growth described above.

Trees can be affected by development in several ways. Direct damage to roots through trenching and site cuts can remove absorbing roots and sever structural roots. Root activity can be inhibited

by various activities: soil compaction in the root zone, sealing the surface and adding fill over roots. These activities limit the amount of oxygen and moisture that may reach the roots, without which roots cannot function. This will lead to drought stress and even death and may take several years to become evident in the crown.

3.2 Designing around trees

The TPZ is designed to protect all structural roots and sufficient absorbing roots for the tree to remain viable. The SRZ is designed to protect structural roots. The TPZ radii indicate the protection zone on all sides of a tree to be retained (Standards Australia 2009). The TPZ incorporates the SRZ and ensures that tree viability and stability are protected from construction disturbance.

Encroachment by site works into a maximum of 10% of a TPZ is regarded as minor encroachment and is therefore acceptable according to AS4970–2009. The encroachment must be outside the SRZ and should be compensated for elsewhere, contiguously with the TPZ.

Encroachment into more than 10% of the TPZ, or into the SRZ, is regarded as major encroachment. In this case, the consulting arborist must demonstrate that the affected tree would remain viable. Determining viability may require root investigation by non-destructive methods. Again, the TPZ area lost to encroachment must be compensated for in an area contiguous with the TPZ.

4 Conclusions

Sixty-five trees were assessed within the Grand Boulevard carpark site.

Twenty-eight trees are proposed for removal as part of the carpark improvement works: three with *high* retention ratings (#5, 7 & 27), five with *medium* retention ratings (#30, 34, 37, 40 & 59), six with *low* retention ratings and 14 with *nil* retention rating. Pursuant to VPO1, a permit would be required for the removal of 20 of these trees (see Table 1).

Thirty-seven trees are proposed for retention. Of these trees:

- minor encroachment (<10%) into the TPZs of trees #47, 56 & 65 will occur. Impacts to these three trees will be minimal
- major encroachment (>10%) into the TPZs of trees #4, 22, 26, 34, 45 & 64 will occur. The proposed low impact design methods (carpark sealing on existing grade with no formal curb and channel) will allow these six trees to remain viable.

There are no works within the TPZs of the other 28 trees proposed for retention. With protection measures in place, they will not be impacted.

5 Recommendations

Based on the findings of the arboricultural assessment presented in this report, the following actions are recommended:

- Pursuant to VPO1, obtain a permit from Council prior to removal of:
  - Site trees #5–7, 15–17, 27, 30–33, 35, 37, 40–42, 46, 59, 60 and 62.
- If Council approves removal of the 28 site trees listed in Table 1 of this report, compensate for the associated canopy loss via sufficient replanting.
- For all retained trees, implement the tree protection measures listed in Section 5.1 during all site works.

5.1 Tree protection measures

To protect neighbouring trees, road reserve trees and all retained site trees, the following measures must be implemented:

- Tree protection measures must comply with Australian Standard AS4970–2009 *Protection of trees on development sites*.
- Fence off TPZs temporarily *during all works on the site* (demolition, site preparation and construction). Where approved works encroach within TPZs, the fence must be as close to the works as is practically possible. In the case of road reserve trees, protective fencing must be erected around the grassed naturestrip area only, within the TPZ radius.
- Ensure that fencing is wire mesh of a minimum 1.8 m-height and remains in place at all times. Signs labelled "Tree Protection Zone – Keep Out", or with similar wording, must be placed on the fence and be visible from all sides. Once erected, fencing must be checked by the project arborist prior to the commencement of works.
- Mulch TPZs with a 50-mm layer of organic material such as composted woodchips. A sprinkler system must be used to water the root zones of trees during dry spells, as advised by a consulting arborist. Watering once a fortnight when there is no rain, to provide 30 mm of water, will meet the needs of most trees.
- When scaffolding must be erected within TPZs, cover the ground with a 10-cm layer of mulch, and then cover this with boards and plywood to prevent soil compaction.
- Prevent filling or excavation occurring within TPZs, except as approved by the responsible authority. Any roots encountered when excavating must be cut cleanly with a saw.
- Ensure that a consulting arborist supervises any excavation works within TPZs.
- Prevent materials and machinery from being stored in TPZs. Prevent waste from being dumped in TPZs. No residual herbicides are to be used within the TPZs.
- Route utilities outside of TPZs. If utilities must pass through this zone, prevent machine trenching. A consulting arborist must supervise non-mechanised digging and determine whether roots may be cut or whether services must be tunnelled beneath the roots.
- Implement remedial pruning prior to the commencement of all construction works. Pruning of tree canopies for building or vehicle clearance, or for other reasons, must be performed by a qualified arborist in accordance with Australian Standard: *Pruning of amenity trees* (AS4373–2007).
- Implement all landscaping within TPZ radii on the existing soil grade and with minimal impervious surfaces.

6 References

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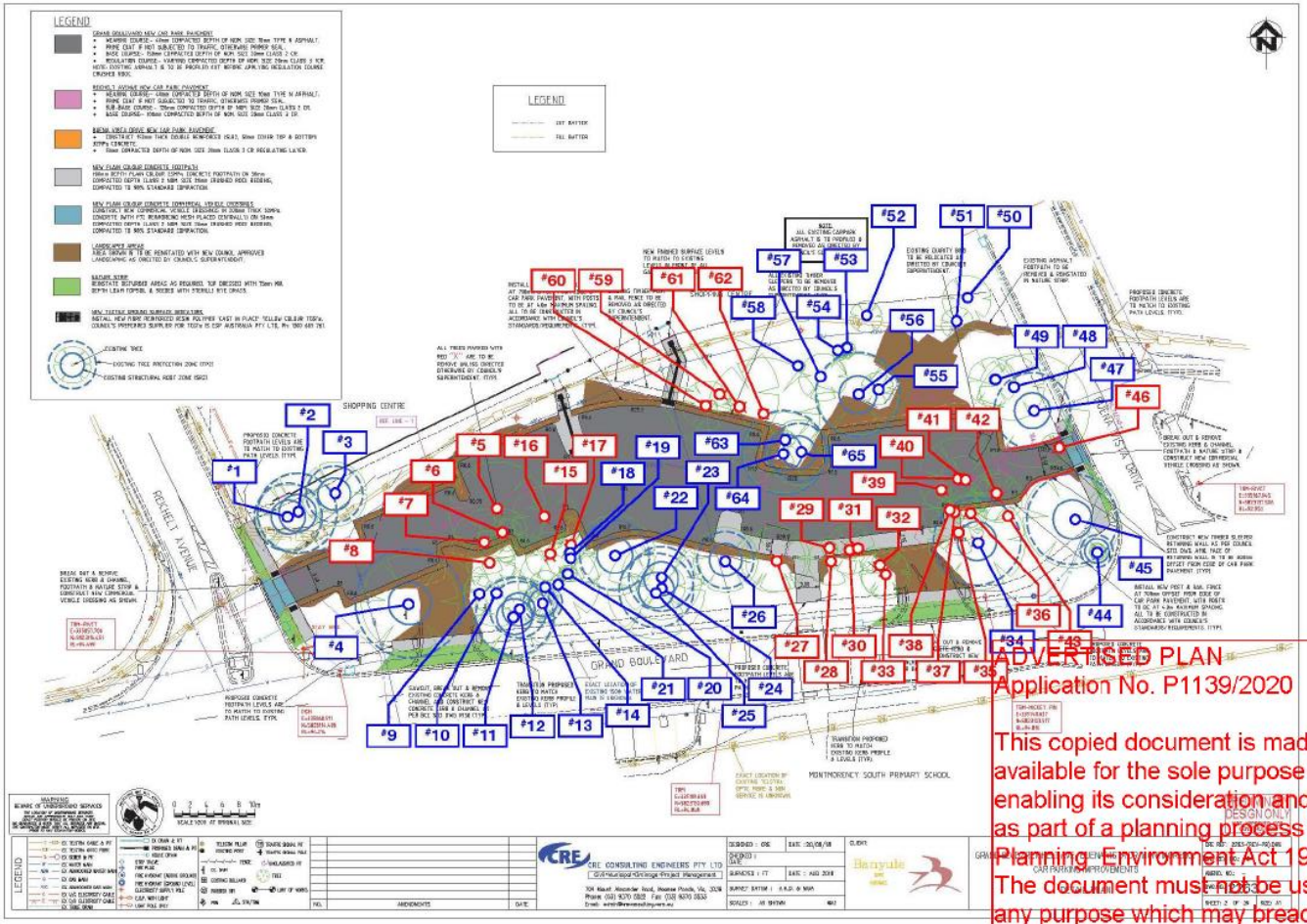
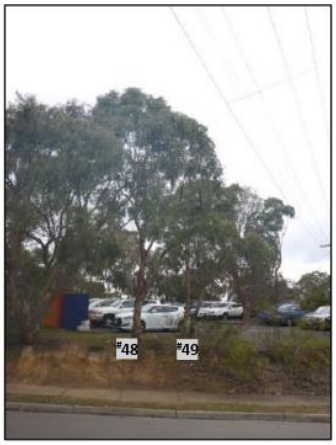
Appendix A – Plan showing proposed works and trees



Appendix B – Photos of assessed trees



Appendix C – Tree survey table

Tree #	Species	Common Name	Origin	Height (m)	Spread (m)	DBH (cm)	Stem 1	Stem 2	Stem 3	Maturity	Health	Structure	ULE	Suitability	Significance	Retention Value	Permit req'd VPO1	SRZ (m)	TPZ (m)	Proposal	Encroachment Area	Encroachment Percentage	AS4970 Encroachment
1	*Eucalyptus melliodora*	Yellow Box	I	9	9	35	21	16	23	M	Good	Fair	15-40	Moderate	Medium	Medium	Yes	2.1	4.2	Retain			None
2	*Eucalyptus melliodora*	Yellow Box	I	12	8	41	32	25		M	Good	Fair	15-40	Good	High	High	Yes	2.3	4.9	Retain			None
3	*Eucalyptus melliodora*	Yellow Box	I	13	7	29	29			M	Good	Good	>40	Good	Medium	Medium	Yes	2.0	3.5	Retain			None
4	*Eucalyptus melliodora*	Yellow Box	I	21	20	55	46	31		M	Good	Fair	>40	Good	High	High	Yes	2.6	6.7	Retain	30.0	22%	Major
5	*Eucalyptus melliodora*	Yellow Box	I	14	10	48	44	19		M	Fair	Fair	15-40	Moderate	High	High	Yes	2.4	5.8	Remove			NA
6	*Eucalyptus melliodora*	Yellow Box	I	9	10	24	19	15		M	Poor	Fair	5-15	Poor	Medium	Nil	Yes	1.8	2.9	Remove			NA
7	*Eucalyptus melliodora*	Yellow Box	I	13	9	36	36			S	Good	Good	>40	Good	High	High	Yes	2.2	4.3	Remove			NA
8	*Eucalyptus melliodora*	Yellow Box	I	7	9	16	16			M	Poor	Fair	<5	Poor	Low	Nil	No	1.5	2.0	Remove			NA
9	*Eucalyptus melliodora*	Yellow Box	I	9	5	21	21			M	Poor	Poor	<5	Poor	Low	Nil	Yes	1.7	2.5	Retain			None
10	*Eucalyptus melliodora*	Yellow Box	I	9	9	21	21			M	Poor	Poor	<5	Poor	Low	Nil	Yes	1.7	2.5	Retain			None
11	*Eucalyptus goniocalyx*	Long-leaved Box	I	12	10	40	28	28		M	Good	Good	>40	Good	High	High	Yes	2.2	4.8	Retain			None
12	*Eucalyptus goniocalyx*	Long-leaved Box	I	11	7	29	29			M	Fair	Good	15-40	Moderate	Medium	Medium	Yes	2.0	3.5	Retain			None
13	*Eucalyptus goniocalyx*	Long-leaved Box	I	10	6	20	20			S	Good	Good	15-40	Moderate	Medium	Medium	Yes	1.7	2.4	Retain			None
14	*Eucalyptus melliodora*	Yellow Box	I	8	3	13	13			S	Poor	Fair	<5	Poor	Low	Nil	No	1.5	2.0	Retain			None
15	*Eucalyptus goniocalyx*	Long-leaved Box	I	12	7	31	31			M	Dead	Poor	0	Poor	Low	Nil	Yes	2.0	3.7	Remove			NA
16	*Eucalyptus melliodora*	Yellow Box	I	10	7	31	31			M	Poor	Fair	<5	Poor	Low	Nil	Yes	2.0	3.7	Remove			NA
17	*Eucalyptus melliodora*	Yellow Box	I	7	7	17	17			S	Fair	Fair	15-40	Moderate	Low	Low	Yes	1.6	2.0	Remove			NA
18	*Eucalyptus goniocalyx*	Long-leaved Box	I	5	5	13	13			S	Poor	Poor	<5	Poor	Low	Nil	No	1.5	2.0	Retain			None
19	*Eucalyptus melliodora*	Yellow Box	I	6	5	18	15	10		S	Good	Fair	15-40	Moderate	Low	Low	Yes	1.6	2.2	Retain			None
20	*Eucalyptus goniocalyx*	Long-leaved Box	I	5	2	11	9	7		S	Poor	Poor	<5	Poor	Low	Nil	No	1.5	2.0	Retain			None
21	*Eucalyptus goniocalyx*	Long-leaved Box	I	13	10	35	35			M	Fair	Fair	15-40	Good	High	High	Yes	2.1	4.2	Retain			None
22	*Eucalyptus melliodora*	Yellow Box	I	11	9	36	36			M	Good	Fair	15-40	Good	High	High	Yes	2.2	4.3	Retain	8.0	14%	Major
23	*Eucalyptus goniocalyx*	Long-leaved Box	I	9	11	33	33			M	Fair	Fair	15-40	Good	Medium	Medium	Yes	2.1	4.0	Retain			None
24	*Eucalyptus goniocalyx*	Long-leaved Box	I	8	3	20	20			M	Fair	Poor	5-15	Poor	Low	Nil	Yes	1.7	2.4	Retain			None
25	*Eucalyptus melliodora*	Yellow Box	I	17	9	38	38			M	Good	Good	>40	Good	High	High	Yes	2.2	4.6	Retain			None
26	*Eucalyptus melliodora*	Yellow Box	I	12	7	29	29			M	Fair	Good	15-40	Good	High	High	Yes	2.0	3.5	Retain	7.5	20%	Major
27	*Eucalyptus melliodora*	Yellow Box	I	12	10	42	29	28	12	M	Good	Fair	15-40	Good	High	High	Yes	2.3	5.0	Remove			NA
28	*Eucalyptus goniocalyx*	Long-leaved Box	I	7	5	16	16			S	Poor	Fair	5-15	Poor	Low	Nil	No	1.5	2.0	Remove			NA
29	*Acacia acinacea*	Gold-dust Wattle	I	2	4	10	10			M	Good	Fair	5-15	Moderate	Low	Low	No	1.5	2.0	Remove			NA
30	*Eucalyptus melliodora*	Yellow Box	I	9	5	20	20			S	Good	Fair	15-40	Good	Medium	Medium	Yes	1.7	2.4	Remove			NA

Tree #	Species	Common Name	Origin	Height (m)	Spread (m)	DBH (cm)	Stem 1	Stem 2	Stem 3	Maturity	Health	Structure	ULE	Suitability	Significance	Retention Value	Permit req'd VPO1	SRZ (m)	TPZ (m)	Proposal	Encroachment Area	Encroachment Percentage	AS4970 Encroachment
31	*Eucalyptus goniocalyx*	Long-leaved Box	I	6	4	17	12	9	9	S	Poor	Fair	5-15	Poor	Low	Nil	Yes	1.6	2.1	Remove			NA
32	*Eucalyptus goniocalyx*	Long-leaved Box	I	6	3	17	12	12		S	Poor	Poor	<5	Poor	Low	Nil	Yes	1.6	2.0	Remove			NA
33	*Eucalyptus melliodora*	Yellow Box	I	7	5	25	14	16	14	S	Good	Fair	15-40	Moderate	Medium	Medium	Yes	1.9	3.1	Remove			NA
34	*Eucalyptus goniocalyx*	Long-leaved Box	I	10	12	45	45			M	Fair	Fair	15-40	Moderate	Medium	Medium	Yes	2.4	5.4	Retain	13.0	14%	Major
35	*Eucalyptus goniocalyx*	Long-leaved Box	I	6	5	26	19	13	13	M	Fair	Poor	<5	Poor	Low	Nil	Yes	1.9	3.2	Remove			NA
36	*Eucalyptus goniocalyx*	Long-leaved Box	I	8	4	13	13			M	Poor	Poor	<5	Poor	Low	Nil	No	1.5	2.0	Remove			NA
37	*Eucalyptus goniocalyx*	Long-leaved Box	I	9	7	34	25	23		M	Fair	Fair	15-40	Good	Medium	Medium	Yes	2.1	4.1	Remove			NA
38	*Bursaria spinosa*	Sweet Bursaria	I	2	2	5	5			M	Fair	Fair	5-15	Moderate	Low	Low	No	1.5	2.0	Remove			NA
39	*Bursaria spinosa*	Sweet Bursaria	I	2	2	10	10			M	Fair	Fair	5-15	Moderate	Low	Low	No	1.5	2.0	Remove			NA
40	*Eucalyptus goniocalyx*	Long-leaved Box	I	10	12	42	42			M	Fair	Fair	15-40	Good	Medium	Medium	Yes	2.3	5.0	Remove			NA
41	*Eucalyptus goniocalyx*	Long-leaved Box	I	10	9	40	40			M	Poor	Poor	5-15	Poor	Medium	Nil	Yes	2.3	4.8	Remove			NA
42	*Eucalyptus goniocalyx*	Long-leaved Box	I	5	6	25	17	18		M	Fair	Poor	5-15	Poor	Low	Nil	Yes	1.8	3.0	Remove			NA
43	*Bursaria spinosa*	Sweet Bursaria	I	2	2	5	5			M	Poor	Fair	<5	Poor	Low	Nil	No	1.5	2.0	Remove			NA
44	*Eucalyptus goniocalyx*	Long-leaved Box	I	5	2	12	9	8		S	Good	Fair	15-40	Moderate	Low	Low	No	1.5	2.0	Retain			None
45	*Eucalyptus goniocalyx*	Long-leaved Box	I	10	10	47	47			M	Fair	Good	15-40	Good	Medium	Medium	Yes	2.4	5.6	Retain	18.0	18%	Major
46	*Eucalyptus goniocalyx*	Long-leaved Box	I	7	5	17	17			M	Good	Good	15-40	Moderate	Low	Low	Yes	1.6	2.0	Remove			NA
47	*Eucalyptus goniocalyx*	Long-leaved Box	I	7	10	39	26	22	19	M	Good	Fair	15-40	Good	Medium	Medium	Yes	2.2	4.7	Retain	4.0	6%	Minor
48	*Eucalyptus melliodora*	Yellow Box	I	10	8	27	27			M	Good	Good	15-40	Good	Medium	Medium	Yes	1.9	3.2	Retain			None
49	*Eucalyptus goniocalyx*	Long-leaved Box	I	7	6	22	18	12		M	Fair	Fair	5-15	Moderate	Medium	Medium	Yes	1.7	2.6	Retain			None
50	*Eucalyptus melliodora*	Yellow Box	I	3	5	19	15	8	8	S	Poor	Poor	<5	Poor	Low	Nil	Yes	1.6	2.3	Retain			None
51	*Eucalyptus melliodora*	Yellow Box	I	3	3	14	14			S	Fair	Poor	5-15	Poor	Low	Nil	No	1.5	2.0	Retain			None
52	*Hakea* sp.	Hakea	A	3	4	15	15			M	Dead	Poor	0	Poor	Low	Nil	No	1.5	2.0	Retain			None
53	*Bursaria spinosa*	Sweet Bursaria	I	3	4	10	10			M	Poor	Poor	0	Poor	Low	Nil	No	1.5	2.0	Retain			None
54	*Bursaria spinosa*	Sweet Bursaria	I	3	4	10	10			M	Poor	Poor	0	Poor	Low	Nil	No	1.5	2.0	Retain			None
55	*Quercus robur*	English Oak	E	4	4	18	18			S	Fair	Fair	15-40	Moderate	Low	Low	Yes	1.6	2.2	Retain			None
56	*Eucalyptus melliodora*	Yellow Box	I	13	9	43	43			M	Good	Fair	15-40	Good	High	High	Yes	2.3	5.2	Retain	3.0	4%	Minor
57	*Acacia floribunda*	Gossamer Wattle	V	2	6	20	20			M	Poor	Poor	0	Poor	Low	Nil	No	1.7	2.4	Retain			None
58	*Acacia floribunda*	Gossamer Wattle	V	3	4	15	15			M	Poor	Poor	0	Poor	Low	Nil	No	1.5	2.0	Retain			None
59	*Eucalyptus melliodora*	Yellow Box	I	14	12	49	49			M	Good	Fair	>40	Good	Medium	Medium	Yes	2.5	5.9	Remove			NA
60	*Eucalyptus melliodora*	Yellow Box	I	7	7	23	16	14	10	M	Good	Fair	15-40	Moderate	Low	Low	Yes	1.8	2.8	Remove			NA
61	*Bursaria spinosa*	Sweet Bursaria	I	2	4	10	10			M	Poor	Poor	<5	Poor	Low	Nil	No	1.5	2.0	Remove			NA
62	*Eucalyptus melliodora*	Yellow Box	I	15	12	52	47	22		M	Fair	Poor	<5	Poor	Low	Nil	Yes	2.5	6.2	Remove			NA
63	*Acacia acinacea*	Gold-dust Wattle	I	3	3	5	5			M	Poor	Fair	<5	Poor	Low	Nil	No	1.5	2.0	Retain			None
64	*Eucalyptus melliodora*	Yellow Box	I	17	13	43	43			M	Good	Fair	15-40	Good	High	High	Yes	2.3	5.2	Retain	24.0	29%	Major
65	*Eucalyptus melliodora*	Yellow Box	I	17	8	30	30			M	Fair	Fair	15-40	Moderate	Medium	Medium	Yes	2.0	3.6	Retain	3.0	7%	Minor

Appendix D – Explanatory notes for assessment terms

Tree # corresponds to the numbering on the site plan and in the tree survey table.

Origin describes the source of the species:

I – *Native* trees that are *Indigenous* to the *site*
V – *Native* trees from elsewhere in *Victoria*
A – *Native* trees from elsewhere in *Australia*
E – *Exotic* trees from outside *Australia*.

DBH (Diameter at Breast Height) was measured at 1.4 m above ground level, or calculated from the total stem area if the tree was multi-stemmed at that height, unless stated otherwise in the report.

Maturity summarises the age class of the tree.

I – *Immature* (Young tree with mostly dynamic mass)
S – *Semi-mature* (Actively growing tree that has not yet reached 70% of its mature size)
M – *Mature* (Tree has reached around 70% of its full size and growth has slowed)
O – *Overmature* (Tree has reached full size, is shedding large sections and is vulnerable to pests and disease).

Health summarises observations of tree health made in the field:

Good – No significant pest or disease problems, expected growth rates, dense canopy, and good leaf colour
Fair – Minor pest or disease problems, average growth rates, canopy sparse in places, or some chlorosis
Poor – Serious pest or disease problems, poor growth rates, sparse canopy, or major leaf discolouration.
Dead

Structure summarises observations of tree structure made in the field:

Good – All crotches are sound; no major decay in limbs or trunk
Fair – Some structurally poor crotches are developing, or decay is developing in limbs or trunk. Major structural failure is unlikely
Poor – Serious structural defects are present, either structurally poor crotches, or decayed limbs or trunk; structural failure is likely.

ULE (Useful Life Expectancy) indicates the anticipated remaining years of lifespan of the tree in its existing surroundings. ULE includes the assumption that recommended works will be carried out. The tree's lifespan is the time that it will continue to provide amenity value without undue risk or hazard and with a reasonable amount of maintenance.

Suitability summarises the tree's suitability to the site based on health, structure, species and potential longevity.

Good – Good health and structure, with potential longevity at the site.
Moderate – Fair health and/or structure, requiring some treatment; may have shorter lifespan than "good" trees.
Poor – Poor health and/or serious structural defects, unlikely to be repaired by treatment; unsuitable to site.

Significance in the landscape is based on consideration of horticultural, genetic, or ecological value or environmental significance, location or context, indigeneity, age, size, aesthetic value, historical association, Aboriginal cultural association, remnant vegetation, habitat value, and/or micro-climate services.

Retention Value indicates the rating of the tree and combines *Suitability* and *Significance*.

High – Tree of high significance that is suitable for retention
Medium – Tree of medium significance that is suitable for retention
Low – Tree of low significance that is suitable for retention
Nil – The tree is unsuitable for retention
Neighbouring tree – The tree is located on adjoining land
Street tree – The tree is located on a road reserve

SRZ (structural root zone) indicates the recommended minimum distance (radius) from the trunk for protection of the tree's structural roots during construction, which is based on AS4970–2009.

TPZ (tree protection zone) indicates the recommended minimum distance (radius) from the trunk for protection of the tree's root zone during construction, which is based on AS 4970–2009.

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Flora and Fauna Assessment and Native Vegetation Impact Assessment Montmorency South Primary School Carpark Upgrade Buena Vista Drive, Montmorency

September 2020

Flora and Fauna Assessment and Native Vegetation Impact Assessment

Montmorency South Primary School Carpark Upgrade

Buena Vista Drive, Montmorency

September 2020

Fieldwork by Noemie Seck and Michelle Savona.
Report by Noemie Seck.
Mapping by Emma Loboda and Karen McGregor.

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Version	Date	Author	Reviewer:	Version notes
0.0	07/09/2020	Noemie Seck	Michelle Savona	Pre-draft internal review
0.1	08/09/2020	Noemie Seck	Matt Dobson	Draft for client review
1.0	10/09/2020	Noemie Seck	-	Final for submission

Executive Summary

A carpark upgrade is proposed to formalise a carpark on located to the north of the Montmorency South Primary School. This existing carpark, referred to as Site 1 within this report, is surrounded by patches of native vegetation representative of Valley Grassy Forest (EVC 47). This vegetation includes numerous eucalyptus trees, none of which however are defined as Large Trees.

The proposed car park upgrade at Site 1 will result in the removal of 0.124 ha of native vegetation. This includes 28 trees. The offset required under the *Guidelines for the removal, destruction and lopping of native vegetation* (DELWP 2017a) for the clearance of 0.124 ha of native vegetation is 0.035 General Habitat Units with a minimum Strategic Biodiversity Value of 0.208. The offset must be sourced from a site within the Port Phillip and Westernport Catchment Management Authority (CMA) or Banyule City Council. The offsets that are required to account for vegetation loss on Site 1 are to be achieved by creating third party offsets off-site. The required offsets are currently available from multiple brokers.

No potential significant impact on threatened species from the upgrade has been identified throughout the ecological assessment of this project. None-the-less, due to the potential for several fauna and flora species listed under relevant Acts to occur within the site, or within close proximity, it is recommended that mitigation measures be implemented. Note that consideration should be given to referring the action to the federal government department for further legal certainty around the potential use of the site by Swift Parrot *Lathamus disolor*. While a significant impact on this species is not expected, trees to be removed from Site 1 include those that the species is known to forage on within certain areas of Melbourne on route to and from Tasmania to northern Victoria.

Any works that are undertaken on site as part of the upgrade has the potential to impact on the existing vegetation on site that is to be retained. It also has the potential to increase weeds due to disturbance and impact on fauna utilising the habitat present. Recommendations to manage these potential impacts include those related to:

- Pre-construction fauna salvage and relocation
- Flagging of native vegetation to be retained prior to works commencing in line with designated No-Go Zones
- Vehicle and machinery hygiene for the management of weeds and pathogens
- Erosion and sediment control measures, along with waste and chemical management, during construction
- Site remediation and revegetation post-construction.

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1. INTRODUCTION

Practical Ecology Pty Ltd was commissioned by Banyule City Council to prepare a Flora and Fauna and Native Vegetation Impact Assessment for upgrades to carparks and footpaths associated with the Montmorency South Primary School, Buena Vista Drive, Montmorency.

This report was sought in support of a planning permit for proposed works, which will include the removal of native vegetation.

1.1 Scope

The scope of works to be completed as part of this project included:

- a review the relevant flora and fauna databases and available literature
- a description of the existing site conditions
- categorisation of the vegetation according to *Guidelines for the removal, destruction and lopping of native vegetation* (DELWP 2017a) as either native vegetation patches; Scattered Trees; or non-native vegetation
- a description of the existing and/or original Ecological Vegetation Classes found within the site and assessment based on the Habitat Hectares scoring method
- a review of tree data collected by Tree Dimensions in 2018 and 2020, in relation to remnant patch large trees and Scattered Trees (if present) which will be potentially impacted, based on *Australian Standard AS 4970-2018 - Protection of trees on development sites*
- the compilation of a list of vascular plants observed across the Study Site
- the compilation of a list of vertebrate fauna incidentally observed across the Study Site
- consideration of the potential for the occurrence of significant flora and fauna
- discussion of relevant ecological policy and legislation in relation to the proposed development
- determination of the extent of vegetation removal that may be required for the development proposal
- a Native Vegetation Impact and Offset Requirements assessment due to the development proposal
- a statement outlined how the development design has avoided and minimised loss of native vegetation
- mapping to illustrate necessary information, including existing conditions.

1.2 Study Site

1.2.1 Site description

Practical Ecology was originally commissioned to undertake a Fauna and Native Vegetation Impact Assessment for three separate sites associated with the Montmorency South Primary School where upgrades to carparks and footpaths were proposed. These were based on:

1. upgrades to a car park situated along Grand Boulevard (Site 1 on Map 1)
2. upgrades to informal parking spaces located along Reichelt Avenue (Site 2 on Map 1), and
3. upgrades to informal parking spaces located along Buena Vista Drive (Site 3 on Map 1).

Collectively, these three sites are referred to as the Study Site within this report; these have a combined area of approximately 0.5ha. Note that Site 1, Site 2 and Site 3 are also discussed separately as required throughout this report where relevant.

All three sites border the Montmorency South Primary School and all contain native vegetation to varying degrees. As outlined in the 2018 and 2020 arborist reports by Tree Dimensions (Tree Dimensions, 2018 & Tree Dimensions, 2020), there is a mix of native and exotic vegetation occurring on these three sites. It should be noted that while the Study Site referred to throughout this report refers to Site 1, Site 2 and Site 3 where relevant, the Native Vegetation Impact Assessment is only based on the removal of native vegetation located within Site 1 as a permit is only being sought for this site at this time.

1.2.2 Adjacent land

The Study Site is part of a mostly treed landscape that is surrounded by a number of public reserves. These include Olympic Reserve to the north, Kirwana Reserve to the east, and Napier Crescent Reserve, Sackville Reserve and Harringtons Reserve to the south.

The Study Site is also located in the vicinity of Diamond Creek and associated parks and reserves. The vegetation along this watercourse provides an important ecological corridor in the area.

1.2.3 Landscape

Bioregions are a landscape-scale approach to classifying the environment using a range of attributes such as climate, geomorphology, geology, soils and vegetation. There are 28 bioregions identified within Victoria, the Study Site falls within the Highlands – Southern Fall Bioregion (DELWP 2018a).

Under the Catchment and Land Protection Act 1994 (the CaLP Act), Victoria is divided into ten catchment regions with a Catchment Management Authorities (CMA) established for each region (Victorian Water Industry Association Inc 2015). The Study Site occurs within the Port Philip and Westernport Catchment (DELWP 2018a).

The surrounding landscape is hilly and contains fragmented patches and corridors of native vegetation, mostly along the nearby creeks and rivers.

1.2.4 Land-use history

Site 1, located along Grand Boulevard, is a gravel car park surrounded by mostly native trees and understorey

Site 2 and 3, respectively located along Reichelt Avenue and Buena Vista Drive represent informal carparking spaces along these roadways that are flanked by strips of vegetation, again including native trees and understorey vegetation (refer to Map 1).

1.2.5 Zoning and Overlays

Site 1 is zoned Commercial 1 Zone (C1Z). Sites 2 and 3 are zoned Neighbourhood Residential Zone – Schedule 3 (NRZ3).

The entire Study Site – encompassing all three separate sites – are covered by the following overlays:

- Design and Development Overlay – Schedule 8 (DDO8)
- Development Contributions Plan Overlay – Schedule 1 (DCPO1)
- Vegetation Protection Overlay – Schedule 1 (VPO1)

2. METHODS

2.1 Field survey

Field survey was undertaken by Michelle Savona and Noemie Seck on 13th March 2020, involving:

- mapping and assessing vegetation in line with the requirements of the *Guidelines for the removal, destruction and lopping of native vegetation* (DELWP 2017a)
- mapping and reviewing data from Tree Dimensions for trees across the site, particularly those meeting the definition of a Large Tree in DELWP (2017a)
- the compilation of a list of vascular plants observed across the Study Site
- consideration of the site's habitat values for threatened fauna and flora.

2.2 Vegetation Categorisation, Classification and Quality

Vegetation was assessed for its categorisation according to the *Guidelines for the removal, destruction and lopping of native vegetation* (DELWP 2017a), then it's Ecological Vegetation Class and finally, quality, as determined by a Habitat Hectare assessment.

2.2.1 Vegetation Categories

Vegetation in the Study Site was categorised in accordance with the *Guidelines for the removal, destruction and lopping of native vegetation* (DELWP 2017a) which defines native vegetation as :

- **Native Vegetation**

  Native Vegetation as per the Victorian Planning Provisions (Clause 72): plants that are indigenous to Victoria, including trees shrubs, herbs and grasses.

- **Native Vegetation Patch**

  A patch of native vegetation is either:

  - an area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native
  - any area with three or more native canopy trees where the drip line of each tree touches the drip line of at least one other tree, forming a continuous canopy, or
  - any mapped wetland included in the current wetlands layer available in the Department of Environment, Land, Water and Planning's (DELWP) Native Vegetation Information Management tool and other DELWP systems.

- **Native canopy tree**

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

- **Large Tree**

  A *Large Tree* is either: a live tree that is equal to or greater than the large tree benchmark for the species in the relevant EVC; or a standing dead tree has a trunk diameter of 40 centimetres or greater

- **Scattered Tree**:

  A *Scattered Tree* is a native canopy tree that does not form part of a patch.

  Scattered Trees are measured by diameter at breast height (DBH) at 1.3 metres above ground level. Scattered Trees have 2 size classes, Large Trees and Small Trees, i.e. those that have a DBH that is less than the large tree benchmark for the species in the relevant EVC.

2.2.2 Ecological Vegetation Classes

Ecological Vegetation Classes (EVCs) are a method of systematic organisation of plant communities into common types that occur in similar environmental conditions throughout Victoria. Each vegetation type is identified on the basis of its floristic composition (the plant species present), vegetation structure (woodland, grassland, saltmarsh), landform (gully, foothill, plain) and environmental characteristics (soil type, climate).

Modelled EVC distribution was accessed to assess the EVC likely to occur within the Study Site (DELWP 2018a). EVCs were then identified in the field according to observable attributes including dominant and characteristic species consistent with the benchmark descriptions (DELWP 2018b).

2.2.3 Habitat Hectare Assessment

A habitat hectare assessment applies to a defined native vegetation patch and is used to determine the condition of the vegetation and significance of native vegetation. This methodology is outlined in *Vegetation Quality Assessment Manual–Guidelines for Applying the Habitat Hectares Scoring Method* (DSE 2004a). The habitat hectare method involves making visual and quantitative assessments on various characteristics of native vegetation according to established criteria that are set against an optimum benchmark.

This process begins with the identification of the EVC. Each EVC has an optimal benchmark representing its mature, natural (pre–1750) state. The assessment area is measured based on 7 habitat/vegetation components and 3 landscape components as a percentage of the EVC benchmark.

Assessment areas are separated into different habitat zones where two types of EVC are observed or where there are observed differences in condition within a single EVC that are above particular thresholds.

When undertaking a habitat hectare assessment, Large Trees within a patch are also documented. The size of a Large Tree is stated in the benchmark for the EVC present on site.

2.3 Tree survey

When undertaking fieldwork, reference was made to data collected by Tree Dimensions in 2018; further refence to Tree Dimensions (2020) was made post-fieldwork. The location and details of trees across the Study Site, such as DBH and species from Tree Dimensions was used as part of this report. A cross-check of DBH measurements within the arborist was made on site to ensure that measurements were in line with the requirements of DELWP (2017a) and DSE (2004a).

Note that only specific information on one Scattered Tree (Tree 10) is included in this report. All other native trees within Habitat Zones are not deemed Large Trees as they are below the benchmark size for a large tree based on the EVC observed on site; there is therefore no requirement in DELWP (2017a) to provide detailed data on these trees as part of a Native Vegetation Impact Assessment. Their Tree Protection Zone (TPZ) was however considered when determining losses of native vegetation from the Habitat Zones in which they occur. A Tree Protection Zone (TPZ) is an area around the trunk of a tree which has a radius of 12 times the DBH. A TPZ is a maximum of 15 metres but no less than 2 metres. Dead trees greater than 40 cm DBH should be protected with a radius of 15 metres from the base to be considered retained (DELWP 2017b).

For specific details on trees across the Study Site and their proposed removal across the Study Site, including species and DBH of these trees, refer to Tree Dimensions (2020).

2.4 Taxonomy

Flora and fauna taxonomy used in this report is in accordance with the Victorian Biodiversity Atlas Checklist dated 11/03/2020 (DELWP 2020).

2.5 Flora

2.5.1 Existing information

Existing flora records on the Victorian Biodiversity Atlas (DELWP 2018c) for a 5 kilometre radius around the Study Site was obtained on 11/03/2020.

2.5.2 Flora survey

During the assessment, the Study Site was inspected on foot. A species list (or defined area list) for indigenous or naturalised flora (i.e. not including planted species) over the entire Study Site was compiled.

2.5.3 Identification

Species that could not be identified in the field were recorded to the nearest possible family or genera. These were then collected as per the protocols associated with Practical Ecology's Flora and Fauna Guarantee (FFG) Act 1988 permit (No. 10008906) for the collection of plant material. In order to assist in the identification of some flora, major features of the specimens were collected where possible, including leaves, parts of branches, fruit and/or flowers.

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2.5.4 Limitations of flora survey

The following considerations should be made regarding the limitations of the flora survey:

- it was undertaken in early autumn which is not the optimal time for plant identification
- it is expected that some other species, particularly orchid, lily and other herbaceous species that can only be observed for a limited period of time may not have been recorded during the present assessment
- flora surveys were undertaken over a short period of time and focussed on areas of the site most impacted upon by the proposed development.

Nonetheless the survey was considered an adequate representation of site condition and sufficient to determine potential impacts associated with the development and guide land management across the site.

2.6 Fauna

2.6.1 Existing information

Existing fauna records on the Victorian Biodiversity Atlas (DELWP 2018d) for a 5 kilometre radius around the Study Site was obtained on 11/03/2020.

2.6.2 Fauna and fauna habitat survey

Only a brief incidental fauna survey was undertaken for this study. As it was undertaken in association with other tasks some species onsite are likely to have not been observed. The main focus in regards to fauna was to undertake a habitat assessment. The habitat assessment relies upon making judgements on the suitability of habitat present within the Study Site for any significant species recorded in the database search.

2.7 Potentially occurring rare or threatened species

Database information was used to determine likelihood of occurrence of rare or threatened species that occur or are predicted to occur within five kilometres of the Study Site. In determining likelihood of occurrence and potential use of the Study Site by national or state significant flora and fauna, the following factors were considered:

- previous recordings of species in the local area
- date of last record
- the habitat requirements of individual species
- the physical attributes of the site, such as topography, geology, soils, aspect and other habitat features such as trees with hollows, the presence of rocks or boulders, logs on the ground
- the history of land use at the Study Site

- the ecological landscape context; i.e. the degree of connectivity, modification and fragmentation across the landscape.

A basic matrix that describes the justification for the likelihood of occurrence is presented below.

Table 1. Criteria for potential occurrence of significant species

Likelihood of occurrence	Criteria
Nil	Species known to be extinct in local area and/or absent from the site.
Low	Unsuitable habitat at Study Site; or habitat conditions intermediate and records very limited and dated; or if it were present, it is highly likely to have been observed on site.
Medium	Habitat conditions are intermediate, and/or optimal habitat conditions for species but local records limited or dated and/or if it were present, it is not likely to have been observed on site.
High	Optimal habitat conditions for species or species recorded at site, or intermediate habitat conditions but extensive local records and/or if it were present, it is not likely to have been observed on site.

2.8 Mapping

Spatial data collection was carried out using a combination of a handheld GPS enabled device and aerial photography. Determination of vegetation boundaries was undertaken using a combination of GPS data and ground-truthing with aerial photography. GPS data and mapping should be considered approximate only (e.g. +/- 1-5m).

3. RESULTS

3.1 Vegetation Categorisation, Classification and Quality

Native vegetation occurs across the Study Site in seven separate Habitat Zones (HZ) as indicated on Map 2.

The Ecological Vegetation Class represented by these seven Habitat Zones, and its bioregional conservation status, is shown in Table 2.

Table 2. Bioregional Conservation Status for Extant EVCs at Study Site.

EVC No.	EVC	Bioregional Conservation Status
47	Valley Grassy Forest	Vulnerable

3.1.1 Habitat Zone 1

Habitat Zone 1 (Figure 1, Figure 2, Figure 3 and Figure 4) occurs at the north-western corner of Site 1, along Reichelt Avenue. This Habitat Zone is considered to be a patch based on the presence of either 25% perennial understorey plant cover that was native where there is an absence of native tree cover; and three or more native canopy trees present where the drip line of each tree touches the drip line of at least one other tree, where there is a tree cover. As the difference in the native vegetation across these two areas of this Habitat Zone was not likely to result in a significant difference in the overall Habitat Score, it was considered as one Habitat Zone in line with DELWP (2017a).

Yellow Box *Eucalyptus melliodora* is the only one species occurring within this Habitat Zone along its northern boundary. Only exotic species are present in the understorey of this section of the Habitat Zone, including Cotoneaster **Cotoneaster spp.,* Sweet Pittosporum **Pittosporum undulatum* and Sweet Briar **Rosa rubiginosa*.

Outside of this tree canopy, the groundstorey is dominated by native species with a cover greater than 25%. This includes Slender Wallaby-grass *Rytidosperma racemosum var. racemosum* and Kangaroo Grass *Themeda triandra*. Various exotic species are also scattered across this storey, including Greater Plantain **Plantago major*, Ribwort **Plantago lanceolate* and Buck's-horn Plantain **Plantago coronopus*

Figure 1. Habitat zone 1 alongside the commercial building

Figure 2. Habitat zone 1 on the parking corner with Reichelt Avenue

Figure 3. Habitat Zone 1 alongside Grand Boulevard and Reichelt Avenue

Figure 4. Habitat Zone 1 alongside Habitat Zone 1

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3.1.2 Habitat Zone 2

Vegetation represented by Habitat Zone 2 occurs within five different locations across the three different sites; these are shown as Habitat Zone 2a, 2b, 2c, 2d, and 2e on Map 2 (refer to Figure 5, Figure 6, Figure 7, Figure 8 and Figure 9). These disjunct areas exhibit similar vegetative characteristics with all containing medium-quality Valley Grassy Forest with an understory and groundstorey species modified through ongoing mowing and a high number of people crossing this habitat every day.

The canopy across these Habitat Zones are dominated by Yellow box and Long-leaved *Box Eucalyptus goniocalyx s.l.* The understorey is limited and is dominated by a few scattered native shrub species including Gold-dust Wattle *Acacia acinacea s.l.* and Cranberry Heath *Astroloma humifusum*.

The groundstorey also contains a cover of native species, including Nodding Saltbush Einadia nutans, Grassland Wood-sorrel *Oxalis perennans*, Leafy Wallaby-grass *Rytidosperma bipartitum s.l.*, Common Wallaby-grass *Rytidosperma caespitosum* and Slender Wallaby-grass. The exotic species occurring in this storey include Sweet Vernal-grass **Anthoxanthum odoratum*, Flatweed **Hypochaeris radicata* and Panic Veldt-grass **Ehrharta erecta var. erecta*.

Figure 5. Habitat Zone 2a on Site 1

Figure 6. Habitat Zone 2b on Site 1

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Figure 7. Habitat Zone 2c on Site 3

Figure 8. Habitat Zone 2d on Site 2

Figure 9. Habitat Zone 2e on Site 2

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3.1.3 Habitat Zone 3

Habitat Zone 3 occurs in two different locations across Site 1. These are shown as Habitat Zone 3a and 3b on Map 2 (refer to Figure 10 and Figure 11). These Habitat Zones contains medium-quality Valley Grassy Forest with a relatively higher understorey diversity and cover than Habitat Zone 2.

Again, the canopy is dominated by Yellow box and Long-leaved Box. The understorey includes however immature canopy trees and a few native shrub species including *Gold-dust Wattle*, Sifton Bush *Cassinia sifton*, Sweet Bursaria *Bursaria spinosa* and Cranberry Heath.

Native species occurs in the groundstorey, including Wattle Mat-rush *Lomandra filiformis*, Weeping Grass *Microlaena stipoides var.* and Small-leaved Clematis *Clematis microphylla s.l.*

The exotic species occurring in this habitat zone include Serrated Tussock **Nassella trichotoma*, Fennel **Foeniculum vulgare*, White Sallow-wattle *#Acacia floribunda* and Sweet Briar.

Figure 10. Habitat Zone 3a

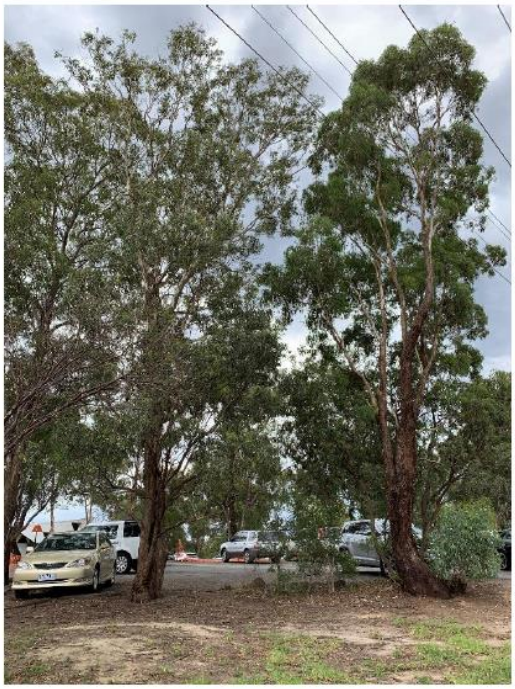

Figure 11. Habitat Zone 3b

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3.1.4 Habitat Zone 4

Habitat Zone 4 occurs in Site 3. This Habitat Zone is represented by one Sweet Bursaria alongside the school fence (refer to Figure 12); as an understirey species, it is considerd to have a cover of at least 25% and is therefore considered a low-quality Habitat Zone representative of Valley Grassy Forest.

Only exotic grasses occur under the native shrub, including Couch **Cynodon dactylon var. dactylon*, Kikuyu **Cenchrus clandestinus* and Annual Veldt-grass **Ehrharta longiflora*.

Figure 12. Habitat Zone 4

3.1.5 Habitat Zone 5

Habitat Zone 5 occurs in Site 3 alongside the school fence (refer to Figure 13 and Figure 14). It contains low-quality Valley Grassy Forest due to the absence of native species in the understorey and the poor species richness of the groundstorey. Note that this area has been mulched and forms part of the school playground; it appears to be heavily used by students.

The canopy is dominated by native species, including Yellow Box and Long-leaved Box. Only exotic species occur in the understorey, including Sweet Pittosporum and Queensland Silver Wattle **Acacia podalyriifolia*.

The only native species occurring in the groundstorey was Slender Wallaby-grass. This species covers a very limited area in the Habitat Zone. Many exotic grass species occurring along the fence, including Cocksfoot *Dactylis glomerate, Fat Hen **Chenopodium album* and Prostrate Knotweed **Polygonum aviculare s.l.*

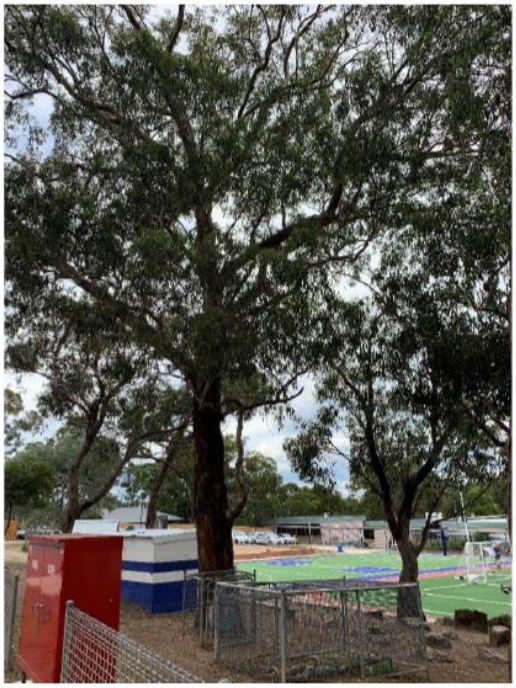

Figure 13. Northern end of Habitat Zone 5

Figure 14. Southern end of Habitat Zone 5

3.1.6 Habitat Zone 6

Habitat Zone 6 occurs in Site 2 alongside the school fence (refer to Figure 15 and Figure 16). It contains low-quality Valley Grassy Forest due to the abundance of weeds in the understorey and groundstorey.

The canopy is also dominated by Yellow Box and Long-leaved Box. The understorey includes both native and exotic species, including Silver Wattle *Acacia dealbata*, Burgan *Kunzea ericoides*, Swamp Paperbark *Melaleuca ericifolia*, Apple *Malus spp., and Sweet Briar.

The groundstorey was dominated by exotic species including Cocksfoot, Black Nightshade **Solanum nigrum s.l.*, and Garden Dandelion **Taraxacum officinale spp. agg.* The native species present in this storey include Weeping Grass, Small-leaved Clematis and Slender Wallaby-grass.

Figure 15. Yellow box occurring in Habitat Zone 6

Figure 16. Southern end of Habitat Zone 6

3.1.7 Habitat hectare assessment

Table 3 below presents the results of the Habitat hectare assessment.

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Table 3. Habitat hectare assessment

Habitat Zone			1	2	3	4	5	6
Bioregion			HSF	HSF	HSF	HSF	HSF	HSF
EVC Name (initials)			VGF	VGF	VGF	VGF	VGF	VGF
EVC Number			47	47	47	47	47	47
EVC Conservation Status			Vu	Vu	Vu	Vu	Vu	Vu
Size of Zone (ha)			0.021	0.171	0.088	0.001	0.047	0.071
		Max Score	Score	Score	Score	Score	Score	Score
Site Condition	Large Old Trees	10	0	0	0	0	0	0
	Canopy Cover	5	0	2	4	0	5	0
	Understorey	25	5	10	10	5	5	5
	Lack of Weeds	15	11	9	6	2	2	0
	Recruitment	10	0	0	1	0	0	1
	Organic Litter	5	5	5	5	5	2	5
	Logs	5	0	0	3	0	0	0
	EVC Standardiser	n/a	0	0	0	0	0	0
	Standardised Score	75	21	26	29	12	14	11
Landscape value	Patch Size	10	3	3	3	3	3	3
	Neighbourhood	10						
	Distance to Core	5						
Habitat points		100	24	29	32	15	17	14
Habitat Score (habitat points/100)		0.##	0.24	0.29	0.32	0.15	0.17	0.14
No. of Large Old Trees			0	0	0	0	0	0

3.1.8 Scattered and Large Trees

There is one Scattered Tree present within Site 3 (Map 2). Table 4 describes the species and size of this tree.

Table 4. Scattered Trees in Habitat Zones on site

Tree ID	Scientific name	Common name	DBH (cm)	TPZ (m)	Large tree	Comments
10*	*Eucalyptus melliodora*	Yellow Box)	60	7.2	No	

* Tree number is consistent with the 2018 and 2020 arboricultural assessment reports by Tree Dimensions

3.2 Flora

A total of 63 plant taxa were recorded in the Study Site during this survey of which 21 were indigenous (33%) and 42 (66.7%) were introduced or naturalised outside their natural range. Appendix 1 lists all flora recorded within the Study Site. Table 5 summarises plant taxa recorded in the Study Site during this survey.

Table 5. Summary of plant species recorded

Flora Status	Number of Taxa
Indigenous vascular species	21
Exotic species	37
Native species outside of natural range	5
TOTAL	63

3.2.1 Rare or threatened flora

Two rare or threatened species of state or national significance were recorded on-site: Giant Honey-myrtle *#Melaleuca armillaris subsp. Armillaris* and Spotted Gum *#Corymbia maculate*. However, they have likely been planted within the Study Site. Further detail is provided in Table 6 below on these two species.

A search for state or nationally significant flora species recorded within 5 km of the site area on the VBA revealed 41 species. One of these species is considered to have a 'Medium' likelihood of using the habitat on-site: Velvet Apple-berry *Billardiera scandens s.s.*.

Two of these species is considered to have a 'low-medium' likelihood of using the habitat on-site: Clover Glycine *Glycine latrobeana* and Matted Flax-lily *Dianella amoena*.

Table 6 provides further detail regarding the determination of the likelihood of occurrence allocated to these species.

Table 6. Reasoning followed to determine the likelihood of occurrence of flora species on site

Species name	Number of records within the five-kilometre of the site on the VBA	Likelihood occurrence	Reasoning
Velvet Apple-berry	14, with the most recent record from 2017	Medium	This species is common in well-drained, dry to moist soils, particularly heathland, woodland and forests from near-sea level to sub-alpine regions (Walsh, 1996). The surrounding area where remnant bushland occurs is likely to support this species; the Study Site is however quite modified and has been subject to ongoing mowing and pedestrian traffic reducing its potential to occur on site. It was not recorded during the field survey completed as part of this project.
Glycine Clover	12, with the most recent record from 2011	Low-medium	This species occurs mainly in grassland and grassy woodland habitats, less often in dry forests, and only rarely in heathland (Carter, 2010). However, the habitat presents on site has been subject to ongoing mowing and pedestrian traffic which reduces its potential to occur within the site despite the number of local records
Matted Flax-lily	11, with the most recent record from 2014	Low-medium	This plant is known to occur in lowland grasslands, grassy woodlands and grassy wetlands (DSE, 2006). While there are numerous records for this species in the local area; the modification of the understorey through ongoing mowing and pedestrian traffic has reduced its potential of this species to occur within the Study Site; Dianella admixta was recorded on site, but not Dianella amoena.
Spotted Gum	7, with the most recent record from 2014	Present	Spotted Gum is listed as vulnerable in Victoria in DEPI (2014). Spotted Gum is only natural to occur in Victoria in Tara Range, south of Buchan (Royal Botanic Gardens Melbourne 2019). Notable for its erect form and completely smooth bark, it is widely planted as an ornamental tree. While a number of Spotted Gum trees were recorded by Tree Dimension (2018) within the Study Site, the

Species name	Number of records within the five-kilometre of the site on the VBA	Likelihood occurrence	Reasoning
			species does not naturally occur at this location and the specimens present have likely been planted.
Giant Honey-myrtle	11, with the most recent record from 2019	Present	Giant Honey-myrtle is listed as rare in Victoria in DEPI (2014). Giant Honey-myrtle is naturally confined to near-coastal sandy heaths and scrub areas slightly raised above saltmarsh, riparian scrub, rocky coastlines and foothill outcrops eastwards from about Marlo. Occurrences to the west of Marlo are considered naturalized from cultivated stock (Royal Botanic Gardens Melbourne 2019). The species is commonly grown as an ornamental, as a windbreak or street tree (Royal Botanic Gardens Melbourne 2019). As for Spotted Gum, Giant Honey-myrtle does not naturally occur at this location and the specimens present have likely been planted.

Details of these species are given in Appendix 2.

3.3 Fauna

3.3.1 Fauna survey

The results of the incidental fauna survey are presented in Table 7.

Table 7. Incidental fauna list recorded during site visit

Common name	Record type
Australian Magpie	Heard
Cabbage White Butterfly	Observed
Common Bronzewing	Observed
Little Raven	Observed
Noisy Miner	Observed
Rainbow Lorikeet	Observed

3.3.2 Fauna habitat

The main focus with regards to fauna during the assessment was the consideration of the site's potential to provide fauna habitat. The habitat observed within the site included:

- leaf litter
- riparian habitat
- tree canopies, and trees with hollows
- dense understorey vegetation

- grassy understorey vegetation

The vegetation on the three sites provides very good fauna habitat and participate in the landscape connection between the surrounding parks, reserves and conservation areas. Within this area of these sites, there are big trees containing hollows and suitable nesting habitat for many birds.

The understorey is relatively thick in some areas, particularly in Habitat Zone 3 and Habitat Zone 6, which provides good nesting habitat for smaller birds. The areas with leaf litter provide habitat for smaller fauna species such as lizards and invertebrates.

3.3.3 Rare or threatened fauna

No rare or threatened fauna of state or national significance were recorded during the site inspection.

A total of 58 state or nationally significant fauna species are recorded within a 5-kilometre radius of the Study Site in the VBA. One of these species is considered to have a 'high' likelihood of using the habitat on-site: White-throated Needletail *Hirundapus caudacutus*.

One of these species is also considered to have a 'Medium – High' likelihood of using the habitat on-site: Swift Parrot *Lathamus discolour*.

Four of these species are considered to have a 'Medium' likelihood of using the habitat on-site: Grey-headed Flying-fox *Pteropus poliocephalus*, Grey Goshawk *Accipiter novaehollandiae*, Powerful Owl *Ninox strenua*, and Regent Honeyeater *Anthochaera Phrygia*.

One of these species is considered to have a "Low-Medium" likelihood of using the habitat on-site: Eltham Copper Butterfly *Paralucia pyrodiscus lucida*.

Table 8 explains the reasoning used to determine the likelihood of occurrence of these species on-site.

Table 8. Reasoning followed to determine the likelihood of occurrence of fauna species on site

Species name	Number of records within the five-kilometre of the site on the VBA	Likelihood occurrence	Reasoning
White-throated Needletail	96, with the most recent record from 2019	High	This species is almost exclusively aerial, from heights of less than 1 m up to more than 1000 m above the ground. Because they are aerial, it has been stated that conventional habitat descriptions are inapplicable. This species rarely lands and feeds on invertebrates 'on the wing'. This species could potentially feed over this site.
Swift Parrot	53, with the most recent record from 2019	Medium – High	This species migrates from breeding grounds in Tasmania to the Australian mainland in winter. Its preferred over-winter habitat is woodlands and riparian vegetation, where there are winter flowering eucalypts. This species is migratory and partially nomadic, following

Species name	Number of records within the five-kilometre of the site on the VBA	Likelihood occurrence	Reasoning
			eucalypt flowering events, so is likely to occur at least occasionally, particularly as eucalypt species favoured by Swift Parrot, including Yellow Box, are present on site.
Grey-headed Flying-fox	8, with the most recent record from 2017	Medium	This species is likely to occasionally forage within the site, particularly when eucalypts are in flower.
Eltham Copper Butterfly	95, with the most recent record from 2012	Low -Medium	There are some scattered individuals of the host plant for Eltham Copper Butterfly - Sweet Bursaria - within the Study Site. While populations of Eltham Copper Butterfly have been recorded within the five-kilometres around the site, habitat on site is sub-optimal given the scattered nature of the Sweet Bursaria that are present. The site may have an occasional Eltham Copper Butterfly fly through but is unlikely to support breeding of the species.
Grey Goshawk	14, with the most recent record from 2018	Medium	This species is occasionally seen in woodlands, dry forests, suburban parks and wooded farmlands (Marchant, 1993). Limited suitable habitat is present on site; Grey Goshawk may occur while on passage or during foraging but is unlikely to make significant use of the site.
Powerful Owl	166, with the most recent record from 2019	Medium	This species is occasionally seen in wetter mountain forests, drier box-ironbark forests and woodlands, and softwood plantations. There are Multiple recent records within a 5-kilometre radius of the site However, the site is likely to be too disturbed / busy for this species to make significant use of the site. However, there is potential the species will occur on-site while on passage or during foraging as they have large home ranges. Due to the absence of large hollows, the species is unlikely to breed within the site.
Regent Honeyeater	24, with the most recent record from 1998	Medium	Some limited suitable habitat present. The presence of Yellow Box may attract this nomadic species to forage within the site, while on passage. Species is unlikely to make significant use of the site other than for foraging. There have been an increase in records within the Greater Melbourne region in recent years, so there may be [illegible]

Details of these species are given in Appendix 3.

4. RELEVANT POLICY AND LEGISLATION

The following section explores relevant policy and legislation pertaining to ecology from the national level through to the local level.

4.1 Environment Protection and Biodiversity Conservation Act

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) applies to sites where proposed developments or projects may have a significant impact on matters of National Environmental Significance (NES). There are currently seven matters of National Environmental Significance:

- World Heritage properties
- National Heritage places
- nationally listed threatened species and ecological communities
- listed migratory species
- Ramsar wetlands of international importance
- Commonwealth marine areas
- Nuclear actions (including uranium mining).

Under the EPBC Act, a proponent must refer proposed actions that may have a significant impact on matters of national environmental significance to the Australian Government Environment Minister (or delegate)

Relevance to proposal

Flora Species

There are two flora species protected under this *Act* likely to occurs within the five kilometres of the site (refer to Appendix 2). They are Clover Glycine and Matted Flax-lily. However, they have a "Low-medium" likelihood of occurring on site. Therefore, the development within the Study Site is not likely to have a significant impact on these species. A referral based on the potential presence of these species is not recommended.

Fauna Species

There are a number of fauna species listed under the EPBC Act that have been previously recorded within a five-kilometre of the Study Site (refer to Appendix 3). Of these species, two fauna species protected under this Act are considered to have a 'High' or 'Medium-High' likelihood of occurring with the site: White-throated Needletail and Swift Parrot. Further detail on these species is provided below.

White-throated Needle tail

White-throated Needletail is a listed migratory species which has a high likelihood of occurring within the Study Area and therefore has the potential to be impacted indirectly from the development through habitat loss. In the table below, the general MNES significant impact guidelines (DoEE 2013) have been utilised to determine if there will be significant impacts upon this species.

Table 9. Likelihood of significant impact on White-throated Needletail

Scientific name	Common name	Important Habitat	Significance assessment questions*			Likelihood of significant impact?
			a	b	c	
Migratory						
Hirundapus caudacutus	White-throated Needletail	No	No	No	No	Low. Noise could potentially cause White-throated Needletail to avoid the area but given the abundance of similar or more suitable habitat nearby, the impacts from noise are likely to be low.

a: substantially modify (including by fragmenting, altering fire regimes, altering nutrient cycles or altering hydrological cycles), destroy or isolate an area of important habitat for a migratory species
b: result in an invasive species that is harmful to the migratory species becoming established in an area of important habitat for the migratory species, or
c: seriously disrupt the lifecycle (breeding, feeding, migration or resting behaviour) of an ecologically significant proportion of the population of a migratory species.

Swift Parrot

Swift Parrot is listed as Critically Endangered under the EPBC Act. As outlined in Section 3.3.3 above, the species has a 'Medium – High' likelihood of occurrence within the Study Site, particularly given the presence of Yellow Box trees which are a key foraging species listed in Saunders Tzaros (2011). Swift Parrot is however only likely to occasionally use the foraging resources available on site when going to and from other habitat in Tasmania for breeding, and in northern Victoria for prolonged overwinter foraging.

Under the current development plan (refer to Appendix 7), and as outlined in the 2020 report from Tree Dimensions, it is likely that the following Yellow Box trees will need to be removed:

Table 10. Yellow Box trees likely to be removed

Site	Tree #	Scientific name	Common Name	DBH
1	5	*Eucalyptus melliodora*	Yellow Box	48
1	6	*Eucalyptus melliodora*	Yellow Box	24
1	7	*Eucalyptus melliodora*	Yellow Box	36
1	8	*Eucalyptus melliodora*	Yellow Box	16
1	16	*Eucalyptus melliodora*	Yellow Box	31
1	17	*Eucalyptus melliodora*	Yellow Box	17
1	27	*Eucalyptus melliodora*	Yellow Box	42
1	30	*Eucalyptus melliodora*	Yellow Box	20
1	33	*Eucalyptus melliodora*	Yellow Box	25
1	59	*Eucalyptus melliodora*	Yellow Box	49
1	60	*Eucalyptus melliodora*	Yellow Box	23
2*	4	*Eucalyptus melliodora*	Yellow Box	12

* based on the proposed design from CRE Consulting Engineers PTY LTD, issued in 2018. As the design for Site 2 and Site 3 haven't been confirmed yet, the loss of native vegetation for those sites is hypothetical only.

To determine if the impacts on habitat values for the Swift Parrot would result in a significant impact on these EPBC listed species, a review against the *Matters of National Environmental Significance – Significant Impact Guidelines* (DoE 2013) was undertaken. Based on this review the following is relevant in the context of the proposal to subdivide the site which will result in the removal of a selected number of trees likely to be used for occasional foraging during migration:

- the proposal is not likely to lead to a long-term decrease in the size of a population of Swift Parrot
- the proposal is not likely to reduce the area of occupancy of the species as the Study Site acts as a movement pathway for the species, and is not considered a seasonal occupancy site
- the proposal is not likely to fragment an existing population into two or more populations
- the proposal is not likely to adversely affect habitat critical to the survival of a species as priority habitat for conservation has been identified in multiple state and regional parks throughout Victoria but are not within 5 km of the Study Site. (Saunders & Tzaros, 2011)
- the proposal will not disrupt the breeding cycle of a population as breeding grounds are in Tasmania
- the proposal is not likely to modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline
- the proposal will not result in invasive species that are harmful to a critically endangered or endangered species becoming established in the endangered or critically endangered species' habitat
- the proposal is not likely to introduce disease that may cause the species to decline
- the proposal is not likely to interfere with the recovery of the species as the habitat available in the Study Site is part of a 'movement pathways' for the species, and the National Recovery Plan states that

'Further information is required to identify potential movement pathways, the importance of such pathways and potential threats that occur in these areas'.

Based on the above, the removal habitat for foraging that may occasionally be used by Swift Parrot during migration, which includes Yellow Box trees in particular, is not likely to have a significant impact on this species as defined under the EPBC Act. None-the-less, consideration should be given to referring the action to the federal government department for further legal certainty around the potential use of the site by Swift Parrot. The decision to complete a referral can be preceded by a pre-referral meeting with the Department of Agriculture, Water and the Environment (DAWE).

For other species of fauna listed under the EPBC Act that have a moderate or lower likelihood of occurrence, including Grey-headed Flying-fox, Regent Honeyeater, Grey Goshawk, Powerful Owl, and Eltham Copper Butterfly, a significant impact on these species is not expected. These species can however be considered in further detail alongside Swift Parrot however the recommendation be made to refer the project to the DAWE.

4.2 Flora and Fauna Guarantee Act 1988

The *Flora and Fauna Guarantee Act 1988* (FFG Act) was legislated to ensure the continued survival of all Victorian species of flora and fauna and all Victorian communities of plants and animals. The FFG Act provides a number of ways to help achieve its objectives including:

- listing of threatened taxa, communities of flora or fauna and potentially threatening processes, and creation of Action Statements and Management Plans for all listed taxa communities of flora or fauna and processes
- declaration of a Critical Habitat if the habitat is critical for the survival of a species or a community of flora or fauna, if listed as Critical Habitat, the Minister for Environment may then make an Interim Conservation Order (ICO) to conserve the Critical Habitat (NB: no Critical Habitat has been declared in the State)
- protection of flora and fauna through listing offences such as penalties relating to not following an ICO and taking, trading in, keeping, moving or processing protected flora without a licence. (NB: this does not apply to taking protected flora from private land (other than land which is part of the critical habitat for the flora) except for taking tree-ferns, grasstrees or sphagnum moss for the purpose of sale.

The Department of Environment, Land, Water and Planning (DELWP) is the referral authority for matters under the FFG Act.

4.2.1 Threatened Species

There are nine flora species and 37 fauna species (including two nominated species) listed under the FFG Act 1988 recorded within a five-kilometre radius of the Study Site.

Two FFG Act listed flora species, Clover Glycine and the Matted Flax-lily, could potentially occur on site given local records but this is reduced given the modified nature of the Study Site.

The six FFG Act listed fauna with potential to occur within the Study Site are Grey Goshawk, Powerful Owl, Swift Parrot, Regent Honeyeater, Grey-headed Flying-fox and Eltham Copper.

Relevance to proposal

As the FFG Act applies to public land only, ownership across the site it is yet to be determined. This information can be provided by City of Banyule Council.

Regardless, due to the potential for several fauna and flora species listed under the Act to occur within the site, or within close proximity, it is recommended that mitigation measures be implemented.

4.2.2 Threatened Communities

The FFG Act also provides for the listing of communities of flora and fauna which are threatened. The Scientific Advisory Committee (SAC) has produced a set of descriptions of Victorian Threatened Communities. The purpose of the descriptions is to help field recognition of the various communities of flora and fauna currently listed as 'threatened' under the Flora and Fauna Guarantee Act.

Relevance to proposal

None of the vegetation at the site has been identified as matching a description of a threatened community as provided by SAC. It is therefore unlikely the proposal will have any impact on communities listed under this Act.

4.3 Planning and Environment Act 1987

The *Planning and Environment Act 1987* establishes the framework for planning the use, development and protection of land in Victoria in the present and long-term interests of all Victorians. This includes providing the structure for and administering the implementation of Planning Schemes in each municipality through the Victorian Planning Provisions (VPPs). Planning Schemes are legal instruments outlining provisions for land use, development and protection. They are constructed and sourced from the VPPs.

The following section considers relevant sections of the Planning Scheme.

4.3.1 State Planning Policy Framework

Clause 12 Environmental and Landscape Values

Clause 12 of the planning scheme recognises that planning:

- should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.
- must implement environmental principles for ecologically sustainable development that have been established by international and national agreements.
- should protect sites and features of nature conservation, biodiversity, geological or landscape value.

Clauses of particular relevance include:

- Clause 12.01-1 Protection of biodiversity
- Clause 12.01-2 Native vegetation management

Relevance to proposal

The objectives of these clauses are considered in the body of this report that relate to avoiding and minimising impacts to biodiversity.

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4.3.2 Zoning

4.3.2.1 Commercial 1 Zone (C1Z)

Site 1 on Map 1 is zoned Commercial 1 Zone (C1Z). The purpose of this zone includes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.
- To provide for residential uses at densities complementary to the role and scale of the commercial centre

Permit requirements

Under this zone, a permit is required to construct a building or construct or carry out works, unless exemption apply.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate, the following that are relevant to this current project:

- General
    - The Municipal Planning Strategy and the Planning Policy Framework.
    - The interface with adjoining zones, especially the relationship with residential areas.
- Use
    - The effect that existing uses may have on the proposed use.
    - The drainage of the land.
    - The availability of and connection to services.
    - The effect of traffic to be generated on roads.
    - The interim use of those parts of the land not required for the proposed use.
- Building and works
    - The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
    - The provision of car parking.
    - The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the

fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.

- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The availability of and connection to services. The design of buildings to provide for solar access.
- The objectives, standards and decision guidelines of Clause 54 and Clause 55. This does not apply to an apartment development.
- For an apartment development, the objectives, standards and decision guidelines of Clause 58.

4.3.2.2 Neighbourhood Residential Zone – Schedule 3 (NRZ3)

Sites 2 and 3 on Map 1 are zoned Neighbourhood Residential Zone – Schedule 3 (NRZ3). The purpose of this zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Permit requirements

Under this zone, a permit is required to:

- Construct a car park (Must be used in conjunction with another use in Section 1 or 2 of this clause)
- Subdivide land (exemptions apply)
- Construct/extend a dwelling or residential building (exemptions apply)

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate, the following that are relevant to this current project:

- General
    - The Municipal Planning Strategy and the Planning Policy Framework. The purpose of this zone.
    - The objectives set out in the schedule to this zone.
    - Any other decision guidelines specified in a schedule to this zone.
    - The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

  In the local neighbourhood context:

    - Whether the use or development is compatible with residential use.
    - Whether the use generally serves local community needs.
    - The scale and intensity of the use and development.
    - The design, height, setback and appearance of the proposed buildings and works. The proposed landscaping.
    - The provision of car and bicycle parking and associated accessways.
    - Any proposed loading and refuse collection facilities.
    - The safety, efficiency and amenity effects of traffic to be generated by the proposal.

4.3.3 Design and Development Overlay – Schedule 8 (DDO8)

Clause 43.02 Design and Development Overlay – Schedule 8 (DDO8) applies to the Study Site. The design objectives of this clause are:

- To ensure that development does not penetrate the tree canopy.
- To ensure that the heavily vegetated character of the area is respected by new development.
- To ensure that the health of existing trees is not jeopardised by new development.
- To maintain the spaciousness and bush character of front gardens.

Under this clause, a permit is not required for any of the following:

- Buildings where the height of any part of the building is less than 8 metres above the natural surface of the ground directly below that part; or
- Buildings and works located outside the drip line of a tree for which a permit is required to remove, destroy or lop under any Vegetation Protection Overlay or Environmental Significance Overlay also affecting the land.

However, permit is required to construct:

- A fence or retaining wall within 10 metres of the front boundary or sideage to a street.
- An outdoor swimming pool associated with a dwelling.

Relevance to proposal

Clause 62.02-1 provides an important exemption regarding the proposed works involved in all ground works and road construction required for the project, as outlined in the planning report provided by Multiply (2019).

For this reason, the planning permit requirement triggered by the proposed Works within the Commercial Zone (CZ1) and Design and Development Overlay (DDO8) are rendered redundant. The works aspect of the proposal does therefore not need planning permission (Multiply, 2019).

4.3.4 Development Contributions Plan Overlay – Schedule 1 (DCPO1)

Clause 45.06 Development Contributions Plan Overlay – Schedule 1 (DCPO1) applies to the subject site. The purpose of this clause is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

A permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme.

This does not apply to the construction of a building, the construction or carrying out of works or a subdivision specifically excluded by a schedule to this overlay.

A permit granted must:

- Be consistent with the provisions of the relevant development contributions plan.
- Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.

Relevance to proposal

Schedule 1 summarises the costs attributable to development for each type of facility. Traffic management works and streetscape & environment are listed under this facility list and for which a total of more than 6 million dollars have been allocated for the period 2016-2036.

4.3.5 Vegetation Protection Overlay – Schedule 1 (VPO1)

Clause 45.06 Vegetation Protection Overlay – Schedule 1 (VPO1) applies to the subject site, under which the site is identified as having significant natural, habitat and environmental qualities.

The vegetation protection objectives to be achieved under this overlay are:

- To conserve the existing pattern of vegetation, landscape quality and ecosystems within the area.
- To address the threatening processes associated with widespread habitat loss and degradation that has occurred in North East Melbourne.
- To protect the area as a habitat for local fauna and as an important habitat link.
- To promote the retention of existing indigenous vegetation wherever possible.
- To ensure that the development, use and management of land is compatible with the existing character and landscape conservation of the area.

Schedule 1 of the VPO identifies that this area contains developed and developing urban areas which have significant natural, habitat and environmental qualities. The native vegetation is also recognised as a major contributor to the landscape of the area, its distinctive local character and visual amenity.

Under this clause, a permit is required to remove, destroy or lop native trees that meet the following criteria:

- Has a height of 5 metres or more, AND
- Has a trunk or stems that collectively are more than 500mm in circumference, measured at 1m above the base of the tree (Multiply 2019).

Relevance to proposal

While Clause 62.02-1 provides an exemption for Works, pursuant to Clause 62.02-3 the exemption does not extend to removal of vegetation (Multiply, 2019). For this reason, a permit is required under this clause to remove the trees meeting these requirements within the patches of native vegetation impacted by the development, identified on Map 3.

4.3.6 Clause 52.17

Under Clause 52.17 a permit is required to remove, destroy or lop native vegetation on sites greater than 0.4 hectares. Clause 52.17 requires a planning permit for the removal of native vegetation (exemptions apply). The purpose of the clause (amongst others) is to minimise impacts on Victoria's biodiversity from the removal of native vegetation and to manage native vegetation to minimise land and water degradation.

Application requirements and decision guidelines are listed within the Clause. Applications may fall into a Basic, Intermediate or Detailed pathway depending on the location and extent of vegetation removed. The application requirements and decisions depend on the relevant risk pathway. Referral to DELWP under Clause 66.02 may be required for an application to remove native vegetation; e.g. if clearing is greater than 0.5 ha or the application follows the detailed pathway.

Relevance to proposal

Clause 52.17 Native Vegetation is also triggered due to the road reserve having a contiguous area of greater than 0.4 hectares.

This report, and in particular, Section 6, seeks to respond to this Clause.

Note here that Section 6 refers to impacts to native vegetation as a result of upgrades to Site 1. The extent of impact on Site 2 and 3 will form part of separate approvals and will be calculated at the second stage of the development when the design of the proposed development is finalised for these sites.

Consideration of whether this "staged" development approach would be deemed a single project or multiple projects was considered with reference to the *Assessor's handbook Applications to remove, destroy or lop native vegetation* (DELWP 2018c). As the project will be subject to multiple approvals, all components of the project have not been planned together and the various stages of the carpark upgrades are not reliant on each other to proceed, they have been deemed multiple projects for the purposes of accounting for the full project extent with separate applications and native vegetation impact assessments completed for each stage. It should be noted that where a previous scenario test was completed incorporating all three sites as mentioned above in this report, the project would still follow a Basic Assessment Pathway application under Clause 52.17 as it would for the removal of native vegetation from only Site 1 (refer to Section 6).

4.4 Wildlife Act 1975 and Wildlife Regulations 2013

The *Wildlife Act 1975* provides for the protection and conservation of native wildlife (fauna) within Victoria. It also provides the basis for the majority of wildlife permit/licensing requirements within the state. Under the Act a person must not hunt, take or destroy endangered, notable or protected wildlife; this includes all native vertebrate animals, all kinds of deer, non-indigenous quail, pheasants, and partridges, and all terrestrial invertebrate animals listed under the Flora and Fauna Guarantee Act 1988.

The *Wildlife Regulations 2013* provide further detail relating to the act, including that a person not to damage, disturb or destroy any wildlife habitat (s42), although this does not apply if the person is authorised to do so under any other Act such as the *Planning and Environment Act 1987.*

Relevance to proposal

It is unlikely a separate permit is required under this *Act* as damage should only be to wildlife habitat and not wildlife. However, if any wildlife is located within the habitat proposed for clearing, which is possible as there were numerous nests observed on site (including one in a tree proposed for removal), salvage and translocation of such wildlife may be required as part of the planning permit. This should also ensure wildlife is not damaged during construction works.

4.5 Catchment and Land Protection Act 1994

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

Under section 20 of the (Catchment and Land Protection Act 1994) CaLP Act, all land owners, including the Crown, public authorities and licensees of Crown lands, must, in relation to their land, take all reasonable steps to:

- avoid causing or contributing to land degradation which causes or may cause damage to land of another land owner;
- eradicate regionally prohibited weeds;
- prevent the growth and spread of regionally controlled weeds on their land;
- prevent the spread of, and as far as possible, eradicate established pest animals.

These are also provisions within the Act to prevent the spread of declared noxious weeds, through regulating the purchase, sale, possession for the purposes of sale, display, propagation or transport of these species into or within Victoria. Furthermore, under the Act it is prohibited to bring into Victoria, keep, sell or release declared pest animals without an authority (permit).

Declared noxious weeds are categorised into four groups depending on their known and potential impact and specific circumstances for each region. These categories are:

- State Prohibited Weeds (S) are either currently absent in Victoria or are restricted enough to be eradicated. The Victorian Government is responsible for their control.
- Regionally Prohibited Weeds (P) in the Port Phillip Catchment Management Authority (CMA) area these weeds are not necessarily widespread but have the potential to become widespread. It is expected that weeds that meet this criteria can be eradicated from the region. For weeds considered to be Regionally Prohibited it is the responsibility of the land owner to control these weeds on their land but not on adjacent roadside reserves.
- Regionally Controlled Weeds (C) are usually widespread but it is important to prevent further spread. It is the responsibility of the landowner to control these weeds on their property and on adjacent roadside reserves.
- Restricted Weeds (R) include plants that pose unacceptable risk of spreading in the State or other Australian states and are considered to be a serious threat to primary production, Crown land, the environment and/or community health if they were traded in Victoria. Trade in these weeds and there propagules, either as plants, seeds or contaminants in other material is prohibited.

Relevance to proposal

There were three weeds declared noxious under the *Catchment and Land Protection (CaLP) Act 1994* identified on the site. The follow table lists the declared noxious weed observed on site.

Table 11. Declared noxious weed occurring within the Study Site

Scientific Name	Common Name	Control Category (Port Phillip)
**Nassella trichotoma*	Serrated Tussock	S
**Chrysanthemoides monilifera*	Boneseed	R
**Foeniculum vulgare*	Fennel	R
**Genista monspessulana*	Montpellier Broom	C
**Rosa rubiginosa*	Sweet Briar	C

Established pest animals potentially occurring on the site include:

Table 12. **Declared established pest animals potentially occurring on site**

Scientific Name	Common Name
**Oryctolagus cuniculus*	European Rabbit
**Vulpes vulpes*	Red Fox

5. DEVELOPMENT PROPOSAL

As outlined in Section 1.2, Practical Ecology was originally commissioned to undertake a Fauna and Native Vegetation Impact Assessment for three separate sites associated with the Montmorency South Primary School where upgrades to carparks and footpaths were proposed. These were based on:

- formalisation of the off-street car park along Grand Boulevard within Site 1
- development of indented car parking along Reichelt Avenue at Site 2, and
- development of indented car parking along Buena Vista Drive at Site 3.

At this stage however, the final design has only been confirmed for the Site 1 and a planning permit will only be sought for this site at this time Loss of native vegetation has therefore only been calculated for Site 1 in the Native Vegetation Impact Assessment presented in Section 6 below.

The proposed car park development extent associated with Site 1 is shown on Map 3.

6. NATIVE VEGETATION IMPACT ASSESSMENT

This section addresses the proposed native vegetation impacts on Site 1 associated with the current permit application. A permit is required to remove native vegetation on the site as outlined in the Native Vegetation Clause 52.17 of the planning scheme and detailed in the *Guidelines for the removal, destruction and lopping of native vegetation* (DELWP 2017a).

The purpose of clause 52.17 and 'the Guidelines' is to ensure a no net loss to biodiversity as a result of removal or loss of native vegetation. This is achieved in three steps:

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

6.1 Assessment Pathway

An application to remove, destroy or lop native vegetation must be classified as one of the following assessment pathways:

- basic
- intermediate
- detailed

The application requirements and decision guidelines in Clause 52.17 must be applied in accordance with the relevant assessment pathway.

To determine the assessment pathway, two factors are considered in relation to the native vegetation proposed to be removed:

- the location category (shown in the location map as location 1, 2 or 3)
- the extent of proposed native vegetation removal

Table 13. Determining the Assessment Pathway

Extent of native vegetation	Location category		
	Location 1	Location 2	Location 3
Less than 0.5 hectares and not including any large trees	Basic	Intermediate	Detailed
Less than 0.5 hectares and including one or more large trees	Intermediate	Intermediate	Detailed
0.5 hectares or more	Detailed	Detailed	Detailed

Source: Table 3, *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017a)

6.1.1 Location category

The location category has been determined for all of Victoria. Native vegetation will be in either Location 1, 2 or 3 as outlined below

- Location 3 – includes locations where the removal of less than 0.5 hectares of native vegetation could have a significant impact on habitat for a rare or threatened species.
- Location 2 – includes locations that are mapped as endangered EVCs and/or sensitive wetlands and coastal areas are not included in Location 3
- Location 1 – includes all remaining locations in Victoria.

The vegetation to be removed is in Location 1. Figure 17 below shows the location risk.

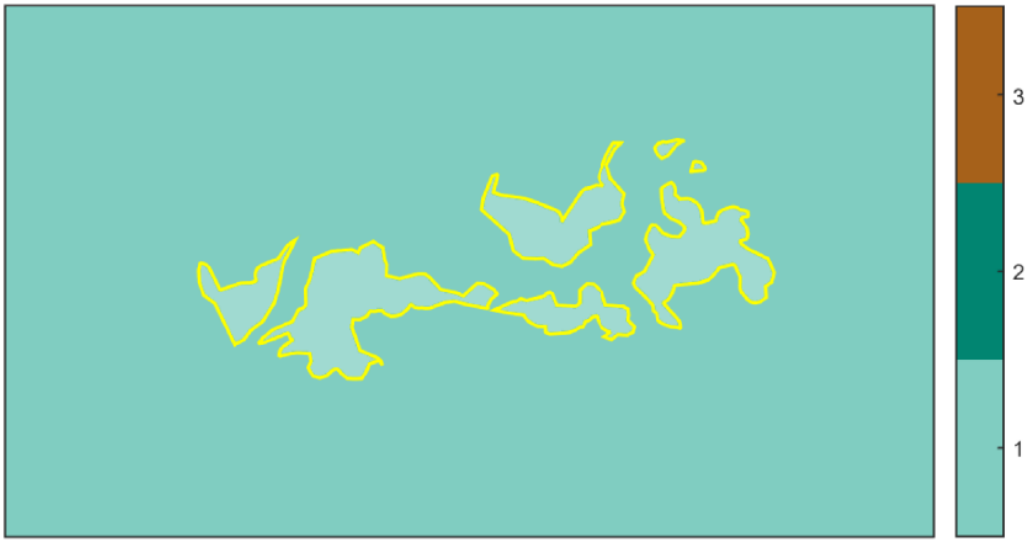

Figure 17. Location category for vegetation to be removed

6.1.2 Extent of impact from proposed development

As outlined in 'The Guidelines', an application must consider:

- the proposal and all buildings and works that could impact on existing native vegetation, including mapped wetlands.
- Consider any ancillary uses, utilities, access and earthworks associated with the use or development and any defendable space requirements.
- The full extent of native vegetation removal must be considered.

- Assumed losses account for indirect loss of native vegetation for example, encroachment into tree protection zones, loss from changed water flows and shading.

The extent of impacts associated with the proposed development, and included as part of this Native Vegetation Impact Assessment, has included the direct removal of native vegetation with the inclusion of a 2m Construction Zone buffer as advised by CRE Consulting Engineering PTY on 17th March 2020. Losses have also considered the canopy extent of trees to be removed to accommodate the development. Overall, with direct losses plus a construction buffer and consideration of tree canopies, the development will result in impact to 0.124 ha of native vegetation identified as Habitat Zones within Site 1. This is shown on Map 3.

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6.2 Assessment pathway

As the vegetation is within Location 1, there are no large trees impacted and clearing is less than 0.5 ha, the proposed clearing within the site follows the Basic assessment pathway.

Table 14 presents the application requirements to remove native vegetation under Clause 52.17 as provided in *the Guidelines for the removal, destruction and lopping of native vegetation* (DELWP 2017a) and details whether these have been met.

Table 14. Application requirements for applications for a permit to remove native vegetation

No.	Application requirements	Assessment Pathway	Provided/response
		Basic and Intermediate	
1	Information about the native vegetation to be removed, including: • the assessment pathway and reason for the assessment pathway. This includes the location category of the native vegetation to be removed • a description of the native vegetation to be removed • maps showing the native vegetation and property in context • the offset requirement, determined that will apply if the native vegetation is approved to be removed.	Native Vegetation Removal (NVR) Report And Section 6.1.2	Yes ☒ No ☐ N/a ☐
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.	Shown in Map 1-3	Yes ☒ No ☐ N/a ☐
3	Recent photographs (dated) of the native vegetation to be removed.	Section 3.1	Yes ☒ No ☐ N/a ☐
4	Details of any 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 the application for a permit is lodged.	None	Yes ☒ No ☐ N/a ☐
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	Section 3.1	Yes ☒ No ☐ N/a ☐

No.	Application requirements	Assessment Pathway	Provided/response
		Basic and Intermediate	
	focussed on areas of native vegetation that have the most value.		
6	A copy of any property vegetation plan that applies to the site.	N/A	Yes ☐ No ☐ N/a ☒
7	Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary. This is not required when the creation of defendable space is in conjunction with an application under the Bushfire Management Overlay.	N/A	Yes ☐ No ☐ N/a ☒
8	If the application is under Clause 52.16, a statement that explains how the proposal responds to the Native Vegetation Precinct Plan	N/A	Yes ☐ No ☐ N/a ☒
9	An offset statement explaining that an offset that meets the offset requirements for the native vegetation to be removed has been identified and how it will be secured.	Section 6.5	Yes ☒ No ☐ N/a ☐
10	A site assessment report of the native vegetation to be removed, completed by an accredited native vegetation assessor.	Section 3.1 (detailed)	Yes ☒ No ☐ N/a ☐
11	Information about impacts on rare or threatened species habitat	Appendix 2 and 3 (detailed)	Yes ☒ No ☐ N/a ☐

6.3 Avoid and Minimising impacts to biodiversity

Table 15 details the steps that have been applied to avoid and minimise biodiversity impacts of the proposed development.

Table 15. Steps taken to avoid and minimise biodiversity impacts

Steps taken to avoid and minimise biodiversity impacts
• Avoids clearing the higher quality vegetation on site by working with an arborist (Tree Dimensions) • Minimises impact by locating proposed development within and next to an already developed area which reduces development extent and allows construction works to use existing carpark area for access.

6.4 Native vegetation removal requirements

The Native Vegetation Removal report is provided by DELWP (2018e) as per the clearing outlined above. A summary of the report is given in Table 16 and the full report is provide in Appendix 4.

Table 16. Summary of native vegetation to be removed

Summary Item	Result
Assessment pathway	Basic
Total extent	0.124 ha
Scattered Trees (small)	0 tree
Scattered Trees (large)	0 tree
Location category	1
Strategic biodiversity value score of all marked native vegetation	0.208

Offset targets

If a permit is granted to remove the selected vegetation, a requirement to obtain a native vegetation offset will be included in the permit conditions. The offset must meet the following requirements:

Table 17. Offsets required if a permit is granted

Offset type	Offset requirements	
	Offset amount	Offset attributes
General	0.035 general habitat units	• Offset must be within Port Phillip and Westernport Catchment Management Authority CMA or Banyule City Council • Offset must have a minimum strategic biodiversity value of 0.208 • 0 large trees

6.5 Offset Strategy

All applications that require a permit to remove native vegetation must include an offset strategy as a part of the application.

Offsets can be either:

- First party – located on land owned by the landholder who is proposing to remove the native vegetation
- Third party – located on land owned by a third party

The offsets that are required to account for vegetation loss on Site 1 are to be achieved by creating third party offsets off-site. The required offsets are available from multiple brokers, as shown in Appendix 5.

7. RECOMMENDATIONS

7.1 Pre-construction considerations

7.1.1 Fauna

Effort should be made to ensure any wildlife located within any area proposed for clearing is carefully salvaged and relocated from the works areas. This should also ensure minimal wildlife damage during the works.

7.2 During construction recommendations

Any works that are undertaken on site as part of the redevelopment may have impacts on the existing vegetation on site or have the potential to increase weeds due to disturbance. Recommendations to manage these potential impacts are provided below.

7.2.1 Native vegetation

Native vegetation has been identified and mapped across the site. The works area should be clearly flagged out to avoid impacts to adjacent areas of native vegetation and trees indicated as retainable in the 2020 Arboricultural Assessment & Report from Tree Dimensions.

7.2.2 Weeds and pathogens

To minimise the risk of introducing weeds onto the site, machinery should be cleaned prior to use and all effort should be made to ensure any materials utilised on the site is clean and free of weed seeds and pathogens.

7.2.3 Management of construction site

The construction site should be clearly marked and managed so that only areas permitted to be disturbed are impacted. This will include keeping construction works to the areas identified as works zone, access, vehicle movement and storage of materials.

To ensure the flora and fauna values identified on site are managed appropriately:

- construction works to be confined to designated 'Go-Zones', where construction activities and access will take place;
- temporary fencing, to be installed around the 'Go-Zones' to limit the movement of vehicles and machinery; where there is the potential for subsurface harm to root zones the use of above ground footings should be considered
- erosion and sediment control measures to be implemented, including:
    - drainage management

- soil stabilisation measures alongside construction zones near areas likely to exhibit erosion;
- protocols around management and location of stockpiles, along with restrictions on vehicle movement through fencing;
- sediment barriers to be erected where necessary to prevent sediment laden runoff

- waste management and chemical management to be undertaken to reduce risk of contamination of areas containing flora and fauna values;
- areas of native vegetation that may be excavated should have the soil managed appropriately to ensure that the seed bank is utilised in remediation.

7.3 Post construction recommendations

7.3.1 Site remediation

Remediation of the site post construction works is important to minimise degradation of the construction site and adjacent areas. Post construction works include the following activities:

- Undertake weed control prior to spreading any topsoil over fill area.
- Scratching of soil within fill area and all other areas within the construction zone to 50mm followed by at least two rounds of follow up weed control
- Direct seeding of construction zone areas with indigenous grasses in autumn following completion of works. Seeding rates should include approximately 75% C3 species and 25% C4. Direct Seeding rates should be at least 20kg per hectare.
- Restitution of logs removed or felled from the construction area to appropriate areas, without impact to native vegetation to provide fauna habitat.

7.3.2 Revegetation establishment recommendations

Where revegetation is proposed for establishment following construction, it is recommended that all vegetation is to be established by:

- indigenous seed or seedlings sourced from at least ten parent plants from within viable populations matched to the site in terms of soil type, altitude, topography, aspect and climate and located within Banyule City boundary

After planting, the area should be mulched 75mm deep with recycled hardwood of 12–20mm sizing. It would also be beneficial to install tree guards around trees and large shrubs. Watering should occur at time of planting and as required over the first three months of establishment. Watering is recommended to occur in times of lower than average rainfall within the first two years.

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Appendix 1. Flora recorded at Study Site

The following table provides a list of flora recorded in the Study Site during fieldwork.

Conservation status under EPBC Act 1999: EX: Extinct, CR: Critically endangered, EN: Endangered, VU: Vulnerable and CD: Conservation dependant	**Conservation status under FFG Act 1988**: L: Listed, N: Nominated, R: Rejected, D: Delisted, I: Invalid
Victorian Rare or Threatened Species (VROT) (DEPI 2014) x: Presumed extinct, e: Endangered, v: Vulnerable, r: rare and k: poorly known	Origin *: exotic species; #: Victorian native species extended beyond natural range; Empty: Indigenous species

* denotes exotic species # denotes native species extended beyond natural range

Family	Origin	Scientific Name	Common Name	EPBC	FFG	VROT
Monocotyledons						
Hemerocallidaceae		*Dianella admixta*	Black-anther Flax-lily			
Poaceae	*	*Anthoxanthum odoratum*	Sweet Vernal-grass			
Poaceae		*Bromus spp.*	Brome			
Poaceae	*	*Cenchrus clandestinus*	Kikuyu			
Poaceae	*	*Cynodon dactylon var. dactylon*	Couch			
Poaceae	*	*Dactylis glomerata*	Cocksfoot			
Poaceae	*	*Ehrharta erecta var. erecta*	Panic Veldt-grass			
Poaceae	*	*Ehrharta longiflora*	Annual Veldt-grass			
Poaceae	*	*Hordeum spp.*	Barley Grass			
Poaceae	*	*Lolium perenne*	Perennial Rye-grass			
Poaceae		*Microlaena stipoides var. stipoides*	Weeping Grass			
Poaceae	*	*Nassella trichotoma*	Serrated Tussock			
Poaceae	*	*Paspalum dilatatum*	Paspalum			
Poaceae		*Rytidosperma bipartitum s.l.*	Leafy Wallaby-grass			
Poaceae		*Rytidosperma caespitosum*	Common Wallaby-grass			
Poaceae		*Rytidosperma racemosum var. racemosum*	Slender Wallaby-grass			
Poaceae	*	*Sporobolus africanus*	Rat-tail Grass			
Poaceae		*Themeda triandra*	Kangaroo Grass			
Xanthorrhoeaceae		*Lomandra filiformis*	Wattle Mat-rush			
Dicotyledons						
Apiaceae	*	*Foeniculum vulgare*	Fennel			
Araliaceae	*	*Hedera helix*	English Ivy			
Asteraceae		*Cassinia sifton*	Sifton Bush			

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Asteraceae	*	*Chrysanthemoides monilifera*	Boneseed	
Asteraceae	*	*Hypochaeris radicata*	Flatweed	
Asteraceae	*	*Sonchus oleraceus*	Common Sow-thistle	
Asteraceae	*	*Taraxacum officinale spp. agg.*	Garden Dandelion	
Brassicaceae	*	*Lepidium africanum*	Common Peppercress	
Casuarinaceae	*	*Casuarina cunninghamiana subsp. cunninghamiana*	River Oak	
Chenopodiaceae	*	*Chenopodium album*	Fat Hen	
Chenopodiaceae		*Einadia nutans*	Nodding Saltbush	
Ericaceae		*Astroloma humifusum*	Cranberry Heath	
Fabaceae	*	*Genista monspessulana*	Montpellier Broom	
Fabaceae	*	*Trifolium repens var. repens*	White Clover	
Fagaceae	*	*Quercus robur*	English Oak	
Gentianaceae	*	*Centaurium erythraea*	Common Centaury	
Geraniaceae	*	*Erodium moschatum*	Musky Heron's-bill	
Malvaceae		*Malva spp.*	Mallow	
Malvaceae	*	*Modiola caroliniana*	Red-flower Mallow	
Mimosaceae		*Acacia acinacea s.l.*	Gold-dust Wattle	
Mimosaceae		*Acacia dealbata*	Silver Wattle	
Mimosaceae	#	*Acacia floribunda*	White Sallow-wattle	
Mimosaceae	*	*Acacia podalyriifolia*	Queensland Silver Wattle	
Myrtaceae	#	*Corymbia maculata*	Spotted Gum	v
Myrtaceae	*	*Eucalyptus cladocalyx*	Sugar Gum	
Myrtaceae		*Eucalyptus goniocalyx s.l.*	Bundy	
Myrtaceae		*Eucalyptus melliodora*	Yellow Box	
Myrtaceae		*Kunzea ericoides*	Burgan	
Myrtaceae	#	*Melaleuca armillaris subsp. armillaris*	Giant Honey-myrtle	r
Myrtaceae	#	*Melaleuca ericifolia*	Swamp Paperbark	
Oxalidaceae		*Oxalis perennans*	Grassland Wood-sorrel	
Pittosporaceae		*Bursaria spinosa*	Sweet Bursaria	
Pittosporaceae	#	*Pittosporum undulatum*	Sweet Pittosporum	
Plantaginaceae	*	*Plantago coronopus*	Buck's-horn Plantain	
Plantaginaceae	*	*Plantago lanceolata*	Ribwort	
Plantaginaceae	*	*Plantago major*	Greater Plantain	
Polygonaceae	*	*Polygonum aviculare s.l.*	Prostrate Knotweed	
Proteaceae		*Hakea spp.*	Hakea	
Ranunculaceae		*Clematis microphylla s.l.*	Small-leaved Clematis	
Rosaceae	*	*Cotoneaster spp.*	Cotoneaster	
Rosaceae	*	*Malus spp.*	Apple	
Rosaceae	*	*Pyracantha angustifolia*	Orange Firethorn	
Rosaceae	*	*Rosa rubiginosa*	Sweet Briar	
Solanaceae	*	*Solanum nigrum s.l.*	Black Nightshade	

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Appendix 2. Potentially occurring rare or threatened flora species

Conservation status under EPBC Act 1999: EX: Extinct, CR: Critically endangered, EN: Endangered, VU: Vulnerable and CD: Conservation dependant

Conservation status under FFG Act 1988: L: Listed, N: Nominated, R: Rejected, D: Delisted, I: Invalid

Victorian Rare or Threatened Species (VROT) (DEPI 2014) x: Presumed extinct, e: Endangered, v: Vulnerable, r: rare and k: poorly known

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
		r	#	*Acacia howittii*	Sticky Wattle	Indigenous to the Tarra Valley and surrounds, central Gippsland, Victoria. It is also widely cultivated. Prefers moist forests and sheltered areas {Tame, 1992 #44`, pp. 79–80}.	2014	4	Low	If it were present, it is highly likely to have been observed on site
	L	v		*Callitriche brachycarpa*	Short Water-starwort	In Victoria currently known only from the Otway Ranges and adjacent plains, and northern outskirts of Melbourne on sites subject to inundation. {Walsh, 1999 #2869', pp 461–67}; although, a more recent	2013	1	Low	Unsuitable habitat at Study Site

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
						(2009) record was taken near Leongatha.				
	R	r		*Callitriche umbonata*	Winged Water-starwort	Occurs mostly inland in swampy or wet areas {Walsh, 1999 #2869}.	1770	2	Low	The records are old and the habitat on site is not suitable
		k		*Caladenia australis*	Southern Spider-orchid	Mainly distributed in hinterland or coastal southern Victoria, in well-drained soil of heath, heathy woodland, and dry sclerophyll lowland forest {Walsh, 1994 #2867`, p. 780;Jeanes, 2006 #5964;Australian Plants	1931	1	Low	Single record is old and the habitat on site is modified and unlikely to support this species.

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
						Society Maroondah, 2001 #1198}.				
		r		*Corybas fimbriatus*	Fringed Helmet-orchid	Forms colonies, mainly in coastal scrub, and heath, also in lowland sclerophyll forest valleys, and heathy woodland; usually on moist, shaded sandy soil with leaf and bark litter. Distribution is mostly east of Westernport, but with isolated colonies on north-eastern outskirts of Melbourne; flowers May to July. {Australian Plants Society Maroondah, 2001 #1198`, p. 836;Jeanes, 2006 #5964;Walsh, 1994 #2867}.	2011	4	Low	The habitat on site is not suitable

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
		r		*Diuris X palachila*	Broad-lip Diuris	Known from a few localities in western Victoria in open forests, woodlands and grasslands. Thought to be a natural hybrid between D. behrii and D. pardina with which it usually occurs. A more common hybrid of similar morphology can arise between D. pardina and D. chryseopsis {Royal Botanic Gardens Victoria, 2015 #11694}.	1925	1	Low	Single record is old and the habitat on site is modified and unlikely to support this species.
		v	#	*Corymbia maculata*	Spotted Gum	Native distribution only in Tara Range, south of Buchan, Vic. Otherwise, widely planted in urban environment as an ornamental species {Walsh, 1999 #2869`, p. 953}.	2014	7	Present	This species has present within the Study Site. However, this specimen has been planted.

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
	R	r		*Eucalyptus yarraensis*	Yarra Gum	Tree to 15m, endemic in Victoria, distribution fragmented: open forest areas, from Traralgon to north west Victoria, near Ararat. Flowers September to December {Walsh, 1996 #2868`, p. 964}. A close relative to Swamp Gum and usually found on river flats and floodplains {Bull, 2014 #11220}.	1770	1	Low	Historical record.
VU	L	v		*Glycine latrobeana*	Clover Glycine	Widespread, infrequent populations in southern Victoria {Walsh, 1996 #2868}. It occurs mainly in grassland and grassy woodland habitats, less often in dry forests, and only rarely in heathland. Populations occur from sea level to c. 1,200 m altitude (900 m in Tasmania). In Victoria, plants grow in a range of soil types including alluvial soils, and those derived from sandstones, mudstones, granite and basalt. Soils are usually clay, but may also have high loam	2011	12	Low – medium	Habitat has been subject to ongoing mowing which reduces potential that the species would occur within the site despite the number of local records

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
						content {Carter, 2010 #11344}.				
		r		*Goodia medicaginea*	Western Golden-tip	Favouring drier habitat to Goodia lotifolia this species has a distribution in dry sclerophyll forest throughout south-western (i.e. north of Portland/Mt Arapiles), central (Eaglehawk/Killawarra Forest), north-eastern Victoria (Suggan Buggan), also west of Melbourne at Long Forest {Walsh, 1996 #2868}.	1901	1	Low	Single record is old and the habitat on site is modified and unlikely to support this species.

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
		All infraspecific taxa included in Advisory List	#	*Grevillea rosmarinifolia*	Rosemary Grevillea	Includes two subspecies Grevillea rosmarinifolia subsp. glabella and Grevillea rosmarinifolia subsp. rosmarinifolia both listed as rare. Varies from medium shrub to near prostrate in size. Occurs in dry sclerophyll forest and plains grassland on basaltic soils through north and central Victoria and in western Victoria on sandy soils in mallee or shrub associations. The species is currently under review {Bull, 2014 #11220} {Walsh, 1996 #2868} {Udovicic, 2014 #11349}.	2004	3	Low	The habitat has been managed for a period of time through moving and garden maintenance; this reduces the potential that the species would occur within the site despite the number of local records
EN	L	e		*Lepidium hyssopifolium s.s.*	Basalt Peppercress	The original habitat in which the Basalt Peppercress occurred is not precisely known, but was probably eucalypt and/or Allocasuarina woodland with a grassy understorey, and native temperate grasslands (Leigh et al. 1984).	1770	1	Low	Single record is old and the habitat on site is modified.

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
		k		*Lepidium pseudohyssopifolium*	Native Peppercress	Uncommon plant, most recent reports from heavy soils of the Murray River floodplain in the far north-west {Walsh, 1996 #2868`, p. 421}.	2014	3	Low	Habitat on site is not suitable. Furthermore, the habitat has been managed for a period of time through moving and garden maintenance; this reduces the potential that the species would occur within the site.
		r		*Levenhookia sonderi*	Slender Stylewort	Distributed mainly in south-western Victoria but also occurs in central Victoria (Rushworth) and south-central Victoria (Beaconsfield); grows in seasonally damp ground and in drying swamps in lowland areas {Walsh, 1999 #2869}.	2011	3	Low	Habitat on site is not suitable. No dam or swamp present on site.

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
		r	#	*Melaleuca armillaris subsp. armillaris*	Giant Honey-myrtle	Mostly confined to near-coastal sandy heath, scrub on slightly raised saltmarsh, riparian scrub, foothill outcrops, and rocky coastlines. Mainly distributed (native) east of Marlo, Vic., but regularly naturalizes in areas where planted {Walsh, 1996 #2868`, p. 1031}.	2019	11	Present	This species has present within the Study Site. However, this specimen has been planted.
CR	L	e		*Pomaderris vacciniifolia*	Round-leaf Pomaderris	Endemic to Victoria; a limited distribution within the upper catchment of the Yarra, Plenty and Yea Rivers, growing in moist forest and scrub {Walsh, 1999 #2869}.	2011	2	Low	Site is modified and not likely to support this species which is known to occur in other areas, such as Christmas Hills

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
		v		*Pterostylis X toveyana*	Mentone Greenhood	Occurs in Victoria in the Midlands and Gippsland Plain. Grows in moist areas of open forest and in coastal scrub, flowers May to August. A natural Hybrid of P. concinna and P. Alata forming clonal colonies, usually in close proximity to the parents {Walsh, 1994 #2867`, p. 807}.	1931	2	Low	Site is highly modified and is subject to periodic moving/disturbance through weed invasion; records are also very old
VU	R			*Amphibromus fluitans*	River Swamp Wallaby-grass	Moist soils, usually confined to permanent swamps, and tolerates inundation. Mainly distributed along Murray River, it is rarer in southern Victoria {Australian Plants Society Maroondah, 2001 #1198`, p. 449;Walsh, 1994 #2867}. Largely restricted in greater Melbourne to seasonal wetlands and mudflats of River Red Gum swamps of the Lower Yarra and Plenty/Merri volcanic plains north of Melbourne (Cam Beardsell pers. comm.)	1995	1	Low	Single record is old and the habitat on site is not suitable. Furthermore, the habitat has been managed for a period of time through moving and garden maintenance; this reduces the potential that the species would occur within the site.

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
EN	L	e		*Caladenia orientalis*	Eastern Spider-orchid	Distribution limited to coastal South Gippsland, between Mornington Peninsula and Wilsons Promontory. Grows mainly in heath or heathy woodland {Walsh, 1994 #2867`, p. 789;Jeanes, 2006 #5964}.	1978	1	Low	Site is highly modified and is subject to periodic moving/disturbance through weed invasion; records are also very old
EN	L	e		*Caladenia rosella*	Little Pink Spider-orchid	Very restricted distribution, on the north-eastern outskirts of Melbourne, in box-ironbark woodland, on well-drained, skeletal soil; flowers July to September {Australian Plants Society Maroondah, 2001 #1198;Walsh, 1994 #2867`, pp. 792-93;Jeanes, 2006 #5964}.	2010	4	Low	Site is highly modified and is subject to periodic moving/disturbance through weed invasion; records are also very old

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
		v		*Caladenia oenochila*	Wine-lipped Spider-orchid	Moist, well-drained soils in low hills and damp foothill and valley sclerophyll forests; often in shaded or grassy areas, and less commonly in heathy woodland. Flowers August to October. {Walsh, 1994 #2867`, p. 791;Jeanes, 2006 #5964;Australian Plants Society Maroondah, 2001 #1198}.	2011	11	Low	Site is highly modified and is subject to periodic moving/disturbance through weed invasion; records are also very old
VU	L	v		*Xerochrysum palustre*	Swamp Everlasting	Found in the Midlands, Wannon, Volcanic Plains and Gippsland Plains regions and in SA and Tas. Occurs in lowland swamps usually on black cracking clay soils, scattered from near the south Australia border northwest of Portland to Bairnsdale district, but rare due to habitat depletion. Flowers November to March {Walsh, 1999 #2869`, p. 750}.	2014	1	Low	Not suitable habitat on site. Furthermore, it is unlikely this specie survives on site given the intense mowing regime

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
		r		*Pterostylis smaragdyna*	Emerald-lip Greenhood	Victorian endemic with a widespread, but patchy distribution. Grows in dry forests and woodlands on foothills from north-eastern to western Victoria {Jeanes, 2006 #5964}.	2011	10	Low	Not suitable habitat on site. Furthermore, it is unlikely this specie survives on site given the intense mowing regime
		r		*Billardiera scandens s.s.*	Velvet Apple-berry	Common in well-drained, dry to moist soils, particularly heathland, woodland and forests from near-sea level to sub-alpine regions {Walsh, 1996 #2868`, p. 531;Australian Plants Society Maroondah, 2001 #1198}.	2017	14	Medium	The surrounding area where remnant bushland occurs is likely to support this species; the Study Site is however quite modified and has been subject to ongoing mowing reducing its potential to occur on site; specie was not observed on site.

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
		k		*Caesia parviflora var. minor*	Pale Grass-lily	Moist, well-drained soils of damp lowland grassland, open grassy woodland and tea-tree heath {Australian Plants Society Maroondah, 2001 #1198`, p. 657;Walsh, 1994 #2867}.	1886	1	Low	Single historical record
		k		*Desmodium varians*	Slender Tick-trefoil	An uncommon species mostly from inland parts of Eastern Victoria where found mainly in woodland and open-forest {Walsh, 1996 #2868}.	2011	6	Low	Not suitable habitat on site. Furthermore, it is unlikely this specie survives on site given the intense mowing regime.
	R	v		*Eucalyptus leucoxylon subsp. connata*	Melbourne Yellow-gum	Generally found in well-watered areas with deep soil, or on stony hills {Walsh, 1996 #2868`, pp. 991-93}	2006	10	Low	Yellow Gum was not not observed on site as part of this assessment or in the Arboriculatal Assessment completed by Tree Dimensions

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
		v		*Caladenia reticulata s.s.*	Veined Spider-orchid	Confined to a small area of Western Victoria, near Stawell. Grows in box ironbark forest {Jeanes, 2006 #5964}.	1932	1	Low	Record is old and the habitat is not suitable. Furthermore, it is unlikely this specie survives on site given the intense mowing regime.
VU		v		*Senecio psilocarpus*	Swamp Fireweed	Rare, restricted in Victoria to a few herb-rich winter-wet swamps south and west from Ballarat, growing on Volcanic clays or peaty soils. Flowers Nov-Mar {Walsh, 1999 #2869}.	2014	2	Low	The habitat on site is not suitable. Furthermore, it is unlikely this specie survives on site given the intense mowing regime.
VU	L	v		*Pterostylis chlorogramma*	Green-striped Greenhood	Apparently localized in Victoria, but exact range uncertain due to confusion with closely allied species. Grows in moist areas of heathy and shrubby forest, on well-drained soils. Flowers Jul.-Sep. {Walsh, 1994 #2867}	1993	7	Low	Records are old and the habitat is not suitable. Furthermore, it is unlikely this specie survives on site given the intense mowing regime.

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
		k		*Olearia ramulosa var. tomentosa*	Downy Daisy-bush	Widespread through rocky ranges from the Grampians to east to the NSW border. Flowers mostly October to February {Walsh, 1999 #2869}.	2010	1	Low	Not observed; if it were present, it is highly likely to have been observed on site as the visit occurred during the flowering season.
		r		*Pterostylis sp. aff. plumosa (Woodland)*	Woodland Plume-orchid	Grows in dry woodland and foothill forest with a distribution from the north-eastern outskirts of Melbourne to western Victoria; flowers September to November {Jeanes, 2006 #5964}. Requires moist well drained soils {Bull, 2014 #11220}.	2011	1	Low	The habitat is not suitable. Furthermore, it is unlikely this specie survives on site given the intense mowing regime
		r		*Austrostipa rudis subsp. australis*	Veined Spear-grass	Uncommon with scattered populations across southern Victoria. Mostly in cool areas of moderate altitude, in dry open forest, or low grassy forest on sandy or sandstone-derived soil {Walsh, 1994 #2867`, p.	2011	5	Low	Habitat on site is not suitable

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
						396;Australian Plants Society Maroondah, 2001 #1198}.				
		v		*Cardamine papillata*	Forest Bitter-cress	Hilly forests across Victoria; flowers late winter spring {Walsh, 1996 #2868`, pp. 440-41}.	2011	1	Low	The habitat is not suitable. Furthermore, it is unlikely this specie survives on site given the intense mowing regime
EN	L	e		*Dianella amoena*	Matted Flax-lily	This plant is known to occur in lowland grasslands, grassy woodlands and grassy wetlands. It ranges from well drained to seasonally wet soils {DSE, 2006 #8547}.	2014	11	Low-Medium	While there are numerous records for this species in the local area; modification of the understorey through ongoing mowing has reduced its potential to occur within the Study Site; Dianella

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
										admixta was recorded on site, but not Dianella amoena.
		e		*Eucalyptus X studleyensis*	Studley Park Gum	A naturally occurring hybrid (E. ovata × E. camaldulensis) found in Studley Park/Yarra Bend and along the Yarra Valley {Australian Plants Society Maroondah, 2001 #1198}.	1998	10	Low	Not observed; if it were present, it is highly likely to have been observed on site; species was not recorded by arborist
		v		*Geranium solanderi var. solanderi s.s.*	Austral Crane's-bill	An uncommon species of damp to dryish usually sheltered sites in grassy woodlands. Often along drainage line or in seepage areas {Walsh, 1999 #2869`, p. 224}.	1905	1	Low	Single record is old

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
		k		*Geranium sp. aff. retrorsum (Nillumbik)*	Valley Crane's-bill	Summer dry, winter moist soils which are never inundated for long, in lowland grasslands and grassy woodland. Semi shade to partial shade.	2008	2	Low	Records are 12 years old and are not in the vicinity of the site
		v		*Dianella longifolia var. grandis*	Flax Lily	Occurs in lowland plains grassland and grassy woodlands (e.g. Volcanic Plains and Riverina) as well as around rocky outcrops at higher altitudes than the var. longifolia (e.g. between Swifts Creek an Omeo, Benambra-Corryong district, Don River near Launching Place). Overall rather rare in the State {Walsh, 1994 #2867}.	2011	1	Low	The habitat on site is suitable. However, Furthermore, it is unlikely this specie survives on site given the intense mowing regime

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
		k		*Geranium aff. sp. 3*	Rosella Crane's-bill	An undescribed species, with the manuscript name G. pallidiflorum ssp. roseum (Lynlee Smith in prep). It is known only from Greater Melbourne, with most records north-east of Melbourne. These occurrences are generally in foothill forests on exposed slopes of Silurian sedimentary geologies but also known to occur in protected situations such as under dense Burgan (Cam Beardsell pers. comm.)	2008	2	Low	The habitat on site is not suitable
		e		*Pterostylis sp. aff. striata (Silurian)*	Silurian Striped Greenhood	An undescribed species with its closest affinities to Pterostylis striata. Associated trees: Eucalyptus goniocalyx s.l., Eucalyptus macrorhyncha, Eucalyptus melliodora, Eucalyptus polyanthemos, Eucalyptus goniocalyx s.s., Eucalyptus radiata subsp. radiata {DSE, 2009 #5923}. Endemic in north-eastern Melbourne where it occurs in lowland box-stringybark and box-	2011	3	Low	The habitat on site is suitable. However it is unlikely this specie survives on site given the intense mowing regime

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
						ironbark woodland between Greensborough, research, Cottles Bridge and Yarrambat. It occurs on hill crests and river spurs (Cam Beardsell pers. comm.).				
		k		*Austrostipa verticillata*	Bamboo Spear-grass	Widespread, common in moist areas; often on red soils and deep sands. Highly drought tolerant.	2010	1	Low	No rehabilitation occurred on this site
		k		*Kunzea leptospermoides*	Yarra Burgan	Occurs in dry to damp forest and also riparian areas {Bull, 2014 #11220}. Previously was included within Kunzea ericoides and a full treatment of this complex and associated distribution is yet to be undertaken {Royal Botanic Gardens Victoria, 2016 #11851}.	2018	3	Low	The habitat could be suitable. However, the site is modified and less likely to provide habitat for this species. not recorded by arborist

EPBC	FFG	VROT	Origin	Scientific name	Common name	Habitat/species notes	Last record	No. recs	Likelihood occurrence	Likelihood Reasoning
		r		*Senecio campylocarpus*	Floodplain Fireweed	Grows in forests and woodlands with loam to clay soils, often where seasonal inundation occurs; distribution in Victoria ranges from central regions along the Murray River, down to Port Welshpool. (National Herbarium of NSW 2010 – online resource)	2014	3	Low	The habitat on site is not suitable. Furthermore, it is unlikely this specie survives on site given the intense mowing regime

Appendix 3. Potentially occurring rare or threatened fauna species

International Treaty

B: Bonn Convention; C: CAMBA; J: JAMBA; R: ROKAMBA.

EPBC Act 1999 conservation status

EX: Extinct, CR: Critically endangered, EN: Endangered, VU: Vulnerable and CD: Conservation dependant.

FFG Act 1988 status
L: Listed, N: Nominated, I: Invalid or ineligible, R: Rejected, D: Delisted
Victorian Rare or Threatened Species (VROTS) (DSE 2013)
ex: Extinct, rx: Regionally Extinct, wx: Extinct in the Wild, cr: Critically Endangered, en: Endangered, vu: Vulnerable, nt: Near Threatened, dd: Data Deficient

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
	VU	L	v	*Prototroctes maraena*	Australian Grayling	This species only spends part of its life in freshwater streams, Australian Graylings migrate between freshwater streams and the ocean. Streams where this species occur tend to be clear with gravel bottoms and a variety of instream habitat such as pools and riffles. The upstream migration of this species has been effectively terminated in some rivers by dams {Allen, 2002 #5968}.	2014	3	Nil	No waterbody on site

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
	VU	L	v	*Maccullochella peelii*	Murray Cod	The Murray Cod lives in a wide variety of habitats from silty slow moving rivers to clear rivers with pools and riffles. This fish prefers instream habitat of rocks and logs with over-hanging vegetation {Allen, 2002 #5968}.	2015	22	Nil	No waterbody on site
		R	nt	*Macquaria ambigua*	Golden Perch	Occurs in a variety of riverine habitats, but prefers warm, slow-moving, turbid sections of streams. Also found in flooded lakes, backwaters and impoundments. Tolerant of temperatures between 4° and 35°C and high salinity levels (up to 35 p.p.t) {Allen, 2002 #5968`, p. 199}.	2008	1	Nil	No waterbody on site
	EN	L	e	*Macquaria australasica*	Macquarie Perch	The Macquarie Perch is found in the Murray River and its tributaries and is also found in parts of the Yarra River. It is most often found as a solitary individual, however can form schools during breeding season. The Macquarie Perch is more commonly found in slow moving rivers, reservoirs and lakes {Allen, 2002 #5968}.	2015	1	Nil	No waterbody on site

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
		L	e	*Chelodina expansa*	Broad-shelled Turtle	Silty rivers, streams and waterholes {Wilson, 2008 #5486}. It occurs broadly through the inland river and billabongs of South eastern Australia. The species is cryptic in habit, yet occupies waters heavily exploited by humans {Bower S Hodges K, 2014 #33}.	1992	2	Nil – Low	Records are old, and the closest waterbody is located approximately a kilometre away from the subject site, and there is no obvious terrestrial corridor within the heavily urbanised landscape between the creek and the site
			dd	*Chelodina longicollis*	Common Long-necked Turtle	Distributed throughout south eastern Australia including coastal rivers of Victoria. Occurs in a broad range of habitats including permanent riverine waterholes, lakes, farm dams and shallow temporary ponds. Found in greatest abundance in shallow , ephemeral waterholes or in bodies of water that are remote from remnant rivers, often in the absence of other turtle species. Able to distribute overland {Kennet, 2009 #11099}.	2007	10	Nil – Low	The closest waterbody is located approximately a kilometre away from the subject site, and there is no obvious terrestrial corridor within the heavily urbanised landscape between the creek and the site

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
			v	*Emydura macquarii*	Murray River Turtle	Dependent on permanent and stable water levels. They are omnivorous scavengers and grazers, and feed off aquatic plants and vertebrate carrion. They are able to scrape periphyton from submerged logs. This tells us that their preferred general habitat is permanent, relatively calm water with a good supply of underwater snags. Female turtles prefer to deposit their eggs above high water level (Goodwin and Hopkins 2005)	1990	1	Nil – Low	The record is cold, and the closest waterbody is located approximately a kilometre away from the subject site, and there is no obvious terrestrial corridor within the heavily urbanised landscape between the creek and the site
		N		*Ornithorhynchus anatinus*	Platypus	Platypuses occur in freshwater systems from tropical rainforest lowlands and plateaus of far northern Queensland to cold, high altitudes of Tasmania and the Australian Alps. They feed in both slow-moving and rapid (riffle) parts of streams, but show preference to coarser bottom substrates, particularly cobbles and gravel. When not foraging, the Platypus spends most of the time in its burrow in the bank of the river, creek or a pond. At times, the individuals use rocky crevices and stream debris as shelters, or they burrow under the	2017	112	Nil	The closest waterbody is located approximately a kilometre away from the subject site and species is highly unlikely to traverse the highly urbanised landscape between the creek and the site

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
						roots of vegetation near the stream. Hence, the ideal habitat for the species includes a river or a stream with earth banks and native vegetation that provides shading of the stream and cover near the bank. The presence of logs, twigs, and roots, as well as cobbled or gravel water substrate result in increased microinvertebrate fauna (a main food source), and the Platypus also tends to be more abundant in areas with pool-riffle sequences.				
			nt	*Dromaius novaehollandiae*	Emu	Found in plains, scrublands, open woodlands, coastal heaths, alpine pastures, semi-deserts, margins of lakes, pastoral and cereal growing areas. Mostly absent from closely settled parts, common in pastoral and cropping regions, state forests and national parks {Pizzey, 2007 #4773}	1976	1	Nil	Single record is old, no suitable habitat present
	CR	L	ce	*Pedionomus torquatus*	Plains-wanderer	Main distribution is within the Riverina of NSW, patchy elsewhere, and only occurring in small numbers in northern Victoria. Inhabits open grasslands with preference towards Danthonia and Stipa species. However, vegetation structure is more important than floristic	1980	1	Nil	Single record is old, no suitable habitat present

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
						composition. Does not occur in dense grasslands and woodlands {Marchant, 1993 #703;Pizzey, 2007 #4773}.				
		L	v	*Lewinia pectoralis*	Lewin's Rail	Inhabits densely vegetated, fresh, brackish or saline wetlands, usually with areas of standing water. Use long tussocky grass, reeds, rushes, sedges or bracken and are occasionally found amongst tangled clumps of weeds such as Blackberries and Lantana {Marchant, 1993 #703}.	2019	18	Nil – Low	Habitat on site not suitable. The closest waterbody is located approximately a kilometre away from the subject site
		L	v	*Porzana pusilla*	Baillon's Crake	This species returns to northern Victoria in spring, but there are few details on migration. It inhabits freshwater wetlands and floodwaters usually containing floating plants or tall emergent vegetation. The Baillon's Crake feeds in shallow water, mud and emergent aquatic plants. It has been found to nest in clumps or tussocks of vegetation surrounded by water {Marchant, 1993 #703;Pizzey, 2007 #4773}.	2019	18	Nil – Low	Habitat on site not suitable. The closest waterbody is located approximately a kilometre away from the subject site

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
			nt	*Phalacrocorax varius*	Pied Cormorant	This species is most often found along the coast, however are known to use inland wetlands including billabongs, deep and open swamps and rivers (large freshwater and saline wetlands). They nest in colonies, building platforms nests in mangroves or other trees {Marchant, 1990 #5613;Pizzey, 2007 #4773}.	2018	12	Nil	Habitat on site not suitable. The closest waterbody is located approximately a kilometre away from the subject site
CAMBA,JAMBA		L	nt	*Hydroprogne caspia*	Caspian Tern	Mostly found in sheltered coastal embayments, including harbours, lagoons, inlets, bays, estuaries and river deltas, usually with sandy or muddy margins. Will use artificial wetlands, including reservoirs, sewage ponds and saltworks {Higgins, 1996 #5972}.	1980	1	Nil – Low	Single record is old, and likely relates to a vagrant / storm-blow in

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
BONNA2H,ROKAMBA,JAMBA,CAMBA			v	*Tringa stagnatilis*	Marsh Sandpiper	Founf in salt, brackish, or freshwater wetlands, sewage ponds, commercial saltfields, bore drains, mangroves, tidal mudflats and estuaries. Regular summer migrant (aug – may), mostly to coastal Aust; widespread but very scattered throughout inland {Pizzey, 2007 #4773}.	2004	1	Nil – Low	Habitat on site not suitable. The closest waterbody is located approximately a kilometre away from the subject site
BONNA2H,ROKAMBA,JAMBA,CAMBA			nt	*Gallinago hardwickii*	Latham's Snipe	Latham's Snipe is a migratory species. The species migrates to Victoria from breeding grounds in Japan. In Victoria this species is widely distributed in a range of habits including heavily vegetated freshwater swamps, and pools or ditches in heaths or subalpine herblands {Pizzey, 2007 #4773}. Also occurs in small ephemeral wetlands such as wet depressions after floods recede. Generally roosts in thick vegetation during the day, sometimes under shrubs away from wetlands, and will feed in swamps at night. They are occasionally seen feeding during the day. This species	2018	169	Nil – Low	Habitat on site not suitable. The closest waterbody is located approximately a kilometre away from the subject site

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
						feeds by probing in soft mud and rarely moves far from concealing vegetation {Higgins, 1996 #5972}.				
CAMBA	EN	L	ce	*Rostratula australis*	Australian Painted Snipe	Generally uncommon in Australia and scattered records in Victoria. Uses terrestrial shallow freshwater (occasionally brackish) wetlands, ephemeral and permanent lakes, swamps, claypans, inundated or waterlogged grassland or saltmarsh, dams, rice crops, sewage farms and bore drains with rank emergent tussocks of grass, sedges, rushes or reeds, or samphire, often with scattered clumps lignum, canegrass or tea-tree {Marchant, 1993 #703}.	2001	3	Nil – Low	Habitat on site not suitable. The closest waterbody is located approximately a kilometre away from the subject site

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
			nt	*Platalea regia*	Royal Spoonbill	The Royal Spoonbill inhabits the shallow parts of fresh and saline wetlands, these birds are gregarious in small flocks. They are mostly common on intertidal mudflats in coastal bays. Their stick-nests are built in reeds, shrubs or trees, singly or in loose colonies and are often seen with other species {Marchant, 1990 #5613}.	2019	57	Nil - Low	Habitat on site not suitable. The closest waterbody is located approximately a kilometre away from the subject site
		L	e	*Egretta garzetta*	Little Egret	Inhabits terrestrial wetlands and shallow margins of tidal estuaries and inland lakes and rivers. Feed in shallow water and nest colonially, often with other waterbirds. Stick-nests are usually built in trees over water, although occasionally in reedbeds {Marchant, 1990 #5613}.	2019	12	Nil - Low	Habitat on site not suitable. The closest waterbody is located approximately a kilometre away from the subject site
		L	e	*Ardea intermedia plumifera*	Plumed Egret	The Plumed Egret is distributed in the north and east of Australia and nearby New Guinea.	2019	28	Nil - Low	Habitat on site not suitable. The closest waterbody is located approximately a kilometre away from the subject site

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
						The Nankeen Night Heron has a widespread distribution in wetlands throughout Australia, particularly in the north, south, and southwest. This species inhabits shorelines of lakes, rivers, estuaries, terrestrial wetlands and grasslands, particularly those sheltered by tall ground vegetation and/or trees, with shallow, slow-moving water. Breeds in colonies, usually in the crown or canopy of trees, in forks or on horizontal boughs; also in reed beds or atop shrubs. In Victoria, most numerous in the Murray River region, and in smaller numbers in more coastal/near-coastal regions {Marchant, 1990 #5613;Pizzey, 2007 #4773}.	2019	168	Nil – Low	Habitat on site not suitable. The closest waterbody is located approximately a kilometre away from the subject site
			nt	*Nycticorax caledonicus*	Nankeen Night Heron					
			e	*Ixobrychus dubius*	Little Bittern	Occurs mainly in dense emergent vegetation in freshwater swamps, lakes and watercourses, where forage in shallow water or from supporting emergent or aquatic vegetation over deep water. Tolerates brackish-saline waters in mangrove swamps, Juncus-dominated saltmarsh, and wooded margins of coastal lagoons. Nests in densely vegetated freshwater	1991	1	Nil – Low	Single record is old, Habitat on site suitable. The closest waterbody is located approximately a kilometre away from the subject site
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Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
						wetlands, invariably over water, in sedge, reeds or rush, either in pure stands or interspersed in woodland thickets. Most records from the Murray-Darling Basin {Marchant, 1990 #5613`, p. 1040}.				
	EN	L	e	*Botaurus poiciloptilus*	Australasian Bittern	This species is part nocturnal and forages over water in dense cover, sometimes from platforms in wetland vegetation. Habitat is usually tall reedbeds, sedges, rushes, cumbungi or lignum. Also occurs on rice fields, drains in tussocky paddocks and occasionally on saltmarshes and brackish wetlands. Nests are shallow saucers on trampled water plants {Pizzey, 2007 #4773}.	1999	5	Nil - Low	Habitat on site not suitable. The closest waterbody is located approximately a kilometre away from the subject site
			v	*Spatula rhynchotis*	Australasian Shoveler	The Australasian Shoveler occurs mainly on large, well-vegetated wetlands and lakes, occasionally including areas with saline waters. Populations are found in higher numbers on permanent, well-vegetated freshwater swamps with areas of open water. This species nests in grass nests on the ground,	2019	101	Nil - Low	Habitat on site not suitable. The closest waterbody is located approximately a kilometre away from the subject site

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
						usually in dense cover and near water {Pizzey, 2007 #4773;Marchant, 1990 #5613}.				
		L	e	*Stictonetta naevosa*	Freckled Duck	Found in terrestrial wetlands with shallow productive waters or soft mud at wetland edges. In breeding range (Lake Eyre and Murray-Darling Basin) found in densely vegetated waters, particularly flood water swamps and creeks vegetated with lignum. In coastal region , prefers swamps and lakes with dense thickets of Melaleuca, Casuarina or Leptospermum {Marchant, 1990 #5613}.	2018	12	Nil – Low	Habitat on site not suitable. The closest waterbody is located approximately a kilometre away from the subject site

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
						Hardheads inhabit deep to shallow wetlands with open water and fringing emergent vegetation {Pizzey, 2007 #4773}. The species feeds by diving in deep water and occasionally by dabbling just under the water surface {Rogers, 1990 #10620}. Nests are built in thick vegetation (e.g. reeds, lignum, cumbungi), usually over water {Halse, 2005 #5978;Rogers, 1990 #10620}. These birds are most common in the wetland systems of inland Australia {Halse, 2005 #5978}. Birds do visit Victoria from these areas in spring and summer, returning as the northern wetlands are replenished by rain {Halse, 2005 #5978}. However, some birds are present in Victoria all year round depending on the suitability of the wetland {Pizzey, 2007 #4773}.				
			v	*Aythya australis*	Hardhead		2019	332	Nil – Low	Habitat on site not suitable. The closest waterbody is located approximately a kilometre away from the subject site
				Oxyura australis	Blue-billed Duck	This species inhabits deep, permanent, well-vegetated swamps, but at times (especially in winter) may occur in large numbers on large open wetlands. The Blue-billed Duck catches food while diving or occasionally by feeding from the water surface. Their nests are built	2003	1	Low	Habitat on site not suitable. The closest waterbody is located approximately a kilometre away from the subject site
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			e							

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
						on trampled swamp vegetation around the base of established stands of reeds/rushes, often over water or on small islands {Marchant, 1990 #5613;Pizzey, 2007 #4773}.				
			v	*Biziura lobata*	Musk Duck	Usually seen in small numbers on the deep waters of well-vegetated fresh to saline lakes, swamps and occasionally shallow inlets and bays. Nests are formed in low vegetation in areas sheltered by surrounding vegetation {Marchant, 1990 #5613;Pizzey, 2007 #4773}.	2017	32	Nil – Low	Habitat on site not suitable. The closest waterbody is located approximately a kilometre away from the subject site
		L	v	*Accipiter novaehollandiae*	Grey Goshawk	The Grey Goshawk has a stronghold in Victoria; particularly the white form in the Otway Ranges, where wet forests and gullies containing Mountain Grey Gum adjoin partly cleared farmlands. They occur in lower densities in similar habitats in the Strzelecki Ranges, Gippsland Plains and Otway Plains. Elsewhere in the State they are occasionally seen in woodlands, dry forests, suburban parks and wooded farmlands {Marchant, 1993 #703}.	2018	14	Medium	Limited suitable habitat present, may occur while on passage or during foraging, but unlikely to make significant use of the site.

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
CAMBA		L	v	*Haliaeetus leucogaster*	White-bellied Sea-Eagle	Occurs along the coast (especially the forested coasts of the East Gippsland Plains), on coastal islands, around coastal lakes and along some inland rivers and lakes. Catches prey on, or near the water's surface and also takes refuse from fishing boats. On land they feed from the ground on carrion or occasionally catch live prey. Builds stick-nests in tall eucalypts, particularly River Red Gum, Forest Red Gum and Southern Mahogany. Clearing of forests and woodlands along the coast, near coastal lakes, and along the Murray River, threatens this species. In the Gippsland Lakes region more than half of the known nest sites are on private lands {DSE, 2003 #4987}. Occurs across a range of forests and woodlands throughout Victoria {DSE, 2003 #4987}.	2018	1	Low	Habitat on site not suitable, may occasionally occur on passage, but unlikely to make significant use of the site.
		L	e	*Falco hypoleucos*	Grey Falcon	Inhabit grasslands, lightly wooded plains and scrublands of interior Australia. Birds occur sporadically on the periphery of their range, such as NW. Vic. More common in Vic during or after droughts. They surprise their prey on the ground while flying low and fast over open country and also	1997	1	Low	Single record is old, species is very uncommon. Could potentially occur while on passage, but unlikely to make significant use of the site.

										Treaty
								EPBC		
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								VROTS		
		Scientific name	Common name	Habitat/species notes		Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning	
				catch prey in flight. They nest in trees, in the disused stick-nests of other birds.						
		Falco subniger	Black Falcon	The Black Falcon has a stronghold in inland Australia. Most Victorian records come from the lowlands and only occasionally from the foothills. It occurs mainly over croplands, grasslands and wooded farmlands. To catch flushed prey, they sweep low over croplands and grasslands and are often attracted by smoke from grassfires and late-summer burning off. This species nests in trees in old stick-nests of other birds {Pizzey, 2007 #4773;Marchant, 1993 #703}.		1986	3	Nil - Low	Records are old and the habitat on site is largely unsuitable. Could potentially occur while on passage, but unlikely to make significant use of the site.	
L	e	*Ninox connivens*	Barking Owl	Occurs in dry woodlands, wooded farmlands and dry forests in the 500-800mm annual rainfall zone and extend into semi-arid areas in River Red Gum forests along the Murray River. Hollow dependent species {Higgins, 1999 #5967;Pizzey, 2007 #4773}.		1997	4	Low	Records are old and the habitat on site is largely not suitable, could occasionally occur on passage as part of a planning process unlikely to	

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
										make significant use of the site.
		L	v	*Ninox strenua*	Powerful Owl	Widespread in foothill and coastal forests where they especially favour gullies with Peppermint-Manna Gum forests. Occasionally seen in wetter mountain forests, drier box-ironbark forests and woodlands, and softwood plantations. Hunts at night by flying through the forest canopy catching prey from tree branches. They nest in large holes in trees {DSE, 2004 #4990}.	2019	166	Medium	Multiple recent records within a 5-kilometre radius of the site. However, the site is likely to be too disturbed / busy for this species to make significant use of the site. However, there is potential the species will occur while on passage or during foraging as they have large home ranges. Due to the absence of large hollows, the species is unlikely to breed within the site.
		L	e	*Tyto novaehollandiae*	Masked Owl	Inhabits forests, woodlands and caves. Active in middle storey {Simpson, 2000/2001 #981}. Inhabits diverse range of wooded	1949	1	Low	Single record is old, species is very uncommon in the Greater Melbourne

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
						habitats that provide tall or dense mature trees with hollows suitable for nesting and roosting, and nearby open areas for foraging {Higgins, 1999 #5967}.				region. habitat on site is largely not suitable, could occasionally occur while on passage or during foraging, but unlikely to make significant use of the site.
	VU	L	e	*Polytelis swainsonii*	Superb Parrot	Found only in the Upper Murray Valley, mainly in the riverine forests and woodlands of Barmah Forest in Victoria. All other sightings have been made along or within 10 km of the Murray, Ovens and Goulburn Rivers. Nests located in hollows of very large riparian trees in River Red Gum forests. Feeds mainly in Black Box, Grey Box and Yellow Box woodlands and wooded farmlands away from their nest-trees but also within the River Red Gum forests round their nest. All nests are within 10km of major feeding areas. Forages on the ground and occasionally in eucalypts and mistletoes. The loss in range of this species is attributed to clearing and grazing of woodland feeding habitats but laying of poison baits for rabbits and Galahs, illegal	1999	1	Nil - Low	Only one record. Limited suitable foraging habitat present, with only occasional, seasonal foraging opportunities available. Species may occur while on passage, but the site is well outside the normal distribution and movement range for the species, and species would not breed in the local area.

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
						trapping for the avicultural trade and logging of nest-trees are other possible causes {Higgins, 1999 #5967`. pp. 287-295}.				
		L	nt	*Neophema pulchella*	Turquoise Parrot	Usually in native grassy forests and woodlands composed of mixed assemblages of a variety of Eucalyptus species. Often in farmland, mainly pasture with remnant trees, living or dead, or tree stumps. Nest in hollow-bearing trees either dead or alive, also in hollows in tree stumps, fallen logs and fence posts. Recorded in East Gippsland and Northern and North-East districts of Victoria. Individuals have been recorded in Western Port Bay (1982) and French Island (1997) {Higgins, 1999 #5967`, pp. 574-75}.	1999	1	Nil	Low	Only one record. Limited suitable foraging habitat present, with only occasional, seasonal foraging opportunities available. Species may occur while on passage, but the site is well outside the normal distribution and movement range for the species and species would not

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
										breed in the local area.
	CR	L	e	*Lathamus discolor*	Swift Parrot	The Swift Parrot is a winter migrant to Victoria {Swift Parrot Recovery Team, 2001 #4502}. They arrive from their breeding areas in Tasmania, however small numbers of non-breeding birds may remain here during summer {Swift Parrot Recovery Team, 2001 #4502;Higgins, 1999 #5967}. They are nomadic, and follow the flowering of trees and psyllid infestations. In Victoria their distribution is centered on box-ironbark forests, but they are often seen in town parks and occur sporadically elsewhere in dry forests, dry woodlands and wooded farmlands. They are seldom seen in treeless areas, rainforests or wet forests {Higgins, 1999 #5967;Pizzey, 2007 #4773}. Feed mainly in winter-flowering plants,	2019	53	Medium to High	Some limited suitable habitat present. The presence of Yellow Box may attract this nomadic species to forage within the site, while on passage. Species is unlikely to make significant use of the site other than for foraging. Furthermore, the site is located in the surrounding area of sites of environmental significance used by this species, such as Meruka

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
						especially Red Ironbarks and ornamental trees and shrubs {Swift Parrot Recovery Team, 2001 #4502;Higgins, 1999 #5967}.				Park and Eltham Lower Park (Wildlife Experiences, 2019)
			nt	*Ceyx azureus*	Azure Kingfisher	The Azure Kingfisher is never far from water, preferring freshwater rivers and creeks as well as billabongs, lakes, swamps and dams, usually in shady overhanging vegetation. It is sometimes seen in parks on rivers, as well as duck or goldfish ponds in urban areas	2019	41	Nil	Low There are multiple recent records within proximity of the site, largely in conjunction with Diamond Creek to the south. However, as there is no waterbody on site, this species may only occasionally occur while on passage and is unlikely to make significant use of the site.

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
CAMBA,ROKAMBA,JAMBA			v	*Hirundapus caudacutus*	White-throated Needletail	In Australia, the White-throated Needletail is almost exclusively aerial, from heights of less than 1 m up to more than 1000 m above the ground. Because they are aerial, it has been stated that conventional habitat descriptions are inapplicable. In Australia, White-throated Needletails almost always forage aerially, at heights up to 'cloud level', above a wide variety of habitats ranging from heavily treed forests to open habitats, such as farmland, heathland or mudflats {Higgins, 1999 #5967}.	2019	96	High	This species rarely lands and feeds on invertebrates 'on the wing'. This species could potentially feed over this site.
			nt	*Chrysococcyx osculans*	Black-eared Cuckoo	Summer migrants to Vic from northern wintering areas. Occur in mallee scrubs, dry woodlands and box-ironbark forests, mainly north of the Great Divide. They feed in low shrubs and from open ground among trees; they lay their eggs in the nests of other birds. Occasional or irregular visitors south of the Great Divide {Higgins, 1999 #5967}.	2003	3	Nil - Low	There is limited suitable habitat present. Site is also well outside the normal distribution range for the species, which may occur as a vagrant.

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
						Highest density in semi-arid NW. Victoria where they inhabit mallee scrubs, cypress pine woodlands, mallee heaths with scattered trees and box-ironbarks forests. Uncommon in southern Vic where they occur in a range of lightly timbered habitats containing tall shrubs. These include Box woodlands, coastal heaths and heathy woodlands. Forage on bare ground, using vantage points such as dead limbs or fence posts to detect prey (Marchant, 1993 #703; Pizzey, 2007 #4773).				
		L	nt	*Melanodryas cucullata*	Hooded Robin		1992	3	Nil – Low	No recent records. There is limited suitable habitat present. Site is also well outside the normal distribution range for the species, which may occur as a vagrant.
		L	vu	*Pyrrholaemus sagittatus*	Speckled Warbler	Dry sclerophyll eucalypt (Eucalyptus) forests and woodlands with grassy ground layer	1991	8	Nil – Low	No recent records. There is limited suitable habitat present. Site is also well outside the normal distribution range for the species, which may occur as a vagrant.

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
	CR	L	ce	*Anthochaera phrygia*	Regent Honeyeater	Its range has contracted dramatically from its historical distribution as the species has suffered badly from broad-scale clearing and complete absence of old growth box-ironbark habitat so that now only around 100 individuals remain wild in Victoria. It is a rare vagrant to the country around Bendigo (where it was once common) and to Gippsland (where it was a regular visitor), and in most years only a handful of birds are seen in eastern Victoria — four-fifths of sightings are from just three locations: Chiltern, the Killawarra, and the Reef Hills. It is highly nomadic in its movements as determined by the need for a nectar rich diet from the flowering of eucalypts particularly Mugga Ironbark Eucalyptus sideroxylon, White Box Eucalyptus albens, Yellow Box Eucalyptus melliodora and Yellow Gum Eucalyptus leucoxylon {SWIFFT, 2017 #11947}.	1998	24	Medium	Some limited suitable habitat present. The presence of Yellow Box may attract this nomadic species to forage within the site, while on passage. Species is unlikely to make significant use of the site other than for foraging. There have been an increase in records within the Greater Melbourne region in recent years, so there may be greater potential for this species to occasionally occur

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
						This species typically inhabits dry forest and woodland dominated by box, ironbark and stringybark eucalypts but may also occur in wetter forests {Menkhorst, 1996 #4963}. Prefers open forest with sparse groundcover, but uses habitats ranging from mallee to rainforest. The understorey and ground cover in these favoured habitats may be sparse, consisting of "scattered tussocks and forest litter" {Menkhorst, 1996 #4963}. Other characteristics of known habitat of this species include dead trees (favoured for foraging), availability of bark from the Red Stringybark (for nest material) {Menkhorst, 1996 #4963}, and a number of tree hollows with entrances as narrow as five centimetres or less (for nesting and shelter). Has disappeared from substantial areas of Victoria in recent times {Van Dyck, 2008 #5474}.				While there are multiple recent records within 5km of the site, and tree species on site may be utilised by this species, the absence of ground organic matter, particularly logs, and trees with hollows, for foraging and shelter opportunities, likely reduces the potential of the species to occur, in conjunction with the proximity of the site to residential development, and associated predation risk by pet, and feral, cats.
		L	v	*Phascogale tapoatafa*	Brush-tailed Phascogale		2010	3	Nil - Low	
		v		*Sminthopsis murina murina*	Common Dunnart	Most commonly found in woodland, open forest and heathlands. Appears adapted to a mid-successional complex of vegetation and benefits				

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Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
						from periodic burning of habitat. Local distribution is usually very patchy. Nocturnal and insectivorous {Van Dyck, 2008 #5474}.				suitable habitat present.
	VU	L	v	*Pteropus poliocephalus*	Grey-headed Flying-fox	Eastern coastal Australia from Gladstone in Qld to South Gippsland and Melbourne in Vic, with rare influxes further west and south. Rarely more than 200km inland. In warmer months gathers in very large camps, usually in dense forest in gullies. Population is more dispersed in winter. Size of camps fluctuate in response to local food supplies. In south numbers fluctuate in regular pattern, being highest in late summer-autumn and lowest in winter {Menkhorst, 2001 #1259}.	2017	8	Medium	This species is likely to occasionally forage within the site, particularly when eucalypts are in flower.
			e	*Varanus varius*	Lace Monitor	Occurs in well-timbered areas, from dry woodlands to cool temperate southern forests. Species is arboreal, ascending large trees when disturbed; forages widely. Clutches of eggs are laid in arboreal or terrestrial termite mounds {Wilson, 2008 #5486}.	2016	1	Nil – Low	Very limited suitable habitat, and the nature of the site is likely to be too disturbed for the species to persist; also there are no obvious terrestrial movement corridors linked to

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		Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning	Treaty	EPBC	FFG	VROTS
								more suitable habitat.				
	v	*Pseudemoia rawlinsoni*	Glossy Grass Skink	Inhabits swamp and lake edges, salt-marshes and boggy creeks with dense vegetation {Wilson, 2008 #5486}.	1988	1	Nil	Only one old record, no suitable habitat present on site				
	v	*Pseudemoia pagenstecheri*	Tussock Skink	Tussock Skinks favour tussock grasslands with few/no trees, with a disjunct distribution within the NSW highlands, and throughout the NSW-VIC high country to VIC low altitude basalt plains, and parts of SE SA, and Tas. {Wilson, 2008 #5486}.	1979	1	Nil - Low	Single record is old, no suitable habitat present on site				
	L	*Pseudophryne bibronii*	Brown Toadlet	Frequent dry forest, woodland, shrubland and grassland, sheltering under leaf-litter and other debris in moist soaks and depressions. Eggs are spawned in shallow burrows (or nests) under litter, in low areas, near water, that will later be flooded. Tadpoles are aquatic in ponds, flooded grassland and roadside ditches {Hero, 1991 #5583}.	1996	1	Low	~~No recent records,~~ and no suitable habitat present				

Common name	Scientific name	EPBC	FFG	VROTS	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning	Treaty
Southern Toadlet	*Pseudophryne semimarmorata*			v	The Southern Toadlet can be found in dry forest, woodland, shrubland, grassland and heaths. It shelters under leaf litter and other debris in moist soaks and depressions. Their eggs are spawned in shallow burrows under organic litter in low areas close to water {Hero, 1991 #5583}.	2009	14	Low	No recent records, but no suitable habitat present	
Growling Grass Frog	*Litoria raniformis*	VU	L	e	The species often inhabits water bodies with a diverse assemblage of aquatic vegetation, including emergent species such as sedges (Gahnia spp.), submergent species such as curly pondweed (Potamogeton spp.), floating species such as water ribbon (Triglochin spp.) and filamentous algae {Hamer, 2006 #5576;Heard, 2004 #6073}. The aquatic vegetation provides sites for male frogs to call from, sites for eggs to be deposited and relatively safe development, and food and shelter for tadpoles. Dense submergent vegetation is especially important to protect eggs and tadpoles from predation {Heard, 2004 #6073}. However, it is also known to occur in ditches, dams and swamps or sheltering under	1998	10	Nil	Habitat on site is not suitable (no waterbody). ~~Records are old~~	

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
						discarded debris near those sites {Tyler, 2009 #4699`, pp. 38-39}.				
			nt	*Climacteris picumnus*	Brown Treecreeper (south-eastern ssp.)	Occurs in eucalypt woodlands, particularly open woodland lacking a dense understorey {Higgins, 2001 #5966}. It is sedentary and nests in tree hollows within permanent territories, breeding in pairs or communally in small groups. Birds forage on tree trunks,on the ground amongst leaf litter and on fallen logs for ants, beetles and larvae {Higgins, 2001 #5966}.	1977	1	Nil - Low	Limited suitable habitat present. Only one older record . Site is outside the species' normal distribution range. Could occasionally occur as a vagrant

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
						Includes two subspecies: Miniopterus schreibersii bassanii and Miniopterus schreibersii oceanensis. Miniopterus schreibersii bassanii occurs in rainforest, wet and dry sclerophyll forest, monsoon forest, open woodland, Melaleuca forest and open grasslands. They are cave dwellers but also use man-made constructions such as abandoned mines and road culverts {Churchill, 2008 #3973`, p. 182}. Known breeding sites in Victoria largely occur west of Heywood, Portland, Hamilton and Warrnambool. The easternmost breeding site is at Pomborneit, near Camperdown. Also found foraging within woodlands near large natural wetlands, river basins and agricultural areas {Churchill, 2008 #3973`, p. 182}. Miniopterus schreibersii oceanensis occurs along the east coast of Australia from Cape York, N. Qld to Castlemaine, Vic, predominantly east of Great Dividing Range. Habitat is rainforest, wet and dry sclerophyll forest, monsoon forest, open woodland, Melaleuca forests and open grasslands. {Churchill, 2008 #3973`}.				
		L		*Miniopterus schreibersii GROUP*	Common Bent-wing Bat		1982	4	Low	Limited suitable habitat present. Records are old, however, microbats are not well-studied in general, and species could potentially occur, particularly while on passage or during foraging.

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
	EN	L	e	*Paralucia pyrodiscus lucida*	Eltham Copper	This subspecies of the Dull Copper P. pyrodiscus is endemic to Victoria, with a very sparse, scattered distribution consisting of three general localities in Victoria: Eltham/Greensborough areas where about 10 sites exist across different tenure and management; Kiata and Salisbury areas in western Victoria, known from about 6 sites which includes Crown Land at Kiata and the Salisbury Bushland Reserve; Castlemaine & Bendigo areas: about 5 sites near Castlemaine within National Park, Botanic Gardens & State Forest and 6 sites near Bendigo within National Park and one on private land {SWIFFT, 2017 #11947}. It has an obligatory relationship with Notoncus spp. ants and the dwarfed form of Sweet Bursaria Bursaria spinosa. These discrete populations are found within sparse, dry woodland on well-drained gentle slopes with north to west aspects, particularly with Red Stringybark Eucalyptus macrorhyncha, Red Box E. polyanthemos, Long-leaved Box E. goniocalyx, and Late Black Wattle Acacia mearnsii and an understorey including Cherry Ballart Exocarpos cupressiformis, Hedge Wattle A.	2012	95	Low – Medium	Some suitable habitat present. Species requires specific host plant species, and as some of these occur within the site, there is potential the species could occur on site.

					Treaty					
				EPBC						
			FFG							
		VROTS								
	Scientific name	Common name	Habitat/species notes		Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning		
			paradoxa, Drooping Cassinia Cassinia arcuata Shiny Cassinia C. longifolia, and Sweet Bursaria, and a groundcover including Small-leaf Clematis Clematis microphylla, Purple Coral-pea Hardenbergia violacea, and Common Flat-pea Platylobium obtusangulum amongst native grasses, mosses and leaf litter {DSE, 2003 #4984}.					
L	*Tandanus tandanus*	Freshwater Catfish	Found in slow-moving streams lakes and ponds with fringing vegetation. More abundant in lakes than in flowing water. Widely distributed throughout the Murray-Darling River system, but numbers are now declining possibly due to		1988	2	Nil	No waterbody on site		

Treaty	EPBC	FFG	VROTS	Scientific name	Common name	Habitat/species notes	Last record	No. recs.	Likelihood occurrence	Likelihood Reasoning
						introductions of carp (which have similar feeding habits) and/or degradation of suitable breeding habitat {Allen, 2002 #5968`, p. 88}.				
CAMBA,JAMBA		L	v	*Ardea alba*	Great Egret	Habitat includes terrestrial wetlands, estuarine, littoral and moist grass habitats. Forages in open, shallow water and generally avoids dry or deeply flooded areas. Breed in wetlands with fringing or flooded trees, or other tall vegetation in which nests are built. Are known to use mangroves along the coast. Roosts in trees or near wetlands {Marchant, 1990 #5613}.	2013	149	Nil – Low	No waterbody on site, could occur while on passage.

Appendix 4. Native vegetation removal report

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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: **03/09/2020**
Time of issue: **1:15 pm**

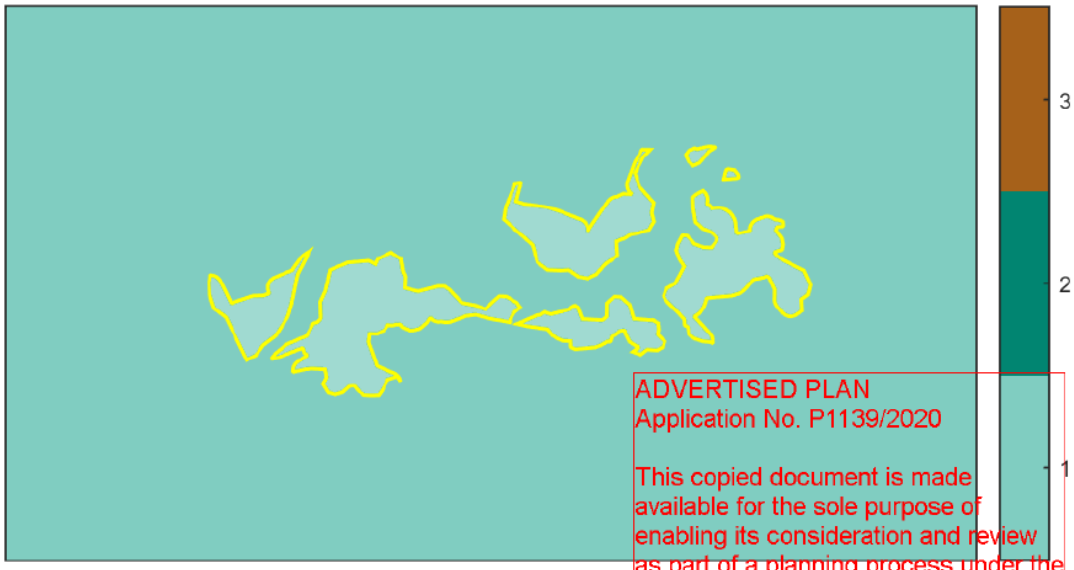
Report ID: PRE_2020_034

Project ID	Montmorency_Sth_Primary_losses_v3

Assessment pathway

Assessment pathway	**Basic Assessment Pathway**
Extent including past and proposed	0.124 ha
Extent of past removal	0.000 ha
Extent of proposed removal	0.124 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



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Page 1

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]	0.035 general habitat units
Vicinity	Port Phillip and Westernport Catchment Management Authority (CMA) or Banyule City Council
Minimum strategic biodiversity value score[2]	0.208
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

Native vegetation removal report

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 defendable 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.

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:

General habitat units = extent x condition x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

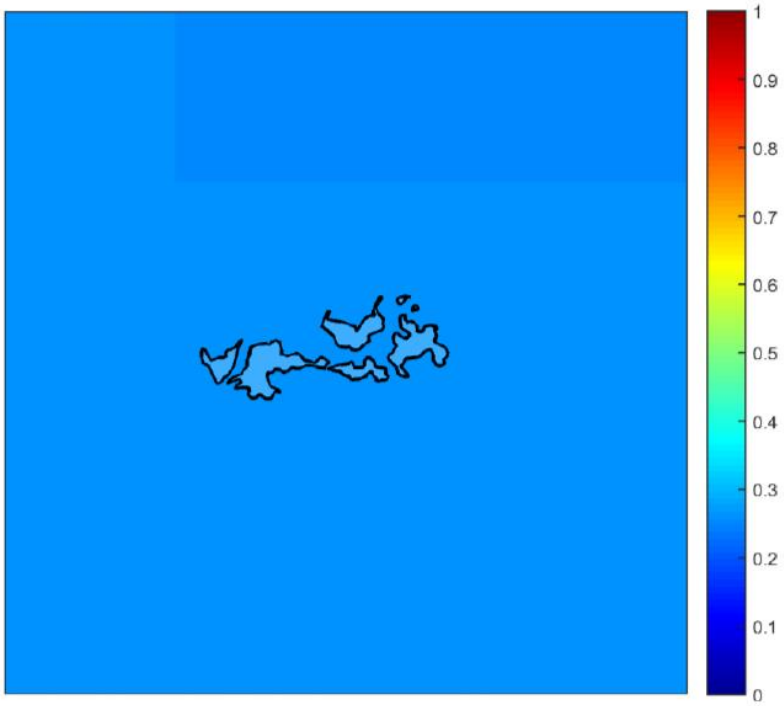
The general offset amount required is the sum of all general habitat units per zone.

Native vegetation to be removed

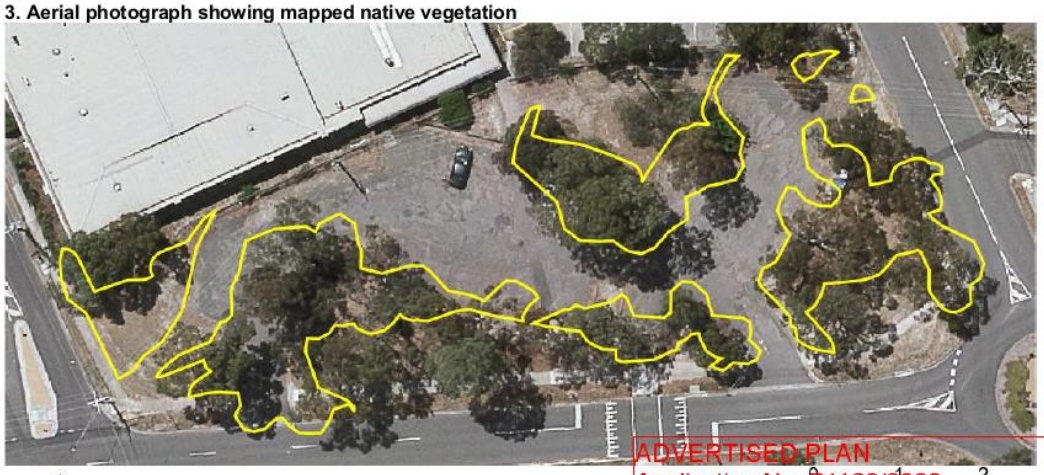
Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
1-A	Patch	hsf_0047	Vulnerable	0	no	0.240	0.013	0.013	0.260		0.003	General
2-AB	Patch	hsf_0047	Vulnerable	0	no	0.290	0.012	0.012	0.260		0.003	General
2-AA	Patch	hsf_0047	Vulnerable	0	no	0.290	0.042	0.042	0.260		0.011	General
3-B	Patch	hsf_0047	Vulnerable	0	no	0.320	0.025	0.025	0.260		0.007	General
3-AA	Patch	hsf_0047	Vulnerable	0	no	0.320	0.000	0.000	0.260		0.000	General
3-AB	Patch	hsf_0047	Vulnerable	0	no	0.320	0.031	0.031	0.260		0.009	General
2-B	Patch	hsf_0047	Vulnerable	0	no	0.290	0.001	0.001	0.260		0.000	General

Appendix 3 – Images of mapped native vegetation

2. Strategic biodiversity values map



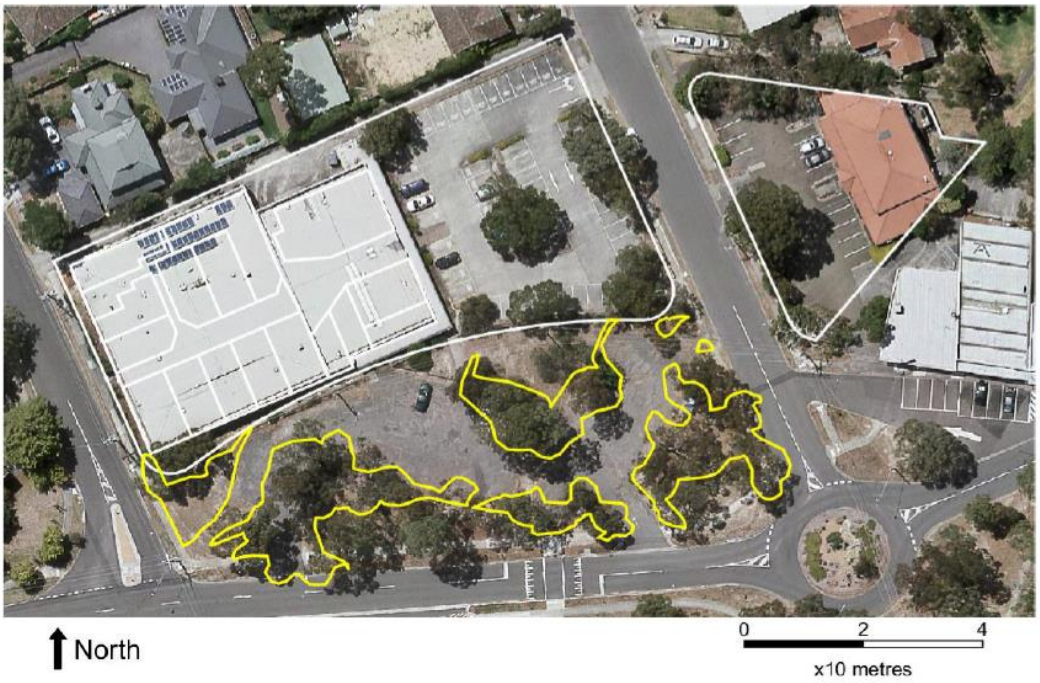
3. Aerial photograph showing mapped native vegetation



North

0 1 2
x10 metres

4. Map of the property in context



Yellow boundaries denote areas of proposed native vegetation removal.

Appendix 5. Sites meeting the requirement for general offsets

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Report of available native vegetation credits

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

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

Date and time: 30/03/2020 01:49 **Report ID: 3612**

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.035	0.208	0	CMA	Port Phillip and Westernport
			or LGA	Banyule City

Details of available native vegetation credits on 30 March 2020 01:49

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0277	10.556	499	Port Phillip and Westernport	Mornington Peninsula Shire	Yes	Yes	No	Abezco, EHP, Ethos, VegLink
BBA-0670	23.583	362	Port Phillip and Westernport	Cardinia Shire	Yes	Yes	No	Abezco, EHP, VegLink
BBA-0677	21.554	1533	Port Phillip and Westernport	Whittlesea City	Yes	Yes	No	Abezco, EHP, VegLink
BBA-0678	46.487	2481	Port Phillip and Westernport	Nillumbik Shire	Yes	Yes	No	Contact NVOR
BBA-0678_2	0.388	59	Port Phillip and Westernport	Nillumbik Shire	Yes	Yes	No	Contact NVOR
BBA-0931	0.131	2	Port Phillip and Westernport	Moorabool Shire	Yes	Yes	No	Bio Offsets
BBA-1052	0.358	15	Port Phillip and Westernport	Cardinia Shire	Yes	Yes	No	Contact NVOR
BBA-2619	0.050	0	Port Phillip and Westernport	Bass Coast Shire	Yes	Yes	Yes	Bass Coast SC
BBA-2661	0.062	0	Port Phillip and Westernport	Baw Baw Shire	Yes	Yes	No	Baw Baw SC
BBA-2789	1.317	14	Port Phillip and Westernport	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2790	2.911	116	Port Phillip and Westernport	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2832	2.192	7	Port Phillip and Westernport	Nillumbik Shire	Yes	Yes	Yes	Nillumbik SC
BBA-2841	0.051	0	Port Phillip and Westernport	Nillumbik Shire	Yes	Yes	No	Abezco

BBA-2870	2.885	444	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	Yes	EHP
BBA-2871	16.335	1668	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	No	EHP
BBA-3013	0.168	141	Port Phillip and Westernport	Moorabool Shire	Yes	Yes	No	VegLink
BBA-3030	11.186	2	Port Phillip and Westernport	Moorabool Shire	Yes	Yes	No	EHP
BBA-3030	2.204	2	Port Phillip and Westernport	Moorabool Shire	Yes	Yes	Yes	EHP
BBA-3045	1.121	8	Port Phillip and Westernport	Melton City	Yes	Yes	No	Bio Offsets
TFN-C0287	0.155	0	Port Phillip and Westernport	Cardinia Shire	Yes	Yes	No	Contact NVOR
TFN-C1636	3.162	217	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1650	2.680	92	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1663	0.312	28	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1664	3.635	96	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1667	0.859	10	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1750	3.164	11	Port Phillip and Westernport	Cardinia Shire	Yes	Yes	No	Bio Offsets
TFN-C1763_3	11.300	0	Port Phillip and Westernport	Mornington Peninsula Shire	Yes	Yes	No	Ecocentric
TFN-C1782	0.113	7	Port Phillip and Westernport	Macedon Ranges Shire	Yes	Yes	No	VegLink
TFN-C1962	1.117	20	Goulburn Broken, Port Phillip and Westernport	Macedon Ranges Shire	No	Yes	No	Contact NVOR
TFN-C1962_2	0.058	3	Port Phillip and Westernport	Macedon Ranges Shire	No	Yes	No	Ethos
TFN-C1980	0.143	0	Port Phillip and Westernport	Mornington Peninsula Shire	Yes	Yes	No	Ecocentric
VC_CFL-0838_01	8.272	897	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	No	Enviro Offset, VegLink
VC_CFL-0838_01	0.541	4	Port Phillip And Westernport	Yarra Ranges Shire	No	Yes	No	Contact NVOR
VC_CFL-3016_01	2.291	36	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	No	EHP
VC_CFL-3054_01	9.128	12	Port Phillip and Westernport	Moorabool Shire	Yes	Yes	No	Ethos
VC_CFL-3084_01	1.378	668	Port Phillip And Westernport	Cardinia Shire	Yes	Yes	No	VegLink

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)

There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)

There are no potential sites listed in the Native Vegetation Credit Register that meet your offset requirements.

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
Bass Coast SC	Bass Coast Shire Council	(03) 5671 2125	d.whittington@basscoast.vic.gov.au	www.basscoast.vic.gov.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 avaliable
EHP	Ecology & Heritage Partners Pty Ltd	(03) 9377 0100	offsets@ehpartners.com.au	www.ehpartners.com.au
Enviro Offset	Enviro Offset Trading Pty Ltd	(03) 5444 0002	info@enviroffsettrading.com.au	www.enviroffsettrading.com.au
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) 5470 5232	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

Appendix 6. Maps

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Map 2. Ecological Assessment
Site 1
Montmorency South Primary School
Legend
Subject site
Parcels
Contours (10m)
Habitat Zones
EVC 47: Valley Grassy Forest
Details
Date: 31/03/2020
Version: 1
Aerial photography from Nearmap (Dec 2019).
Base map data Copyright © The State of Victoria.
N
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Application No. P1139/2020
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PRACTICAL ECOLOGY
ecological restoration & consulting
p: (03) 9484 1555 e: enquiries@practicalecology.com.au
Reichelt Avenue
Grand Boulevard
Buena Vista Drive
Site 1
Site 2
HZ 1
HZ 2a
HZ 2b
HZ 2d
HZ 3a
HZ 3b

Map 3. Vegetation losses
Site 1
Montmorency South Primary School

Legend

- Subject site
- Parcels
- Contours (10m)
- Proposed development
- Construction buffer (2m)

Habitat Zones

- EVC 47: Valley Grassy Forest
- Vegetation losses

Details
Date: 26/08/2020
Version: 1
Aerial photography from Nearmap (Dec 2019).
Base map data Copyright © The State of Victoria.

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Disclaimer
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SUMMARY OF TREE RETENTION AND REMOVAL

ROAD RESERVE ADJACENT TO 39 GRAND BOULEVARD MONTMORENCY

Data from Arboricultural Impacts Assessment - Tree Dimensions, 17 August 2020

Removed (28):

High Retention Value (3):

Tree #	Common Name	Height (m)	Health	VPO1 Protected?
5	Yellow Box	14	Fair	Yes
7	Yellow Box	13	Good	Yes
27	Yellow Box	12	Good	Yes

Note: Tree #27 is highlighted as a conditional requirement has been added to reconfigure the Car Park to allow for the retention of the tree.

Medium Retention Value (5):

Tree #	Common Name	Height (m)	Health	VPO1 Protected?
30	Yellow Box	9	Good	Yes
33	Yellow Box	7	Good	Yes
37	Long Leaved Box	9	Fair	Yes
40	Long Leaved Box	10	Fair	Yes
59	Yellow Box	14	Good	Yes

Note: Trees #30 and #33 are highlighted as a conditional requirement has been added to reconfigure the Car Park to allow for the retention of the trees.

Low/No Retention Value (20):

Tree #	Common Name	Height (m)	Health	VPO1 Protected?
6	Yellow Box	9	Poor	Yes
8	Yellow Box	7	Poor	yes
15	Long Leaved Box	12	Dead	No
16	Yellow Box	10	Poor	Yes
17	Yellow Box	7	Fair	Yes
28	Long Leaved Box	7	Poor	No
29	Gold Dust Wattle	2	Good	No
31	Long Leaved Box	6	Poor	Yes
32	Long Leaved Box	6	Poor	Yes
35	Long Leaved Box	6	Fair	Yes
36	Long Leaved Box	8	Poor	No
38	Sweet Bursaria	2	Fair	No
39	Sweet Bursaria	2	Fair	No
41	Long Leaved Box	10	Poor	Yes
42	Long Leaved Box	5	Fair	Yes
43	Sweet Bursaria	2	Poor	No
46	Long Leaved Box	7	Good	Yes
60	Yellow Box	7	Good	Yes
61	Sweet Bursaria	2	Poor	No

62	Yellow Box	15	Poor	Yes

Retained (37):

High Retention Value (9):

Tree #	Common Name	Height (m)
2	Yellow Box	12
4	Yellow Box	21
11	Long Leaved Box	9
21	Long Leaved Box	13
22	Yellow Box	11
25	Yellow Box	17
26	Yellow Box	12
56	Yellow Box	13
64	Yellow Box	17

Medium Retention Value (11):

Tree #	Common Name	Height (m)
1	Yellow Box	9
3	Yellow Box	13
12	Long Leaved Box	11
13	Long Leaved Box	10
23	Long Leaved Box	9
34	Long Leaved Box	10
45	Long Leaved Box	10
47	Long Leaved Box	7
48	Yellow Box	10
49	Long Leaved Box	7
65	Yellow Box	17

Low/No Retention Value (17)

NATIVE VEGETATION AND ECOLOGICAL ASSESSMENT

ROAD RESERVE ADJACENT TO 39 GRAND BOULEVARD MONTMORENCY

A permit is required pursuant to Clause 52.17 'Native Vegetation' to remove, destroy or lop native vegetation, including dead vegetation. An application to remove, destroy or lop native vegetation must comply with the application requirements specified in the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)

A Flora and Fauna Assessment and Native Vegetation Impact Assessment was prepared by Practical Ecology dated September 2020.

A field survey was undertaken by Practical Ecology on 13 March 2020.

Flora

- A total of 63 plant taxa were surveyed on the road reserve.
- 21 taxa were considered to be indigenous, remnant species and 42 introduced or native species outside of their natural range.
- Indigenous, remnant trees on the site include Gold Dust Wattle, Silver Wattle, Yellow Box, Sweet Bursaria, Hakea, Small Leaved Clematis and Bundy (Long Leaved Box). These trees have been calculated as patches on the road reserve and contribute to the overall offset requirements. *Note: a patch is an area where a minimum 25% of understorey planting is native and where three or more native canopy trees (3m+) form a continuous canopy.*
- There are three distinct vegetation patches on the road reserves – Habitat Zones 1, 2 and 3. These are represented in Figure 1 below.
    - Habitat Zone 1 contains Yellow Box along with exotic understorey species such as Sweet Briar and Sweet Pittosporum. The ground storey is dominated by native species with a cover greater than 25%. Canopy trees in this location are predominately shown for retention.
    - Habitat Zone 2 contains numerous Yellow Box and Long Leaved Box canopy trees. Understorey and ground storey species are likely to have been modified by mowing and pedestrian usage over time. Native species include Gold Dust Wattle, Cranberry Heath, and Wallaby Grasses. Exotic species include Sweet Vernal Grass and Flatweed.
    - Habitat Zone 3 contains numerous Yellow Box and Long Leaved Box canopy trees. Understorey native species include Gold Dust Wattle and Sweet Bursaria. Native ground storey species include Weeping Grass and Small-leaved Clematis. Exotic species include Serrated Tussock and Fennel. Consideration should be given to retaining understorey and ground storey species in this zone.
- Two rare or threatened species of state or national significance were recorded on site: Giant Honey-Myrtle and Spotted Gum, however, these species are likely to have been planted and not remnant vegetation.

Figure 1: Habitat Zones on the subject road reserve (Practical Ecology, 2020)

Fauna

- The following species were observed during the site inspection: Australian Magpie, Cabbage White Butterfly, Common Bronzewing, Little Raven, Noisy Miner, Rainbow Lorikeet
- The subject area is considered to provide habitat links to surrounding parks and conservation areas. There are numerous trees with hollows and suitable nesting capacity.
- The understorey vegetation in Habitat Zone 3 is an excellent nesting habitat for smaller birds and should be retained where possible.
- No rare or threatened fauna of state/national significance were recorded during the site inspection. However, the White-throated Needletail is highly likely to use the habitat on site as well as Swift Parrot for occasional foraging.
- The proposal is not considered to have an adverse impact on the Swift Parrot species. There may be adverse impacts through habitat loss on the White-throated Needletail, however, this is considered to be mitigated by the abundance of similar or more suitable habitats nearby.

Clause 52.17 Assessment and Offsets

The assessment of native vegetation removal and required offsets considers vegetation proposed for removal along with assumed, indirect losses where there may be encroachment into tree protection zones. Overall, the report considered the development will impact 0.124ha of native vegetation as identified in the Habitat Zones in Figure 1.

The proposed clearing follows the Basic assessment pathway as the extent of clearing is less than 0.5ha and the vegetation is within Location 1 (Locations in Victoria where vegetation removal is not in a wetland or coastal area and is not considered to impact rare or threatened species).

Native vegetation removal requirements and offset targets are outlined in Figure 2 below. These will be confirmed by permit conditions.

The Native Vegetation Removal report is provided by DELWP (2018e) as per the clearing outlined above. A summary of the report is given in Table 16 and the full report is provide in Appendix 4.

Table 16. Summary of native vegetation to be removed

Summary Item	Result
Assessment pathway	Basic
Total extent	0.124 ha
Scattered Trees (small)	0 tree
Scattered Trees (large)	0 tree
Location category	1
Strategic biodiversity value score of all marked native vegetation	0.208

Offset targets

If a permit is granted to remove the selected vegetation, a requirement to obtain a native vegetation offset will be included in the permit conditions. The offset must meet the following requirements:

Table 17. Offsets required if a permit is granted

Offset type	Offset requirements	
	Offset amount	Offset attributes
General	0.035 general habitat units	• Offset must be within Port Phillip and Westernport Catchment Management Authority CMA or Banyule City Council • Offset must have a minimum strategic biodiversity value of 0.208 • 0 large trees

Figure 2: Native vegetation removal requirements (Practical Ecology, 2020)

Recommendations

Recommendations are in Section 7 of the report and are summarised below. Relevant recommendations will be adopted as permit conditions.

- Any machinery used to construct the car park should be cleaned prior to use and free of weed seeds and pathogens.
- No construction vehicles, machinery etc are located in the tree protection zone of retained trees.
- Remediation works should occur post construction (weed control, scratching of soil, seeding construction zone areas with indigenous grasses, restitution of logs removed or felled to provide fauna habitat).
- Revegetation to be established by indigenous seed or seedlings sourced from at least 10 parent plants matched to the site.

Procurement Policy

Adopted by Council : 16 March 2020

Policy Details

Procedure Title	Procurement Policy
Date of Adoption	Date adopted by Council: 16 March 2020
Responsible Department	Finance and Procurement
Purpose	Banyule City Council is committed to ensuring value for money outcomes and continuous improvement in the provision of goods and services for the community whilst achieving compliance with relevant legislative requirements. Council is committed to adopting appropriate best practice purchasing and contracting principles, policies, and procedures for the procurement of all goods, services and works. It is recognised this will enhance achievement of Council objectives such as sustainable and socially responsible procurement, supporting local economies and obtaining value for money that will lead to a better result for Council in the provision of services for the community.
Legislative Context	Banyule City Council is a public body subject to the *Local Government Act 1989*. The objective of the *Act* is to establish a legislative framework that provides for Councils to be accountable to their local communities in the performance of functions and exercise of power and use of resources. This policy is made under Section 186A of the *Local Government Act 1989* that requires the Council to prepare, approve and comply with a procurement policy encompassing the principles, processes and procedures applied to all purchases of goods, services and works by the Council.
Victorian Charter of Human Rights and Responsibilities Act	Council will ensure that all its procurement operations are fully consistent with prescribed rights and responsibilities and that they respect the 20 fundamental rights within the *Victorian Charter of Human Rights and Responsibilities Act 2006*. In accordance with section 28 of the Charter of Human Rights, Banyule's Procurement Policy has been assessed as being compatible with the human rights protected in the Charter. This assessment is based on a Statement of Compatibility (Appendix 1) of the human rights protected in the Charter that are relevant to the Policy.
References	Municipality Association Victoria – Procurement Policy Guide 2011 Victorian Local Government – Best Practice Procurement Guidelines 2013 Victorian State Government Social Procurement Guide
Related Documents	Procurement and Contract Management Guidelines

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Definitions and key terms used this Policy

Act	*Local Government Act 1989.*
Collaborative Procurement	Where a group of Councils aggregate volumes for products, works or services to obtain better value for money outcomes for the community.
Commercial in Confidence	Information that, if released, may prejudice the business dealings of a party e.g. prices, discounts, rebates, profits, methodologies and process information, etc.
Contract Management	The process that ensures both parties to a contract fully meet their respective obligations as efficiently and effectively as possible, in order to deliver the business and operational objectives required from the contract and in particular, to provide value for money.
Contractors, Consultants and Suppliers	The staff of contractors, consultants, suppliers and sub-contractors while engaged by Council.
Council Staff	Includes full time and part-time Council officers, and temporary employees.
Probity	The dictionary definition of probity refers to uprightness, honesty, proper and ethical conduct and propriety in dealings. Within Government, the word "probity" is often used in a general sense to mean "good process." A Procurement process that conforms to the expected standards of probity is one in which clear procedures that are consistent with the Council's policies and legislation are established, understood and followed from the outset. These procedures need to consider the legitimate interests of suppliers and ensure that all potential suppliers are treated equitably.
Procurement	Procurement is the whole process of acquisition of external goods, services and works. This process spans the whole life cycle from initial concept through to the end of the useful life of an asset (including disposal) or the end of a service contract.
e-Procurement	e-Procurement is integral to the overall development of procurement processes and involves the use of an electronic system/s to acquire and pay for supplies, services and works.
Sustainable Procurement	Sustainable Procurement uses procurement processes and purchasing power to generate positive outcomes across social, economic and environmental aspects in addition to the delivery of efficient goods, services and works.
Standing Offer Arrangements (SOA)	A contract that sets out rates for goods and services which are available for the term of the agreement. However, no commitment is made under the agreement to purchase a specified value or quantity of goods or services until a Purchase Order is raised (also referred to as period contracts, annual supply contracts, schedule of rates contracts, or panel contracts).

Sustainability	Activities that meet the needs of the present without compromising the ability of future generations to meet their needs.
Tender Process	The process of inviting parties to submit a quotation or tender by public advertisement, followed by evaluation of submissions and selection of a successful bidder or tenderer.
Expression of Interest (EOI)	An invitation for persons to submit an EOI for the provision of goods and/or services generally set in the overview of requirements contained in the document. This invitation is not an offer or a contract.
Request for Proposal (RFT / RFQ)	A request for tender / quotation is generally sent to the supplier market, designed to capture commercial information and pricing. Allows Council to assess suitability and evaluate responses against a set of pre-defined requirements.
Best Value	Best Value in Procurement is about selecting the supply of goods, services and works taking into account both cost and non-cost factors including: • contribution to the advancement of the Council's priorities; • non-cost factors such as fit for purpose, quality, OH&S risks, environmental priorities, service and support; and • cost-related factors including whole-of-life costs and transaction costs associated with acquiring, using, holding, maintaining and disposing of the goods, services or works.
GST Treatment	All monetary values stated in this policy include GST except where specifically stated otherwise.

1. Policy

1.1 Background

Banyule City Council recognises that utilising best practice procurement and contracting principles, policies, processes and procedures for all goods, services and works by Council, will enhance achievement of Council objectives in:

- sustainable and socially responsible procurement
- bottom-line cost savings
- supporting local economies
- achieving innovation
- better services for communities.

The elements of best practice applicable to local government procurement incorporate:

- broad principles covering ethics, value for money, responsibilities and accountabilities
- guidelines giving effect to those principles
- a system of delegations (i.e. the authorisation of officers to approve a range of functions in the Procurement process)
- procurement processes, with appropriate procedures covering minor simple Procurement to high value complex Procurement
- a professional approach to all procurement activities.

The Council requires that its contracting and purchasing activities:

- support the Council's corporate strategies and objectives including, but not limited to those related to social, economic and environmental sustainability
- take a long term strategic view of its procurement needs while continually assessing, reviewing and auditing its procedures, strategy and objectives
- provide a robust and transparent audit trail which ensures that procurement projects are delivered on time, within cost restraints and that the needs of the end users are fully met
- span the whole life cycle of an acquisition, from initial concept to the end of the useful life of an asset, or the end of a service contract
- achieve value for money and quality in the acquisition of goods, services and works by the Council and demonstrating that public money has been well spent
- ensure that risk is identified, assessed and managed at all stages of the procurement process
- use strategic procurement practices and innovative procurement solutions to promote sustainability and best value, in particular making use of collaboration and partnership opportunities
- use social procurement to enhance sustainable and strategic procurement to effectively contribute towards building stronger communities and meeting Council's wider social objectives.
- are conducted, and are seen to be conducted, in an impartial, fair and ethical manner
- seek continual improvement including the embrace of innovative and technological initiatives such as electronic tendering processes to reduce activity cost

- comply with legislation, corporate policies or other requirements, ensuring that all staff responsible for procurement and contract management are aware of and adhere to the legislative requirements, Council standards and best practice.

1.2 Scope

This policy sets out the Councils principles, processes and procedures for all Procurements undertaken by the Council irrespective of value or complexity. It applies to all Council staff and any person undertaking Procurement on behalf of the Council.

This policy applies to the whole life cycle, from initial concept through to the delivery or completion of the procurement.

This Procurement Policy is made under Section 186A of the *Local Government Act 1989* and The *Act* and the Procurement Policy of Council are the primary reference points for how all procurement should be performed.

1.3 Objectives

The objectives of this policy is to:

- Provide clear guidelines to the Council to allow consistency and control over Procurement activities
- Demonstrate accountability to the community
- Provide guidance on ethical behaviours in public sector purchasing
- Demonstrate the application of best practice in purchasing
- Demonstrate the consideration of sustainability in procurement in respect to social, economic and environmental factors
- Increase the probability of obtaining the right outcome when procuring goods and services.

2. Effective Legislative and Policy Compliance and Control

2.1 Ethics and Probity

2.1.1 Requirement

Council's procurement activities shall be performed with unquestionable integrity and in a manner able to withstand the closest possible scrutiny.

2.1.2 Conduct of Councillors and Council Staff

Councillors and Council Staff shall at all times conduct themselves in ways that are in accordance with the Councillor Code of Conduct or the Staff Code of Conduct, and are seen to be, ethical and of the highest integrity and will:

- treat potential and existing suppliers with equality and fairness

- not seek or receive personal gain
- maintain confidentiality of Commercial in Confidence information such as contract prices and other sensitive information
- present the highest standards of professionalism and probity
- deal with suppliers in an honest and impartial manner that does not allow conflicts of interest
- provide all suppliers and tenderers with the same information and equal opportunity; and
- be able to account for all decisions and provide feedback on them.
- be responsible for managing or supervising contracts and are prohibited from performing any works under the contract they are supervising i.e. staff cannot also work for the supplier or contractor
- Query incidents or directions that appear to contradict ethics, probity or policies and procedures.

2.1.3 Tender Processes

All tender processes shall be conducted in accordance with the requirements of this policy and any associated procedures, relevant legislation, relevant Australian Standards and the *Act*.

2.1.4 Conflict of Interest

Councillors and Council Staff shall at all times avoid situations in which private interests conflict, or might reasonably be thought to conflict, or have the potential to conflict, with their Council duties.

It applies to all staff, officers, contractors, consultants and volunteers and any individuals or groups undertaking activity for or on behalf of the of Banyule City Council.

Councillors shall not participate in selection panels for tenders. Council staff involved in the procurement process, in particular preparing tender documentation, writing tender specifications, opening tenders, participating in tender evaluation panels, etc and Councillors and Council staff awarding tenders must:

- Avoid conflicts, whether actual, potential or perceived, arising between their official duties and their private interest. Private interests include the financial and other interests of Councillors, Council Staff and their family members;
- Declare that there is no conflict of interest. Where future conflicts or relevant private interests arise, Council staff must declare any conflicts to their Supervisor or Manager and complete the Staff Disclosure of Interest form and submit to the CEO;
- All Council Staff participating in tender evaluation panels must complete the Conflict of Interest Declaration & Confidentiality Form - Tenders (CD17038) prior to receiving tender submissions;
- All declared conflicts must be added to the Conflicts of Interest Register maintained by Governance;
- Where actual conflict of interest is confirmed, the relevant staff must be removed from decision making in the procurement process;
- Observe prevailing Council and Government guidelines on how to prevent or deal with conflict of interest situations; and not take advantage of any tender related information whether or not for personal gain; and

- An employee's failure to avoid wherever possible or identify, declare and manage a conflict of interest in accordance with this policy could lead to disciplinary action including dismissal (consistent with the relevant industrial instrument and legislation) and/or criminal charges. Contractors may be subject to contract re-negotiation, including termination.
- Additionally, actions inconsistent with this policy may constitute misconduct under the *Public Interest Disclosures Act 2014*.

Refer to the **Conflict of Interest Policy (CD17511)** which sets out the Council's standards, position and reporting process on conflicts of interest. The policy applies to all staff, officers, contractors, consultants and volunteers and any individuals or groups undertaking activity for or on behalf of the of Banyule City Council.

2.1.5 Fair and Honest Dealing

All prospective contractors, consultants and suppliers must be afforded an equal opportunity to submit a tender or quotation (to the extent that the minimum required number of quotes has been obtained as per section 2.3.2).

Impartiality must be maintained throughout the procurement process, so that it can withstand public scrutiny.

The commercial interests of existing and potential suppliers must be protected. Confidentiality of information provided by existing and prospective suppliers must be maintained at all times, particularly commercially sensitive material such as, but not limited to prices, discounts, rebates, profit, manufacturing and product information.

Councillors, council staff or suppliers and members of the public must raise matters of improper conduct, including suspected fraud, corruption, substantial mismanagement of public resources, risk to public health and safety, risk to the environment, or detrimental action in line with Council's Public Interest Disclosure Procedures.

2.1.6 Accountability and Transparency

Accountability in procurement means being able to explain and provide evidence on the process followed. The test of accountability is that an independent third party must be able to see clearly that a process has been followed and that the process is fair and reasonable.

Therefore the processes by which all procurement activities are conducted will be in accordance with the Council's Procurement policies and procedures as set out in this policy and related Council policies and procedures.

Additionally:

- all Council Staff must be able to account for all Procurement decisions made over the lifecycle of all goods, services and works purchased by the Council and provide feedback on them
- all procurement activities are to leave an audit trail for monitoring and reporting purposes.

2.1.7 Gifts, Benefits and Hospitality

As per Council's Gifts, and Hospitality Policy, a Councillor or member of Council Staff shall not, either directly or indirectly solicit or accept gifts or benefits from any member of the public who is involved, either directly or indirectly, with any matter that is connected with the duties of the officer, or in which the Council is interested.

Councillors and Staff are required to refuse all offers of gifts or benefits that could be perceived as influencing them or undermining integrity.

Councillors and Staff must not accept any gifts, benefits and hospitality from a current or prospective supplier. Where gifts are received or there are irregular approaches from suppliers, staff must notify their supervisor (or CEO in the case of a Councillor) and lodge a gift declaration form, so their refusal/approach can be properly recorded.

All gifts declined must be declared, this protects the officer and the organisation from any criticism or allegations of improper conduct.

Councillors and Staff, particularly Contract Supervisors, must not knowingly visit a current supplier's premises without invitation and when not on official business.

2.1.8 Disclosure of Information

Information received by the Council that is Commercial in Confidence must not be disclosed and is to be stored in a secure location.

Councillors and Council Staff will protect information, by refusing to release or discuss the following:

- allocated Council budgets for proposed tenders
- information disclosed by organisations in tenders, quotation or during tender negotiations
- all information that is Commercial in Confidence
- pre-contract information including but not limited to information provided in quotes and tenders or subsequently provided in pre-contract negotiations
- references to current or proposed contracts in discussion with acquaintances or outside interests

Councillors and Council staff are to avoid references to current or proposed contracts in discussion with acquaintances or outside interests.

Discussion with potential suppliers during tender evaluations should not go beyond the extent necessary to resolve doubt on what is being offered by that supplier.

At no stage should any discussion be entered into which could have potential contractual implications prior to the contract approval process being finalized, other than authorized pre-contract negotiations.

2.1.9 Complaints & Reporting suspicious activities

Complaints Handling

Members of the public, suppliers, employees, staff and Councillors are encouraged to report known or suspected incidences of improper conduct. Complaints will be handled in accordance with the Council's Complaints Handling Policy.

Reporting Suspicious Activities

Banyule City Council requires all Council employees, Councillors, contractors and other service providers at all times to act honestly and with integrity and to safeguard the public resources for which they are responsible. Banyule City Council is committed to protecting all revenue, expenditure and assets from any attempt to gain illegal financial or other benefits.

Council will take all reasonable steps to protect those who assist Council by providing information about suspected fraud. This will include confidentiality of identity and protection from harassment.

Offers of bribes, commissions or other irregular approaches from organisations or individuals will be investigated and reported in accordance with Council Fraud and Corruption Control Policy.

The CEO must notify IBAC of any matter they suspect on reasonable grounds to involve corrupt conduct occurring or having occurred under mandatory reporting requirements.

Where improper conduct is suspected the following procedures should be followed:

- Report the matter to the CEO or Public Interest Disclosure Co-ordinator (Manager Governance & Communication) (who are required to report any criminal or corrupt conduct to Victoria Police or the Independent Broad-based Anti-corruption Commission)
- A Councillor, officer or contractor who believes another person within the Council may have solicited or been offered a bribe which they have not reported, must notify their supervisor or report the matter as a public interest disclosure in accordance with Councils Public Interest Disclosure Procedures.

2.2 Governance

2.2.1 Structure

Council has:

- established a Procurement management responsibility structure and delegations ensuring accountability, traceability and auditability of all Procurement decisions made over the lifecycle of all goods, services and works purchased by the Council;
- ensured that the Council's Procurement structure:
  - is flexible enough to purchase in a timely manner the diverse range of materials, goods, works and services required by Council
  - that prospective contractors and suppliers are afforded an equal opportunity to tender/quote
  - encourages competition
  - policies that impinge on the purchasing policies and practices are communicated and implemented.

2.2.2 Standards

The Council's procurement activities shall be carried out to the professional standards required by best practice and in compliance with the:

- *Local Government Act 1989*
- Council's policies
- Codes of Conduct for Councillors, Staff and Others
- Local Government Procurement Best Practice Guidelines
- other relevant legislative requirements such as but not limited to the Competition and Consumer Act 2010, Goods Act, Fair Work Act 2009 , Working with Children Act 2005, Working with Children Regulation 2016 and the Environmental Protection Act
- relevant Australian Standards.

2.2.3 Methods

The Council's standard methods for purchasing goods, services and works shall be by:

- requisition and purchase order following a quotation process from suppliers of goods and services that represent best value for money under directed quotation thresholds. An approved purchase order must be created prior to committing expenditure on behalf of Council for the provision of services, goods or works.
- contract following a tender process and in accordance with S186 of the *Act*, or
- using aggregated purchasing arrangements with other Councils, Victorian Government, and commercial schemes such as Procurement Australia, MAV Procurement and other government bodies
- purchasing credit card
- via the petty cash and other reimbursement systems
- other arrangements authorised by the Council or the CEO on a needs basis as required by abnormal circumstances such as emergencies.

Council may, at its discretion and based on the complexity and cost of the project, conduct one stage or multi-stage tenders.

Typically a multi-stage tender process will commence with an Expression of Interest (EOI) stage followed by a tender process involving the organisations selected as a consequence of the registration of interest stage.

Additionally, for highly complex projects the Council may run sequential tenders, the first to solicit solutions, the second to compete to provide the solution selected by Council. Such sequential tenders may or may not be preceded by the EOI phase as required by the Council based on the actual needs of the project.

2.2.4 Responsible Financial Management

The principle of responsible financial management shall be applied to all procurement activities.

Accordingly, to give effect to this principle, the availability of existing funds within an approved budget, or source of funds, shall be established prior to the commencement of any Procurement action for the supply of goods, services or works. Council Staff must not disclose allocated tender budgets to suppliers.

Council Staff must not authorise the expenditure of funds in excess of their authorised limits.

Council staff must create a purchase order prior to to committing expenditure on behalf of Council for the provision of services, goods or works. Payments that are of statutory, utilities or grants nature, or are staff reimbursements are exempt from requiring purchase orders.

Council funds must be used efficiently and effectively to procure goods, services and works, and every attempt must be made to contain the costs of the procurement process without compromising any of the procurement principles set out in this Policy. Efficient and effective procurement of goods can be achieved by careful forecasting of requirements and optimising stock levels by determining the economic order quantity.

2.2.5 Reporting

Council will report annually on contracts awarded which should have been subject to a public tender process but were not. Such reporting will be included in the Annual Report and on Council's web site.

2.3 Procurement Thresholds and Competition

2.3.1 Process

Council procurement processes are based on a number of principles:

Best Value

The benefits of the purchase are weighted against the costs necessary for the optimum result for the Council and its community. The Council is not required to accept the lowest tender. Instead, the Council is required to take into account issues of quality, cost, the accessibility of the service, sustainable procurement outcomes and other factors relevant to both the overall objectives of the Local Government Act.

Best Value is often mistaken for meaning the lowest price, however, in terms of the contracting process, Best Value requires us to balance quality, sustainable objectives and price with as much transparency as is reasonably achievable. In this context price should take into account the whole life cost of the provision as far as is practicable. It follows that the delivery of Best Value is dependent upon Council priorities.

Achieving Best Value for money must be the basis of all procurement decisions within the Council.

Open and Fair Competition

All suppliers are treated fairly in an open and transparent manner and have access to the same information.

Accountability

The Council maintains consistency in the approach to procurement across the whole organisation through coherent frameworks, policies and procedures. Accountability in

procurement means being able to explain and provide evidence on the process followed. The test of accountability is that an independent third party must be able to see clearly that a process has been followed and that the process is fair and reasonable.

Therefore, the processes by which all procurement activities are conducted will be in accordance with the Council's Procurement Policies and Procedures as set out in this policy and related, relevant Council policies and procedures.

Additionally:

- All Council staff must be able to account for all procurement decisions made over the lifecycle of all goods, services and works purchased by the Council and provide feedback on them
- All procurement activities are to provide for an audit trail for monitoring and reporting purposes.

Risk Management

Strategies for managing risks associated with all procurement processes are in place and consistent.

Probity and Transparency

All Council procurement processes must be conducted in a fair, honest and open manner, with the highest levels of integrity and in the public interest.

2.3.2 Minimum Spend Competition Thresholds

Any Council procurement under the tender threshold must comply with the Council's own policy and procedures.

Council will from time to time decide and publish in this policy, clear guidelines for minimum spend competition thresholds. These will be decided based on the size and complexity of the proposed Procurement activities.

Tenders

Unless *exempt*, the purchase of all goods and services for which the estimated expenditure exceeds $150,000, and building and construction works for which the estimated expenditure exceeds $200,000, must be undertaken by public tender as per thresholds contained in the Local Government Act. Such expenditure value should be based on the anticipated aggregated expenditure value over the period of engagement.

However, should it be considered that the nature of the requirement and the characteristics of the market are such that the public tender process would lead to a better result for the Council, public tenders may be called for purchase of goods, services and works for which the estimated expenditure is below these thresholds.

Exemption from Public Tendering

Council may enter into a contract without first undertaking a public tender in some circumstances. These are:

- where Council has resolved that the contract must be entered into because of an emergency (e.g. to provide immediate response to a natural disaster)
- where the contract is entered into with an agent acting on behalf of Council and has complied with the *Act*. The agent may be another Council or a third party agent (e.g. local government group purchasing scheme, Municipal Association of Victoria (MAV), Procurement Australia (PA))
- where the contract is entered into accordance with arrangements approved by the Minister where Council must demonstrate to the Minister for Local Government that it is not a viable option to undertake a public tender
- where the contract is a type that has been exempted. At this time only contracts for legal services have been exempted novated contracts where the initial contract was entered into in compliance with the *Act* and, due diligence has been undertaken in respect to the new party.

Quotations

Purchase of goods and services for which the estimated expenditure is less than $150,000, and building and construction works having a total valuation of less than $200,000, may be undertaken using the procurement by quotation method as described below:

Value of items	Request for quotation
<$1,000	One verbal quotation
$1,001 to $10,000	A minimum of one email or written quotation or supporting catalogue price must be obtained and the details recorded on the appropriate file.
$10,001 to $30,000	A minimum of two email/written quotations must be obtained and the details recorded on the appropriate file.
$30,001 to $100,000	A minimum of three email/written quotations must be obtained and the details recorded on the appropriate file.
$100,001 to < $150,000 (Goods & Services)and <$200,000 (Building & Construction Works)	A minimum of three written quotations must be obtained via a formal Request for Quotation document with Contract No. allocated and a set Closing Date (incorporating Conditions of Quotation, Conditions of Contract, and a detailed Specification / Brief), and the details recorded and retained on the appropriate file. These quotations should be issued to Tenderers via Council's eTender Portal.

All prospective contractors and suppliers must be afforded an equal opportunity to submit a tender or quotation (to the extent that the minimum required number of quotes has been obtained.

Orders must be placed with the supplier offering the best value for money price for acceptable goods or services.

Public Advertising

Request for quotations may be advertised in the media at the Council Staff member's discretion.

Insufficient Quotations

The situation may arise where insufficient quotations are received to satisfy the above requirements. This may occasionally occur where there are few suppliers for the goods, services

or works being sought or the work is highly specialised. In this case, the details of the contacted suppliers must be recorded and an appropriate comment recorded.

Where a quotation/price has been obtained from a supplier under a Standing Offer Arrangement or under an aggregated purchasing arrangement (Panel Contract), then it is optional whether to seek other quotations, as the purchase has already been subjected to a public tendering process.

Variations

Where a variation occurs the delegation is not defined by the value of the variation, but by the value of the whole contract. An officer with a sub-delegation from the Chief Executive Officer or Council may vary a contract to the limit in the delegation.

2.4 Delegation of Authority

2.4.1 Requirement

Delegations define the limitations within which Council Staff are permitted to work. The Instrument of Delegation (Expenditure and Contracts Limits Delegation) allows specified Council Staff to undertake certain purchases, quotation, tender and contractual processes without prior referral to the Council. This enables the Council to conduct procurement activities in an efficient and timely manner whilst maintaining transparency and integrity.

Expenditure and Contract Limits ensure accountability and provide confidence to Council and the public that purchasing activities are dealt with at the appropriate level.

As such, Council has delegated responsibilities as detailed below relating to the expenditure of funds for the purchase of goods, services and works, the acceptance of quotes and tenders and for Contract Management activities.

2.4.2 Delegations

Council Staff

Certain council staff have the appropriate authority (delegation) to make procurement commitments in respect of goods, services and works on behalf of Council, including but not necessarily limited to the following:

- Authorise expenditure (including invoices) and award contracts (based on anticipated expenditure level)
- Contract term extensions and variations (within authorised budget)
- Sign Letters of Acceptance on behalf of Council to enter into contracts
- Issue Council Purchase Orders
- Credit Card purchases.

These delegations are documented and available for public inspection through the Register of Delegations.

Decisions reserved for Council

Commitments and processes which exceed the CEO's authorised limit and which must be approved by the Council are:

- Award of tenders
- awarding, signing and sealing of contract documents
- Contract term extensions not covered by the initial Council Report.

Training

All Council Officers holding delegation will be provided with appropriate training / information on the exercise of their delegation.

2.5 Internal Controls

The CEO will maintain a framework of internal controls over procurement processes that will endeavour to ensure:

- that more than one person is involved in and responsible for a transaction end to end
- transparency in the procurement process
- a clearly documented audit trail exists for procurement activities
- appropriate authorisations are obtained and documented
- systems are in place for appropriate monitoring and performance measurement
- members of staff, regardless of their expenditure delegation cannot approve expenditure where they are the beneficiary of the services provided
- A process is in place for escalation of procurement matters (including procedural non-compliance) to the Executive Management Team, the Audit and Risk Advisory Committee and Council.

2.6 Commercial Information

Procurement activities will be carried out in a way that supports Council staff in meeting their obligations - to ensure information of a commercially sensitive or confidential nature is obtained, stored, processed, published (where applicable) in an appropriate manner in accordance with the relevant Council guidelines.

2.7 Risk Management

2.7.1 General

Risk Management is to be appropriately applied at all stages of Procurement activities which will be properly planned and carried out in a manner that will protect and enhance the Council's capability to prevent, withstand and recover from interruption to the supply of goods services and works and, to mitigate Council's exposure to the risks associated with the procurement activity.

Procurement risk factors include, but are not limited to, fraud, waste, abuse, vendor performance, contract security, poor specification of need, public relations and administrative burden.

All staff have a responsibility to manage risk associated with procurement as documented in Council's Procurement and Contract Management Guidelines.

2.7.2 Supply by Contract

The procurement of goods, services and works by contract potentially exposes the Council to risk. The Council will minimise its risk exposure by measures such as:

- Utilising standard contracts that include current, relevant clauses and specific requirements (such as relevant insurances, OH&S Compliance & accredited systems, etc.)
- requiring security deposits where appropriate
- Council Officers preparing Specifications / Briefs are appropriately trained or, referring Specifications / Briefs to relevant experts where appropriate
- Ensuring Specifications/Briefs and drawings are written in a manner that ensures impartiality and objectivity, clearly defining Council's requirements, and include:
    - contract objectives
    - scope and location of services or works
    - statement of requirements and outputs
    - performance measures and targets
    - management of contract
    - quality requirements.
- requiring contractual agreement before allowing the commencement of work
- use of or reference to relevant Australian Standards (or equivalent)
- Council Officers managing contracts and contractors are appropriately trained
- effectively managing the contract including monitoring, enforcing performance and providing regular feedback on contract performance to contractors.

2.7.3 Asset Protection

Council safeguards its portable and attractive assets, where appropriate by:

- securing in a restricted area
- restricting access to appropriate staff
- recording movements of the assets via a booking system.

2.8 Contract Terms

All contractual relationships (either under Purchase Order or Contract) must be documented in writing based on standard terms and conditions.

Where this is not possible, approval must be obtained from an appropriate/authorised member of Council Staff. A request for such an approval should be supported with procurement and legal advice as relevant.

To protect the best interests of Council, terms and conditions must be settled in advance of any commitment being made with a supplier.

2.9 Endorsement

Council Staff must not commercially endorse any products or services. Individual requests received for endorsement must be referred to Director Level or above.

2.10 Dispute Resolution

All Council contracts shall incorporate dispute management and alternative dispute resolution provisions to minimise the chance of disputes getting out of hand and leading to legal action.

2.11 Collaborative Procurement

Banyule City Council is a member council of the Northern Regional Group of Councils, comprising of 6 other Councils including the metropolitan Councils of Darebin, Hume, Moreland, Nillumbik, Whittlesea, and Mitchell Shire Council. When collaborating The seven Northern Region Group of Councils will establish a Heads of Agreement that gives authority for the Lead Council to act as each Council's Procuring Agent. Each of the members of this group is able to enter into a contract with the preferred service provider identified though the collaborative competitive process. Alternatively, the members of the group may choose to enter into a contract with the council which conducted the public tender.

Each participating council must be involved in:

- the initial decision to undertake the procurement
- preparation of, and agreement to, the specifications
- ensuring probity for the procurement (see Section 5 Probity in procurement)
- deciding which tenders to accept or reject.

The Northern Region Group of Councils have a Category Management approach to procurement which brings together expertise from across Councils to identify the most appropriate and effective approach to deliver the Council's outcomes through sourcing and supply arrangements. The Group of Councils will develop a consolidated contracts register to identify joint procurement projects on an annual basis.

Furthermore Council may collaborate with other Councils to procure goods or services, or utilise MAV Procurement, State Government and Procurement Australia contracts for the procurement of goods, services or works established through a public tender process.

2.12 Contract Management

The purpose of contract management is to ensure that Council, and where applicable its clients, receive the goods, services or works provided to the required standards of quality, quantity and timeliness as intended by the contract by:

- establishing a system for monitoring and achieving the responsibilities and obligations for both parties under the contract
- providing a means for the early recognition of issues and performance problems and the identification of solutions
- adhering to Council's Risk Management framework and to relevant Occupational Health and Safety compliance procedures.

All Council contracts are to include contract management requirements. Furthermore, contracts are to be proactively managed and documented by a qualified/trained member of Council staff or external Contract Superintendent, responsible for the delivery of the contracted goods, services or works to ensure the Council receives best value for money. All attempts will be made to ensure staff have the necessary qualifications and training to manage the contract effectively.

2.13 e-Procurement

e-Procurement is integral to the overall development of procurement processes and involves the use of an electronic system/s to acquire and pay for supplies, services and works.

By utilising e-procurement the Council aims to:

- reduce transaction costs
- achieve greater leverage
- make processes more efficient
- improve management information and visibility of spend
- increase control and consistency of processes
- improve spend compliance.

3. Demonstrate Sustainable Value

Sustainable procurement involves using procurement processes and purchasing power to generate positive non-cost outcomes in addition to the delivery of efficient goods, works and services.

The Council procurement direction shall support its corporate strategy, objectives and key priorities as per the Council Plan, including but not limited to those related to corporate social responsibility and meeting the needs of the local community such as:

- feeling safe
- living in a clean and pleasant environment
- receiving good quality well managed Council services that are best value for money.

3.1 Achieving Best Value

3.1.1 Requirement

Council's procurement activities will be carried out primarily on the basis of obtaining Best Value.

This means minimising the total cost of ownership over the lifetime of the requirement consistent with acceptable quality, reliability and delivery considerations. Lowest price is not the sole determinant of best value.

3.1.2 Approach

This will be facilitated by:

- developing, implementing and managing procurement strategies that support the co-ordination and streamlining of activities throughout the life cycle
- effective use of competition
- identifying supplier aggregate spend over a rolling 3 year period so as to enable Council to proceed to entering into aggregated contracts for the services provided
- using aggregated contracts (Panel Contracts) and Standing Offer Arrangements (SOA) where appropriate;
- identifying and rectifying inefficiencies in procurement processes and developing a cost efficient tender process including appropriate use of e-Tendering solutions
- ensuring Specifications/Briefs and drawings used in quotations, tenders and contracts support and contribute to the Council's Best Value objectives
- working with suppliers to create relationships that are professional and productive, and are appropriate to the value and importance of the goods, services and works being acquired.

3.2 Performance Measure and Continuous Improvement

Appropriate performance measures are to be established and reporting systems will be used to monitor performance and compliance with procurement policies, procedures and controls.

Procurement procedures, practices and costs will be benchmarked externally where practical. Internal service standards will be agreed within the Council and performance against these targets will be measured and reviewed regularly to support continuous improvement.

The performance measurements developed will be used to:

- highlight trend and exceptions where necessary to enhance performance
- improve the internal efficiency of the procurement process and where relevant the performance of suppliers
- facilitate programmes to drive improvement in procurement to eliminate waste and inefficiencies across key spend categories.

4. Sustainable Procurement Framework (Social, Economic and Environmental)

Sustainable procurement involves using procurement processes and purchasing power to generate positive non-cost outcomes in addition to the delivery of efficient goods, works and services. Sustainable procurement builds on initiatives already undertaken by the Council in enhancing conventional strategic procurement practice, enabling procurement to effectively contribute to building stronger and safer communities and meeting social, environmental and economic objectives of the Council.

Banyule City Council is committed to serving the social, economic development and environmental needs of our community. In a way that is analogous to Corporate Social Responsibility (CSR) the Council pursues social, economic and environmental sustainability in all its activities and takes positive actions that demonstrate our commitment to our community and environment.

Council requires the consideration of sustainability it all its procurement activities and opportunities will be taken to generate economic, social and environmental benefits whenever it is practicable and achieves value for money.

To deliver sustainable procurement benefits Council has developed a 'Sustainable Procurement Framework" which encompasses and considers social, economic and environmental factors when dealing with suppliers and aligns with the Council Plan strategic objectives of People and Planet.

4.1 Sustainable Procurement Framework Benefits

- Building stronger communities with greater social inclusion and greater equality of opportunity and access, particularly for disadvantaged and vulnerable persons
- Supporting local businesses and economic development
- Reducing adverse impacts on ecosystems and the natural environment

4.2 Sustainable Procurement Methodology and Principles

The Council values social inclusion and development; environmental protection and enhancement; and local employment and economic growth and will pursue these outcomes within procurement processes. Sustainability will be embedded in the organisation's work. All employees will have a clear and shared understanding about what it means and how they can apply it to their daily tasks. The Council commits to applying the principles of sustainability to all of our decision-making and activities.

Tenderers will be required to complete a Sustainability Statement that sets out how the tenderer would generate social, economic and/or environmental benefits for the people of Banyule and Victorians more generally.

The completion of the Sustainability Statement is a mandatory requirement of the public tender process but Council may also apply similar principles to one off lower value purchases. The

Council will encourage innovation and alternative proposals that deliver best value as well as contributing to Council's sustainability goals.

The Council may also for example:

- Set minimum requirements for prospective suppliers of goods and services relating to ethical and environmental conduct, labour laws compliance and fair trade supply chains.
- Apply sustainability evaluation criteria relating to social, economic and environmental costs and benefits, complementing and in addition to best value criteria of price, risk and quality. Submissions which include these benefits to the local community would naturally score higher than those submissions that do not.
- Partner or contract on an ongoing basis, with suppliers who can deliver goods and services on a best value basis, coupled with social, economic and environmental benefits.
- Provide opportunities to a variety of suppliers including community organisations, social enterprises, small businesses and volunteer groups.

Council will develop a list of performance indicators to measure sustainable and social procurement benefits delivered through procurement arrangements, as well as implement reporting mechanisms to monitor, measure and report on progress against targets.

4.2.1 Economic Sustainability

Council is committed to procurement that supports local business and economic diversity in the Northern Region municipalities. Where practicable Banyule City Council will give preference to contracts for the purchase of goods, machinery or material manufactured or produced in Australia and will actively seek quotes and tenders from local businesses in the Northern Region.

Council is committed to buying from local businesses where such purchases may be justified on Value for Money grounds.

Council considers the economic benefits on spend on goods and service that are retained within the local economy and therefore consider Economic Sustainability in the form of;

- increased local employment
- increased activity and spend in the local economy with identifiable benefits to the community and for the Northern Region
- improvements in choice and local access to goods and services
- taking into account the life cycle impacts of products purchased
- building relationships with local businesses and encouraging purchasing from local suppliers to help build their capacity
- fostering innovation and emerging sectors.

4.2.2 Social Sustainability

Council considers social impacts when purchasing goods, services and works. Social sustainability focuses on the social (or people) aspects of sustainability and in particular social equity. Council is committed to building stronger communities and meeting social objectives which benefit the

community and commits to integration of measures in its procurement processes and documentation which promote improved social outcomes.

Actions on social equity address disadvantage and are underpinned by principles of diversity, acceptance, fairness, compassion, inclusiveness and access for people of all abilities. Council will place a focus on people who are underrepresented and people with less opportunity. Council's socially sustainable procurement will generate positive outcomes for people and contribute towards building stronger communities by:

- Improving the overall quality of life of the local community;
- Improving equity of access to services;
- Improving equity of access to opportunities, training and jobs; and
- Increasing purchases of ethical and fair trade goods (or equivalent).

When establishing procurement projects, the associated documentation (tender evaluation plan, evaluation criteria and specifications where applicable) will clearly articulate the requirements to achieve social outcomes for the Banyule and wider Northern Region community.

Banyule City Council will seek to procure from organisations that implement social procurement programs that provide positive social outcomes such as

- creation of training and employment opportunities for unemployed and/or disadvantaged municipal residents;
- addressing complex local challenges such as intergeneration employment, crime, vandalism and economic decline;
- encouragement of economic development and growth;
- promotion of fair and ethical trade;
- social inclusion, particularly for vulnerable groups;
- engagement of small to medium enterprises, social enterprise organisations, Aboriginal enterpsies and disability employment eterprises; and
- any other initiatives that enhance council's reputation and leadership in implementing corporate social responsibility in the public sector.

4.2.3 Environmental Sustainability

Environmental Sustainability is a key objective for Banyule City Council. Council through its endorsed Council Plans, and Climate Action Plan is committed to environmentally sustainable outcomes and is taking a lead role for the community to deliver a range of initiatives to be carbon neutral by 2028 and protect and enhance our natural environment. Council will minimise its impact on the environment by purchasing goods and services which avoid air, water and soil pollution and minimize natural resource and biodiversity depletion.

Council recognises that recycling has become a major issue within Australia and will continue to explore opportunities to minimise waste and encourage sustainability practices to drive Council's goal to move towards zero waste.

Procurement policy, procedures and supporting guidelines provide all Council staff with instruction and guidance on the procurement decisions that support the implementation of Council's Climate Action Plan and Towards Zero Waste Management Plan. Council will provide

instruction and guidance to all staff on how to embed the 5Rs - refuse, reduce, reuse, repurpose and recycle as core values in all future contracts, and ensure, where possible, that products purchased can be recycled at end of life.

To help promote environmental sustainability Banyule City Council will give preference to quotations and tender offers that deliver environmentally preferable outcomes and deliver strategies to avoid and reduce waste generation, and drive energy efficiency.

Council will ensure that all relevant procurement contracts and tenders contain sustainability specifications and criteria as appropriate to the product or service being sourced. Procurement priorities include:

- Climate change, mitigation and adaptation – maximising energy efficiency and reducing greenhouse gas emissions
- Waste and Recycling – avoiding unnecessary waste to landfill, increasing recycling, selecting products and services that have minimal effect on the depletion of natural resources – for example using only 100% recycled paper and driving "paperless" initiatives across the organisation
- Implementing the Corporate Emissions Reduction Plan priorities through:
    - Zero net emissions buildings – reduce energy use by establishing a sustainable buildings policy to embed best practice environmentally sustainable design into Banyle's capital works and and deliver a building energy efficiency update program
    - Green Fleet - Replacing all light and heavy fleet with electric vehicles or other zero emission vehicles by 2028
    - Low carbon lighting - replace open space, sports field and street lighting with energy efficient LEDs
    - Electric leisure centres - upgrade pool pumps and filtration systems with more efficient systems
    - Maximising renewable energy – pursue opportunities for renewable energy generation through a roll out program on Council sites and power purchasing agreements; and
    - Green Suppliers – embedding sustainable procurement in Council processes and support our suppliers to reduce emissionsfrom procured goods and services.

Environmentally preferred goods and services will be purchased whenever they present an acceptable Value for Money outcome and/or Social benefit.

4.3 Legal Considerations

Compulsory Tendering Thresholds

Councils may determine their own policies for procurement of goods, works and services below the threshold values outlined by the *Act*, but must undertake a competitive process for procuring goods, services and works above these specified amounts unless approval obtained by the Minister for Local Government.

Best Value Principles

Procurement is subject to the Best Value principles which sets out how the Council determines the most effective means of providing services to the community. This applies to the whole

process of delivering services, therefore the principles also inform procurement of goods, services and works.

5. Apply a Consistent and Standard Approach

Council will provide effective and efficient commercial arrangements for the procurement of goods and services.

5.1 Standard Processes

Council will provide effective commercial arrangements covering standard products and standard service provisions across the Council via a Council Contracted Supplier List to enable employees to source requirements in an efficient manner.

This will be achieved by establishing the following:

- pricing where relevant
- processes, procedures and techniques
- tools and business systems (e.g. implementing the appropriate e-Tendering, e-Evaluation, e-Catalogue or e-Sourcing arrangements)
- reporting requirements
- application of standard contract terms and conditions.

5.2 Performance Indicators

A list of performance indicators will be used to measure procurement performance and initiatives.

They will include criteria such as:

- the proportion of spend against corporate panel contracts
- user and supplier satisfaction levels
- quarterly reporting to business units on requisitions raised; and
- contractor performance reporting

5.3 Management Information

Council will capture procurement management information in a variety of areas, such as:

- volume of spend
- number of transactions per supplier
- supplier performance and user satisfaction
- category management (grouping of purchases by spend categories).

Council will also use external sources of management information to assist with the procurement decision making process including:

- benchmarking data
- information from professional bodies
- supplier reports.

6. Build and Maintain Supply Relationships

Council recognises that in order to achieve sustainable value, a strategic assessment of the appropriate 'channel to market' should be undertaken - whether to go the market on its own, participate in regional or sector reporting projects, to access State Government panel agreements, or other means. Council will consider supply arrangements that deliver the best value outcomes for council in terms of time, cost, value and outcome.

6.1 Developing and Managing Suppliers

Council recognises the importance of effective and open working relationships with its suppliers, and is committed to the following:

- managing existing suppliers, via the appropriate development programmes and performance measurements to ensure the benefits are delivered
- maintaining approved/preferred supplier lists
- developing new suppliers and improving the capability of existing suppliers where appropriate.

6.2 Supply Market Development

A wide range of suppliers are encouraged to compete for Council work. The focus for new work need not always be with the larger more familiar businesses. Other types of organisations offering business diversity include:

- local businesses;
- green (environmentally sustainable) suppliers
- small to medium sized enterprises (SME's)
- voluntary and community organisations.

**Suppliers considering doing business with Banyule City Council may like to refer to the MAV Procurement web site and the document titled Doing Business With Local Government.*

6.3 Relationship Management

Council is committed to developing constructive long-term relationships with suppliers. It is important that the Council identifies its key suppliers so that its efforts are focused to best effect. Such areas may include:

- size of spend across the Council
- criticality of goods / services to the delivery of the Council's services
- availability of substitutes
- market share and strategic share of suppliers.

6.4 Communication

External communication is very important in ensuring a healthy interest from potential suppliers and partners to the Council.

The external website will provide:

- a list of existing and forthcoming contract opportunities
- guidelines for tendering and doing business with Council
- links to tender documentation available to prospective suppliers to download free of charge
- Council's current Procurement Policy.

7. Policy Review

Council is committed to continuous improvement and will review the procurement policy on an annual basis, to ensure that it continues to meet its wider strategic objectives.

8. Policy Contact Details

The Manager, Finance and Procurement, Banyule City Council is the contact for this Policy.

For further information on the policy, please contact via email: enquiries@banyule.vic.gov.au or phone 9490 4222.

APPENDIX 1

HUMAN RIGHTS CHARTER – ASSESSMENT OF COMPATIBILITY

In accordance with section 28 of the Charter of Human Rights and Responsibilities, this statement of compatibility is made with respect to Banyule City Council's Procurement Policy. The Banyule City Council's Procurement Policy is compatible with the human rights protected by the Charter.

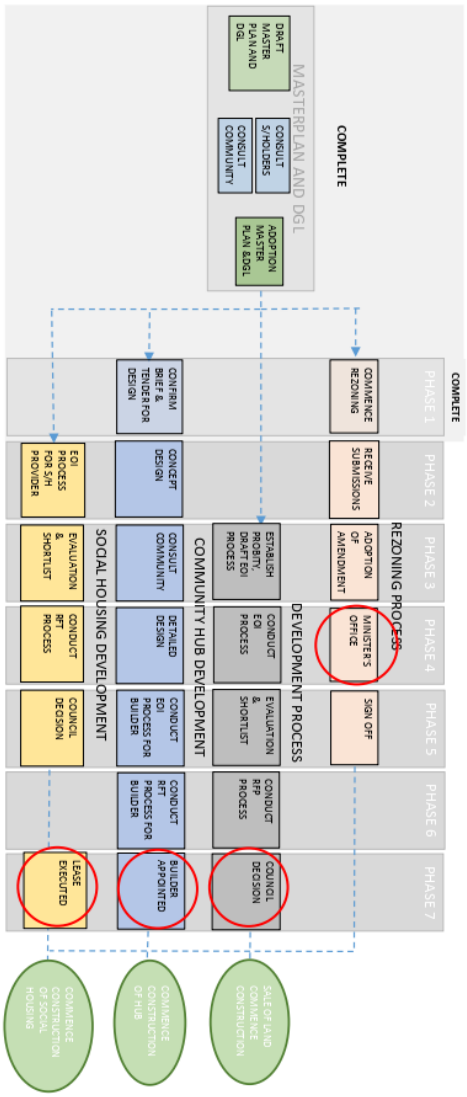
Objectives

As required under S186 of the Victorian Local Government Act, Council must review and amend and have such amendments to the Procurement Policy approved annually. The Procurement Policy must be available for public inspection at the Council office and on Council's Internet website.

Human Rights Assessment

	What human rights are impacted? List each right - refer to Appendix A – Your Rights Explained for a detailed explanation of rights.	**Will any person feel their rights are limited and why?** Refer to 'Limiting Rights' on page 2 of the Human Rights Guidelines for advice.	**What are the interests you have to balance?** List any other interests of the community that need to be considered.	**Is the limitation reasonable?** Against each right limited, state why the limitation is reasonable.	**What practical solutions are available to reduce the limitation?** If a limited right is not reasonable, ensure comment made that the document was amended so the right is either not limited or reasonably limited.
1	**Section 8 - Right to recognition and equality before the law**	No, Council's procurement policy updated to include Sustainable Procurement including Social, Economic and Environmental factors.	Providing opportunity to the disadvantaged, unemployed and indigenous members of the community in relation to supplying Council with goods and services. RFT documentation and the evaluation criteria will capture those tenderers that do or do not meet the criteria who will be scored accordingly under the tender evaluation process All tenderers will have the same opportunities.	No limitation identified	

	What human rights are impacted? List each right - refer to Appendix A – Your Rights Explained for a detailed explanation of rights.	Will any person feel their rights are limited and why? Refer to 'Limiting Rights' on page 2 of the Human Rights Guidelines for advice.	What are the interests you have to balance? List any other interests of the community that need to be considered.	Is the limitation reasonable? Against each right limited, state why the limitation is reasonable.	What practical solutions are available to reduce the limitation? If a limited right is not reasonable, ensure comment made that the document was amended so the right is either not limited or reasonably limited.
2	**Sections 12, 15 & 16 - Freedom of movement, expression, assembly and association**	Yes, Council requires tender submissions to be lodged electronically and does not accept hard copy submissions	Nil.	Limitation is reasonable.	Majority of businesses have direct access to computers and internet. Failing this it is assumed that tenderers will have access through friends or relatives.
3	**Section 13 - Protection of privacy and reputation**	No. Council policy requires that commercially sensitive information is not disclosed and that such information is maintained accordingly.	Nil	No limitation identified	
4	**Section 24 - A fair hearing**	No, Council policy states that all procurement activities should be undertaken ethically and with integrity and that all prospective contractors be afforded an equal opportunity.	Nil.	No limitation identified	


MASTERPLAN AND DGL
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PHASE 1
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PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
COMMENCE REZONING
CONFIRM BRIEF & TENDER FOR DESIGN
REZONING PROCESS
RECEIVE SUBMISSIONS
ADOPTION OF AMENDMENT
MINISTER'S OFFICE
SIGN OFF
DEVELOPMENT PROCESS
ESTABLISH PROBITY, DRAFT EOI PROCESS
CONDUCT EOI PROCESS
EVALUATION & SHORTLIST
CONDUCT RFP PROCESS
COUNCIL DECISION
COMMUNITY HUB DEVELOPMENT
CONVEFT DESIGN
CONSULT COMMUNITY
DETAILED DESIGN
CONDUCT EOI PROCESS FOR BUILDER
CONDUCT RFT PROCESS FOR BUILDER
BUILDER APPOINTED
SOCIAL HOUSING DEVELOPMENT
EOI PROCESS FOR 5.Y.H PROVIDER
EVALUATION & SHORTLIST
CONDUCT RFT PROCESS
COUNCIL DECISION
LEASE EXECUTED
COMMENCE CONSTRUCTION OF SOCIAL HOUSING
COMMENCE CONSTRUCTION OF HUB
SALE OF LAND COMMENCE CONSTRUCTION

Mr. Scott Walker
Director City Development
Banyule City Council
1 Flintoff Street
Greensborough, VIC 3088

Via Email

1 December 2020

PROBITY PRACTITIONER REPORT
BELLFIELD REDEVELOPMENT PROJECT
SALE AND DEVELOPMENT OF RESIDENTIAL LAND

The process for selection of a preferred provider for the sale and development of residential land as part of the Bellfield Redevelopment Project for Banyule City Council (Council) has been completed. The outcomes of the probity services provided are outlined below:

SCOPE

1. The scope of the review extended from the date the Expression of Interest (EOI) was issued up to the recommendation of a preferred developer in the report to Council.
2. The objective of the review was to ensure that the Expression of Interest (EOI) and Request for Proposal (RFP) processes were in accordance with the *Local Government Act (1989) Vic*, Council's Procurement Policy, Project Probity Plan, and generally accepted probity principles.
3. Our principal contact during this assignment was Ms Lucy Rasdell, Strategic Property Manager and in conducting our review, we have received documentation and relied on representations about the Expression of Interest and Request for Proposal processes from the Strategic Property Manager and her representatives.

PURPOSE OF REPORT

4. This report has been prepared solely for the purpose of providing assurance to Banyule City Council that the Expression of Interest and Request for Proposal processes were in accordance with the *Local Government Act (1989) (Vic)*, Council's Procurement Policy, the Project Probity Plan, and generally accepted probity principles. Our review has been conducted in accordance with these principles.
5. There are "inherent limitations" in any probity review process. It is possible that irregularities may occur and not be detected as evidence is gathered at particular points in the process, rather than continuously throughout the process.

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PROBITY TASKS UNDERTAKEN

6. We undertook the following probity tasks:

- Preparation of a probity plan
- Provision of a probity briefing outlining key probity principles to the Project Steering Committee and the Evaluation Panel
- Review of the Expression of Interest and Request for Proposal documents
- Review of conflict of interest declarations of the evaluation panel members
- Review of the evaluation methodologies as detailed in the EOI and RFP Evaluation Plans
- Attendance at the briefing for shortlisted RFP respondents
- Attendance at pre-application meetings for RFP respondents
- Attendance at evaluation team meetings, for both the EOI and RFP processes, to determine a consensus score for each of the evaluation criteria in relation to each respondent
- Provision of probity advice where required
- Review of the briefings to Council for the EOI and RFP processes
- Provision of this Probity Report

CONCLUSION

7. The decision to select a preferred developer for the sale and development of residential land as part of the Bellfield Redevelopment Project is the sole responsibility of Banyule City Council.

8. In all material respects, the Expression of Interest and Request for Proposal processes have been undertaken in accordance with the respective evaluation plans, the *Local Government Act (1989) Vic*, Council's Procurement Policy, the Project Probity Plan, and generally accepted probity principles.

9. We are not aware of any material probity matters that would prevent the Evaluation Panel from recommending to Council the preferred developer for the sale and development of residential land of the Bellfield Redevelopment project, as outlined in the report to Council.

If you wish to discuss any matters of the report, please contact me on (03) 96170200.

Patrick J. Scanlon

Pat Scanlon
Probity Advisor

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