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- Matthew Looby and Georgina Zacks (plan preparation).
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- Sonika Kumar (mapping).

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Declaration of accuracy

Mount Buller Sustainable Water Security Project - Off-stream Storage, Victoria (EPBC 2014/7303)

In making this declaration, we are aware that Section 491 of the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) makes it an offence in certain circumstances to knowingly provide false or misleading information or documents to specified persons who are known to be performing a duty or carrying out a function under the EPBC Act or the Commonwealth Environment Protection and Biodiversity Conservation Regulations 2000. The offence is punishable on conviction by imprisonment or a fine, or both. We are authorised to bind the approval holder to this declaration and we have no knowledge of this authorisation being revoked at the time of making this declaration.

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Summary

The Mount Buller and Mount Stirling Alpine Resort Management Board (the RMB) commissioned Biosis Pty Ltd (Biosis) to prepare an Offset Management Plan (OMP) for an offset site required under EPBC Act Approval 2014/7303 for significant impacts to the Alpine Sphagnum Bogs and Associated Fens ecological community, a Matter of National Environmental Significance (MNES) listed as endangered under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The impacts are associated with the construction of a 100 megalitre water storage and ancillary infrastructure at Mount Buller, Victoria. The RMB is the project proponent and approval holder.

On 25 June 2018, the Australian Government Department of the Environment and Energy (DoEE) determined that compensatory offsets were required for the project's significant impact on Alpine Sphagnum Bogs and Associated Fens. EPBC Act Approval 2014/7303 specifies the following conditions in relation to Alpine Bog offsets:

Condition 12

Prior to the commencement of the action, to compensate for the potential reduction in the total combined area of up to 0.090 ha of indirectly affected areas of Alpine bogs, the approval holder must legally secure 0.381 hectares of Alpine bogs at Mt Stirling as identified in the Offset Strategy, or another offset agreed to by the Minister in writing.

Condition 13

Within three (3) months of legally securing the offset required under condition 12, the approval holder must submit an Offset Management Plan, for the written approval of the Minister. Once approved, the approved Offset Management Plan must be implemented for the life of this approval. The Offset Management Plan must:

- a. be prepared by a suitably qualified expert.
- b. provide the Department with a written description and map to clearly define the location and boundaries of the offset area(s). This must be accompanied with the offset attributes and shapefiles.
- include timeframes and key milestones/or implementation of offsets.
- d. detail management actions and regeneration and revegetation strategies to be undertaken on the offset area(s) to improve and extend the ecological quality of Alpine bogs, including:
 - *i* a discussion of how measures outlined take into account relevant conservation advice and are consistent with the measures in relevant recovery plans and threat abatement plans;
 - *ii* a description and timeframe of measures that will be implemented to improve the condition and extent of Alpine bogs within the offset area(s);
 - *performance and completion criteria for evaluating the management of the offset areas, and criteria for triggering remedial action;*
 - iv a program to monitor and report on the effectiveness of these measures, and progress against the performance and completion criteria;
 - a description of potential risks to the successful implementation of the plan, a description of the measures that will be implemented to mitigate against these risks and a description of the contingency measures that will be implemented if defined triggers arise; and
 - *vi* details of who is responsible for monitoring, reviewing and implementing the plan.



The RMB has identified an offset site at Mount Stirling to meet all offset requirements of the water storage project for State (Victorian *Planning and Environment Act 1987*) and Commonwealth (EPBC Act) approvals. The offset site has been legally secured by way of a Memorandum of Understanding with the Victoria Government Department of Environment, Land, Water and Planning (DELWP) and includes capacity to manage and maintain at least 0.381 hectares of equivalent quality Alpine Bogs. The location of the EPBC Act offset site is at the headwaters of Baldy Creek and is collocated within a broader State offset site that has been approved by DELWP.

A management plan for the State offset site has also been produced and approved by DELWP. This EPBC Act OMP therefore sits within a broader management regime to achieve all of the project's biodiversity offsets. Improvements to the quality of the Alpine Bog community within the offset site are expected over the duration of the 10-year active management period and through the ongoing land-use commitments to manage the offset site for biodiversity conservation. The site will be protected and managed for conservation in perpetuity.

This plan specifies a range of management actions for the offset area, including weed and pest animal management and monitoring. The plan documents an adaptive management framework, in which management actions are modified based on the results of monitoring and auditing activities in order to keep management focused on the outcome of protecting and enhancing the Alpine Bog community. A risk assessment also includes triggers for review of the OMP, following environmental events such as significant weed invasion, fire or prolonged drought that have the potential to significantly alter the character and condition of the offset site.



1 Introduction

1.1 Project background

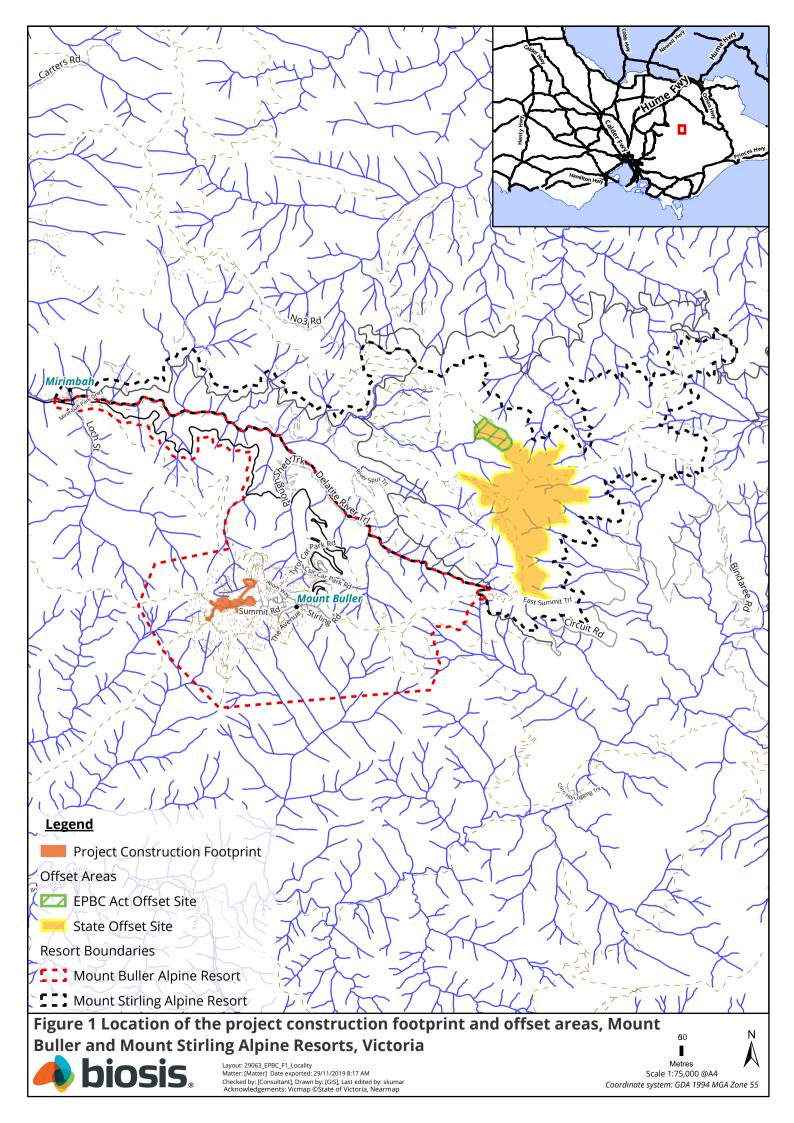
The Mount Buller and Mount Stirling Alpine Resort Management Board (the RMB) commissioned Biosis Pty Ltd (Biosis) to prepare an Offset Management Plan (OMP) for an offset site required under EPBC Act Approval 2014/7303 for significant impacts to the Alpine Sphagnum Bogs and Associated Fens ecological community, a Matter of National Environmental Significance (MNES) listed as endangered under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The impacts are associated with the construction of a 100 megalitre water storage and ancillary infrastructure at Mount Buller, Victoria ('the project'; Figure 1). The RMB is the project proponent and approval holder.

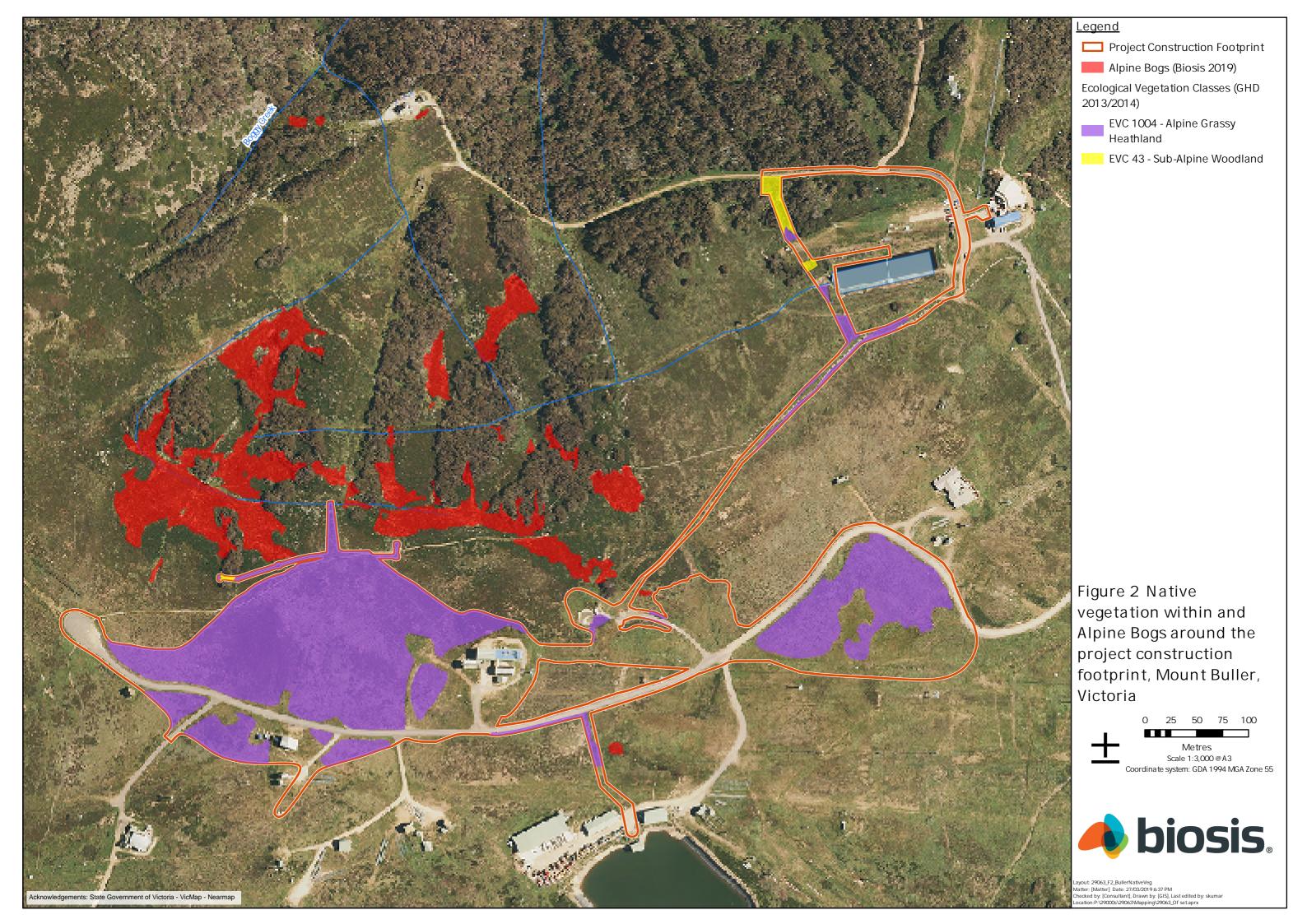
An ecological assessment of the project's impacts was completed by Biosis and GHD (2016). That report identified the extent and condition of the Alpine Bog community downslope of the project construction footprint (Figure 2) and the potential for indirect impacts to the community. A Hydrological and Ecological Monitoring and Adaptive Management Program (HEMAMP) has been developed to minimise and mitigate the project's impacts on Alpine Bogs (Biosis 2019c).

Native vegetation removal associated with the project has been assessed by the Victorian Government Department of Environment, Land, Water and Planning (DELWP) as part of the planning approvals process. The project's impacts, including potential indirect impacts on Alpine Bogs, have also been assessed and approved by the Australian Government Department of Environment and Energy (DoEE) under the EPBC Act through EPBC Act Referral 2014/7303 and preliminary documentation. As part of this process, an EPBC Act Offset Strategy (Biosis 2017) was prepared and demonstrated that the project could meet the aims and principles of the EPBC Act Environmental Offsets Policy (DSEWPaC 2012) to deliver an overall conservation outcome that improves or maintains the viability of Alpine Bogs. The Offset Strategy was endorsed by DoEE as part of EPBC Act Approval 2014/7303 (Condition 12).

The conditions of EPBC Act Approval 2014/7303 (dated 25 June 2018 and varied on 26 September 2019; Appendix 1) requires that an offset site containing 0.381 hectares of Alpine Bog community be legally secured (Condition 12) and that an OMP be prepared and implemented for the life of the approval (Condition 13).

The EPBC Act offset prescription for 0.381 hectares of Alpine Bogs is to be sourced from Mount Stirling, within a 25.035-hectare site at the headwaters of Baldy Creek, and within the north-western area of the 352.341-hectare State (Victorian) offset site that has been approved by DELWP and legally secured by way of a Memorandum of Understanding (MoU) between the RMB and DELWP (Figure 3; Appendix 3). Therefore, the State and EPBC Act offsets are co-located and will be managed under a consistent regime, albeit guided by two different documents. The State offset management documents use DELWP's Native Vegetation Credit Register templates and were approved by DELWP on 4 September 2019. The content of the State offset documents is reflected in this EPBC Act OMP but has been tailored to meet the specific requirements of Conditions 12 and 13 of the EPBC Act approval.





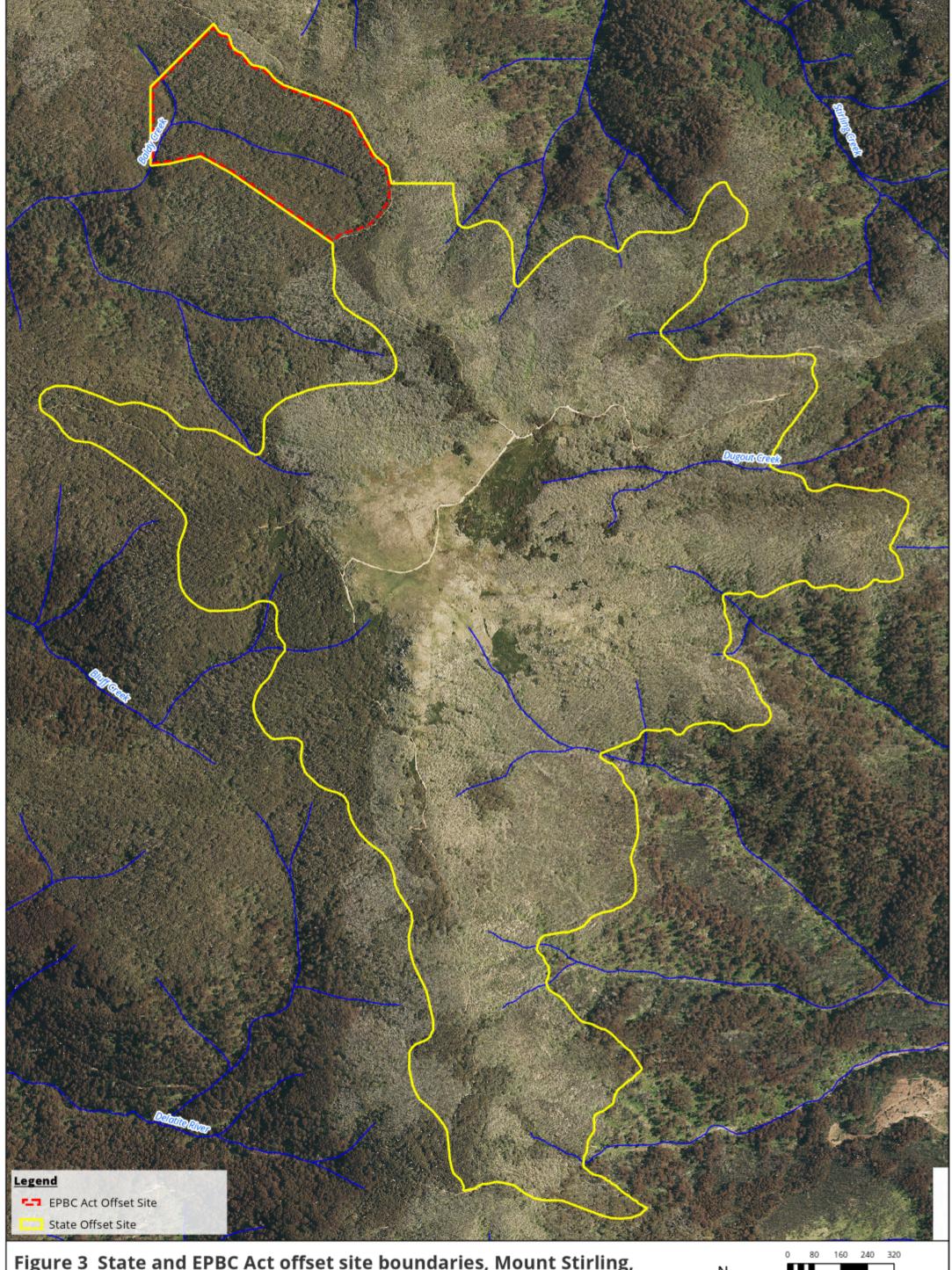
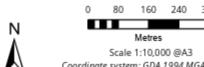


Figure 3 State and EPBC Act offset site boundaries, Mount Stirling, Victoria.





Coordinate system: GDA 1994 MGA Zone 55

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1.2 Objectives

The overall objective of this OMP is to document the impact site and offset site details to meet EPBC Act approval requirements for offsetting impacts to Alpine Bogs by securing, maintaining and improving Alpine Bog community extent and quality within the designated offset site. The aims of this plan are to:

- Identify the location and boundaries of the area at Mount Stirling that is nominated as an Alpine Bog offset site, with provision of relevant maps and spatial data.
- Detail necessary management actions and responsibilities to protect and improve the Alpine Bog community within the offset site, with reference to the listing advice and recovery plan for this community.
- Provide timeframes and key milestones for implementation of the measures to improve the Alpine Bog community within the offset site.
- Outline performance and completion criteria for evaluating management of the offset site, including
 a program to monitor and report on the effectiveness of the management.
- Describe potential risks to successful implementation of the OMP, including measures to mitigate these risks.

1.3 Plan structure

The structure and content of this OMP is consistent with the standard requirements for offset plans and is organised in a number of parts. The plan structure also reflects the requirements of Condition 13 of the EPBC Act approval and guidance within the Environmental Management Plan Guidelines (DoE 2014). The plan is structured as follows:

- **Introduction** This section summarises the relevant background information, including the purpose and scope of the work.
- **Part A: Offset suitability** This section assesses the suitability of the offset site and includes details regarding approved clearing, gain and site improvement.
- Part B: Offset implementation This section describes how the offset is to be implemented. Part B
 includes details regarding land manager commitments, areas of responsibility, management
 activities, monitoring and reporting. This section is intended for those responsible for implementing
 the OMP.



2 Part A: Offset suitability

This section provides details of the clearing site, assesses the suitability of the offset site and includes details regarding approved clearing, gain and site improvement. This section should be read in conjunction with Part B. The location of the impact site is shown in Figures 1 and 2. The location of the offset site is provided in Figure 1 and 3.

2.1 Impact site details

Table 1 Impact site details, Mount Buller

Impact site details	
Land manager of impact site	Mount Buller and Mount Stirling Alpine Resort Management Board
Location and address of impact site	Summit Road, Mount Buller Alpine Resort, Victoria
Local Government Area	Alpine Resorts (Alpine Resorts Planning Scheme)
Catchment Management Authority	Goulburn Broken
Responsible Authority	Victorian Government Minister for Planning
Permit applicant	Mount Buller and Mount Stirling Alpine Resort Management Board
Planning permit (Vic)	Planning Permit PA1600138, 18 January 2018
EPBC Act approval	EPBC Act Approval 2014/7303, 25 June 2018 (varied on 26 September 2019)

2.2 Vegetation approved for removal

Vegetation removal associated with the project (Figure 2), including potential indirect loss of downslope Alpine Bogs, has been approved by the Victorian Government Minister for Planning as the responsible authority for the Alpine Resorts Planning Scheme.

DoEE has indicated in their EPBC Act approval conditions that an offset site of at least 0.381 hectares of Alpine Bogs community is appropriate to compensate for the impacts to the MNES associated with the development of the water storage project.

2.3 Description of offset site - Mount Stirling, Victoria

A 352.341-hectare offset site at Mount Stirling, Victoria, has been approved by DELWP to compensate for the project's biodiversity impacts and is now considered legally secured by the Victorian Government. A portion of this 352.341-hectare offset site (the north-west corner) has been nominated as the EPBC Act offset site (Figure 3). The EPBC Act offset site is 25.035 hectares and includes 1.792 hectares of Alpine Bog community to be protected and managed to achieve the 0.381-hectare offset requirement (Figure 4). Therefore, the 25.035-hectare EPBC Act offset site at Mount Stirling meets the requirements of Condition 12 of the EPBC Act approval (Appendix 1).

The following summarises the existing conditions at the EPBC Act offset site, including current permitted uses on the land and its suitability as an offset as assessed against Commonwealth requirements.

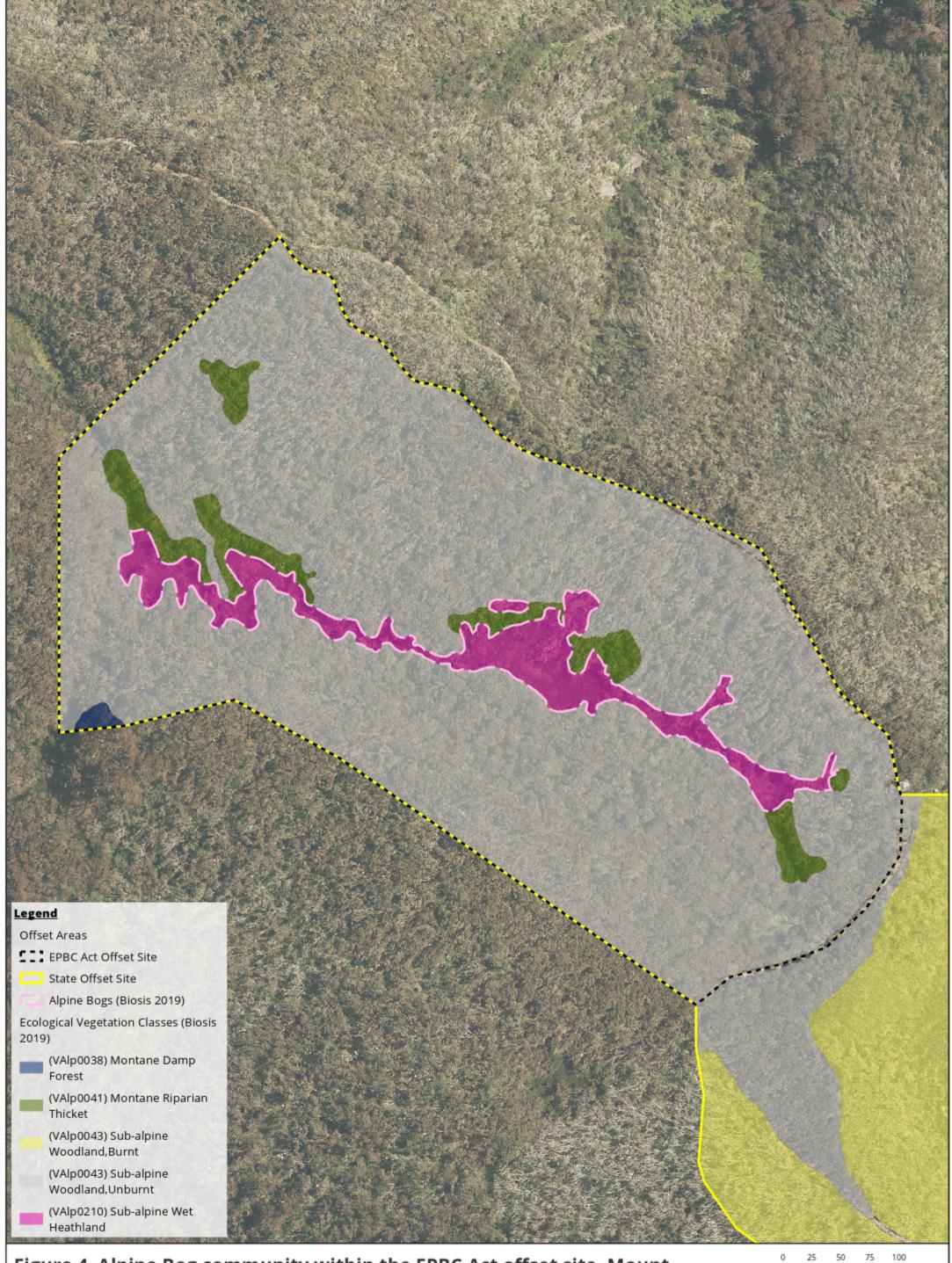


Figure 4 Alpine Bog community within the EPBC Act offset site, Mount



25 Metres

Scale 1:2,863 @A3 Coordinate system: GDA 1994 MGA Zone 55

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The offset site is located within the Mount Stirling Alpine Resort, approximately 6.5 kilometres from the Mount Buller water storage project impact site, in north east Victoria. The broader State offset site encompasses the treeless summit and surrounding sub-alpine slopes of Mount Stirling, ranging from 1747 metres above sea-level at the Mount Stirling summit down to approximately 1480 metres above sea-level in areas such as the EPBC Act offset site. The EPBC Act offset area ranges between 1560 and 1480 metres above sea-level. In February 2016 and again in January and February 2019, Biosis undertook detailed assessments of the EPBC Act offset site and broader State offset site to map vegetation communities, identify the extent and condition of Alpine Bog community present and document management requirements (Biosis 2017; Biosis 2019a; Biosis 2019b).

2.3.1 Habitat description

The EPBC Act offset site is located within the Victorian Alps Bioregion and supports the following four Ecological Vegetation Classes (EVCs):

- Montane Damp Forest (EVC 38)
- Montane Riparian Thicket (EVC 41)
- Sub-alpine Woodland (EVC 43)
- Sub-alpine Wet Heathland (EVC 210).

The Sub-alpine Wet Heathland EVC represents 1.792 hectares of the Alpine Sphagnum Bogs and Associated Fens community. This EVC is listed as a relevant floristic equivalent using the Victoria EVC typology (TSSC 2009).

2.3.2 Site hydrology

The EPBC portion of the offset site is in the headwater of Baldy Creek, an upper tributary of the Delatite River. In the broader State offset area, the headwaters of several creeks are issued and flow to the Delatite, King and Howqua Rivers. Alpine Bogs occur in moderate gradient locations subject to natural waterlogging where shallow aquifers discharge to the surface. The area of Alpine Sphagnum Bogs and Associated Fens to be protected follows the upper tributary of Baldy Creek typical of headwater environments at this elevation. There is no hydrological modification in the offset site and it is subject to natural surface water and groundwater patterns.

2.3.3 Offset site suitability

The EPBC Act offset site fulfils the requirements of Conditions 12 and 13 of the EPBC Act approval for the water storage project. Within the site, a total of 1.792 hectares of Alpine Bog has been mapped, present as Sub-Alpine Wet Heathland, and will be permanent protected. This exceeds the 0.381 hectares of Alpine Bog community required by the EPBC Act approval. In addition, a buffer of at least 50 metres of relatively undisturbed Montane Riparian Thicket and/or Sub-alpine Woodland exists around the Alpine Bog within the EPBC Act offset site, except at the eastern end, where the buffer is reduced to 40 metres due to the presence of the existing Stirling Trail.

2.3.4 Site condition

The EPBC Act offset site supports relatively undisturbed sub-alpine vegetation. It is contiguous with native vegetation outside the offset site that was partially burnt in the Great Divide bushfires of 2006-2007. The main threats to the Alpine Bog community within the EPBC Act offset site are uncontrolled recreational activities, weeds, and grazing and wallowing by Sambar Deer *Cervus unicolor*. The National Recovery Plan for Alpine Bogs (DoE 2015) recognises a range of other threats, including climate change, fire, domestic stock, infrastructure development and resource use.



High threat weed species occur at less than 1% cover and include Common Blackberry *Rubus anglocandicans*, Musk Monkey-flower *Mimulus moschatus*, Domestic Apple *Malus* sp. and Grey Sallow *Salix cinerea*. The weed and deer threats are mainly concentrated in the eastern headwater of Baldy Creek possibly because this section of Alpine Bog is in proximity to Stirling Trail (site boundary) and King Spur Hut (Hut 36) where previous land uses such as cattle grazing and unregulated recreational activities have occurred. Weed and deer incursion into the Alpine Bog has been limited to the edges due to the dense wet nature of Sub-alpine Wet Heathland which dominates the system and tends to exclude invasive species. As part of ongoing management, Stirling Trail which forms the south-eastern, eastern and northern boundaries of the EPBC Act offset site, will remain open to management vehicles, walkers, mountain bikers, horse riders and cross-country skiers; public access by four-wheel drives and other motorised vehicles (e.g. trail bikes) is not currently permitted.

2.3.5 Current permitted land uses

The Mount Stirling Alpine Resort is permanently reserved public land and is managed by the RMB (the proponent of the water storage project). The land is zoned Public Park and Recreation Zone (PPRZ) and is covered by an Erosion Management Overlay and Bushfire Management Overlay. The purpose of the PPRZ is to provide for recreation whilst protecting and conserving areas of significance and allowing for commercial uses, where appropriate.

The broader offset site has been subject to previous livestock grazing under licence from the Victorian Government but these activities are now excluded from the Alpine Resorts in Victoria as part of the phasing out of alpine grazing. Nature-based recreation, including bushwalking, cross-country skiing and four wheel driving, still occurs in the broader offset area on designated tracks and trails. This track and trail network will be required to provide access for effective management of the offset sites. Although none of these tracks or trails exist through the EPBC Act offset site, one trail (Stirling Trail) forms the south-eastern, eastern and northern boundaries of the site.

The EPBC Act offset site will not be subject to any significant incompatible land uses. There are no existing buildings or infrastructure within the EPBC Act offset area.

2.3.6 Existing offset arrangements

The EPBC Act offset site and broader State offset site have been established primarily to compensate for the water storage project impacts. The offset site has not been previously allocated for the provision of any other offsets, either under the EPBC Act or under Victorian State planning policy, including the former Biodiversity Assessment Guidelines or Net Gain Framework.



3 Part B: Offset implementation

This section presents the actions required to implement the OMP. The OMP details methods for the management and conservation of the 25.035-hectare EPBC Act offset site at Mount Stirling. These actions align with the management actions and intent for the broader 352.341-hectare State offset site. Management actions focus on the protection and enhancement of the Alpine Bog community and will take place over the minimum required 10-year management period. At the end of 10 years of management, the offset site is expected to have achieved a conservation gain for Alpine Bogs to offset the impact to Alpine Bogs that may occur as part of the Mount Buller water storage project. After 10 years, management actions focus on maintaining the improved condition of the Alpine Bogs for the life of the EPBC Act approval.

All management works at the offset site will be conducted by the RMB or a suitably qualified and experienced contractor engaged by the RMB that has previous experience in alpine environments on public land in Victoria. Prescribed management actions are, where relevant, in accordance with the Victorian Native Vegetation Credit Register standards for management of native vegetation offset sites (DELWP 2019). These actions also align with known threats and management interventions for Alpine Bogs as documented in TSSC (2009) and DoE (2015).

The OMP aims to achieve vegetation and habitat improvement gains through on-ground actions and therefore is required to be achievable, straightforward and practical. All of the management actions specified must be measurable against the targets outlined in this OMP.

3.1 EPBC Act approval conditions

This OMP has been formulated to comply with the conditions of EPBC Act Approval 2014/7303 (dated 25 June 2018 and varied on 26 September 2019; Appendix 1). Relevant conditions, how the OMP addresses these conditions and references to corresponding sections of this plan are detailed in Table 2.



 Table 2
 OMP response to EPBC Act approval conditions

Condition	Condition details (summarised)	OMP response	OMP section reference
12	The proponent must legally secure 0.381 hectares of Alpine Bogs prior to the action commencing.	The RMB has entered into a MoU with the State of Victoria for the legal protection of the offset site which includes greater than 0.381 hectares of Alpine Bog. The MoU was executed on 4 September 2019 prior to the action commencing. The Minister reviewed and approved this legal mechanism (by way of the EPBC Act approval variation on 26 September 2019).	MoU attached in Appendix 3.
13	An OMP must be submitted for the written approval of the Minister within 3 months of legally securing the offset required under condition 12.	This OMP document will be submitted to DoEE by or on 4 December 2019 to meet this part of condition 13.	This OMP.
13(a)	The OMP must be prepared by a suitably qualified expert.	The OMP was prepared by Michael Goddard and Matt Looby, both senior ecologists with post-graduate qualifications and significant ecological consulting experience. Both ecologists are very familiar with the offset site and its management requirements.	Author details available at http://www.biosis.com.au/people/
13(b)	The OMP must provide DoEE with a written description and maps to clearly define the location and boundaries of the offset (including provision of shapefiles).	Maps and written descriptions are provided in the OMP. Digital shapefiles accompany this OMP.	See Section 2.3 and Figures 3 and 4. Shapefiles submitted with OMP via email.
13(c)	The OMP must include timeframes and key milestones for implementation of offsets.	The OMP provides a schedule of management actions for implementing the offset over 10 years.	See Table 5 in Section 4.
13(d)(i)	The OMP must detail management actions to be undertaken to improve and extend the ecological quality of Alpine bogs, including: a discussion of how measures outlined take into account relevant conservation advice and are consistent with the measures in relevant recovery plans and threat abatement plans.	Management actions have been formulated to address known and potential threats to the Alpine Bog community as observed through field observations and as documented in TSSC (2009) and DoE (2015).	See Section 2.3 and 3.



Condition	Condition details (summarised)	OMP response	OMP section reference
13(d)(ii)	The OMP must detail management actions to be undertaken to improve and extend the ecological quality of Alpine bogs, including: a description and timeframe of measures that will be implemented to improve the condition and extent of Alpine bogs within the offset area(s).	A 10-year management plan with year of action, objective, extent and timing (seasonality) is provided in this OMP.	See Table 5 in Section 4.
13(d)(iii)	The OMP must detail management actions to be undertaken to improve and extend the ecological quality of Alpine bogs, including: performance and completion criteria for evaluating the management of the offset areas, and criteria for triggering remedial action.	A 10-year management plan with standards (quantitative and qualitative) to be achieved is provided in this OMP.	See Table 5 in Section 4.
13(d)(iv)	The OMP must detail management actions to be undertaken to improve and extend the ecological quality of Alpine bogs, including: a program to monitor and report on the effectiveness of these measures, and progress against the performance and completion criteria.	A monitoring program for key threats, including recreational uses, deer and weeds, is proposed.	See description in Section 3.9 and Table 7.
13(d)(v)	The OMP must detail management actions to be undertaken to improve and extend the ecological quality of Alpine bogs, including: a description of potential risks to the successful implementation of the plan, a description of the measures that will be implemented to mitigate against these risks and a description of the contingency measures that will be implemented if defined triggers arise.	The 10-year management plan has been evaluated in a risk framework and contingencies developed if monitoring reveals the need for remedial action (i.e. adaptive management approach).	See Table 6 in Section 4.
13(d)(vi)	The OMP must detail management actions to be undertaken to improve and extend the ecological quality of Alpine bogs, including: details of who is responsible for monitoring, reviewing and implementing the plan.	A reporting and auditing process is proposed to reflect the responsibilities allocated for management actions, monitoring and review. These will primarily sit with the RMB as land manager.	See description in Sections 3.10, 3.11 and 3.12 and tables in Section 4.



3.2 Offset security, management responsibility and reporting requirements

3.2.1 Offset site details

Table 3 provides details of the offset site, including the land manager, parcel details and local government property information.

Table 3 Offset site details, Mount Stirling

Offset site details				
Land manager of offset site	Mount Buller and Mount Stirling Alpine Resort Management Board			
Type of offset	First party (public land)			
Location and address of offset site	Mount Stirling Alpine Resort (Stirling Trail)			
Area of offset site	25.035 ha, part of broader 352.341-ha State offset site.			
Local Government Area	Alpine Resorts (Alpine Resorts Planning Scheme)			
Parish	Mirimbah			
Allotment	6			
Council Property Number	6\PP3121			
Bioregion	Victorian Alps			

3.2.2 Approval and securing of the offset site

Condition 12 of the EPBC Act approval requires that, in accordance with the EPBC Act Offset Strategy (Biosis 2017), 0.381 hectares of Alpine Bog at Mount Stirling be legally secured prior to the commencement of the action. This OMP reflects the intent of the Offset Strategy, which is to protect and manage the Alpine Bog offset at Mount Stirling.

As the offset site occurs on public land in Victoria, many of the regular legal mechanisms available to secure offsets on private land are not available in this instance. Therefore, the offset site has been legally secured via the execution of Memorandum of Understanding (MoU) for the management of native vegetation as an offset on Crown land (MoU Reference VC_CLO-3081_01; Appendix 3). This MoU is between the State of Victoria through DELWP and the RMB as the Crown land manager. The MoU was executed on 4 September 2019 and therefore the offset site is considered legally secured from that date to meet the requirements of Condition 12. The MoU covers the broader State offset site and the EPBC Act offset site.

Condition 13 requires that within three (3) months of legally securing the offset site required under condition 12, that this OMP must be submitted to DoEE for written approval and then implemented for the life of the EPBC approval (i.e. until 1 June 2068). On this basis, the OMP will be submitted to DoEE by or on the 4 December 2019.

Offset site security details are summarised in Table 4.



Table 4 Security and management responsibilities and reporting requirements

Offset requirements and responsibilities	
Who is liable/responsible for meeting offset requirements?	Mount Buller and Mount Stirling Alpine Resort Management Board (RMB)
Type of security	MoU between the RMB and State of Victoria
Date of commencement for the MoU	Executed on 4 September 2019
Date 10-year offset management to commence	3 February 2020
Date 10-year offset management expires	3 February 2030
Date agreement registered on-title	Not relevant as offset is on public land
Offset site management responsibility	RMB
Offset site monitoring responsibility	RMB
Auditing	RMB
Reporting responsibility (to DELWP)	RMB
Reporting responsibility (to DoEE)	RMB
OMP review	RMB

3.3 Strategy for offset site

In accordance with Conditions 12 and 13 of the EPBC Act approval, the offset site must be legally secured in perpetuity and managed for the purposes of conservation for the life of the approval. The EPBC Act offset site and broader State offset site are embedded in large tracts of Crown land (e.g. the Mount Buller and Mount Stirling resorts, Mansfield State Forest and the Alpine National Park, all of which share contiguous native vegetation) that are managed for conservation, recreation and some resource use (e.g. forestry).

3.4 Environmental outcomes to be achieved

The key environmental outcomes to be achieved through protection and management of the offset site are:

- Ongoing protection of the 25.035-hectare EPBC Act offset site, which includes 1.792 hectares of the Alpine Bog community, for the period of this OMP and in perpetuity.
- Physical protection of the habitat area from manageable threats including inappropriate recreational activities, deer grazing/wallowing and weed infestations.
- Maintenance of the extent and condition of Alpine Bogs measured by maintenance of the community's extent, health and vigour.

3.4.1 Alpine Bog extent and condition

The extent of the Alpine Bog community within the EPBC Act offset site was determined based on EVC mapping that Biosis undertook within the offset site in January 2019, which recorded 1.792 hectares of Subalpine Wet Heathland (EVC 210; Figure 4). This EVC is surrounded by other seasonally damp and terrestrial EVCs (e.g. Montane Riparian Thicket) that do not represent the Alpine Bog community. As the natural extent



of Alpine Bogs along the headwater of Baldy Creek is larger than the EPBC Act offset requirement of 0.381 hectares and the Alpine Bogs are embedded in other vegetation communities, it was considered appropriate to designate a larger offset area for protection and management purposes. Although this surrounding vegetation is not the Alpine Bog community, it plays an important role in buffering and connecting the offset site. The intactness of surrounding vegetation is noted as an important survival factor for the ecological community (DoE 2015) and providing this buffer in the EPBC Act offset site is therefore seen as critical.

Given the relatively intact nature of the local landscape and operation of natural hydrological regimes, it is unlikely that external biotic or land management factors (other than drought, fire and/or climate change) would influence the extent of the Alpine Bog community. If reductions in extent are experienced, these are likely to be driven by extreme drought or landscape scale fire, which are factors well beyond the control of the land manager. Therefore, successful maintenance of extent and condition will be measured based on controlling those factors that operate at the local scale, such as inappropriate recreational access, weed invasion or browsing, trampling and wallowing by deer. Where stochastic events occur, the intent will be to respond to these events in the recovery phase of the community to facilitate and enhance natural regeneration.

3.4.2 Performance and completion criteria

Key performance and completion criteria are:

- Establishment of legal protection via a MoU appropriate to public land management of offsets in Victoria.
- Maintenance of the extent of the Alpine Bog community (Sub-alpine Wet Heathland) within the limits
 of 'natural' fluctuations. 'Natural' fluctuations in Alpine Bog extent occur in response to external
 factors (e.g. flood, fire, drought, climate change etc.) that are beyond the RMB's control. The extent of
 these fluctuations is being monitored at Alpine Bogs elsewhere on Mount Stirling as part of the
 HEMAMP (Biosis 2019c).
- Successful management of threats, including the exclusion of inappropriate recreational activities, reduction in signs of deer presence/damage and maintenance of weed cover at less than 1% (Section 3.8).
- Completion of scheduled management actions (Section 3.8 and Table 5).
- Completion of scheduled monitoring activities (Section 3.9 and Table 7).
- Completion of scheduled reports and audits (Section 3.10, Section 3.11 and Table 8).

3.5 Limitations and uncertainty

There are no significant limitations or uncertainties associated with this OMP. The OMP has been formulated using information from site inspections that Biosis conducted in February 2016 and again in January and February 2019 (Biosis 2017; Biosis 2019a; Biosis 2019b). These inspections were conducted at an appropriate time of the year for assessment of the Alpine Bogs, including their condition, extent and threats. The OMP has been subject to external review and quality assurance by the RMB, which is responsible for year-round management of the land. The OMP's management activities are consistent with the assessment report and management plan that DELWP has approved for the broader State offset site, which includes the EPBC Act offset site (Biosis 2019a; Biosis 2019b). Relevant federal and state government policies, procedures and databases have also been consulted where appropriate.



3.6 Risk assessment and adaptive management

This OMP provides actions for a period of 10 years and acknowledges that the plan must implemented for the life of the EPBC Act approval. Furthermore, the State offset site requires protection and management in perpetuity providing another layer of regulation and scrutiny. The timing of actions and whether they occur is based on adaptive management. By monitoring the outcomes of actions, management will be adapted to ensure the stated commitments in the OMP are adhered to. In addition, over time, new management techniques may become available or further information on the ecology and status of Alpine Bogs may necessitate adjustment to management actions. Seasonal conditions can also vary greatly from year to year in an alpine environment and influence offset site management actions in any one year. This seasonality is recognised in this offset plan by allowing for flexibility around timing of actions at the discretion of the RMB as land manager in consultation with DoEE and/or DELWP, where required.

Section 4 includes tables of management actions (Table 5) and a risk assessment (Table 6) with associated monitoring (Table 7) and reporting (Table 8) programs. Key risks identified in Table 6 include:

- Unauthorised entry and use for inappropriate recreational activities.
- Expansion of high threat weed infestations beyond the very low cover levels currently observed.
- Establishment of novel weeds to uncontrollable levels.
- Browsing, trampling and wallowing by deer.
- A reduction in the extent, health and vigour of the Alpine Bog community driven by hydrological factors outside of the RMB's control, such as drought, fire and/or climate change.

Failure of the adaptive management approach to adequately respond to risks, as identified in monitoring reports (Section 3.10) or audits (Section 3.11), will result in a review of this plan, as discussed in Section 3.12 and Table 8.

3.7 Ongoing management commitments

The offset site will be managed for the purposes of conservation. Management of this offset site will be in accordance with the EPBC Act approval conditions and aims to protect and maintain the offset site as high quality Alpine Bog vegetation buffered by terrestrial vegetation communities.

From the commencement of the MoU between DELWP and the RMB (as Crown land manager), the RMB agrees to undertake the following management commitments in perpetuity within the offset site:

- Eliminate all woody weeds to less than 1% cover with no mature plants present (total high threat weed cover, which includes woody weeds, is currently less than 1% but mature woody weeds are present).
- Ensure that total weed cover does not increase beyond the current level (total weed cover is currently approximately 2%).
- Monitor for any new and emerging high threat weeds and eliminate to less than 1% cover.
- Control rabbits and deer.
- Retain all standing trees (dead or alive).
- Retain all logs, fallen timber and leaf litter.
- Exclude stock.



Management actions are explained in more detail in Section 3.9. Section 4 includes a summary table of management actions (Table 5).

3.8 Management actions and land use commitments

This section presents the actions required to implement the management strategy for the offset site to satisfy the requirements of the EPBC Act approval conditions. The offset site is to be secured in perpetuity and managed for conservation purposes for the life of the approval. Management actions described below are to be implemented for a period of 10 years in accordance with the EPBC Act approval conditions that pertain to the defined offset site. The RMB will continue to manage the offset site after the completion of Year 10 as specified under the MoU and DELWP-approved management plan.

The broad objectives of site management will be to maintain the current intactness of the native vegetation at the site and prevent negative changes to Alpine Bog extent, health or vigour that may be caused by inappropriate recreational uses, weed invasion and presence of deer.

Offsets will be achieved by:

- Controlling all high threats (e.g. inappropriate recreational uses, high threat weeds, grazing threats from introduced herbivores, other threats as identified)
- Eliminating all high threat herbaceous and grassy weeds to less than 1% cover. Management focus
 will be on eliminating high threat weeds from the eastern end of the Alpine Bog to stop their spread
 downstream and into the rest of the Alpine Bog system and elimination of high threat weeds from
 the Montane Riparian Thicket and Sub-alpine Woodland that buffer the Alpine Bogs, particularly
 along Stirling Trail i.e. along the eastern and northern boundaries of the offset site.
- Monitoring Sambar Deer activity using camera traps that have been established since February 2019 throughout the broader State offset site (and including the EPBC Act offset site).
- Monitoring the presence and extent of high threat weeds on the edges of the Alpine Bog (which is where most weed occurrences currently are), at least twice per year in summer/autumn.

The management actions listed below outline the prescribed actions for achieving the required gains through active management (maintenance and improvement) and permanent protection of the offset site. Table 5 details these prescribed actions and outlines the relevant timing for implementation. These actions will be applied to the entire offset area as identified in Figure 3 unless identified for a specific habitat feature.

Where appropriate, the OMP and specified management actions will form part of a broader strategy for long-term management of ecological values within contiguous land at Mount Stirling Alpine Resort. To some extent, this will be achieved through consistent management of the broader State offset site in accordance with the DELWP-approved management plan for that area (Biosis 2019b).

3.8.1 Fencing

It is not proposed to fence any of the offset site as the land is not subject to livestock grazing and fences are unlikely to withstand deep winter snow conditions and regular tree fall in forested environments. Permanent fencing is undesirable within the offset site as it would require removal of native vegetation and preclude the movement of some native species across the landscape. To prevent the establishment of significant deer wallows within the EPBC Act offset site, temporary electrified fences may be established around sensitive areas to exclude deer (in addition to active deer control).



3.8.2 Recreational uses and access

Unrestricted and unauthorised recreational activities within or around the EPBC Act offset site could include:

- Recreational four-wheel driving/trail bike riding on Stirling Trail (site boundary).
- Horse riding or mountain biking off designated trails.
- Camping within the offset site.
- Collection of firewood within the offset site.

Impacts of these activities include:

- Long-term removal of understorey native vegetation.
- Ground compaction, erosion and sedimentation of surrounding native vegetation.
- Spread of weeds.

With appropriate management actions, the risk of these activities are low. Locked management gates preclude public vehicle access to Stirling Trail and, even if public vehicles breached these gates, they would be unlikely to enter the EPBC Act offset site due to the dense and thick nature of the vegetation west and south of Stirling Trail. Similarly, although horse riders, mountain bikers and campers will be allowed access to Stirling Trail and King Spur Hut (Hut 36) at or outside the boundary of the EPBC Act offset site, they are unlikely to enter the EPBC Act offset site due to the dense and thick nature of the vegetation west and south of Stirling Trail (on the offset site side of the trail). During high visitation periods, there is a possibility that campers may attempt to source firewood from within the offset site. However, this risk would be minimised by the RMB providing adequate firewood at King Spur Hut.

The RMB's commitments to manage potential threats from recreational activities include:

- Exclusion of public (i.e. non-management) vehicles from Stirling Trail at all times.
- Exclusion of horse riders and mountain bike riders during snow season and severely inclement weather (e.g. periods of heavy rainfall).
- Regular inspection of management gates to ensure they still prevent access. Prompt replacement of damaged gates and any locks that have been illegally removed.
- Maintenance of trails outside of snow season to ensure there is no reason to depart from designated trails (e.g. moving of fallen trees or other obstructions).
- Placement of obstructions (e.g. logs or boulders) in strategic locations beside trails to reduce risk of horse riders or bike riders departing from designated trails.
- Enforcement of trail designations (fines).
- Provision of firewood at alpine huts to ensure there is no need to source firewood from the offset site.
- Regulatory signage including information on expected behaviour at key locations.

3.8.3 Woody weeds

Elimination of all woody weeds

Three woody weed species within the EPBC Act offset site are Blackberry, Apple and Grey Sallow. They are present at less than 1% cover and are generally on the edges of the Alpine Bogs. Willows *Salix* spp. are recognised as a key threat to Alpine Bogs in TSSC (2009) and the National Recovery Plan (DoE 2015) and Grey



Sallow is a known invasive Willow species throughout the alpine and mountain regions of Victoria. The three woody weed species already present in the Alpine Bogs have the potential to expand their abundance significantly and will need to be controlled and maintained at less than 1% cover with no mature plants present in the offset site. In the first instance, material should be physically removed and any regeneration spot treated with the minimum amount of herbicide required to treat the infestations. Herbicide application can only occur in optimal conditions (i.e. little or no wind) and preferably in areas more than two metres away from wet ground. Where possible herbicide will be wiped or painted onto the target plants rather than sprayed.

The few woody weed infestations present throughout the offset site will be controlled within the first year of the OMP commencement date. Any woody weed recruits subsequently observed within the offset site will have their location recorded and plants subject to control works within 12 months of observation. No woody weeds will be permitted to set seed and will be controlled before any viable seed can be produced.

Any other woody weeds recorded on site must be eliminated appropriately. Any impact to indigenous plants (off target species) will be minimised during treatment of woody weeds. Woody weeds will be ideally controlled by being hand pulled. Extreme caution will be used if herbicides are used and any use will be minimised. Monitor for any re-sprouting or seedlings and eradicate as required.

New and emerging woody weeds

Monitoring for new and emerging woody weeds (especially any other Willow species) will be conducted at least twice annually and any new and emerging woody weeds eliminated. Refer to DELWP (2019). However, note that the general use of herbicides is not permitted and the use of residual herbicides is explicitly prohibited.

3.8.4 Herbaceous and grassy weeds

Control of all herbaceous weeds

The Victorian *Catchment and Land Protection Act 1994* (CaLP Act) lists noxious weeds and requires that all land managers take reasonable steps to prevent the spread of, eradicate and/or control noxious weeds on their land. The control of high threat and listed noxious weed species is a key management action within the offset site and must be adequately addressed if improvement site gains are to be achieved.

Musk Monkey-flower is the key high threat herbaceous weed that will need to be controlled in the Alpine Bog community. This high threat weed will be treated with an emphasis on ensuring that weed cover does not increase beyond current levels (and to ensure that the total cover of high threat weeds is maintained at less than 1% cover). Musk Monkey-flower will be monitored at least once annually in summer (during flowering) to identify new occurrences that require treatment and to ensure its cover is not increasing.

Infestations of Musk Monkey-flower are closely associated with disturbance by deer. Therefore, control of Musk Monkey-flower will be by manual removal, spot spraying (observe herbicide restrictions near watercourses e.g. use CMA-approved fluroxypyr), smothering (with weed mat for severe infestations) and by controlling sources of disturbance (i.e. deer). Musk Monkey-flower will be treated before it has finished flowering and set seed. Impacts to indigenous plants will be minimised during treatment. As with woody weeds, preference will be given to mechanical or hand removal of high threat herbaceous weeds. All residual herbicides are prohibited. If non-residual herbicides must be used, their use will be minimised and every available option to reduce the potential toxicity to amphibians will be taken.



New and emerging herbaceous and grassy weeds

Monitoring for new and emerging herbaceous weeds will be conducted at least twice per year. Any new and emerging weeds will be eliminated to less than 1% cover. This must include any noxious weeds listed under the CaLP Act and any other weeds known to be high threats to the structure and functioning of Alpine Bog communities. Key new and emerging herbaceous and grassy weeds that will be monitored and controlled include (TSSC 2009; DoE 2015):

- Soft Rush Juncus effusus
- Jointed Rush Juncus articulatus subsp. articulatus
- Sword Rush Juncus ensifolius
- Brown-top Bent Agrostis capillaris
- Timothy Grass Phleum pratense
- Sweet Vernal-grass Anthoxanthum odoratum
- Yorkshire Fog Holcus lanatus
- White Clover Trifolium repens var. repens
- Flatweed Hypochaeris radicata.

3.8.5 Pest animals

Established pest animals within the offset site include deer, foxes and cats.

Sambar Deer are the key pest animal species that pose a threat to Alpine Bogs. They are causing damage within the offset site by forming tracks through all vegetation types and by forming wallows in Alpine Bogs. Sambar Deer also act as vectors for weed propagules, which readily establish in the disturbed ground that Sambar Deer leave behind. Deer disturbance is currently mostly restricted to the eastern end of the larger of the two Alpine Bogs within the offset site, probably because this area is more easily accessible by deer.

Sambar Deer will be controlled by regular shooting (authority to control wildlife will be required under the Victorian *Wildlife Act 1975*). Shooting will take place twice per year unless monitoring by remote cameras and field observations suggest that there are no longer Sambar Deer within the offset site. Shooting will generally take place outside of the snow season, once in spring (October or November) and once in autumn (March, April or May), although the timing of shooting may need to be adaptive depending on deer activity. Additional controls may include temporary electrified fencing around particularly sensitive areas (e.g. disturbed and easily accessible areas at the eastern end of the larger Alpine Bog within the offset site). Electrified fences would be set up in October (after the snow season) and checked at least monthly to ensure they remain operational (e.g. checked to ensure they have not been breached by deer, have not been compromised by fallen vegetation and still have a functional battery). Any required fence rectifications would be made before the next monthly inspection. Electrified fences will be placed in areas that are accessible (to deer and land managers), that are not obstructed by vegetation (to avoid the need to remove native vegetation to establish the fence) and that are known to have an active deer wallow.

Rabbit activity is limited by microclimate and geology. Although present in the open treeless vegetation (Alpine Grassland and Sub-alpine Grassy Heathland) of the broader State offset site, the species does not form warrens at this elevation/geology and is not known to be present within the EPBC Act offset site. The species does not currently pose a significant threat to Alpine Bog structure, floristics or functioning but will be monitored during annual pest animal monitoring and management of the species extended into the EPBC Act offset site (from the broader State offset site) if they are detected.



Foxes and cats are known from incidental records (scats, sightings and remote camera photos), although densities of these species are thought to be low and no den sites are known to occur within the offset site. Details on management of these species is contained within the management plan for the State offset site (Biosis 2019b).

Other potential pest animals that are not currently known to occur within the offset site include other deer species, feral horses, pigs and goats. These pest animals would cause considerable damage to the condition of the Alpine Bogs if they became established. Control measures for Sambar Deer would be broadened to include these new species if they were detected within the offset site.

3.9 Monitoring

A monitoring schedule is provided in Table 7 and explained in more detail in the following sections. As the public land manager, the RMB has a daily presence at Mount Stirling. Monitoring has been planned to tie in with the RMB's existing land management obligations.

3.9.1 Monitoring of recreational activities

Threats posed by unauthorised recreational activities are greatest outside of the declared snow season. Monitoring of Stirling Trail and potential management issues (i.e. that could force users to depart from the designated trail) will be conducted annually after snowmelt and regularly thereafter until the next snow season. Inspection of management gates and locks will also occur on a regular basis, outside of the declared snow season. Daily weather forecasts will be monitored and Stirling Trail closed to horse riders and mountain bike riders in severely inclement weather (and closed during the declared snow season). Firewood supplies at King Spur Hut will be assessed prior to declared snow season and stockpiled as required.

3.9.2 Weed monitoring

Weed monitoring will be undertaken using a site walk-over at least twice a year (summer and autumn). The high threat weeds listed above are relatively visible from the periphery of the Alpine Bog, especially in summer (when Musk Monkey-flower is flowering) and autumn (as Apple and Grey Sallow are deciduous). No intensive weed monitoring within the Alpine Bog (e.g. with quadrats, transects or similar) will be established because of the following:

- There are very low current weed cover levels (i.e. less than 1%), so detectability would not benefit from a randomised or formalised monitoring program.
- Weed occurrence is limited to the edges of the bog and there are no weed records from the middle of the bog system based on recent field inspections, so establishing monitoring sites in the middle of the bog will provide little benefit for management interventions.
- Establishing an intensive monitoring program is likely to cause damage to sensitive vegetation
 (especially Peat Moss Sphagnum spp.) and hydrology through unnecessary human access, trampling
 and installation of monitoring infrastructure.
- The dense wet heathland vegetation in the middle of the bog system tends to preclude weed invasion.
- Intensive weed monitoring throughout the bog system is also likely to encourage the spread of existing weeds by trampling and disturbing the native vegetation.

3.9.3 Pest animal monitoring

To monitor pest animal (particularly Sambar Deer) activity, six remote cameras were set up in six separate wallows across the offset site (including one camera within the eastern extent of the EPBC Act offset area)



over 29-31 days in January and February 2019. On average, the wallows were visited by one deer every 2.5 days. These cameras will be installed annually for at least 30 days over summer. Remote camera monitoring will continue to inform management actions for deer populations (and any other incidental pest animal activity) in the offset site and more broadly across Mount Stirling.

3.9.4 Alpine Bog condition monitoring

The condition of the Alpine Bogs was assessed by way of a vegetation quality assessment using the habitat hectares methodology (DSE 2004). However, this methodology is not designed for long-term monitoring of the condition of Alpine Bogs. Intensive condition monitoring (e.g. with quadrats, transects or similar) is not required and may do more harm than good (refer to weed monitoring above). Instead, visual inspections of the Alpine Bogs with reference to 2019 mapping will be undertaken annually to detect any major changes that may have occurred to the extent and structure of the Alpine Bogs, acknowledging that these are variable ecological systems.

3.10 Reporting

The offset site MoU between the RMB and DELWP requires the land manager to submit a report annually for each year of the 10 years of the management plan and thereafter at the reasonable request of DELWP. Reports are to be submitted at least two months prior to the anniversary date of the execution of the Agreement to allow time for compliance to be assessed before the anniversary date. This will mean annual reports need to be submitted on or by 4 July each year.

The annual report will address progress against the commitments set out in the State offset plan and this OMP. Annual reports will provide enough detail in the form of written comments and supporting evidence that an assessor can easily determine the completion of or progress against the management commitments for the offset site.

Annual reports will include:

- Details of management actions, including on-ground works, undertaken within the reporting period.
- Results of monitoring activities, including management of recreational access, weed cover, new and emerging weeds, deer presence and damage and other pest animals.
- Site photographs.
- Details of compliance or non-compliance with the schedule of management actions (Table 5).
- Details of compliance or non-compliance with performance targets.
- Details of any incidents or new and emerging management issues, with recommendations for corrective action and plan review.
- Details of any fires, drought events or other matters that have arisen in the reporting period that are likely to impact the health and functioning of the Alpine Bog.

The reporting schedule is detailed in Table 8.



3.11 Auditing

The RMB is responsible for auditing the implementation and effectiveness of the OMP. Audits will be conducted by an independent ecologist at the following stages (it should be noted that DELWP's annual review of monitoring reports for the broader offset site will also provide an auditing function):

- At the end of the first year of site management this is to ensure that initial management actions are conducted to the satisfaction of the RMB and DoEE, including ensuring initial management actions have commenced.
- At the end of the fourth year of site management this will involve a review of four annual monitoring and management reports, as well as an independent assessment of the condition of the Alpine Bog habitat within the site.
- At the end of the eighth year of site management as per the fourth year audit.
- Following the completion of the 10-year management period this is to be a final audit of the implementation and effectiveness of the OMP.

The timing of scheduled audits is detailed in Table 8. Additional audits may be triggered as a result of a plan review (Section 3.12) or following an environmental incident resulting in significant change to site conditions, as identified in the risk assessment (Table 6).

3.12 Plan review

This plan includes an adaptive management framework, where management actions may be triggered by events occurring within the offset site or by the results of monitoring activities. A review of the OMP will only be necessary in the event of a major incident that makes a significant change to the character or condition of the offset area. The most likely such event is a major fire or prolonged drought period as described in Table 6.

If a plan review is triggered, this will be conducted by the RMB in consultation with DoEE and/or DELWP, if required. Any future adaptive management changes will be incorporated into the OMP and an updated version of the OMP will be supplied to DoEE.

The OMP review will involve changes to any part of the OMP, in order to adequately respond to the trigger and re-direct management actions towards achieving the environmental outcomes under potentially altered site or environmental conditions.

The review could involve changes to:

- Specific details of offset site management methods.
- Monitoring methodology.
- Schedules of monitoring, reporting and auditing.



4 Schedule of management actions, risks, monitoring and reporting

This section provides a schedule of management actions (Table 5) for the offset area, provides an assessment of the risk of failing to achieve desired outcomes (Table 6) and specifies how this relates to the monitoring (Table 7) and reporting (Table 8) program.

Table 5 Schedule of management actions

Year	Objective - entire EPBC Act offset site	Timing of activity - month(s)	Standard to be achieved	Related monitoring activity (# - see Table 7)
1 and ongoing	1. Control of any unauthorised recreational activities Ensure the offset site is appropriately signed to preclude entry from recreational users on adjacent land and access tracks.	Start within 1 month of commencement of the OMP, with regular maintenance checks and replacement as necessary.	Exclude unauthorised recreational access.	Management Sec. 3.8.2 Monitoring #1 - Sec. 3.10.1
1 and ongoing	2. Eliminate all woody weed infestations within the offset area to <1% cover Weeds to be managed in accordance with State OMP (Biosis 2019b) and DELWP (2019) standards, with a focus on Blackberry, Apple and Grey Sallow.	Start within 1 month of commencement of the OMP. Continue annually in spring/summer.	No mature woody weeds present by end of Year 3 (and annually thereafter). Woody weeds at <1% cover at the end of Year 10 (and annually thereafter). Minimise off-target damage (avoid all native plants and herbicide input into damp areas). Record and control any woody weed regeneration/re-colonisation.	Management Sec. 3.8.3 Monitoring #2 - Sec. 3.9.2
1 and ongoing	3. Eliminate all high threat herbaceous weed infestations within the offset area to <1% cover Weeds to be managed in accordance with State OMP (Biosis 2019b) and DELWP (2019) standards, with a focus on Musk Monkey-flower.	Start within 1 month of commencement of the OMP. Continue annually in spring/summer.	High threat herbaceous weeds at <1% cover at the end of Year 10 (and annually thereafter). Minimise off-target damage (avoid all native plants and herbicide input into damp areas). Record and control any herbaceous weed regeneration/recolonisation.	Management Sec. 3.8.4 Monitoring #2 - Sec. 3.9.2



Year	Objective - entire EPBC Act offset site	Timing of activity - month(s)	Standard to be achieved	Related monitoring activity (# - see Table 7)
1 and ongoing	4. Monitor and control other herbaceous weeds and new and emerging high threat weeds Weeds to be monitored and managed in accordance with State OMP (Biosis 2019b) and DELWP (2019) standards, with a focus on Soft Rush, Jointed Rush, Sword Rush, Brown-top Bent, Timothy Gras, Sweet Vernal-grass, Yorkshire Fog, White Clover and Flatweed.	Annually in spring/summer.	Herbaceous and grassy weed cover to not exceed current levels (2%) at the end of Year 1 (and annually thereafter). All new and emerging high threat weeds at <1% cover of at the end of Year 10 (and annually thereafter). Minimise off-target damage (avoid all native plants and input into wetlands).	Monitoring #2 - Sec. 3.9.2
1 and ongoing	6. Monitor and Sambar Deer Deer to be monitored via remote cameras (at least in summer) and managed through shooting program twice per year (once in spring and once in autumn).	Annually in spring, summer and autumn.	Deploy remote cameras at the six established monitoring locations for at least 30 days over summer to monitor deer activity and numbers. Reduction in the number of deer and number of active wallows within the offset site (from baseline commencement data) by the end of Year 10.	Management Sec. 3.9.4 Monitoring #3 - Sec. 3.10.3
1 and ongoing	7. Monitor and control all new and emerging pest animals	Ongoing	Control numbers of any new and emerging pests.	Management Sec. 3.8.5 Monitoring #3 - Sec. 3.9.3
All (annually)	8. Prepare and submit an annual report	Submit on or by 4 July annually.	Annual report is signed, dated and submitted by the RMB at least 2 months prior to the anniversary date of the agreement.	Refer to section 3.10



Table 6 Risk assessment of management actions/objectives

This risk assessment uses the risk framework from the DoEE EMP Guidelines (DoE 2014). The likelihood and consequence classification is summarised in Appendix 2.

Objective (refer to Table 5)	Event or circumstance	Likelihood	Consequence	Risk level	Trigger	Contingencies	Related monitoring activity (see Table 7)
1	Unauthorised entry of recreational uses and damage to vegetation	Unlikely	Minor	Low	Recreational uses and/or impacts identified in offset site.	Use enforcement power by RMB. Consider increased signage and seasonal temporary fencing or obstructions.	1
2, 3, 4, 5	High threat weeds are at >1% cover (current levels) within offset area, mature woody weeds are present after Year 3 and/or total weed cover exceeds 2% (current levels).	Possible	Minor	Low	Woody weed cover >1%. Musk Monkey-flower cover >1% Total weed cover >2%. Weeds appear to be interfering with Alpine Bog structure and functioning.	Control weeds. Minimise off-target damage (avoid all native plants and herbicide inputs into the wetland)	2
6, 7	Deer observed within offset site. Other pest animals observed within offset site. Damage to Alpine Bogs e.g. through trampling.	Possible	Moderate	Medium	Remote camera results. Fresh ground disturbance or pest animal scats observed in the offset area. New and emerging pest observed within offset area.	Increase shooting program effort. Consider additional control methods (e.g. temporary fencing). Undertake control works for new and emerging pests as appropriate.	3



Objective (refer to Table 5)	Event or circumstance	Likelihood	Consequence	Risk level	Trigger	Contingencies	Related monitoring activity (see Table 7)
1, 2, 3, 4, 5, 6, 7	Major fire or drought event, or natural change to hydrology.	Possible	Moderate	Medium	Impacts of major fire observed within offset area or a drying event that impacts Alpine Bog health and functioning.	Assist and enhance natural regeneration post fire or drought event e.g. by slowing water flow and managing erosion and revegetation if required. Review OMP (Section 3.13).	1, 2, 3



Table 7 Monitioring schedule

#	Monitoring activity	Parameters measured	Survey/monitoring guidelines	Where	When	Reliability
1	Access monitoring	Regular patrols of Mount Stirling. Signs of entry to offset site.	Observations during management and monitoring activities.	Offset area	Ongoing	High
2	Weed monitoring	Cover of high threat weeds. Cover of all weeds.	Site walk-over (focussing on edges of Alpine Bogs) to be conducted to identify all weeds and determine cover of high threat weeds and all weeds in total. High threat species to be mapped using GPS. Refer to Section 3.8.3, 3.8.4 and 3.9.2 for details.	Offset area	Twice annually – summer and autumn	High
3	Pest animal monitoring (deer, new and emerging pest animals)	Presence of pest animals or signs e.g. camera results, scats, diggings, browsing or grazing.	Signs of pest animals to be recorded via camera traps or during weed monitoring. Locations of deer wallows to be mapped using GPS. Refer to Section 3.8.5 and 3.9.3 for details.	Offset area	Annual – remote cameras in summer, incidental records in spring and autumn	High



Table 8 Reporting schedule

#	Type of report	Responsibility	Timing	Reporting authority	Trigger (if any)
1	Annual report. Summarises management actions completed within the offset area (Section 3.8) and results of offset site monitoring activities (Section 3.9).	RMB	Report to be completed on or by 4 July each year so information is available prior to spring monitoring.	DOEE DELWP	Not applicable
3	Review of offset management plan (Section 3.12).	RMB	As required.	DoEE DELWP	Significant environmental event causing widespread impact to Alpine Bogs within the offset site e.g. wildfire/drought.
3	Audit report (Section 3.11).	RMB	End of years 1, 4, 8 and 10.	DoEE	Not Applicable



5 References

Biosis and GHD 2016. *Mount Buller Sustainable Water Security Project – Off-stream Storage: Flora and Fauna Assessment.* Report for Mount Buller and Mount Stirling Alpine Resort Management Board.

Biosis 2017. *Mount Buller Sustainable Water Security Project – Off-stream Storage: EPBC Act Offset Strategy*. Report for Mount Buller and Mount Stirling Alpine Resort Management Board.

Biosis 2019a. Assessment Report for Credit Site FP/VC_CLO-3081_01. State Offset Site Report to the Victorian Government Department of Environment, Land, Water and Planning on behalf of the Mount Buller and Mount Stirling Alpine Resort Management Board.

Biosis 2019b. *Management Plan for Offset Site FP/VC_CLO-3081_01*. State Offset Site Report to the Victorian Government Department of Environment, Land, Water and Planning on behalf of the Mount Buller and Mount Stirling Alpine Resort Management Board.

Biosis 2019c. Mount Buller Sustainable Water Security Project – Off-stream Storage: Hydrological and Ecological Monitoring and Adaptive Management Program. Report for Mount Buller and Mount Stirling Alpine Resort Management Board.

DELWP 2019. *Management Standards for Native Vegetation Offset Sites*. Victorian Government Department of Environment, Land, Water and Planning, Melbourne.

DoE 2014. *Environmental Management Plan Guidelines*. Australian Government Department of the Environment, Canberra.

DoE 2015. *National Recovery Plan for the Alpine* Sphagnum *Bogs and Associated Fens – A Threatened Ecological Community Listed under the* Environment Protection and Biodiversity Conservation Act 1999. Australian Government Department of the Environment, Canberra.

DSEWPaC 2012. Environment Protection and Biodiversity Conservation Act 1999: *Environmental Offsets Policy*. Australian Government Department of Sustainability, Environment, Water, Population and Communities, Canberra.

DSE 2004. Native Vegetation: Sustaining a Living Landscape. Vegetation Quality Assessment Manual – Guidelines for Applying the Habitat Hectares Scoring Method. Victorian Government Department of Sustainability and Environment, Melbourne.

TSSC 2009. *Alpine* Sphagnum *Bogs and Associated Fens Ecological Community Listing Advice*. Advice to the Australian Government Minister for the Environment, Heritage and the Arts from the Threatened Species Scientific Committee, Canberra.



6 Appendices



Appendix 1 EPBC Act Approval 2014/7303

Approval

Mt Buller Sustainable Water Security Project – Off-stream Storage, Victoria (EPBC 2014/7303)

This decision is made under sections 130(1) and 133 of the *Environment Protection and Biodiversity Conservation Act 1999*.

Proposed a	action
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person to whom the approval is granted	Mount Buller and Mount Stirling Alpine Resort Management Board
proponent's ABN	44 867 982 534
proposed action	To construct and operate a 100 megalitre capacity off-stream water storage and ancillary infrastructure within the Mt Buller Alpine Resort Ski Area, Victoria [See EPBC Act referral 2014/7303].

Approval decision

Controlling Provision	Decision
Listed threatened species and communities (sections 18 & 18A)	Approve

conditions of approval

This approval is subject to the conditions specified below.

expiry date of approval

This approval has effect until 1 June 2068.

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name and position

James Barker

Assistant Secretary

Assessments and Governance Branch

signature

date of decision

25/6/2018

Conditions attached to the approval

Disturbance areas

- 1. The approval holder must only undertake the action in the **project area** shown in Annexure A.
- 2. For the life of the approval, the approval holder must achieve the following outcomes (relative to baseline monitoring and control sites):
 - a. no direct impacts to Alpine bogs;
 - b. no more than a 10 per cent (0.090 hectare) reduction in the total combined area of indirectly affected areas of Alpine bogs;
 - c. no more than a 10 per cent reduction in the total 'bog-dependent' native flora **species** richness of indirectly affected areas of Alpine bogs;
 - d. no more than a 10 per cent increase in the cover of 'non-bog dependent' species within **indirectly affected areas** of **Alpine bogs**; and
 - e. no more than a 10 per cent reduction in the average cover of sphagnum moss (*Sphagnum* spp) within **indirectly affected areas** of **Alpine bogs**.

Pre-disturbance surveys

- 3. The approval holder must undertake pre-disturbance surveys in the project area to identify any new or new occurrences/extent of EPBC Act listed threatened species or ecological communities. Pre-disturbance surveys must be supervised by a suitably qualified person and undertaken in accordance with the Department's survey guidelines in effect at the time of the survey or other equivalent survey methodology approved by the Department.
- 4. If new or new occurrences/extent of **EPBC Act** listed threatened species or ecological communities not previously identified are found in the **project area** during **pre-disturbance surveys** or during **construction**, the approval holder must:
 - a. immediately cease work;
 - b. notify the **Department** in writing within 48 hours of finding the **EPBC Act** listed threatened species and/or ecological communities; and
 - c. not **re-commence** or **commence the action** without written agreement from the **Minister**.
- 5. If new or new occurrences/extent of EPBC Act listed threatened species or ecological communities not previously identified are found in the project area during pre-disturbance surveys or during construction, the approval holder must outline in writing the number or extent and quality of the EPBC Act listed threatened species and ecological communities present, and how potential impacts to these EPBC Act listed threatened species and/or ecological communities will be avoided, mitigated and/or compensated for, for the Minister's approval. Once approved, the approved avoidance, mitigation and/or compensation measures must be implemented.

Hydrological and Ecological Monitoring and Adaptive Management Program

- 6. The approval holder must implement the **Hydrological and Ecological Monitoring and Adaptive Management Program (HEMAMP)** for the life of the approval. If monitoring results indicate that the outcomes in condition 2 has not been achieved or is not likely to be achieved, the approval holder must:
 - a. investigate why the outcome has not or will not be achieved
 - b. advise the **Department** within 14 days of receiving the monitoring results (including a summary of the provision of the investigation required under condition 6a); and
 - c. develop corrective actions, revised monitoring, mitigation, management measures and/or compensation measures to be included in the **HEMAMP**.
- 7. Any revised measure(s) to be included in the **HEMAMP** required under condition 6, must be peer reviewed by a **suitably qualified expert**. The peer review must be submitted to the **Minister** together with the revised **HEMAMP**, and a statement from the **suitably qualified expert** stating that the peer review adequately evaluated measures proposed.
- 8. Within three (3) months following the third anniversary of **commencement of the action**, the approval holder must assess the effectiveness of the monitoring, mitigation, and management measures in the **HEMAMP** in achieving the outcome in condition 2(b). The assessment must be undertaken by a **suitably qualified independent expert**. The findings of the assessment must immediately be made publicly available on the approval holder's website, and be provided to the **Department** within five (5) days of publishing.
- 9. If the Minister at any time is not satisfied that the outcomes in condition 2 have been achieved or are likely to be achieved, the Minister may (in writing) require the approval holder to submit a new plan or program for the Minister's approval to reduce, mitigate, remediate or compensate impacts to Alpine bogs, within a designated timeframe. The Minister may request that the plan or program be prepared or reviewed by a person designated or agreed to by the Minister. If the Minister approves the plan or program, then the approved plan or program must be implemented.

Note: To avoid doubt, any proposed compensation measures must be additional to that required under condition 12.

Ecological Rehabilitation Plan

- 10. Information obtained during **pre-disturbance surveys** required under condition 3 must be used to inform the implementation of the **Ecological Rehabilitation Plan**. Any changes to the plan must be submitted to the **Department** for the **Minister**'s written approval prior to the **commencement** of the rehabilitation works.
- 11. Within one (1) month following completion of **construction**, or following approval by the **Minister** as required under condition 9, the approval holder must **commence** rehabilitation of the **project area** in accordance with the **Ecological Rehabilitation Plan**.

Offset Areas

12. Prior to the **commencement of the action**, to compensate for the potential reduction in the total combined area of up to 0.090 ha of **indirectly affected areas** of **Alpine bogs**, the approval holder must **legally secure** 0.381 hectares of **Alpine bogs** at Mt Stirling as identified in the **Offset Strategy**, or another offset agreed to by the **Minister** in writing.

- 13. Within three (3) months of **legally securing** the offset required under condition 12, the approval holder must submit an Offset Management Plan, for the written approval of the **Minister**. Once approved, the approved Offset Management Plan must be implemented for the life of this approval. The Offset Management Plan must:
 - a. be prepared by a suitably qualified expert
 - b. provide the **Department** with a written description and map to clearly define the location and boundaries of the offset area(s). This must be accompanied with the **offset attributes** and **shapefiles**
 - c. include timeframes and key milestones for implementation of offsets.
 - d. detail management actions and regeneration and revegetation strategies to be undertaken on the offset area(s) to improve and extend the ecological quality of **Alpine** bogs, including:
 - a discussion of how measures outlined take into account relevant conservation advice and are consistent with the measures in relevant recovery plans and threat abatement plans
 - ii. a description and timeframe of measures that will be implemented to improve the condition and extent of **Alpine bogs** within the offset area(s);
 - iii. performance and completion criteria for evaluating the management of the offset areas, and criteria for triggering remedial action;
 - iv. a program to monitor and report on the effectiveness of these measures, and progress against the performance and completion criteria;
 - a description of potential risks to the successful implementation of the plan, a
 description of the measures that will be implemented to mitigate against these risks
 and a description of the contingency measures that will be implemented if defined
 triggers arise; and
 - vi. details of who is responsible for monitoring, reviewing and implementing the plan.

Administrative conditions

- 14. Within 20 business days after the **commencement of the action**, the **approval holder** must advise the **Department** in writing of the actual date of **commencement of the action**.
- 15. The approval holder must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval and make them available upon request to the **Department**. Such records may be subject to audit by the **Department** or an independent auditor in accordance with section 458 of the **EPBC Act**, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the **Department's** website. The results of audits may also be publicised through the general media.
- 16. Within one (1) month of every 12 month anniversary of **commencement**, the approval holder must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of any management plans as specified in the conditions and any monitoring results required. Any monitoring program results or peer-reviews must be publicly available on the approval holder's website and remain on the approval holder's website for the life of the approval. Documentary evidence providing proof of the date of publication and details of non-compliance with any of the conditions of this approval must be provided to the **Department** at the same time as the compliance report is published.

- 17. Upon the direction of the **Minister**, the approval holder must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the **Minister**. The independent auditor must be approved by the **Minister** prior to the commencement of the audit. Audit criteria must be agreed to by the **Minister** and the audit report must address the criteria to the satisfaction of the **Minister**.
- 18. If, at any time after five (5) years from the date of this approval, the approval holder has not **commenced** the action, then the approval holder must not **commence** the action without the written agreement of the **Minister**.
- 19. Unless otherwise agreed to in writing by the **Minister**, the approval holder must publish all reports and agreements referred to in conditions 7, 8, 10, and 13 on their website. Each report and agreement must be published on the website within one (1) month of being approved by the **Minister**.

Definitions

Alpine bogs means the **EPBC Act** listed threatened ecological community *Alpine Sphagnum Bogs and Associated Fens.*

Commencement of the action (also commence, re-commence, commenced) means the first instance of construction.

Conservation advice means a conservation advice approved by the Minister under the **EPBC Act**.

Construction means the erection of a structure that is or is to be fixed to the ground and wholly or partially fabricated on-site; the alteration, maintenance, or repair; preliminary site preparation work which involved breaking of the ground; clearing vegetation; the laying of pipes and other prefabricated materials in the ground, and any associated excavation works; but excluding the installation of fences and signage.

Department means the Australian Government Department administering the EPBC Act.

Department's survey guidelines means Survey Guidelines for Australia's Threatened Frogs, Threatened Birds, Threatened Fish, Threatened Mammals, Threatened Reptiles and Threatened Bats: http://www.environment.gov.au/epbc/guidelines-policies.html

Direct impact means any clearing such as the cutting down, felling, thinning, logging, removing, poisoning, ringbarking, uprooting or burning of native vegetation, but does not include measure for weed, pest management.

Ecological Rehabilitation Plan refers to the document titled 'Mount Buller Sustainable Water Security Project – Off-stream Storage Ecological Rehabilitation Plan. Final Report. 8 December 2016', or subsequent versions as approved by the **Minister**.

EPBC Act is the Environment Protection and Biodiversity Conservation Act 1999 (Cth).

Hydrological and Ecological Monitoring and Adaptive Management Program (HEMAMP) refers to the document titled 'Mount Buller Sustainable Water Security Project – Off-stream Storage Hydrological and Ecological Monitoring and Adaptive Management Plan. Final Report. 21 September 2017.

Indirectly affected areas refers to 0.898 hectares of **Alpine bogs** 4.2, 6, 8, 9, 10, 11.2 and 12 as shown in <u>Annexure B</u> and occurring in the catchment area that may be **indirectly impacted** by the action.

Legally secure/securing means to secure a legal agreement under section 18B of the Victorian *Crown Land (Reserves) Act 1978* or the Victorian *Planning and Environment Act 1987*, to provide enduring protection for the site against development incompatible with conservation.

Minister means the Commonwealth Minister administering the **EPBC Act** and includes a delegate of the Minister.

Mountain Pygmy-possums means the **EPBC Act** listed species Mountain Pygmy-possum (*Burramys parvus*).

Offset attributes means an '.xls' file capturing relevant attributes of the offset area, including:

- i. EPBC Act reference number;
- ii. physical address of the offset area;
- iii. coordinates of the boundary points in decimal degrees;
- iv. EPBC Act listed threatened species that the offset compensates for;
- v. any additional protected matters that are benefiting from the offset; and
- vi. size of the offset in hectares.

Offset Strategy refers to the document titled Mount Buller Sustainable Water Security Project – Off-stream Storage EPBC Act Offset Strategy. Draft Report. 5 October 2017.

Pre-disturbance surveys means surveys that are undertaken within the **project area** to determine the occurrence of any **EPBC Act** listed threatened species (or their habitat) and/or ecological communities prior to the **commencement of the action**.

Project area is the area shown in Annexure A and described as 'project construction footprint'.

Recovery plans means a recovery plan made or adopted by the Minister under the EPBC Act.

Shapefiles means an Esri compatible file containing '.shp', '.shx' and '.dbf' files and any other relevant file extensions capturing attributes including at least the **EPBC Act** reference number and **EPBC Act** protected matters present at the relevant site.

Species richness means the number of different species represented in the **indirectly** affected areas.

Suitably qualified independent expert means a person who is approved by the **Department**, and who is independent, is not an employee of the approval holder, and who has relevant tertiary qualifications and a minimum of five years demonstrated experience relevant to the review of management plans, strategies or monitoring programs.

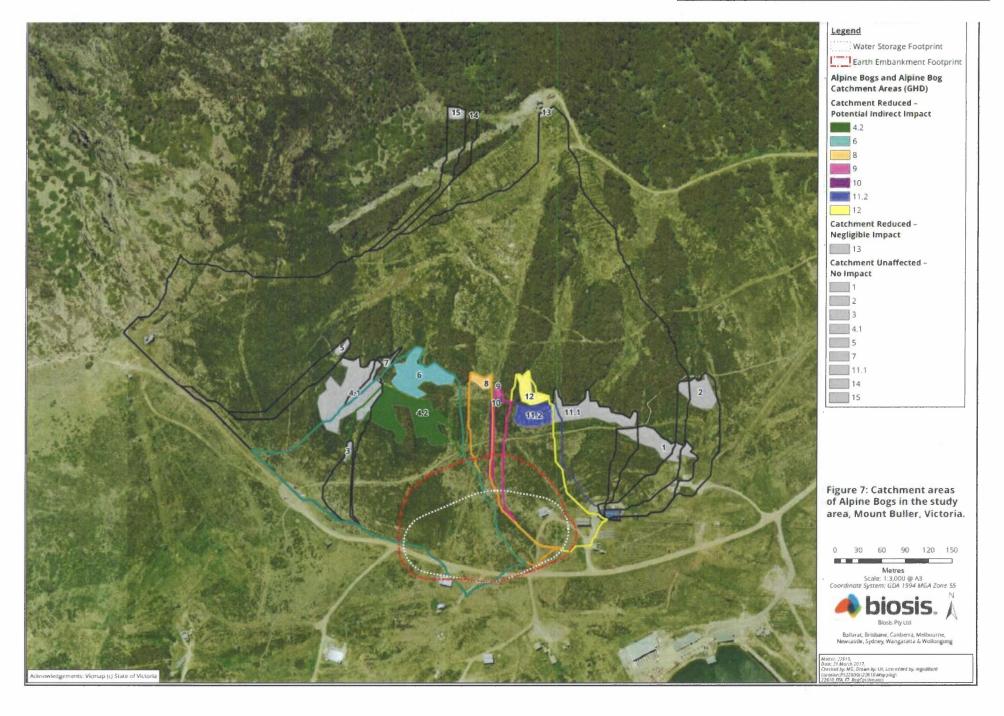
Suitably qualified expert means a person with tertiary qualification and a minimum of five years demonstrated experience relevant to the nominated subject matter/s and who can provide authoritative assessment advice and analysis about performance relevant to the subject matters using relevant protocols, standards, methods or literature.

Threat abatement plans means a threat abatement plan made or adopted by the Minister under the EPBC Act.

Annexure A: Project area and distribution of Alpine Bogs



Annexure B: Indirectly impacted Alpine bogs





Appendix 2 DoEE EMP Guidelines Risk Framework

Risk Framework

		Consequence				
		Minor	Moderate	High	Major	Critical
	Highly Likely	Medium	High	High	Severe	Severe
poo	Likely	Low	Medium	High	High	Severe
Likelihood	Possible	Low	Medium	Medium	High	Severe
Lik	Unlikely	Low	Low	Medium	High	High
	Rare	Low	Low	Low	Medium	High

Likelihood

Qualitative measure of likelihood (how likely is it that this event/circumstances will occur after management actions have been put in place/are being implemented

Highly Likely	Is expected to occur in most circumstances	
Likely	Will probably occur during the life of the project	
Possible	Might occur during the life of the project	
Unlikely	Could occur but considered unlikely	
Rare	May occur in exceptional circumstances	

Consequence

Qualitative measure of consequences (what will be the consequence / result if the issue does occur)				
Minor	Minor incident of environmental damage that can be reversed			
Moderate	Isolated but substantial instances of environmental damage that could be reversed with intensive efforts			
High	Substantial instances of environmental damage that could be reversed with intensive effort			
Major	Major loss of environmental amenity and real danger of continuing			
Critical	Severe widespread loss of environmental amenity and irrecoverable environmental damage			



Appendix 3 DELWP-RMB Memorandum of Understanding

MEMORANDUM OF UNDERSTANDING for the Management of Native Vegetation as an offset on Crown land.

VC CLO-3081_01

BETWEEN

THE STATE OF VICTORIA THROUGH THE DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING

(Department)

- and -

MOUNT BULLER MOUNT STIRLING ALPINE RESORT MANAGEMENT BOARD (*Crown Land Manager*)

SUBJECT LAND: MOUNT STIRLING ALPINE RESORT (UNINCORPORATED)
SITE: DEPICTED IN THE FIRST SCHEDULE

Date of MoU:

INTRO	DUCTION	1
1	DEFINITIONS	2
2	INTERPRETATION	3
3	COMMENCEMENT OF THIS MOU	-3
4	STATUS OF MOU	3
5	NATIVE VEGETATION MANAGEMENT STANDARDS	4
6	EXCEPTIONS TO NATIVE VEGETATION MANAGEMENT STANDARDS	6
7	MANAGEMENT NOTICES	7
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9	TRANSFER OF LAND MANAGEMENT RESPONSIBILITIES	8
10	DEFAULT	8
11	TERMINATION	9
12	GENERAL	9
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FIRST	SCHEDULE MOU DETAILS	11
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Memorandum of Understanding for the Management of Native Vegetation as an offset on Crown land

This MoU is made on the day of SEPTEMBER 2019 between the Crown Land Manager and the State of Victoria through the Department of Environment, Land, Water and Planning.

INTRODUCTION

- Offsets for Native Vegetation removal may be required in order to comply with regulatory requirements, permits or approvals in Victoria, including the requirements of Victorian planning schemes and the *Planning & Environment Act* 1987 (Vic). Permits issued under clause 52.16 or 52.17 of a Planning Scheme may require offsets of the appropriate quantity (amount of gain) and attributes to be provided for Native Vegetation removal.
- The Department and the Crown Land Manager have signed this MoU in order to record their intention to manage the Site so as to protect and improve the extent and quality of Native Vegetation on the Site on an ongoing basis for the purpose of offsetting Native Vegetation removal elsewhere. This MoU may provide for a ten year Site Management Plan designed to improve the condition of the Site and to protect the Site. It is intended that the Native Vegetation management standards in this MoU be adhered to on an ongoing basis.
- The Crown Land Manager agrees to manage the Site in accordance with the Site Management Plan (if applicable) and will cooperate in enabling the Department to have access to the Subject Land for the purposes of evaluating the Site Management Plan and the Crown Land Manager's management of the Site.
- The Crown Land Manager acknowledges that the purpose of this MoU is to achieve the Management Commitments in order to improve the condition of Native Vegetation on the Site on an ongoing basis, and, in particular, to:
 - (a) conserve and enhance wildlife habitat on the Site;
 - (b) enhance the ecological significance of the Native Vegetation on the Site;
 - (c) improve the bushland and trees on the Site; and
 - (d) protect natural features on the Site including rock formations, watercourses, lakes, ponds, marshes and other bodies of water on the Site.

IT IS AGREED:

1 DEFINITIONS

1.1 In this MoU the following definitions apply:

Annual Report means a report provided to the Department within one year of the date of signing this MoU and prior to each anniversary of that date for each year thereafter for a period of ten years, in accordance with clause 8.

Commencement Date means the date of commencement of this MoU as specified in the First Schedule.

Crown Land Manager means the person or body with day to day management responsibility as appointed under the Act under which the Subject Land is managed.

Crown Land Offset Agreement Fee means the amount payable to the Department in accordance with clause 5.1 and set out in the First Schedule.

Department means the State of Victoria through the Department of Environment, Land, Water and Planning and, where the context requires, includes the Department's officers, employees, agents, contractors, invitees and licensees.

Department's Representative means the person holding the title set out in the First Schedule.

Domestic or Feral Animal means any animal that is not native fauna or livestock.

Guidelines means the *Guidelines for the removal, destruction or lopping of native vegetation* dated December 2017, as varied from time to time, a copy of which is available from the website administered on behalf of the Department which at Commencement is <(www.delwp.vic.gov.au)>.

Management Action means the works and other requirements to be carried out by the Crown Land Manager as specified in the Site Management Plan under the Second Schedule.

Management Commitment means the outcomes for the improved quality and extent of Native Vegetation on the Site to be achieved by the Crown Land Manager carrying out the Management Actions.

Management Notice means a notice issued under clause 7 of this MoU.

MoU means this Memorandum of Understanding and includes the schedules and any annexure to it or documents incorporated by reference.

Native Vegetation has the same meaning as in clause 72 of the Victorian Planning Provisions which at the time of drafting means plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses.

Parties means the Crown Land Manager and the Department.

Periodic Report means an additional report requested by the Department from time to time which relates to a specified period for the purpose of demonstrating compliance with the MoU, including the Site Management Plan.

Planning Scheme means a planning scheme made under the *Planning and Environment Act 1987* (Vic) which applies to the Subject Land from time to time.

Regionally Prohibited Weed or Regionally Controlled Weed have the same meaning as in the Catchment and Land Protection Act 1994 (Vic).

Site means that part of the Subject Land to which this MoU applies as specified in the First Schedule.

Site Management Plan means the plan detailing the Management Actions to be carried out for a period of ten years and ongoing as specified in the Second Schedule and according to the timeframes specified for the purposes of achieving the Management Commitments.

Subject Land means all those parcels of land containing the Site as identified in the First Schedule.

1.2 If any of the following terms are used in the Site Management Plan the following definitions will apply:

Establishment of a Weed means the stage of the weed's development at which it is able to reproduce.

EVC means an Ecological Vegetation Class as defined in the Guidelines.

Habitat unit has the same meaning as set out in the Guidelines. **Habitat Zone** means a habitat zone described in the Second Schedule.

Revegetation means any Native Vegetation established within the Site in accordance with the Second Schedule.

Supplementary Planting means any Native Vegetation (overstorey and/or understorey plants) established within a remnant patch Habitat Zone in accordance with the Second Schedule.

2 INTERPRETATION

In this MoU unless the context admits otherwise:

- 2.1 the singular includes the plural and vice versa;
- 2.2 a reference to a gender includes a reference to each other gender;
- 2.3 a reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law;
- a term used in this MoU has its ordinary meaning unless that term is defined in this MoU. If a term is not defined in this MoU and it is defined in the Guidelines, it has the meaning as in the Guidelines, as appropriate;
- a reference to an Act, Regulation or a Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme;
- 2.6 the Introduction to this MoU forms part of this MoU;
- 2.7 in this clause words that are defined in A New Tax System (Goods and Services Tax) Act 1999 (Cth) have the same meaning as their definition in that Act. Except as otherwise provided in this MoU, all consideration payable under this MoU in relation to any supply is exclusive of GST;
- a reference to writing includes any method of representing or reproducing words, figures, drawings or symbols in a visible and tangible form but excludes a communication by electronic mail;
- 2.9 a *month* means a calendar month:
- 2.10 a reference to dollars or \$ is to Australian currency; and
- a Site Management Plan may expressly provide for the Crown Land Manager to carry out any activity that would otherwise contravene clauses 5.7.1, 5.8, 5.9, 5.10, 5.11, 5.18 and 5.20.

3 COMMENCEMENT OF THIS MOU

This MoU commences on the Commencement Date.

4 STATUS OF MOU

This MoU records the understanding between the parties on the subject matter but does not constitute an agreement for the purpose of section 69 of the *Conservation, Forests and Lands Act 1987* (Vic) and does not create any binding legal obligations between the parties. This MoU is intended to record agreed management standards for Native Vegetation to be adhered to on an ongoing basis to the maximum extent that is consistent with the Crown Land Manager's powers and obligations to manage the Subject Land.

5 NATIVE VEGETATION MANAGEMENT STANDARDS

Crown Land Manager Agreement

- 5.1 The Crown Land Manager agrees to pay the Crown Land Offset Agreement Fee set out in the First Schedule to the Department within 1 month of the Commencement Date.
- The Crown Land Manager agrees to comply with the terms of this MoU and the Site Management Plan, which forms part of this MoU.
- 5.3 The Crown Land Manager acknowledges that it has obtained the consent of the land management policy area of the Department prior to entering this MoU.

Management of the Site

In relation to the Site, the Crown Land Manager covenants and agrees:

- to complete the Management Actions for the purpose of achieving the Management Commitments, to the standards required by the Site Management Plan and to the satisfaction of the Department;
- to cooperate in enabling the Department and the Department's officers, employees, agents, contractors, invitees and licensees access to, and entry onto the Site in accordance with this MoU; and
- to undertake the works required to implement the Site Management Plan in compliance with all relevant laws, regulations and statutes, including subordinate instruments and authorisation.

Protection of Native Vegetation

- 5.7 The Crown Land Manager will:
 - 5.7.1 subject to clause 2.11, not cause or consent to the removal, destruction, lopping or any other interference with any Native Vegetation on the Site;
 - 5.7.2 take all reasonable steps to ensure that no Native Vegetation on the Site is removed, destroyed, lopped or otherwise interfered with; and
 - 5.7.3 subject to clause 6.4, not apply for, or consent to an application for, a permit under the *Planning and Environment Act 1987* (Vic) to remove, destroy or lop Native Vegetation on the Site.

Protection of other habitat

- 5.8 Subject to clauses 2.11 and 6.4, the Crown Land Manager must:
 - 5.8.1 not cause or consent to the removal or interference with any rocks or fallen vegetation on the Site; and
 - 5.8.2 take all reasonable steps to ensure that no rock or fallen vegetation on the Site is removed or interfered with.

Exclusion of livestock

- 5.9 Subject to clauses 2.11 and 6.4, and except as provided for in any Management Notice under clause 7, the Crown Land Manager will:
 - 5.9.1 not cause or consent to the introduction of any livestock on the Site; and
 - 5.9.2 take all reasonable steps to ensure that no livestock enter or remain on the Site.

Introduction of animals other than livestock

- 5.10 Subject to clauses 2.11 and 6.4, the Crown Land Manager will take all reasonable steps to:
 - 5.10.1 ensure members of the public do not bring any Domestic Animal onto the Site; and
 - 5.10.2 exclude any Domestic Animal that enters onto the Site.

Installation or upgrade of fencing

- 5.11 Subject to clause 2.11, this clause applies if the Site is adjacent to any land from which any stock or person (whether or not the person is in a vehicle):
 - 5.11.1 has ready access to the Site;
 - 5.11.2 is reasonably likely to have ready access to the Site; or
 - 5.11.3 becomes reasonably likely to have ready access to the Site.
- 5.12 If clause 5.11 applies, the Crown Land Manager will, subject to clause 6.4, ensure that there is adequate fencing and gates between the land and the Site so as to protect the Site from being readily accessible by stock or persons.
- 5.13 Subject to clause 6.4, any works required under clause 5.12 will be carried out:
 - 5.13.1 in the case of a site to which clauses 5.11.1 or 5.11.2 apply at the Commencement of this MoU, within three months of the Commencement Date of this MoU or at any earlier time specified in the Site Management Plan; or
 - 5.13.2 in any other case, within three months of any change in circumstance that creates a reasonable likelihood of any stock or person having ready access to the Site for the purposes of clause 5.11.3, or at any earlier time specified by the Department by written notice to the Crown Land Manager.

Maintenance of fencing

5.14 Subject to clause 6.4, the Crown Land Manager will maintain any fencing required by clause 5.12 or clause 5.13 in good repair and condition at all times.

Statutory pest management obligations

- 5.15 From the Commencement Date of this MoU and on an ongoing basis, the Crown Land Manager will, in relation to the Site, ensure compliance with:
 - 5.15.1 the requirement to prevent the growth and spread of Regionally Controlled Weeds under section 20(1)(e) of the Catchment and Land Protection Act 1994 (Vic);
 - 5.15.2 the requirement to prevent the spread of, and as far as possible, eliminate established pest animals under section 20(1)(f) of the *Catchment and Land Protection Act 1994* (Vic); and
 - 5.15.3 the requirement to eradicate Regionally Prohibited Weeds under section 20(1)(d) of the *Catchment and Land Protection Act* 1994 (Vic).

Weeds identified in Site Management Plan

5.16 The Crown Land Manager must, to the extent specified in the Site Management Plan, eradicate or prevent the growth and spread of any Weed or other plant as specified in the Site Management Plan.

Application of fertiliser

- 5.17 The Crown Land Manager will:
 - 5.17.1 not apply any fertiliser to any part of the Site;
 - 5.17.2 not consent to the application of any fertiliser to any part of the Site; and
 - 5.17.3 take all reasonable steps to ensure that fertiliser is not applied to any part of the Site.

Buildings and structures

- 5.18 Subject to clauses 2.11, 6.4 and 5.19, the Crown Land Manager will:
 - 5.18.1 not erect or place any building or structure on the Site; and
 - 5.18.2 take all reasonable steps to ensure that no building or structures are placed on the Site by any other person.

5.19 The Crown Land Manager may erect temporary structures on the Site as part of any grazing of livestock authorised under the Site Management Plan, consent under clause 6.4 or Management Notice under clause 7.

Alterations to the natural state of water bodies

5.20 Subject to clauses 2.11 and 6.4, the Crown Land Manager will not cause or consent to, and will take all reasonable steps to avoid any occurrence of, any act which alters the natural state of, or the flow, supply, quantity or quality of, any body of water on to or from the Site.

Rubbish and other materials

5.21 The Crown Land Manager will not cause or consent to, and will take all reasonable steps to avoid, the dumping of any rubbish or the storage of any materials (other than firewood at alpine refuge huts, in accordance with the Site Management Plan) on the Site.

Further restrictions on using the land

- 5.22 Subject to clause 6.4, the Crown Land Manager will not cause or consent to any of the following, and will take all reasonable steps to ensure that the following do not occur on the Site:
 - 5.22.1 the removal, introduction or disturbance of any soil, rocks or other minerals or the construction of dams or modification of existing dams;
 - 5.22.2 the operation of any trade, industry or business (with the exception of tour operators licensed under the *Alpine Resorts (Management) Act 1997 or Crown Land (Reserves) Act 1978*);
 - 5.22.3 the recreational use of trail bikes or four wheel drive vehicles (except on public tracks subject to seasonal road closures);
 - 5.22.4 the carrying out of any works on the Site other than those required by this MoU or by law; and
 - 5.22.5 the carrying out of any other activities not consistent with the purposes of this MoU.

Extractive industry and utility installations

- 5.23 The Crown Land Manager will not permit, unless required by law:
 - 5.23.1 the issue of any licence or approval for exploration, mining, extraction or production of gas, petroleum, minerals or other substances on the Site; or
 - 5.23.2 the installation of any transmission lines or other services or works on the Site.
- 5.24 The Crown Land Manager will bring this MoU to the attention of any person who notifies the Crown Land Manager that they have applied for or will be applying for a licence, approval or proposal to take an action of the kind described in clauses 5.23.1 and 5.23.2, and to any other person or body whose approval is required to take that action.
- 5.25 The Crown Land Manager will notify the Department of any notification of an application for a licence, approval or proposal to take an action of the kind described in clauses 5.23.1 and 5.23.2.

6 EXCEPTIONS TO NATIVE VEGETATION MANAGEMENT STANDARDS

The Crown Land Manager may be excused from adhering to the Native Vegetation management standards under clause 5 to the extent set out in this clause.

General exceptions from standards

- The Crown Land Manager may remove, destroy or lop any Native Vegetation on the Site to the minimum extent that any such removal, destruction or lopping is necessary:
 - 6.1.1 to keep vegetation clear of an electric line, provided that the removal, destruction or lopping is carried out in accordance with a code of practice prepared under Part 8 of the *Electricity Safety Act 1998* (Vic);

- 6.1.2 to remove vegetation from an electricity supply easement in accordance with any code of practice prepared in accordance with Part 8 of the *Electricity Safety Act 1998* (Vic) in order to minimise the risk of bushfire ignition in the proximity of electric lines;
- 6.1.3 to mitigate an immediate risk of personal injury or damage to property;
- 6.1.4 as part of measures for the suppression of fire in emergency circumstances;
- 6.1.5 to comply with a fire prevention notice issued under:
 - (i) section 41 of the Country Fire Authority Act 1958 (Vic); or
 - (ii) section 87 of the Metropolitan Fire Brigades Act 1958 (Vic);
- 6.1.6 to comply with a direction given under section 65 of the Forests Act 1958 (Vic); and
- 6.1.7 to maintain access to existing management tracks and trails within the Site.
- The Crown Land Manager will provide the Department with a written notice at least 7 days before removing, destroying or lopping any Native Vegetation under clauses 6.1.1 or 6.1.2.
- 6.3 The reference in clause 6.1.4 to measures for the suppression of fire in emergency circumstances does not include fire prevention works outside of emergency circumstances, such as planned burning or the construction of fire breaks.

Exceptions granted by the Department

- 6.4 Upon application by the Crown Land Manager, the Department may, in the Department's sole discretion, exempt a Crown Land Manager from compliance with any of the following provisions of this MoU:
 - 6.4.1 clause 5.7.3;
 - 6.4.2 clause 5.8;
 - 6.4.3 clause 5.9;
 - 6.4.4 clause 5.10;
 - 6.4.5 clause 5.12;
 - 6.4.6 clause 5.13;
 - 6.4.7 clause 5.14;
 - 6.4.8 clause 5.18:
 - 6.4.9 clause 5.19:
 - 6.4.10 clause 5.20; and
 - 6.4.11 clause 5.22.
- An exception granted under this clause may be conditional and applies only to the circumstances described in the exception.

7 MANAGEMENT NOTICES

- 7.1 The Department may from time to time issue in writing a Management Notice to the Crown Land Manager requiring the Crown Land Manager to carry out specified works or activities on the Site to improve adherence with this MoU within a timeframe specified in the Management Notice.
- 7.2 The Crown Land Manager will, at its own expense, comply with and carry out the requirements specified in any Management Notice issued under clause 7.1.
- 7.3 A Management Notice under clause 7.1 may be issued:
 - 7.3.1 in response to one or more statements contained in an Annual Report or a Periodic Report submitted by the Crown Land Manager under clause 8;

- 7.3.2 following an inspection of the Site which identifies a need to carry out works or activities to secure compliance with this MoU; or
- 7.3.3 upon request by the Crown Land Manager.

8 REPORTING

- 8.1 If there is a Site Management Plan attached at the Second Schedule, the Crown Land Manager will submit an Annual Report to the Department which sets out, among other matters:
 - 8.1.1 progress under and compliance with the MoU for the period since the previous Annual Report; and
 - 8.1.2 progress under, completed actions and compliance with the Site Management Plan for the period since the previous Annual Report.
- The Department may ask the Crown Land Manager to prepare and submit a Periodic Report and the Crown Land Manager will provide the Periodic Report to the Department within 30 days of such request:
 - 8.2.1 At any time, if no Site Management Plan is attached at the Second Schedule, but no more than once a year; or
 - 8.2.2 If clause 8.1 applies, at any time after the first 10 years of this MoU but no more than once a year.

9 TRANSFER OF LAND MANAGEMENT RESPONSIBILITIES

9.1 If management responsibility for the Subject Land is assigned from the Crown Land Manager to another land manager ("the Assignee"), the Department will enter a new memorandum of understanding with the Assignee in relation to the same subject matter of this MoU and the Crown Land Manager will provide all reasonable assistance to facilitate the Assignee entering a memorandum of understanding with the Department

9.2 MONITORING AND INVESTIGATION

- 9.3 The Crown Land Manager will cooperate to facilitate the Department and/or the Department's officers, employees, agents, contractors, invitees and licensees to enter the Site to:
 - 9.3.1 determine whether the Crown Land Manager has met the management standards set out in this MoU;
 - 9.3.2 verify information contained in an Annual Report or Periodic Report submitted under clause 8 of this MoU; and
 - 9.3.3 determine whether a standard of this MoU has not been adhered to.
- 9.4 The Crown Land Manager agrees that the Department and the Department's officers, employees, agents, contractors, invitees and licensees may collect information that may be used to determine whether there has been a breach of this MoU.
- 9.5 The Department will use reasonable endeavours to minimise inconvenience to the Crown Land Manager and to leave the Site as far as reasonably possible in the condition in which it was immediately before the inspection, subject to exceptions under clause 10.1.2.

10 DEFAULT

Breach by the Crown Land Manager

- 10.1 If the Crown Land Manager fails to comply with this MoU and as a consequence of such failure to comply, the ecological condition of the Site is degraded:
 - 10.1.1 the Department may demand the immediate reimbursement of any payments previously made to the Crown Land Manager under this MoU and the Crown Land Manager will repay this amount to the Department; and
 - 10.1.2 the Crown Land Manager will be asked to compensate the Department for the reasonable cost of carrying out works to reinstate the condition of the Site to its condition prior to the relevant contravention of the MoU and the Crown Land Manager will repay this amount to the Department.

11 TERMINATION

- The Department may terminate this MoU at any time by notice in writing to the Crown Land Manager if the Crown Land Manager breaches any obligations specified in clause 5 of this MoU.
- 11.2 The Department and Crown Land Manager may terminate this MoU at any time by mutual agreement in writing.

12 GENERAL

Costs

12.1 Each party shall bear that party's own legal costs in respect to the drafting, execution and stamping of this MoU.

Department's Representative

The Department's Representative has the authority to do all things necessary on behalf of the Department in relation to the administration of this MoU.

Service of Notices

- 12.3 Any notice to be served under this MoU shall be in writing and in English and shall be sufficiently served if sent by registered post addressed to the recipient or left:
 - 12.3.1 in the case of the Department, at the Department's service address specified in the First Schedule;
 - 12.3.2 in the case of the Crown Land Manager, at the address of the Crown Land Manager shown in the First Schedule;

provided that any party may give notice of change of address to the other parties and the changed address so notified shall for the purpose of this clause stand in lieu of the address it replaces as from the date of its notification;

12.4 a notice sent by registered post shall be deemed to have been received on the seventh day after its posting.

Variations

- 12.5 This MoU may only be varied by written agreement between the Parties.
- 12.6 No modification, variation or amendment of this MoU agreed upon by the Parties shall be of any force or effect unless such modification, variation or amendment is in writing and has been executed by all parties.

Review of decisions

12.7 If there is a dispute or difference between the Parties arising out of or in connection with this MoU, the Parties agree that within five business days of a party notifying the other party in writing, a senior representative from each party must meet and use all reasonable endeavours acting in good faith to resolve the dispute or disagreement by joint discussions.

13 GST

Recovery of GST

13.1 If GST is payable, or notionally payable, on a supply made under or in connection with this MoU, the party providing the consideration for that supply must pay as additional consideration an amount equal to the amount of GST payable, or notionally payable, on that supply (the *GST Amount*). Subject to the prior receipt of a tax invoice, the GST Amount is payable at the same time that the other consideration for the supply is provided. If a tax invoice is not received prior to the provision of that other consideration, the GST Amount is payable within 10 days of the receipt of a tax invoice. This clause does not apply to the extent that the consideration for the supply is expressly stated to be GST inclusive or the supply is subject to reverse charge.

Liability net of GST

13.2 Where any indemnity, reimbursement or similar payment under this MoU is based on any cost, expense or other liability, it shall be reduced by any input tax credit entitlement, or notional input tax credit entitlement, in relation to the relevant cost, expense or other liability.

Adjustment events

13.3 If an adjustment event occurs in relation to a supply made under or in connection with this MoU, the GST Amount will be recalculated to reflect that adjustment and an appropriate payment will be made between the parties.

Survival

13.4 This clause will not merge upon completion and will continue to apply after expiration or termination of this MoU.

Definitions

13.5 Unless the context requires otherwise, words and phrases used in this clause that have a specific meaning in the GST law (as defined in the *A New tax System (Goods and Services Tax) Act 1999* (Cth)) have the same meaning in this clause.

First Schedule MOU DETAILS

Date of Commencement of MoU: 4th day of SEPTEMBER 2019

Department's Service Address

Name (or) Title of Office	Department of Environment, Land, Water and Planning	
Address	Level 2 – 8 Nicholson Street, EAST MELBOURNE, VICTORIA 3002	
Telephone / Mobile	(03) 9637 8721	

The Crown Land Manager

Name of Crown Land Manager	Mount Buller Mount Stirling Alpine Resort Management Board
Mailing Address	Alpine Central, Summit Road, MOUNT BULLER, VICTORIA 3723
Contact name of person who should receive correspondence	Mark Bennetts, Chief Executive Officer, Mount Buller Mount Stirling Alpine Resort Management Board

Secretary's Representative: Executive Director, Biodiversity Division, DELWP

Crown Land Offset Agreement Fee: \$14,779.60

Details of Subject Land within which the MoU applies

Subject Land Name	Mount Stirling Offset Site	
Subject Land Address	Mount Stirling Alpine Resort (Unincorporated)	
	Howqua Gap Trail, Mount Buller 3723; Circuit Road, Mount	
	Buller 3723; and Clear Hills Track, Mount Buller 3723	

Description of the Site to which the MoU applies

Site: VC_CLO-3081_01.

Part of the Subject Land as set out on the Site Plan attached to Schedule 1.

Act(s) under which Subject Land is managed: Crown Land (Reserves) Act 1978, Alpine Resorts Act 1983, Alpine Resorts (Management) Act 1997, Alpine Resorts (Management) (Amendment) Act 2004 and Alpine Resorts Legislation Amendment Act 2016.

Details of reservation: MI069219Y 06/08/2016, MI151364G 06/08/2016 and MI214606L 06/08/2016.

Details of Land Management Appointment and other relevant details: under the *Alpine Resorts (Management) Act* 1997, the Mount Buller and Mount Stirling Alpine Resort Management Board acts as the committee of management for Mount Stirling Alpine Resort, which is permanently reserved under the *Crown Land (Reserves) Act* 1978.

ATTACHMENT TO SCHEDULE 1 – SITE PLAN

ASSESSMENT REPORT FOR CREDIT APPLICATIONS

Credit site details

Overview statement of the site

The offset site is within the Mount Stirling Alpine Resort. It extends across 352.3406 hectares, of which 25.0352 hectares concurrently provides EPBC Act offsets for the Alpine *Sphagnum* Bogs and Associated Fens threatened ecological community. The offset site includes all treeless alpine vegetation and most of the treed sub-alpine vegetation within the resort.

Native vegetation within the offset site is contiguous with native vegetation in the broader resort and into neighbouring State Forest and National Park. Ecological Vegetation Classes (EVCs) within the offset site include:

- Montane Damp Forest (EVC 38)
- Montane Riparian Thicket (EVC 41)
- Sub-alpine Shrubland (EVC 42)
- Sub-alpine Woodland (EVC 43)
- Alpine Coniferous Shrubland (EVC 156)
- Sub-alpine Wet Heathland (EVC 210)
- Sub-alpine Wet Sedgeland (EVC 917)
- Alpine Grassland (EVC 1001)
- Alpine Grassy Heathland (EVC 1004).

The current condition of native vegetation within the offset site is high, ranging from 63.27 to 89.18 out of 100. Overall weed cover is low, being less than or equal to 5% weed cover for all vegetation types, and understorey species diversity is relatively high, with understorey scores ranging from 15 to 20 out of 25. Beyond historic cattle grazing and the establishment of trails through the offset site, the vegetation has remained relatively undisturbed by human activity. Approximately two thirds of the offset site was burnt by bushfire in 2007, which has had a lasting reduction on canopy cover and the density of large trees within the Sub-alpine Woodland. Any logging that took place in the area was predominately confined to montane forests at lower elevation, outside of the offset site. The major current threats to the condition of the offset site are pest animals, weeds and unrestricted recreational use.

Established pest animals include deer, rabbits, foxes and cats. Sambar Deer *Cervus unicolor* are causing damage within the offset site by forming tracks through all vegetation types and by forming wallows in wet areas, particularly drainage lines and areas that are synonymous with the Alpine Bog community (i.e. Sub-alpine Wet Heathland and Sub-alpine Wet Sedgeland). Sambar Deer also act as vectors for weed propagules, which readily establish in the disturbed ground that Sambar Deer leave behind. European Rabbit *Oryctolagus cuniculus* activity is limited by microclimate and geology. Within the offset site, the species appears to be largely restricted to open treeless vegetation (Alpine Grassland and Sub-alpine Grassy Heathland) and does not form warrens. Red Fox *Vulpes vulpes* and Feral Cat *Felis catus* are known from incidental records (scats, sightings and photos) to occur within the offset site, although densities of these species are thought to be low and no den sites are known to occur within the offset site. Other potential pest animals that are not currently known to occur within the offset site include feral horses, pigs and goats. These pest animals would cause considerable damage to the condition of the offset site if they became established.

Across the entire offset site, total weed cover is less than 5% and high threat weed cover is negligible (less than 1%). High threat weeds established within the offset site include:

- Apple Malus pumila, Musk Monkey-flower Erythranthe moschata, Jointed Rush Juncus
 articulatus, Prunus Prunus spp. and Grey Sallow Salix cinerea, mainly restricted to wet areas,
 such as drainage lines, Sub-alpine Wet Heathland and Sub-alpine Wet Sedgeland, particularly
 in the vicinity of deer wallows.
- Blackberry Rubus anglocandicans, Spear Thistle Cirsium vulgare and St John's Wort
 Hypericum perforatum subsp. veronese, mainly restricted to the margins of tracks and trails,
 particularly tracks formed by deer.

Some of these weeds are likely to have been introduced and/or spread by historic cattle grazing, which occurred at Mount Stirling as recently as 2006/2007. Currently, there is a clear correlation between the spread of these high threat weeds and deer activity.

The offset site is used for recreational purposes, such as hiking, cross-country skiing, mountain biking, horse riding, four-wheel driving and hunting. For the most part, these activities are restricted to defined areas within the offset site. Hiking, skiing, mountain biking and horse riding occur along existing management tracks and trails, such as Stirling Trail, West Summit Trail, East Summit Trail and Stonefly Trail. Skiers are permitted further afield (e.g. into Stanley Bowl or Dugout Bowl) when there is good snow coverage (and therefore less risk of damage to native vegetation). Four-wheel driving is confined to the Howqua Gap Trail and Clear Hills Track (a continuation of the Howqua Gap Trail). These tracks connect Craigs Hut in Mansfield State Forest north-east of the offset site with Howqua Gap on the Circuit Road south-west of the offset site, passing approximately 100 metres east of the Mount Stirling summit. Visitors to Mount Stirling also make use of the established alpine huts for shelter. Geelong Grammar School Hut and Bluff Spur Hut are within the offset site, approximately 400 metre north-east and 450 metres west of the summit respectively. King Spur Hut (also known as Hut 36) is located along Stirling Trail on the boundary of the offset site (and boundary of the EPBC Act offset area). If not properly managed, recreational activities pose a threat to the offset site and have the potential to result in trampling/removal of native vegetation, erosion and the spread of weeds and disease (e.g. Cinnamon Fungus Phytophthora cinnamomi).

The threats outlined above are inter-related but can be managed through a sustained management effort. Land adjoining the offset site, including the State Forest and National Park, share the same management issues. There is no permanent fencing around or within the offset site. Temporary fencing will be established where necessary to manage recreational activities and to control pest animals, such as deer, particularly around sensitive alpine bogs. A fence around the offset sites is not feasible or desirable from a management or ecological perspective, given that the proposed offset area is contiguous with native vegetation in the broader resort and into Mansfield State Forest and the Alpine National Park. Such a fence would be detrimental to the movement of desirable native species, such as wallabies or dingoes.

Existing trails within and around the offset site will be maintained to provide access to manage the offset site. Access into the offset site is primarily from Howqua Gap to the south via Howqua Gap Trail or from Telephone Box Junction in the north-west via Stirling Trail. Access is also possible from Mansfield State Forest in the north-east via Clear Hills Track. Accessibility within the offset site is provided by:

- Howqua Gap Trail and Clear Hills Track, which will remain seasonally open to the public and
 accessible by four-wheel drive or all-terrain vehicle (ATV). These tracks are known to be prone
 to erosion, are corridors for the movement of weeds and will require continued remediation and
 management.
- East Summit Trail, River Spur Trail, South Summit Trail, Bluff Spur Trail, West Summit Trail
 and Stirling Trail will remain permanently closed to the public and accessed primarily by ATV.

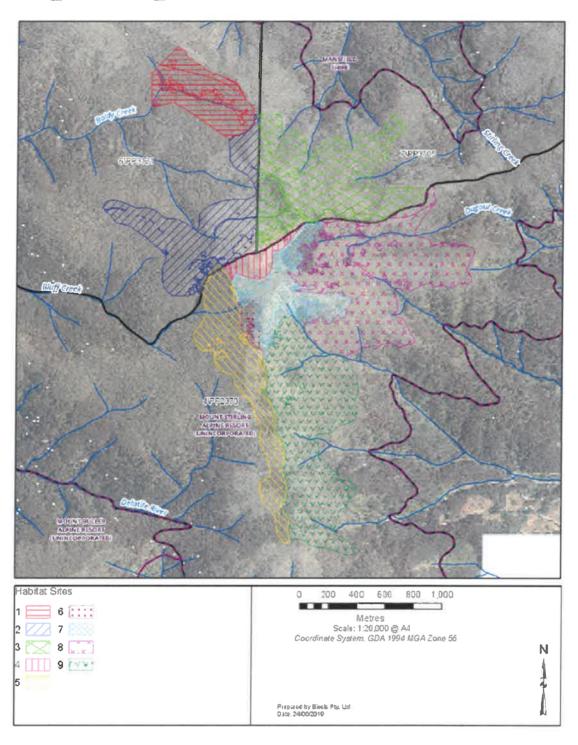
to minimise impacts on low-growing native vegetation across these trails and reduce the risk of erosion.

- Thirteen Mile Spur Track, which forms the southern boundary of the offset site, is mostly
 overgrown and accessible on foot only (not by vehicle).
- Existing walking, mountain biking and/or horse trails, such as Stonefly Trail and the pedestrian trails to the summit and false summit of Mount Stirling.

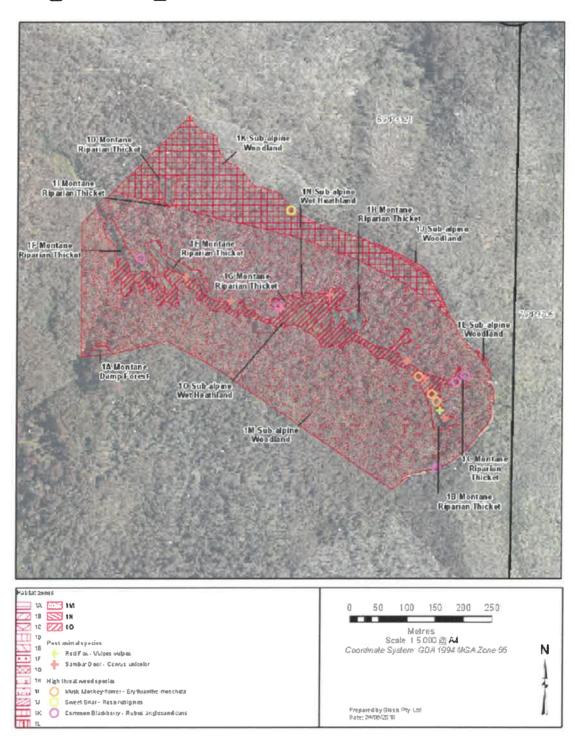
The offset site includes areas of very steep terrain that are only accessible on foot through vegetation or from the air. Many of the threats to the condition of the offset site (such as rabbits, weeds and recreational pressures) are within close proximity to existing tracks/trails and may even be associated with the tracks/trails themselves (such as weeds spreading along trail edges or unauthorised access being obtained to the offset site from existing tracks). However, the key immediate threat to the offset site is deer, which will need to be managed across the entire offset site, particularly in sensitive alpine bogs and drainage lines that are only accessible on foot or from the air.

Aerial plans(s) including aerial overview and aerial site plan(s)

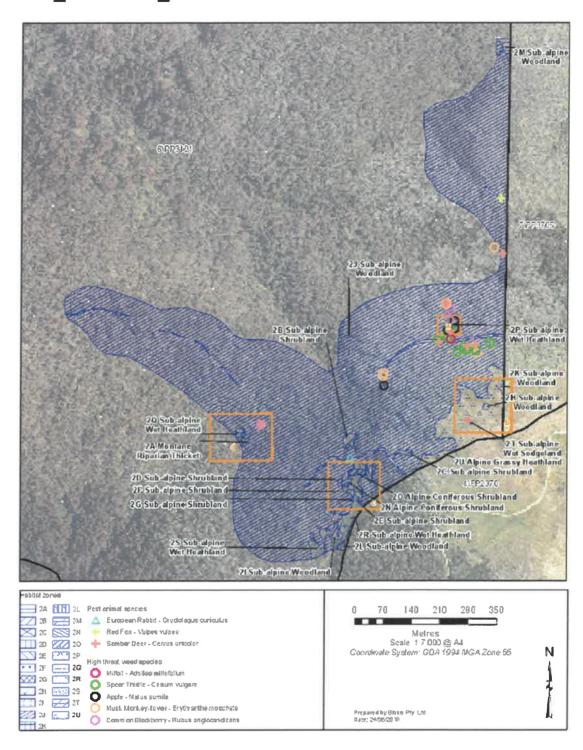
Aerial Plan - Overview FP_CLO-3081_01 Sites 01, 02, 03, 04, 05, 06, 07, 08, 09



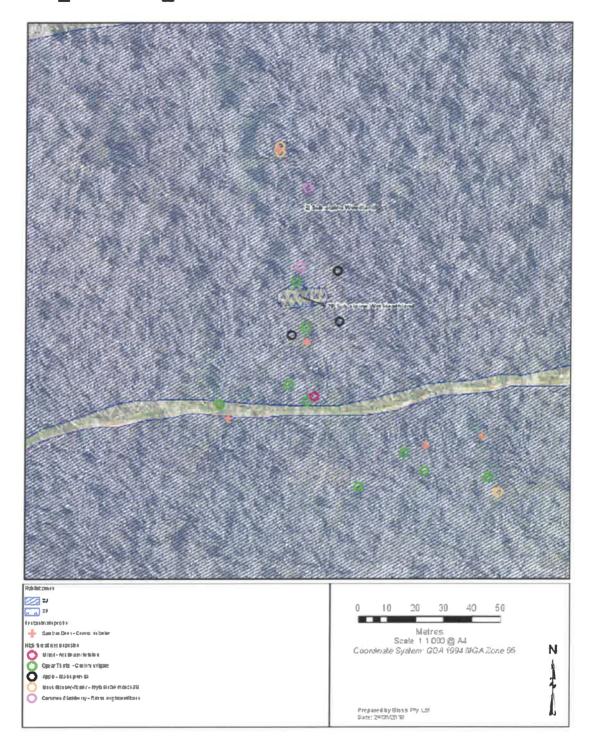
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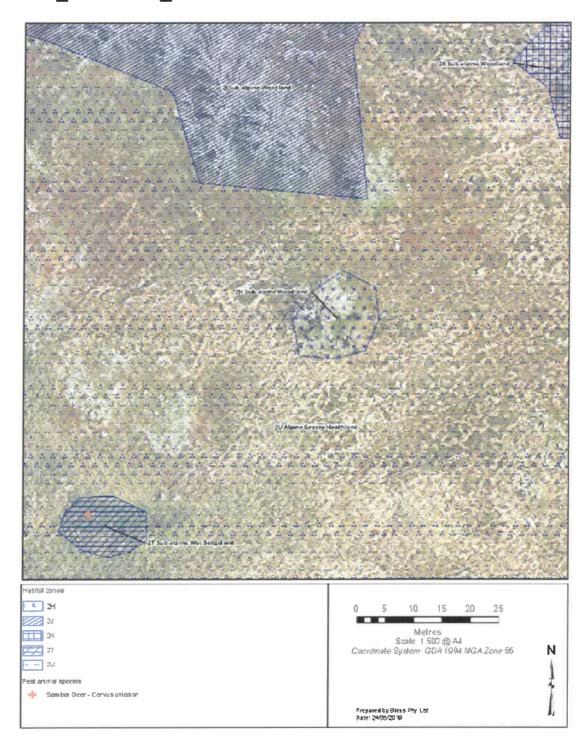
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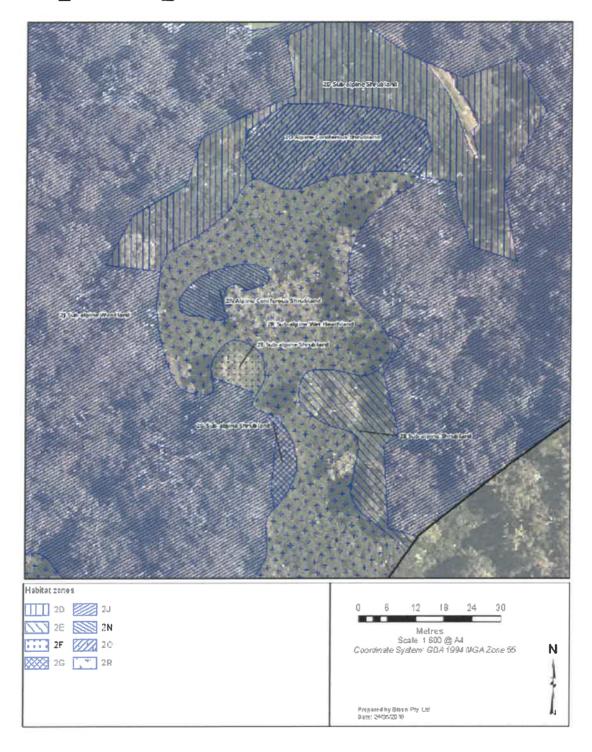
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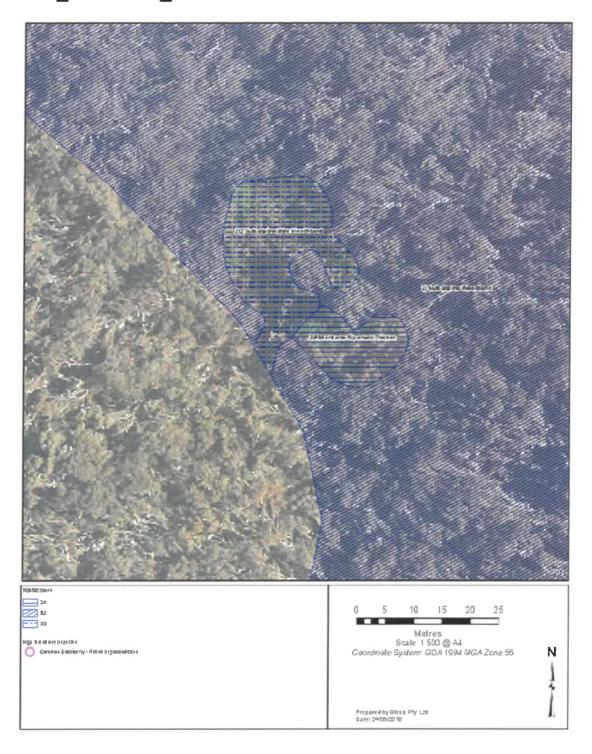
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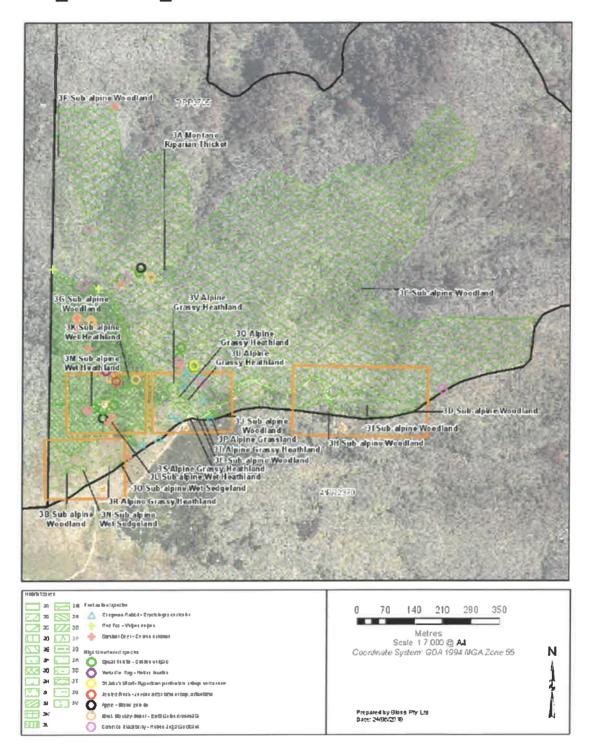


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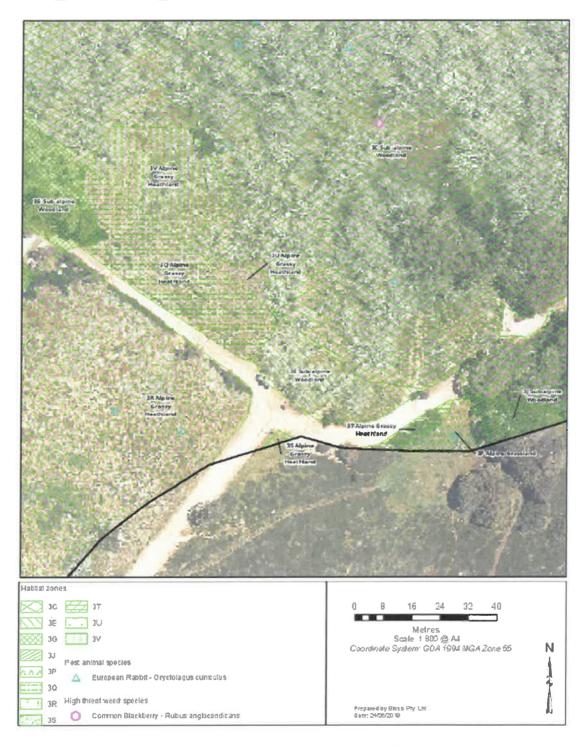


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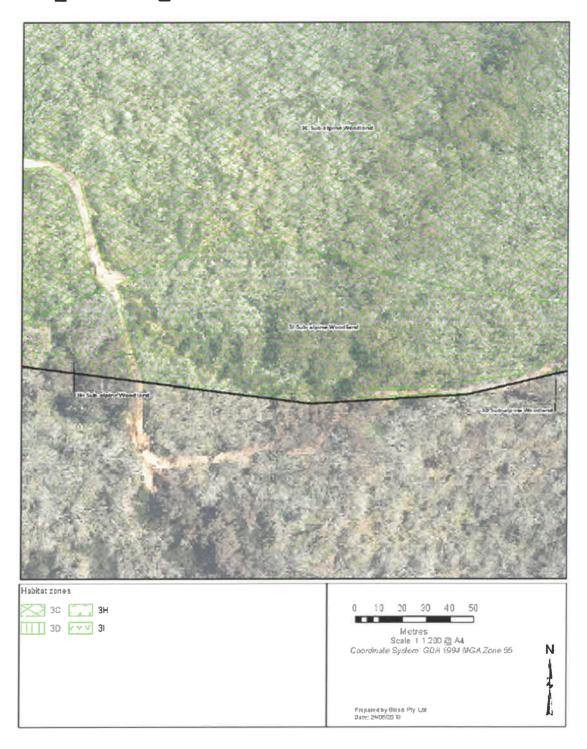




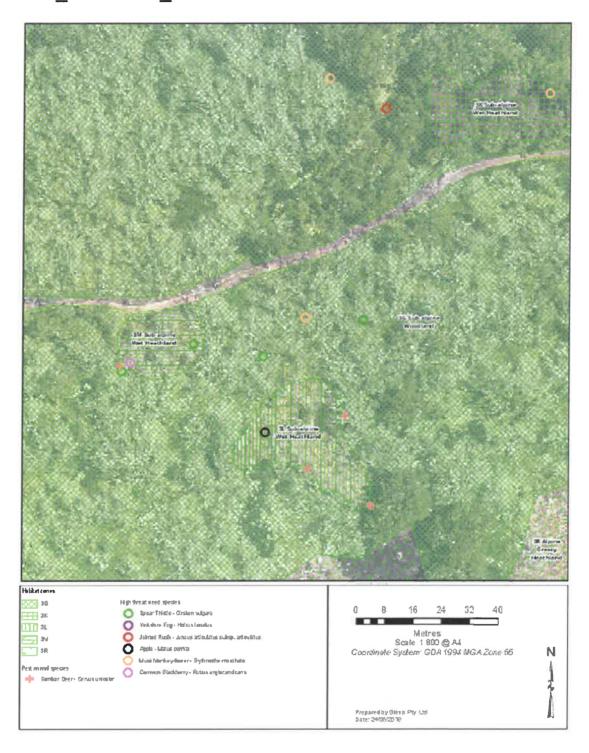
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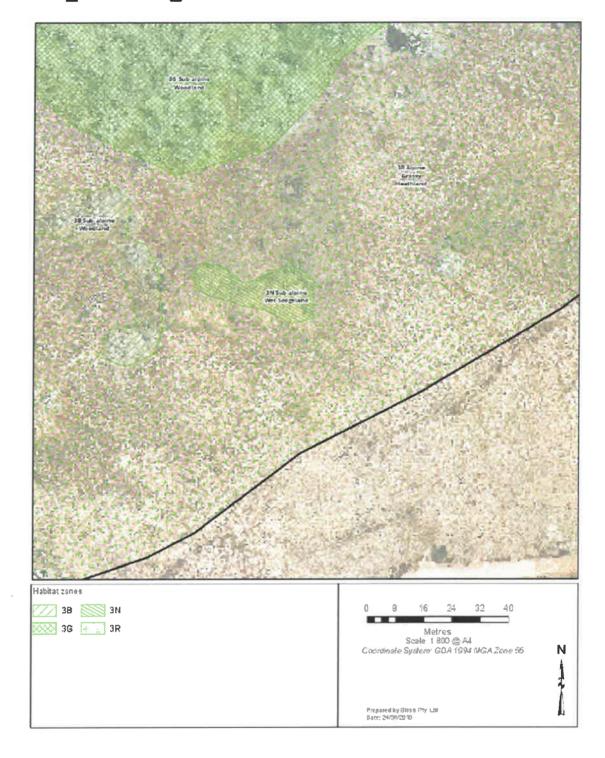
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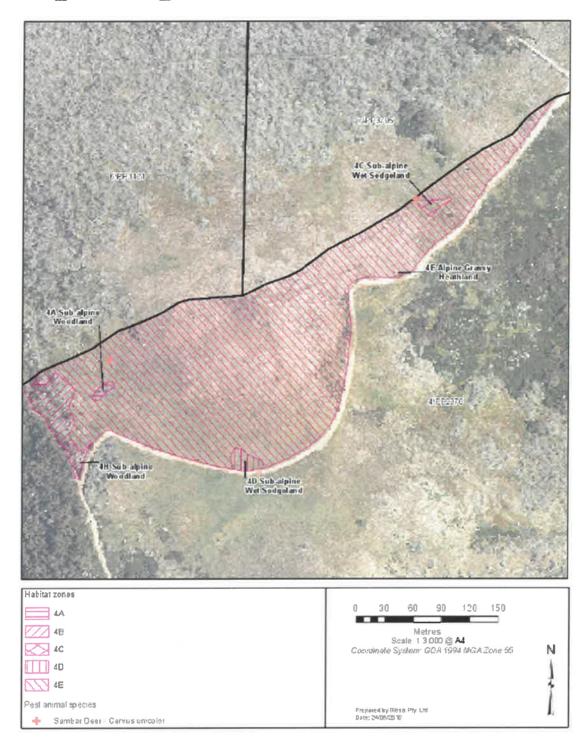


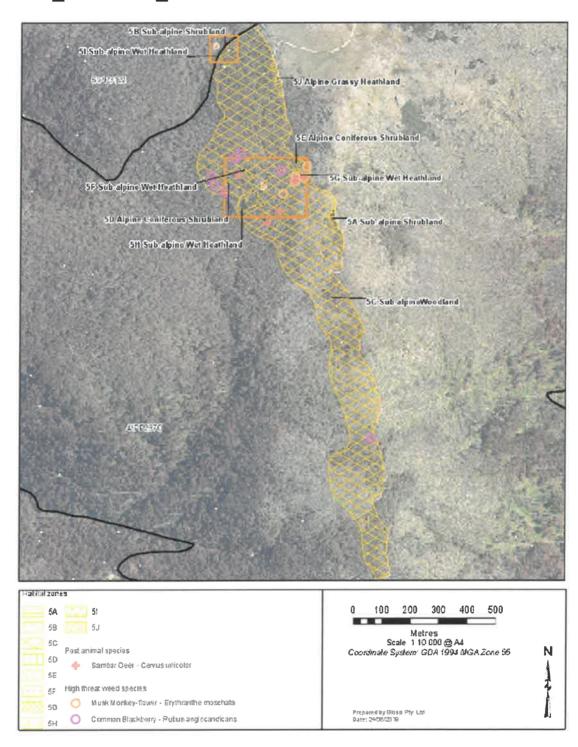
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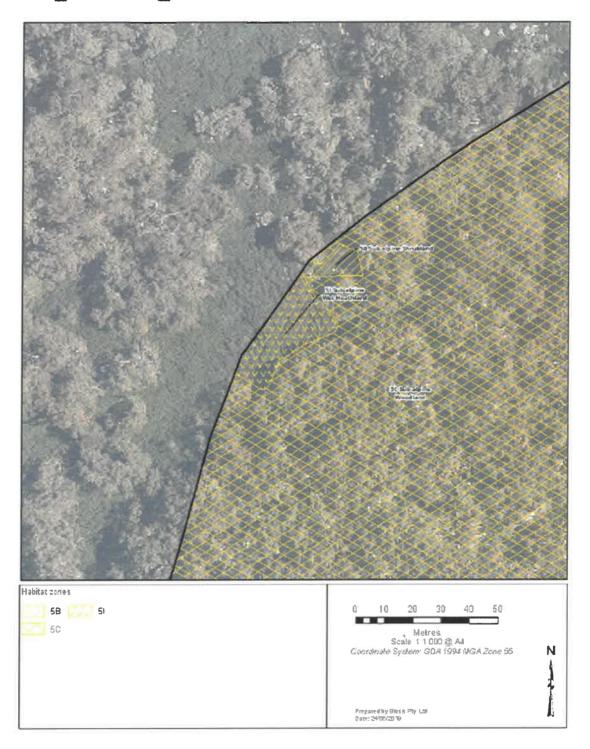
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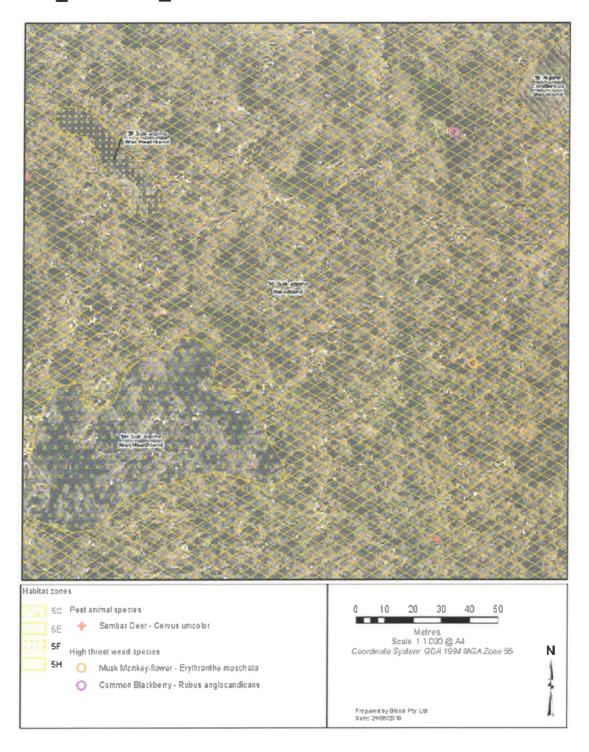


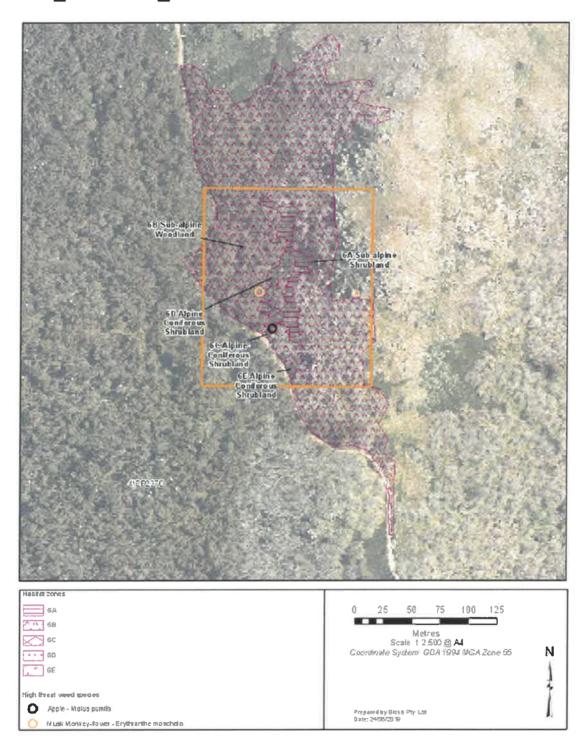


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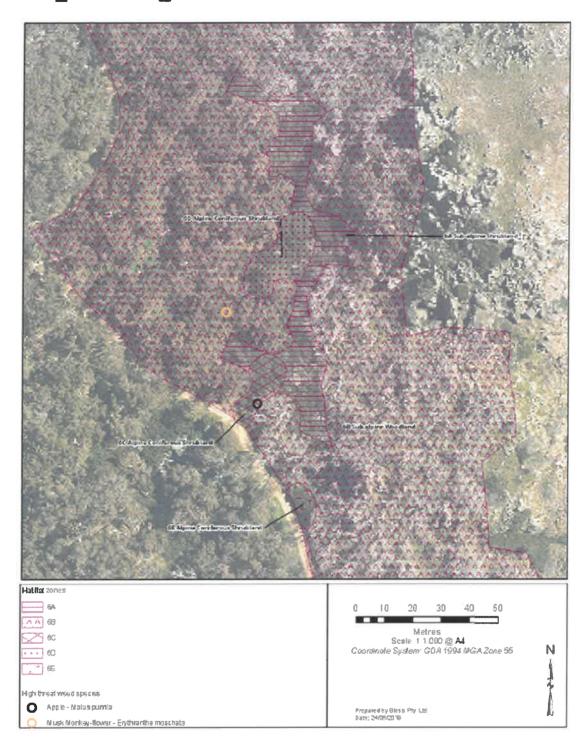


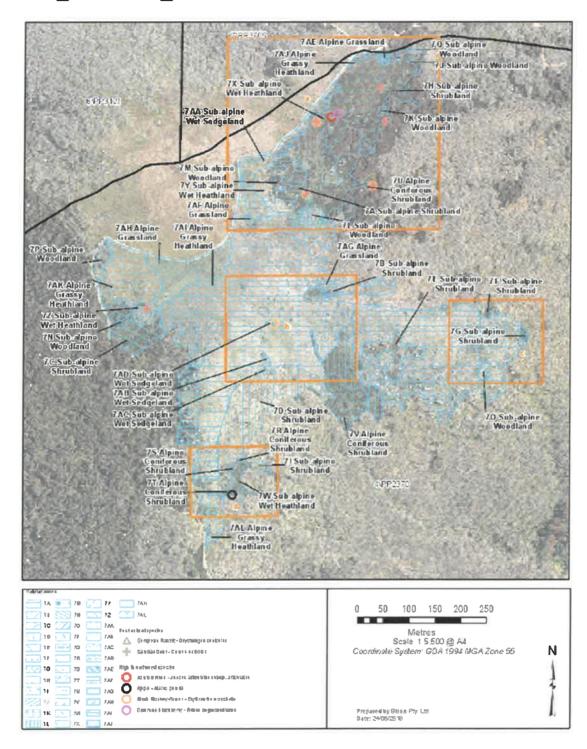
Aerial Site Plan FP_CLO-3081_01 Site 05 Focus b



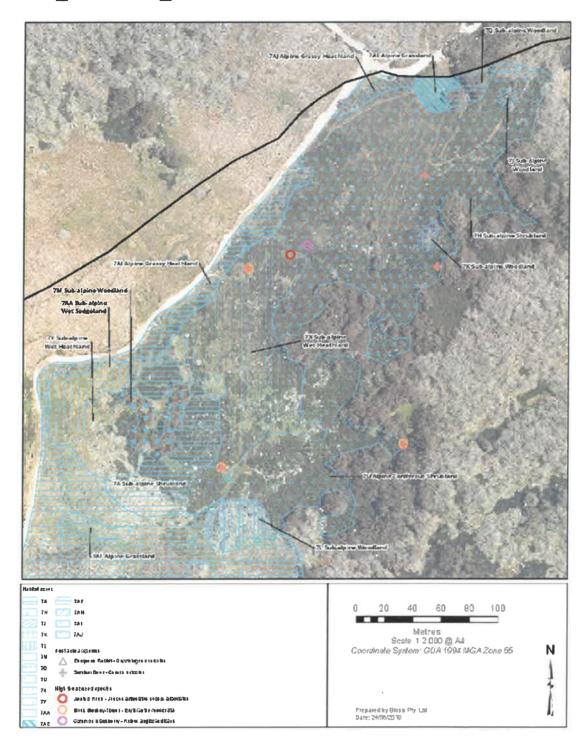


Aerial Site Plan FP_CLO-3081_01 Site 06 Focus a

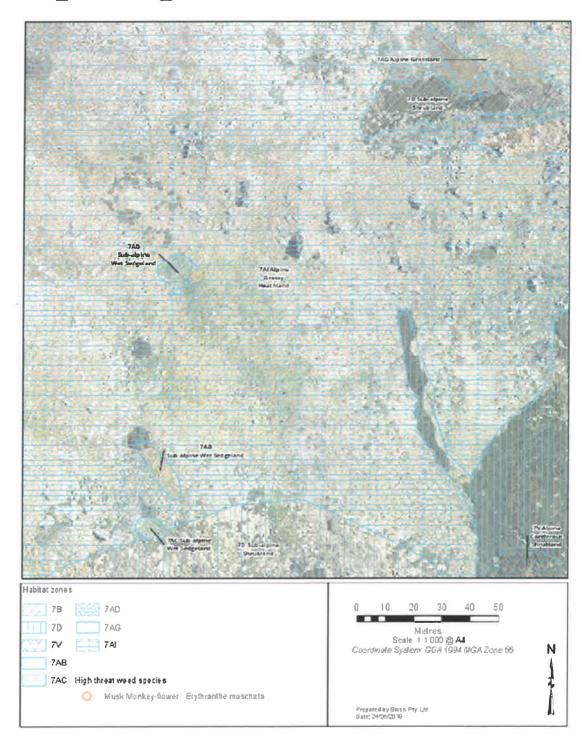




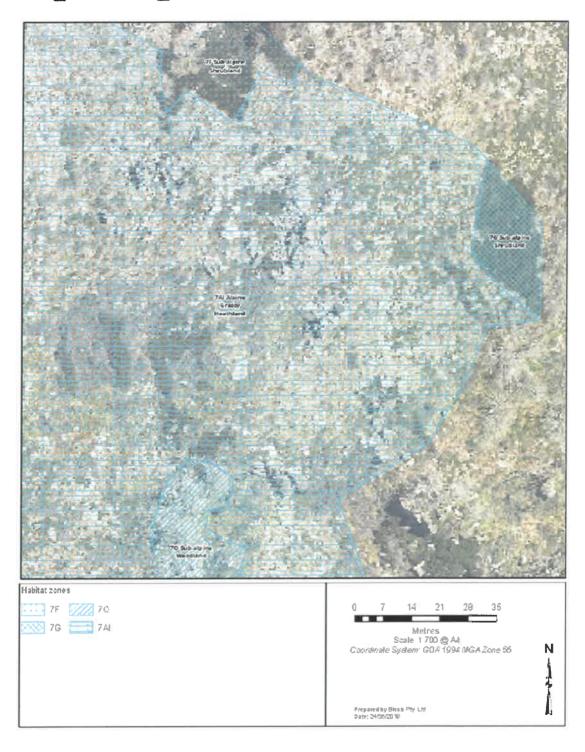
Aerial Site Plan FP_CLO-3081_01 Site 07 Focus a



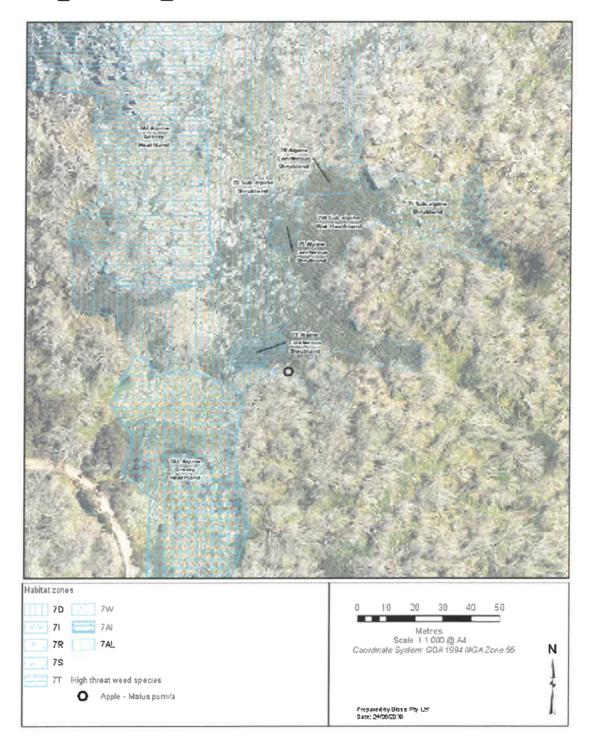
Aerial Site Plan FP_CLO-3081_01 Site 07 Focus b

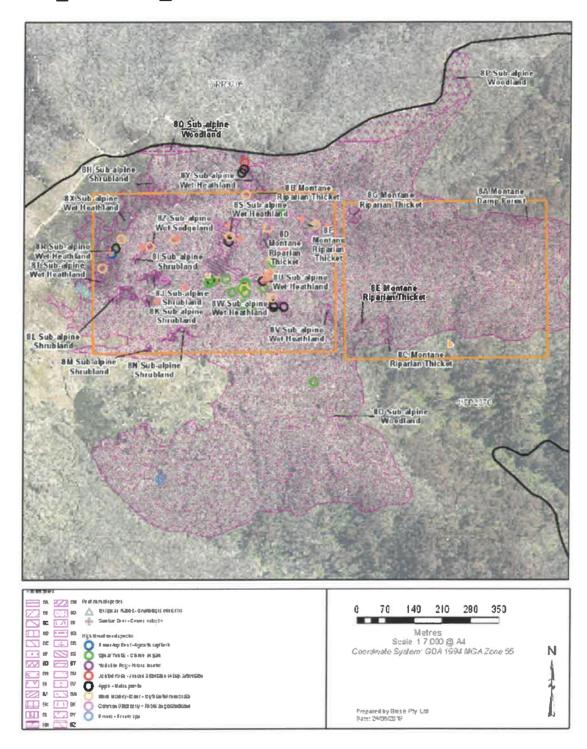


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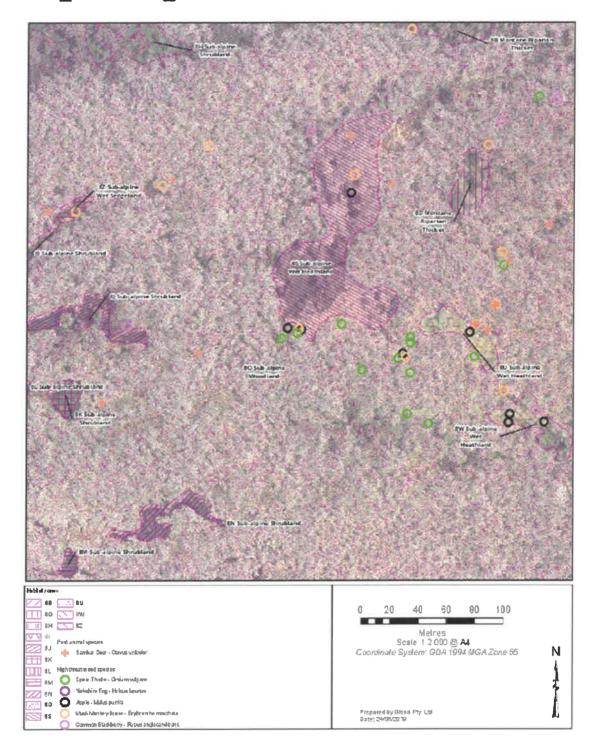


Aerial Site Plan FP_CLO-3081_01 Site 07 Focus d

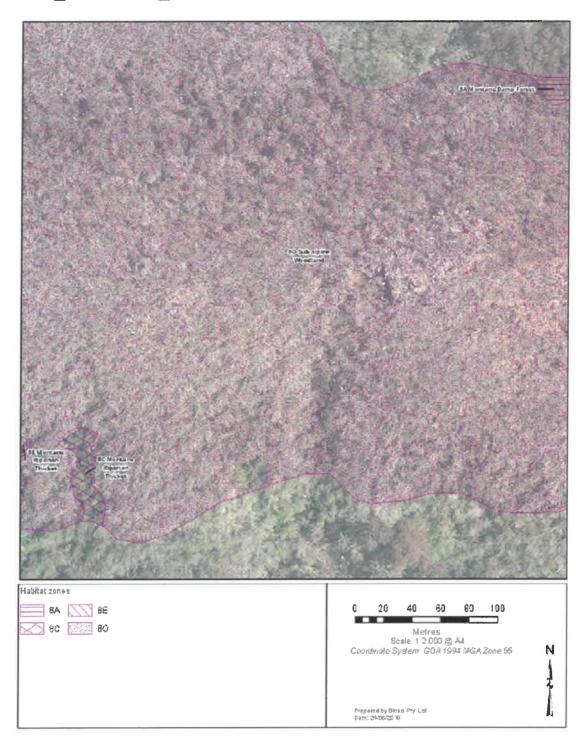


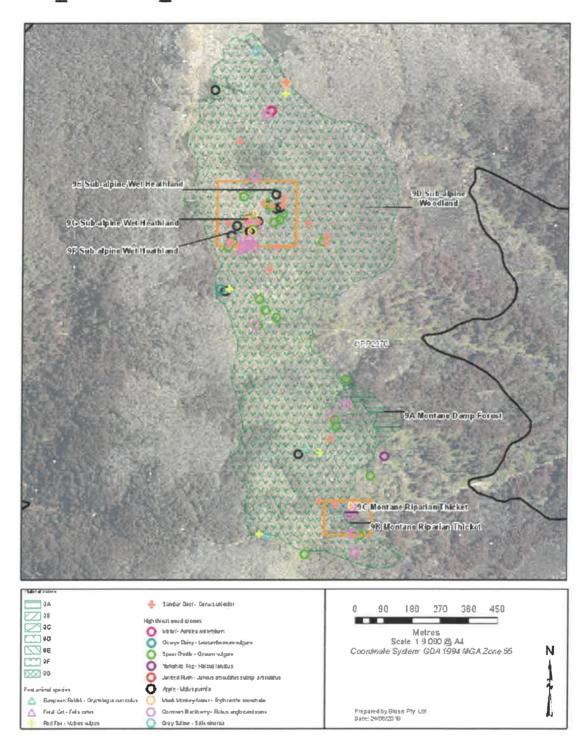


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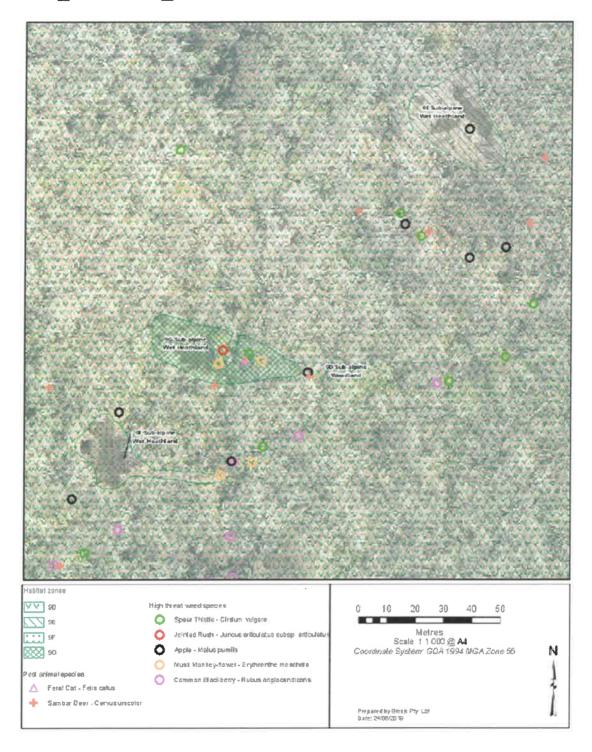


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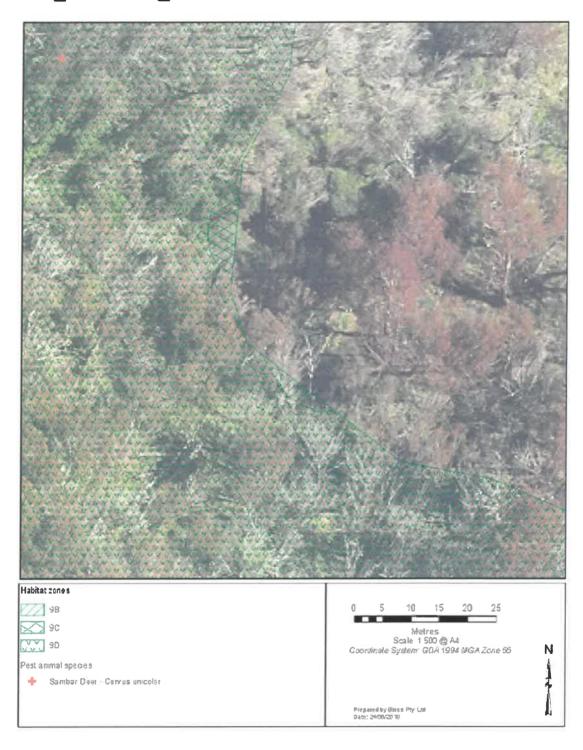




Aerial Site Plan FP_CLO-3081_01 Site 09 Focus a



Aerial Site plan FP_CLO-3081_01 Site 09 Focus b



Credit site details Summary Table

Date of Assessment	1-4 February 2016 22 January 2019 22 February 2019
Name of Site Assessor	Michael Goddard
Name of consultancy assessor represents	Biosis
Management Plan prepared by (name and consultancy)	Michael Goddard Biosis
Security Agreement package submitted for QA by (name and consultancy)	Michael Goddard Biosis
Asset type	Remnant Patch
Landowner name	Mount Stirling Alpine Resort (Unincorporated)
Location and address of credit site	Howqua Gap Trail, Mount Buller 3723; Circuit Road, Mount Buller 3723; and Clear Hills Track, Mount Buller 3723
Site details	
Land tenure	Public Land
Property size the credit site is located on	≥ 10 ha
Area of credit site (ha)	352.3406 ha
Credit identifier	FP_CLO-3081_01
Offset purpose	
Is the site generating NV credits for Vic offset requirements	Yes
Is the site being used for Commonwealth offset requirements	Yes
For Commonwealth offsets: List HZs being used Cmnwlth permit # (include copy of permit conditions) If there is a Cmnwlth approved OMP (provide copy)	Habitat Zones 1A to 1O (inclusive) EPBC Approval 2014/7303
Details of the Land	
Volume / Folio	11725 / 326, 11755 / 712 and 11778 / 946
Title plan number	Not applicable (Crown land)
Parish	Changue East, Mirimbah and Wallagoot
Allotment	Crown Allotments 4, 6 and 7
Local Government Area	Mount Stirling Alpine Resort (Unincorporated)
Catchment Management Authority	Boundary of the Goulburn Broken and North East Catchment

Assessment Report for Credit Site [FP_CLO-3081_01]

Planning scheme details		(Indicate which zones they apply to)		
Planning zones		Public Park and Recreation Zone (PPRZ): all zones within offset site		
Planning overlays		Bushfire Management Overlay – Schedule 1 (BMO1): all zones Erosion Management Overlay – Schedule 1 (EMO1): all zones		
Existing restrictions on	Instruments	MI069219Y 06/08/2016, MI151364G 06/08/2016 and MI214606L 06/08/2016		
the land title	Caveats / easements	Not applicable		
Other due diligence incl. other existing funding or agreements affecting the site/s		Not applicable		
Security mechar	nism			
Type of security	agreement	Memorandum of Understanding (MoU)		
History of sites				
Management		The site has been managed for protection of remnant vegetation and for recreational purposes, including cross-country skiing, mountain biking, horse riding and four-wheel driving.		
Natural disturba	nce	Fire and, to a much lesser extent, land slips caused by fire and heavy rain. Approximately two thirds of the site was burnt in 2007.		

Eligibility assessment to be an offset/credit site

All offsets must meet the following eligibility requirements:

Are current and future land use(s) compatible with managing the native vegetation for conservation? Native vegetation management to reduce the risk of bushfire must be considered.	Yes
Is the native vegetation to be protected already being used to offset other removal of native vegetation or species habitat, required under Victorian or Commonwealth legislation?	No
Is the native vegetation to be protected subject to a current agreement or initiative to generate carbon credits?	No
Is the native vegetation to be protected subject to a current agreement under a biodiversity or native vegetation related incentive or grant program?	No
Can the landowner or manager control significant threats to the condition of the native vegetation (see below)?	Yes

Table 1: Threats and management issues - with regard to offset eligibility

Habitat zone(s)	Threatening process / activity	Impact is Manageable or Significant?	Where manageable is it a High Threat (Y/N)	Notes on threat and management issue (where not described later under control ALL high threats)
All	Pest animals, including Sambar Deer, European Rabbit, Red Fox and Feral Cat	Manageable	N	See Table 4.
Ali	Weeds	Manageable	N	See Tables 5a(i) and 5b(i).
All	Unauthorised recreational activities	Manageable	N	See Table 6.
All	Illegal firewood collection	Manageable	N	See Table 6.

Ecological Vegetation Class

Table 2: Ecological Vegetation Classes, their conservation status and habitat score

Species of Large/Medium Trees in zone (scientific name)	Eucalyptus delegatensis	N/A	N/A	Eucalyptus pauciflora	N/A
# of Medium Trees	¥ N	WA	A N	MA	N/A
# of Large Trees	18	0	0	1814	0
Conservation significance (if applicable)	N/A	N/A	N/A	N/A	N/A
Habitat score	85.00	85.62	69.75	78.00	86.45
Conservation status	Least concern	Least concern	Rare	Least concern	Vulnerable
EVC	38	14	42	43	156
Ecological Vegetation Class (EVC)	Montane Damp Forest	Montane Riparian Thicket	Sub-alpine Shrubland	Sub-alpine Woodland	Alpine Coniferous Shrubland
Bio- region	VAlps	VAlps	VAlps	VAlps	VAlps
Area (ha)	1.3035	2.0679	7.5049	302.4726	1.6493
Asset Type*	۵	Д	۵	۵	۵
Habitat zone(s)	1A, 8A, 9A	1B-I, 2A, 3A, 8B- G, 9B-C	2B-G, 5A-B, 6A, 7A- I, 8H-N	1J-M, 2H-M, 3B-J, 4A-B, 5C, 6B, 7J-Q, 8O-Q, 9D	2N-O, 5D-E, 6C-E, 7R-V

-				
Species of Large/Medium Trees in zone (scientific name)	N/A	N/A	NIA	N/A
# of Medium Trees	N/A	N/A	N/A	N/A
# of Large Trees	0	0	0	0
Conservation significance (if applicable)	N/A	N/A	N/A	N/A
Habitat score	89.18	76.91	63.27	79.64
Conservation status	Endangered	Endangered	Rare	Rare
EVC	210	917	1001	1004
Ecological Vegetation Class (EVC)	Sub-alpine Wet Heathland	Sub-alpine Wet Sedgeland	Alpine Grassland	Alpine Grassy Heathland
Bio- region	VAlps	VAlps	VAlps	VAlps
Area (ha)	6.1761	0.4626	1.1055	27.0573
Asset Type*	۵	۵	<u>a</u>	۵
Habitat zone(s)	1N-O, 2P-S, 3K-M, 5F-I, 7W-Z, 8R-Y, 9E-G	2T, 3N- O, 4C- D, 7AA- AD, 8Z	3Р, 7АЕ-АН	2U, 3Q- V, 4E, 5J, 7AI- AL

*P = Native Vegetation Patch, ST = Scattered Tree, RV = Revegetation.

Note: The total area of the offset site is 352.3406 hectares but the total area of all habitat zones is 349.7996 hectares because areas that are not native vegetation (tracks, trails and alpine huts) have been excluded. The habitat scores presented here differ slightly (by up to 0.22) from the habitat scores presented in Table 7 are derived from the gain calculator, which contains rounding errors.

Mapped Species Habitat - Offset Site Report (EnSym Report)

Table 3(i): Identification of obvious errors in Habitat Importance Map

Does the habitat zone have habitat characteristics that are clearly inconsistent with the habitat	Determination by VQA site assessor or competent ecologist	N/A
	Does the habitat zone have habitat characteristics that are clearly inconsistent with the habitat	Z

Table 3(ii): Identification of obvious errors in Habitat Importance Map

Determination by VQA site assessor or competent ecologist	List Species (scientific name)	Habitat Zone(s)	Justification for removal including the species habitat requirements and the habitat / values present in the habitat zone(s).
If Yes, which species have been (or should be) removed?	N/A	N/A	N/A

Management issues and threats - including eligibility assessment for improvement gains

Pest animal and plant activity, cover and information

Table 4: Pest animals recorded on credit site

Habitat zone(s)	Common name	Scientific name	Notes on threat and management issues (where not described later under Control ALL high threats)
All	Sambar Deer	Cervus unicolor	High threat to all habitat zones, but impacts (wallows and spread of weeds) particularly concentrated along drainage lines and alpine bogs (Sub-alpine Wet Heathland and Sub-alpine Wet Sedgeland). Six remote cameras were set up in six separate wallows across the offset site (including one camera within the EPBC Act offset area) over 29-31 days in January and February 2019. On average, the wallows were visited by one deer every 2.5 days. The largest wallow (Dugout Bowl 1; Photos 10 and 11) was visited by approximately one deer per day, with up to four deer being recorded at any given time. Control by regular shooting (authority to control wildlife will be required under the Victorian Wildlife Act 1975). Additional controls may include temporary electrified fencing around particularly sensitive alpine bogs and trapping of deer for removal.
All :	European Rabbit	Oryctolagus cuniculus	High threat to all habitat zones, but particularly by grazing and digging in open treeless vegetation near the Mount Stirling summit (Alpine Grassland and Alpine Grassy Heathland). No warrens within offset site and currently in low densities. Pellet counts from one square metre quadrats along 50-metre transects (26 transects, each with 10 evenly spaced quadrats) indicate that there is a rabbit density of approximately 86.4 rabbit days across the offset site (Wood 1988*). Control by regular shooting and/or baiting.
All	Red Fox	Vulpes vulpes	Potential threat to all habitat zones but currently in low densities. Control by shooting and/or baiting.
All	Feral Cat	Felis catus	Potential threat to all habitat zones but currently in low densities. Control by shooting, trapping and/or baiting.

^{*}Wood DH 1988. Estimating Rabbit Density by Counting Dung Pellets. Australian Wildlife Research 15, 665-671.

Table 5a(i): Woody weeds recorded on credit site

Habitat zone(s)	Common name	Scientific name	Notes on threat and management issues
All	Apple	Malus pumila	High threat to all habitat zones. Isolated occurrences, typically in drainage lines and alpine bogs (Sub-alpine Wet Heathland and Sub-alpine Wet Sedgeland). Control by manual removal (small plants) or by drilling and filling or cutting and painting stems with a suitable herbicide (large plants).

Habitat zone(s)	Common name	Scientific name	Notes on threat and management issues
All	Prunus	Prunus spp.	High threat to all habitat zones but not currently well-established within the offset site. Six plants recorded in close proximity to each other at the northern end of East Summit Trail. Control by manual removal (small plants) or by drilling and filling or cutting and painting stems with a suitable herbicide (large plants).
All	Sweet Briar	Rosa rubiginosa	High threat to all habitat zones, but particularly Sub-alpine Woodland. One plant recorded beside Stirling Trail approximately 500 metres north-west of King Hut on the boundary of the Commonwealth offset area. Control by manual removal (small plants) or by cutting and painting stems with a suitable herbicide (large plants) in spring before flowering.
All	Common Blackberry	Rubus anglocandicans	High threat to all habitat zones. Isolated occurrences throughout the offset site, but particularly in drainage lines and alpine bogs (Sub-alpine Wet Heathland and Sub-alpine Wet Sedgeland). Control by manual removal (small plants) or by spraying with a suitable herbicide (large plants).
All	Grey Sallow	Salix cinerea	High threat to all habitat zones but not currently well-established within the offset site. One plant recorded in Stanley Bowl. Control by manual removal (small plants) or by drilling and filling or cutting and painting stems with a suitable herbicide (large plants).

Note: All woody weeds are considered high threat

Table 5a(ii): Total cover of woody weeds recorded in Habitat Zone (for monitoring purposes)

Habitat zone(s)	Total cover of woody weeds recorded (%)		
All	<1%		

Table 5b(i): Herbaceous and grassy weeds recorded on credit site

Habitat zone(s)	Common name	Scientific name	High Threat	Notes on threat and management issues
All	Sheep Sorrel	Acetosella vulgaris	No	Pontential threat to all habitat zones, particularly areas subject to disturbance (e.g. Sub-alpine Woodland burnt in 2007). Currently sparsely distributed throughout the offset site and not a high threat. Control isolated infestations by spot spraying in spring before flowering.
All	Milfoil	Achillea millefolium	Yes	High threat to all habitat zones. Historically used to control erosion. Currently isolated infestations on West Summit Trail and East Summit Trail. Control by spot spraying in spring/summer before seed develops. Mechanical removal along tracks if all rhizomes can be removed.
All	Brown-top Bent	Agrostis capillaris	Yes	High threat to all habitat zones. Historically used to control erosion. Isolated infestations associated with historic or existing disturbances (e.g. on disturbed ground on or beside tracks or in alpine bogs disturbed by deer). Control by spot spraying and controlling sources of disturbance (i.e. deer).

Habitat zone(s)	Common name	Scientific name	High Threat	Notes on threat and management issues
All	Mouse-ear Chickweed	Cerastium spp. (incl. Cerastium glomeratum s.s. and Cerastium vulgare)	No	Potential threat to all habitat zones, particularly Alpine Grassland. Currently sparsely distributed and not a high threat. Control by manual removal.
All	Spear Thistle	Cirsium vulgare	Yes	High threat to all habitat zones. Closely associated with disturbance caused by deer, particularly along drainage lines and deer tracks through Sub-alpine Woodland. Control by manual removal (e.g. chipping out rosettes) or spot spraying before flowering and by controlling sources of disturbance (i.e. deer).
All	Musk Monkey-flower	Erythranthe moschata	Yes	High threat to all habitat zones. Isolated infestations closely associated with disturbed areas, particularly table drains beside tracks (e.g. along West Summit Trail) and drainage lines or alpine bogs disturbed by deer. Control by manual removal, spot spraying (observe herbicide restrictions near watercourses e.g. use CMA-approved fluroxypyr), smothering (with weed mat for severe infestations) and by controlling sources of disturbance (i.e. deer).
All	Creeping Fescue	Festuca rubra s.s.	Yes	High threat to all habitat zones. Historically used to control erosion. Isolated occurrences associated with historic or existing disturbances (e.g. on disturbed ground on or beside tracks). Control by spot spraying.
All	Yorkshire Fog	Holcus lanatus	Yes	High threat to all habitat zones. Isolated infestations associated with historic or existing disturbances (e.g. on an unauthorised horse trails or in alpine bogs disturbed by deer). Control by manual removal, spot spraying and controlling sources of disturbance (deer and unauthorised horse trails).
All	St John's Wort	Hypericum perforatum subsp. veronense	Yes	High threat to all habitat zones. Currently one known small (<1 square metre) infestation, 120 metres north of the junction between Howqua Gap Trail, Stirling Trail and Clear Hills Track. Control by manual removal (if entire rhizome can be removed), smothering, solarisation and follow-up spraying of young regenerating plants.
All	Flatweed	Hypochaeris radicata	No	Potential threat to all habitat zones. Currently sparsely distributed, mainly along the edges of existing trails (e.g. West Summit Trail), and not a high threat. Control by manual removal (ensuring tap-root is removed) and spot spraying.
All	Jointed Rush	Juncus articulatus subsp. articulatus	Yes	High threat to all habitat zones. Isolated infestations closely associated with disturbed areas, particularly table drains beside tracks (e.g. near the junction of West Summit and Stirling Trails and along Clear Hills Track 70 metres north of Dugout Creek) and drainage lines disturbed by deer (e.g. one drainage line where it crosses East Summit Trail). Control by manual removal, smothering, solarisation and spot spraying (observe herbicide restrictions near watercourses) and by controlling sources of disturbance where possible (e.g. deer).
All	Sword Rush	Juncus ensifolius	Yes	High threat to all habitat zones. Currently one known infestation in the table drain of Howqua Gap Trail, 120 metres south-east of the junction with River Spur Trail. Control by manual removal, smothering, solarisation and spot spraying (observe herbicide restrictions near watercourses).

Habitat zone(s)	Common name	Scientific name	High Threat	Notes on threat and management issues
All	Ox-eye Daisy	Leucanthemum vulgare	Yes	High threat to all habitat zones. Currently one known occurrence on the junction of Howqua Gap and East Summit Trails. Control by manual removal and, if required, spot spraying.
Ali	Rye Grass	Lolium spp.	No	Potential threat to all habitat zones. Historically used to control erosion. Currently one known infestation within the offset site on River Spur Trail near the offset site boundary. Control by smothering, solarisation and spot spraying.
All	Sow-thistle	Sonchus spp.	No	Potential threat to all habitat zones. Currently sparsely distributed and not a high threat. Control by manual removal (ensuring tap-root is removed) and spot spraying.
All	Garden Dandelion	Taraxacum officinale spp. agg.	No	Potential threat to all habitat zones. Currently sparsely distributed and not a high threat. Control by manual removal (ensuring tap-root is removed) and spot spraying.
Ali	White Clover	Trifolium repens var. repens	Yes	High threat to all habitat zones. Likely to have been introduced for cattle grazing. Isolated infestations associated with historic or existing disturbances, such as tracks (e.g. East Summit Trail and horse trails) and in alpine bogs disturbed by deer (e.g. in Dugout Bowl). Control by solarisation, spot spraying and controlling sources of disturbance (i.e. deer)

Table 5b(ii): Total cover of herbaceous and grassy weeds in Habitat Zone (for monitoring purposes)

Habitat zone(s)	Total cover of all herbaceous and grassy weeds (%) (including low and high threat herbaceous and grassy weeds)	Total cover of High Threat herbaceous and grassy weeds (%)
EVC 38	<1%	<1%
EVC 41	<1%	<1%
EVC 42	<1%	<1%
EVC 43	2%	<1%
EVC 156	<1%	<1%
EVC 210	2%	<1%
EVC 917	2%	<1%
EVC 1001	5%	<1%
EVC 1004	3.5%	<1%

Control ALL high threats

The major current threats to the condition of the offset site are pest animals, weeds and unrestricted recreational use. The management and control of pest animals and weeds is outlined in Tables 5a(i) and 5b(i) respectively. Similar control measures would be put in place if new pest animals (e.g. other deer species, feral horses, goats or pigs) or weed species (e.g. Orange Hawkweed *Pilosella aurantiaca* subsp. *aurantiaca* or Creeping Buttercup *Ranunculus repens*) were discovered within the offset site. The control of unauthorised recreational activities, including illegal firewood collection, is outlined in Table 6.

Table 6: Unauthorised recreational activities including illegal firewood collection

Habitat zone(s)	All		
Threatening process / activity	Unrestricted and unauthorised recreational activities within the offset site, including: Recreational four-wheel driving off designated tracks (Howqua Gap Trail and Clear Hills Track) or outside of the designated season (summer). Horse riding or mountain biking off designated trails. Collection of firewood within the offset site.		
Numbers of / cover of / activity level at time of assessment	There have been isolated instances of four-wheel drive vehicles leaving the designated track (e.g. to drive directly to the Mount Stirling summit, where there should be no vehicle access). It is a regular occurrence (at least once per year) for members of the public to cut locks on management gates to gain access to management tracks that should otherwise be closed to the public.		
	There are at least three areas where unauthorised horse trails have been formed within the offset site. The extent of these unauthorised trails is worst in the area of Sub-alpine Shrubland immediately south of the junction of Howqua Gap Trail, Stirling Trail and Clear Hills Track. The trails in this area appear to be regularly frequented. An unauthorised horse trail to the false summit of Mount Stirling also appears regularly frequented, although the damage that has occurred is not as severe. Finally, there is evidence of a horse trail through the Montane Damp Forest near the southern boundary of the offset site, although this trail appears to be rarely used.		
	The occurrence of mountain-biking off designated trails and illegal collection of firewood from the offset site appears to be negligible at present.		
Impact to vegetation condition at the time of assessment	 Impacts of off-track four-wheel driving and horse riding are relatively contained and restricted to the newly formed trails through native vegetation. Impacts have included: Long-term removal of understorey native vegetation where wheels and hoofs have compacted the ground (not only removing the native vegetation but prohibiting recruitment). Erosion and sedimentation of native vegetation that is immediately surrounding the unauthorised trails, particularly along the horse trails in the area of Subalpine Shrubland immediately south of the junction of Howqua Gap Trail, Stirling Trail and Clear Hills Track. Spread of weeds. 		
Activity level of threat in surrounding landscape	The activity level of these threats is equal or higher in the surrounding landscape, particularly within the Mansfield State Forest.		
Level of risk to improvement in Tree canopy cover, Understorey, Recruitment and Organic litter	Instances of unauthorised access tend to be relatively contained. While there may be severe impacts on a local scale, the overall risk to improvement across the whole offset site is low-moderate.		
Outline of control method(s) to be implemented (man plan may have more detail)	 Exclusion of public (i.e. non-management) vehicles, horse riders and bike riders during snow season and severely inclement weather (e.g. periods of heavy rainfall). Outside of declared snow season, limit public vehicle access to Howqua Gap Trail and Clear Hills Track. 		

	 Regular inspection of management gates to ensure they still prevent access. Prompt replacement of any locks that have been illegally removed. Maintenance of trails outside of snow season to ensure there is no reason to depart from designated trails (e.g. moving of fallen trees or other obstructions). Placement of obstructions (e.g. logs or boulders) in strategic locations beside trails to reduce risk of vehicles and horse riders departing from designated trails. Enforcement trail designations (fines). Provision of firewood at alpine huts to ensure there is no need to source firewood from the offset site.
Permits / approvals under legislation to control threat required and able to be granted?	Permits/approvals are unlikely to be required to implement the control measures outlined above. As the existing land manager, the Mount Buller and Mount Stirling Alpine Resort Management Board already has authority to issue fines where warranted.
Comment on appropriateness of control action(s) for threat & location	The control measures are appropriate to the location and proportionate to the threat posed.
Expertise, willingness and capacity of land manager to monitor and control threat in long term	The land manager has the expertise and resources to manage unauthorised recreational activities within the offset site. The land manager has controlled similar threats in the past. For example, the land manager already conducts regular monitoring and maintenance of trails and trail infrastructure (e.g. gates) within Mount Stirling Alpine Resort and issues warning and fines to members of the public engaged in unauthorised recreational activities. The land manager reduces the risk of vehicles departing from designated tracks by addressing obstructions on the tracks, by placing obstacles beside tracks (e.g. rocks) or by re-forming tracks to make them more easily passable and batters insurmountable. The land manager already maintains firewood supplies to alpine huts in or near the offset site.

Quantification of gains

Table 7: Native vegetation protection and management for each zone

Site numbers / Zone IDs	1, 8, 9 <i>l</i> 1A, 8A, 9A	1, 2, 3, 8, 9 <i>l</i> 1B-I, 2A, 3A, 8B-G, 9B-C	2, 5, 6, 7, 8 / 2B-G, 5A-B, 6A, 7A-I, 8H-N	
Total size of zones (ha)	1.3035	2.0679	7.5049	
Bioregion	Victorian Alps	Victorian Alps	Victorian Alps	
EVC name	Montane Damp Forest	Montane Riparian Thicket	Sub-alpine Shrubland	
EVC standardiser	1	1.15	1.25	
BioEVC code / conservation status	VAlp0038 / LC	VAlp0041 / LC	VAlp0042 / R	
Vegetation type	Woody	Woody	Woody	
Property size (ha)	≥ 10 ha	≥ 10 ha	≥ 10 ha	
Total native veg. on property (ha)	≥ 20 ha	≥ 20 ha	≥ 20 ha	
Current security	None	None	None	
Proposed security	Reclass	sify to 'conservation' and sign ag	reement	
Current land management restrictions	Restriction 1, 2, 3	Restriction 1, 2, 3	Restriction 1, 2, 3	
Type of overlay	BMO1, ESO1	BMO1, ESO1	BMO1, ESO1	
Habitat scoring	Habitat score	Habitat score	Habitat score	
Large trees	10	N/A	N/A	
Tree canopy cover	5	3	N/A	
Understorey	15	20	15	
Lack of weeds	15	13	15	
Recruitment	10	10	6	
Organic litter	5	5	3	
Logs	4	5	0	
Site condition (/75)	64.00	64.40	48.75	
Landscape context (/25)	21	21	21	
Habitat score (/100)	85.00	85.40	69.75	
Maintenance gain (standardised)	2.00	2.30	2.50	
Improvement gain (standardised)	11.00	10.60	18.75	
Prior management gain	0.00	0.00	0.00	
Security gain	8.50	8.54	6.98	
Gain score (out of 100)	21.50	21.44	28.23	
Gain score divided by 100	0.2550	0.2809	0.2823	
Habitat hectares of gain	0.3324	0.5809	2.1183	
Number of large trees in zone	18	0	0	

Site numbers / Zone IDs	1, 2, 3, 4, 5, 6, 7, 8, 9 / 1J-M, 2H-M, 3B-J, 4A-B, 5C, 6B, 7J-Q, 8O-Q, 9D	2, 5, 6, 7 / 2N-O, 5D-E, 6C-E, 7R-V	1, 2, 3, 5, 7, 8, 9 / 1N-O, 2P-S, 3K-M, 5F-I, 7W-Z, 8R-Y, 9E-G	
Total size of zones (ha)	302.4726	1.6493	6.1761	
Bioregion	Victorian Alps	Victorian Alps	Victorian Alps	
EVC name	Sub-alpine Woodland	Alpine Coniferous Shrubland	Sub-alpine Wet Heathland	
EVC standardiser	1	1.36	1.36	
BioEVC code / conservation status	VAlp0043 / LC	VAlp0156 / V	VAlp0210 / E	
Vegetation type	Woody	Woody	Woody	
Property size (ha)	≥ 10 ha	≥ 10 ha	≥ 10 ha	
Total native veg. on property (ha)	≥ 20 ha	≥ 20 ha	≥ 20 ha	
Current security	None	None	None	
Proposed security	Reclass	ify to 'conservation' and sign ag	reement	
Current land management restrictions	Restriction 1, 2, 3	Restriction 1, 2, 3	Restriction 1, 2, 3	
Type of overlay	BMO1, ESO1	BMO1, ESO1	BMO1, ESO1	
Habitat scoring	Habitat score	Habitat score	Habitat score	
Large trees	5	N/A	N/A	
Tree canopy cover	3	N/A	N/A	
Understorey	15	20	20	
Lack of weeds	15	15	15	
Recruitment	10	10	10	
Organic litter	5	3	5	
Logs	4	N/A	N/A	
Site condition (/75)	57.00	65.28	68.00	
Landscape context (/25)	21	21	21	
Habitat score (/100)	78.00	86.28	89.00	
Maintenance gain (standardised)	2.00	2.72	2.72	
Improvement gain (standardised)	15.00	9.72	7.00	
Prior management gain	0.00	0.00	0.00	
Security gain	7.80	8.63	8.90	
Gain score (out of 100)	24.80	21.07	18.62	
Gain score divided by 100	0.2480	0.3175	0.3202	
Habitat hectares of gain	75.0132	0.5236	1.9776	
Number of large trees in zone	1814	0	0	

Site numbers / Zone IDs	2, 3, 4, 7, 8 / 2T, 3N-O, 4C-D, 7AA-AD, 8Z	3, 7 <i>l</i> 3P, 7AE-AH	2, 3, 4, 5, 7 / 2U, 3Q-V, 4E, 5J, 7AI-AL	
Total size of zones (ha)	0.4626	1.1055	27.0573	
Bioregion	Victorian Alps	Victorian Alps	Victorian Alps	
EVC name	Sub-alpine Wet Sedgeland	Alpine Grassland	Alpine Grassy Heathland	
EVC standardiser	1.36	1.36	1.36	
BioEVC code / conservation status	VAlp917 / E	VAlp1001 / R	VAlp1004 / R	
Vegetation type	Other grassland	Other grassland	Woody	
Property size (ha)	≥ 10 ha	≥ 10 ha	≥ 10 ha	
Total native veg. on property (ha)	≥ 20 ha	≥ 20 ha	≥ 20 ha	
Current security	None	None	None	
Proposed security	Reclassify	to 'conservation' and sign a	agreement	
Current land management restrictions	Restriction 1, 2, 3	Restriction 1, 2	Restriction 1, 2, 3	
Type of overlay	BMO1, ESO1	BMO1, ESO1	BMO1, ESO1	
Habitat scoring	Habitat score	Habitat score	Habitat score	
Large trees	N/A	N/A	N/A	
Tree canopy cover	N/A	N/A	N/A	
Understorey	15	15	15	
Lack of weeds	15	11	15	
Recruitment	6	0	10	
Organic litter	5	5	3	
Logs	N/A	N/A	N/A	
Site condition (/75)	55.76	42.16	58.48	
Landscape context (/25)	21	21	21	
Habitat score (/100)	76.76	63.16	79.48	
Maintenance gain (standardised)	2.72	2.72	2.72	
Improvement gain (standardised)	19.24	20.40	16.52	
Prior management gain	0.00	0.00	0.00	
Security gain	7.68	6.32	7.95	
Gain score (out of 100)	29.64	29.44	27.19	
Gain score divided by 100	0.3080	0.2944	0.3107	
Habitat hectares of gain	0.1425	0.3254	8.4062	
Number of large trees in zone	0	0	0	

Note: In accordance with revised (but yet to be released) gain scoring policy, improvement gains have been capped such that improvement gains cannot elevate condition scores above benchmark. The gain scores presented here in Table 7 are therefore less than or equal to the gain scores derived from the gain calculator, which does not cap improvement scores at benchmark.

Appendix 1 Vascular plant species recorded on site

Key

EPBC Act

- CR critically endangered
- EN endangered
- VU vulnerable

VROT = Victorian rare or threatened

- e endangered
- v vulnerable
- r rare
- k poorly known but thought to be rare or threatened

FFG = Listed under the Flora and Fauna Guarantee Act 1988

- L listed as threatened under FFG Act
- I nominated but ineligible for listing under FFG Act

Weed = plant taxa introduced into Victoria or Australia

- * weed
- # native species outside natural range
- RC regionally controlled under CaLP Act
- RR restricted under CaLP Act

Status	Scientific name	Common name			
Р	Acacia obliquinervia	Mountain Hickory Wattle			
	Acaena novae-zelandiae	Bidgee-widgee			
Р	Acrothamnus maccraei	Subalpine Beard-heath			
rР	Acrothamnus montanus	Snow Beard-heath			
	Agrostis parviflora s.s.	Hair Bent			
	Ajuga australis	Austral Bugle			
	Anthosachne scabra s.l.	Common Wheat-grass			
Р	Argyrotegium fordianum	Alpine Cudweed			
Р	Argyrotegium spp.	Silver Cudweed			
	Arthropodium milleflorum s.s.	Pale Vanilla-lily			
Р	Asperula conferta	Common Woodruff			
Р	Asperula gunnii	Mountain Woodruff			
Р	Asperula pusilla	Alpine Woodruff			
	Astelia alpina var. novae-hollandiae	Silver Astelia			
	Asterolasia trymalioides	Alpine Star-bush			
Р	Baeckea gunniana	Alpine Baeckea			
rР	Baeckea latifolia	Subalpine Baeckea			
Р	Baeckea utilis s.s.	Mountain Baeckea			
Р	Blechnum nudum	Fishbone Water-fern			
Р	Blechnum penna-marina subsp. alpina	Alpine Water-fern			
vΡ	Brachyscome barkerae	Peat Daisy			
Р	Brachyscome rigidula	Leafy Daisy			
Р	Brachyscome scapigera	Tufted Daisy			
Р	Brachyscome spathulata	Spoon Daisy			
Р	Caladenia alpina	Mountain Hood-orchid			
Р	Caladenia spp.	Caladenia			
	Callistemon pityoides	Alpine Bottlebrush			
Р	Calochlaena dubia	Common Ground-fern			

Status	Scientific name	Common name		
٧	Cardamine lilacina s.s.	Lilac Bitter-cress		
	Carex (syn. Uncinia) spp.	Hook Sedge		
	Carex appressa	Tall Sedge		
	Carex austroflaccida	Mountain Hook-sedge		
	Carex breviculmis	Common Grass-sedge		
	Carex hebes	Mountain Sedge		
r	Carex jackiana	Carpet Sedge		
P	Cassinia longifolia	Shiny Cassinia		
rΡ	Celmisia costiniana	Carpet Snow-daisy		
rР	Celmisia latifolia	Victorian Snow-daisy		
Р	Celmisia pugioniformis	Slender Snow-daisy		
Р	Chiloglottis comuta	Green Bird-orchid		
Р	Chiloglottis valida	Common Bird-orchid		
r	Colobanthus affinis	Alpine Colobanth		
	Coprosma hirtella	Rough Coprosma		
Р	Coronidium monticola	Mountain Everlasting		
rР	Craspedia adenophora	Sticky Billy-buttons		
rР	Craspedia aurantia var. aurantia	Orange Billy-buttons		
rР	Craspedia aurantia var. jamesii	Green Billy-buttons		
Р	Craspedia gracilis	Ashen Billy-buttons		
rР	Craspedia sp. 1	Mountain Forest Billy-buttons		
Р	Craspedia spp.	Billy Buttons		
	Deyeuxia brachyathera	Short Bent-grass		
r	Deyeuxia crassiuscula	Thick Bent-grass		
	Deyeuxia spp.	Bent Grass		
	Dianella tasmanica	Tasman Flax-lily		
	Dichondra repens	Kidney-weed		
Р	Dicksonia antarctica	Soft Tree-fern		
	Empodisma minus	Spreading Rope-rush		
Р	Epacris paludosa	Swamp Heath		
	Epilobium billardiereanum	Variable Willow-herb		
	Epilobium billardiereanum subsp. hydrophilum	Robust Willow-herb		
	Epilobium gunnianum	Gunn's Willow-herb		
	Eucalyptus delegatensis subsp. delegatensis	Alpine Ash		
	Eucalyptus pauciflora subsp. pauciflora	White Sallee		
Р	Euchiton involucratus s.s.	Star Cudweed		
Р	Euchiton sphaericus	Annual Cudweed		
	Euphrasia collina	Purple Eyebright		
Р	Gastrodia procera	Tall Potato-orchid		
Р	Gastrodia sesamoides s.s.	Cinnamon Bells		

Status	Scientific name	Common name		
k	Gentianella cunninghamii subsp. major	Tall Snow-gentian		
r	Gentianella muelleriana subsp. willisiana	Mt Buller Snow-gentian		
	Geranium potentilloides	Soft Crane's-bill		
r	Geranium potentilloides var. abditum	Soft Crane's-bill		
	Geranium potentilloides var. potentilloides	Soft Crane's-bill		
٧	Geranium solanderi var. solanderi s.s.	Austral Crane's-bill		
	Gonocarpus micranthus subsp. micranthus	Creeping Raspwort		
	Gonocarpus montanus	Mat Raspwort		
	Gonocarpus tetragynus	Common Raspwort		
	Goodenia hederacea subsp. hederacea	Ivy Goodenia		
Р	Grevillea alpina	Cat's Claw Grevillea		
Р	Grevillea australis	Alpine Grevillea		
r P	Grevillea victoriae subsp. victoriae	Royal Grevillea		
	Hierochloe redolens	Sweet Holy-grass		
	Hovea montana	Alpine Rusty-pods		
rР	Huperzia australiana	Fir Clubmoss		
	Hydrocotyle algida	Mountain Pennywort		
	Hydrocotyle hirta	Hairy Pennywort		
	Hydrocotyle spp.	Pennywort		
Р	Hymenophyllum peltatum	Alpine Filmy-fern		
	Hypericum gramineum	Small St John's Wort		
	Hypericum japonicum	Matted St John's Wort		
	Isolepis aucklandica	New Zealand Club-sedge		
	Isolepis habra	Wispy Club-sedge		
r	Isolepis montivaga	Fog Club-sedge		
	Isolepis spp.	Club Sedge		
	Isolepis subtilissima	Mountain Club-sedge		
Р	Lagenophora stipitata	Common Bottle-daisy		
	Leionema phylicifolium	Alpine Leionema		
Р	Leptinella filicula	Mountain Cotula		
	Leptospermum grandifolium	Mountain Tea-tree		
Р	Leucochrysum albicans subsp. albicans	Hoary Sunray		
	Libertia pulchella	Pretty Grass-flag		
	Linum marginale	Native Flax		
	Luzula modesta	Southern Woodrush		
Р	Lycopodium fastigiatum	Mountain Clubmoss		
	Melicytus sp. aff. dentatus (Snowfields variant)	Alpine Shrub-violet		
	Mentha australis	River Mint		
	Mentha laxiflora	Forest Mint		
Р	Microseris lanceolata	Alpine Yam-daisy		

Status	Scientific name	Common name	
	Montia australasica	White Purslane	
	Nertera granadensis	Matted Nertera	
Р	Olearia algida	Mountain Daisy-bush	
P	Olearia argophylla	Musk Daisy-bush	
rР	Olearia brevipedunculata	Rusty Daisy-bush	
Р	Olearia phlogopappa	Dusty Daisy-bush	
rР	Olearia phlogopappa subsp. flavescens	Dusty Daisy-bush	
Р	Olearia pimeleoides	Pimelea Daisy-bush	
	Oreobolus distichus	Fan Tuft-rush	
	Oreomyrrhis ciliata	Fringed Caraway	
	Oreomyrrhis eriopoda	Australian Caraway	
	Orites lancifolius	Alpine Orites	
	Oxalis perennans	Grassland Wood-sorrel	
Р	Ozothamnus cupressoides	Kerosene Bush	
Р	Ozothamnus secundiflorus	Cascade Everlasting	
rР	Pappochroma nitidum	Sticky Fleabane	
Р	Pappochroma spp.	Fleabane	
	Pimelea alpina	Alpine Rice-flower	
	Pimelea axiflora	Bootlace Bush	
r	Pimelea axiflora subsp. alpina	Alpine Bootlace Bush	
	Pimelea ligustrina	Tall Rice-flower	
	Plantago antarctica	Mountain Plantain	
	Plantago euryphylla	Broad Plantain	
	Poa costiniana	Bog Snow-grass	
	Poa fawcettiae	Horny Snow-grass	
	Poa helmsii	Tall Mountain Tussock-grass	
	Poa hiemata	Soft Snow-grass	
	Poa hothamensis	Ledge Grass	
	Podocarpus lawrencei	Mountain Plum-pine	
Р	Podolepis robusta	Alpine Podolepis	
	Podolobium alpestre	Alpine Podolobium	
	Polyscias sambucifolia	Elderberry Panax	
Р	Polystichum proliferum	Mother Shield-fern	
Р	Prasophyllum alpestre	Mauve Leek-orchid	
Р	Prasophyllum spp.	Leek Orchid	
Р	Prostanthera cuneata	Alpine Mint-bush	
r	Psychrophila introloba	Alpine Marsh-marigold	
Р	Pterostylis spp.	Greenhood	
	Ranunculus graniticola	Granite Buttercup	
	Ranunculus lappaceus	Australian Buttercup	

Status	Scientific name	Common name		
	Ranunculus spp.	Buttercup		
Р	Richea continentis	Candle Heath		
	Rubus parvifolius	Small-leaf Bramble		
	Rumex brownii	Slender Dock		
	Rumex spp.	Dock		
	Rytidosperma nudiflorum	Alpine Wallaby-grass		
ſ	Rytidosperma oreophilum	Mountain Wallaby-grass		
	Rytidosperma penicillatum	Weeping Wallaby-grass		
	Rytidosperma spp.	Wallaby Grass		
	Scaevola hookeri	Creeping Fan-flower		
	Schoenus breviculmis	Matted Bog-sedge		
	Schoenus calyptratus	Alpine Bog-sedge		
	Scleranthus biflorus s.s.	Twin-flower Knawel		
r	Scleranthus singuliflorus	Mossy Knawel		
	Scleranthus spp.	Knawel		
Р	Senecio gunnii	Mountain Fireweed		
Р	Senecio linearifolius	Fireweed Groundsel		
rР	Senecio pinnatifolius var. alpinus	Snowfield Groundsel		
Р	Senecio pinnatifolius var. lanceolatus	Lance-leaf Groundsel		
Р	Senecio pinnatifolius var. pinnatifolius	Rock Groundsel		
Р	Senecio spp.	Groundsel		
Р	Senecio velleioides	Forest Groundsel		
Р	Sphagnum cristatum	Peat Moss		
	Stackhousia monogyna s.s.	Creamy Candles		
r	Stackhousia pulvinaris	Alpine Stackhousia		
	Stellaria pungens	Prickly Starwort		
Р	Stylidium armeria subsp. armeria	Common Triggerplant		
rР	Stylidium montanum	Alpine Triggerplant		
rIP	Taraxacum aristum	Mountain Dandelion		
	Tasmannia xerophila	Alpine Pepper		
Р	Thelymitra spp.	Sun Orchid		
	Trachymene humilis	Alpine Trachymene		
	Urtica incisa	Scrub Nettle		
	Veronica derwentiana	Derwent Speedwell		
	Viola betonicifolia	Showy Violet		
	Viola hederacea sensu Entwisle (1996)	Ivy-leaf Violet		
	Wahlenbergia ceracea	Waxy Bluebell		
	Wahlenbergia gloriosa	Royal Bluebell		
Р	Xerochrysum subundulatum	Orange Everlasting		

Status	Scientific name	Common name		
*	Acetosella vulgaris	Sheep Sorrel		
*	Achillea millefolium	Milfoil		
*	Agrostis capillaris	Brown-top Bent		
*	Cerastium glomeratum s.s.	Sticky Mouse-ear Chickweed		
*	Cerastium spp.	Mouse-ear Chickweed		
*	Cerastium vulgare	Common Mouse-ear Chickweed		
* RR/RC	Cirsium vulgare	Spear Thistle		
*	Erythranthe moschata	Musk Monkey-flower		
*	Festuca rubra s.s.	Creeping Fescue		
*	Holcus lanatus	Yorkshire Fog		
* RC	Hypericum perforatum subsp. veronense	St John's Wort		
*	Hypochaeris radicata	Flatweed		
*	Juncus articulatus subsp. articulatus	Jointed Rush		
*	Juncus ensifolius	Sword Rush		
* RR/RC	Leucanthemum vulgare	Ox-eye Daisy		
*	Lolium spp.	Rye Grass		
*	Malus pumila	Apple		
*	Prunus spp.	Prunus		
*	Ranunculus repens	Creeping Buttercup		
* RC	Rosa rubiginosa	Sweet Briar		
*	Rubus anglocandicans	Common Blackberry		
* RR	Salix cinerea	Grey Sallow		
*	Sonchus asper s.s.	Rough Sow-thistle		
*	Sonchus oleraceus	Common Sow-thistle		
*	Taraxacum officinale spp. agg.	Garden Dandelion		
*	Trifolium repens var. repens	White Clover		

Note: Where two CaLP Act statuses (RR/RC) are listed against one species, the first refers to the status within the North East CMA and the second refers to the status within the Goulburn Broken CMA.

Appendix 2



Photo 1: Montane Damp Forest (37°08'27"S 146°30'16"E, 22 February 2019, facing south-east).



Photo 2: Montane Riparian Thicket (37°06'57"S 146°29'30"E, 17 January 2019, facing south) within the EPBC Act offset area.



Photo 3: Sub-alpine Shrubland (37°07'33"S 146°30'04"E, 14 January 2019, facing north-east) with horse trails in background (arrows).



Photo 4: Burnt Sub-alpine Woodland (37°08'43"S 146°30'12"E, 21 January 2019, facing east) along Thirteen Mile Spur Track.



Photo 5: Alpine Coniferous Shrubland (37°07'37"S 146°30'03"E, 18 January 2019, facing south-east).



Photo 6: Sub-alpine Wet Heathland (37°07'00"S 146°29'40"E, 17 January 2019, facing south-west) within the EPBC Act offset area.



Photo 7: Sub-alpine Wet Sedgeland (37°07'32"S 146°29'55"E, 24 January 2019, facing south-west).



Photo 8: Alpine Grassland (37°07'42"S 146°29'52"E, 24 January 2019, facing east).



Photo 9: Alpine Grassy Heathland (37°07'41"S 146°30'01"E, 17 January 2019, facing south-east).



Photo 10: Sambar Deer wallow in Sub-alpine Wet Heathland in Dugout Bowl (37°07'36"S 146°30'07"E, 17 January 2019, facing north).



Photo 11: Sambar Deer in Sub-alpine Wet Heathland in Dugout Bowl (37°07'36"S 146°30'07"E, 31 January 2019, facing south-east).



Photo 12: European Rabbit latrine in Alpine Grassland (37°07'39"S 146°30'02"E, 17 January 2019).

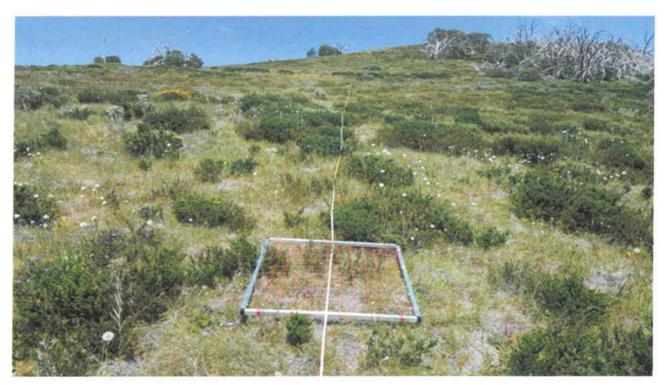


Photo 13: European Rabbit monitoring transect in Alpine Grassy Heathland (37°07'32"S 146°29'60"E, 24 January 2019, facing south-west).



Photo 14: Feral Cat in Sub-alpine Wet Heathland near West Summit Trail (37°07'29"S 146°29'58"E, 21 February 2019, facing north-east).



Photo 15: Apple (arrows) within Sub-alpine Wet Heathland (37°08'06"S 146°30'06"E, 15 January 2019, facing north-west).



Photo 16: Blackberry beside a drainage line in Sub-alpine Woodland (37°08'08"S 146°30'08"E, 15 January 2019, facing east).



Photo 17: Sheep Sorrel on disturbed ground associated with a horse trail in Sub-alpine Shrubland (37°07'32"S 146°30'08"E, 14 January 2019, facing west).



Photo 18: Spear Thistle in Sub-alpine Woodland (37°07'39"S 146°30'21"E, 17 January 2019, facing west), associated with Sambar Deer tracks leading to Sub-alpine Wet Heathland.



Photo 19: Musk Monkey-flower and Jointed Rush associated with Sambar Deer disturbance in Sub-alpine Wet Heathland near Howqua Gap Trail (37°07'33"S 146°30'03"E, 14 January 2019).



Photo 20: Sword Rush in the table drain beside Howqua Gap Trail (37°07'56"S 146°29'51"E, 22 January 2019, facing north).



Photo 21: Unauthorised vehicle track (arrow) leading from Howqua Gap Trail to Mount Stirling summit (37°07'40"S 146°29'58"E, 17 January 2019, facing west).



Photo 22: Unauthorised horse trails through Sub-alpine Shrubland (37°07'29"S 146°30'08"E, 22 January 2019, facing south-west).

Second Schedule SITE MANAGEMENT PLAN

MANAGEMENT PLAN FOR OFFSET SITE APPLICATIONS

Native Vegetation Patch / Scattered Trees

MANAGEMENT PLAN 1

Offset Site Details

Address of Offset site	Mount Stirling Alpine Resort
Land tenure	Public Land
Assessor details	
Site assessor	Michael Goddard
Assessment date	1-4 February 2016, 22 January 2019 and 22 February 2019
Offset details	
Offset identifier	FP_CLO-3081_01
Number of sites(s)	9
Number of zone(s)	149
Total area of sites (ha)	352.3406 ha
Asset type	Protection of native vegetation patch

Zone details								
Asset type*	Р	Р	Р	Р	Р	Р	Р	Р
Zone number	1A	1B	⁻ 1C	1D	1E	1F	1G	1H
Area (ha)	0.0625	0.1758	0.0263	0.1469	0.2745	0.2747	0.1325	0.1868

Zone details								
Asset type*	Р	Р	Р	Р	Р	Р .	Р	Р
Zone number	11	1J	1K	1L	1M	1N	10	2A
Area (ha)	0.0021	0.0572	3.8236	0.0243	17.8279	0.0309	1.7611	0.0188

Zone details								
Asset type*	Р	Р	Р	Р	Р	Р	Р	Р
Zone number	2B	2C	2D	2E	2F	2G	2H	21
Area (ha)	0.0886	0.0544	0.1504	0.0371	0.0093	0.0066	0.0173	0.0744

Management Plan for Credit Site [FP_CLO-3081_01]

Zone details		IV VI.						
Asset type*	Р	Р	Р	Р	Р	Р	Р	Р
Zone number	2J	2K	2L	2M	2N	20	2P	2Q
Area (ha)	41.1523	0.0178	0.0559	0.0901	0.0116	0.0550	0.0116	0.0444

Zone details								
Asset type*	Р	Р	Р	Р	Р	Р	Р	Р
Zone number	2R	28	2T	2 U	3A	3B	3C	3D
Area (ha)	0.6018	0.1263	0.0127	2.0401	0.1598	0.1192	48.6486	0.0119

Zone details								
Asset type*	Р	Р	Р	Р	Р	Р	Р	Р
Zone number	3E	3F	3G	3H	31	3J	3K	3L
Area (ha)	0.0652	2.6333	8.1552	0.1560	0.9695	0.0223	0.0703	0.0764

Zone details						-		
Asset type*	Р	Р	Р	Р	Р	Р	Р	Р
Zone number	3M	3N	30	3P	3Q	3R	3S	3Т
Area (ha)	0.0405	0.0349	0.0046	0.0196	0.1111	2.7495	0.0017	0.0102

Zone details								
Asset type*	Р	Р	P	Р	Р	Р	Р	Р
Zone number	3U	3V	4A	4B	4C	4D	4E	5A
Area (ha)	0.0096	0.0815	0.0219	0.2882	0.0359	0.0567	5.6038	0.1192

Zone details								
Asset type*	Р	Р	P	Р	Р	Р	Р	Р
Zone number	5B	5C	5D	5E	5F	5G	5H	51
Area (ha)	0.0148	35.1903	0.0172	0.1177	0.0499	0.0761	0.3649	0.0612

Management Plan for Credit Site [FP_CLO-3081_01]

Zone details								
Asset type*	Р	Р	Р	Р	Р	Р	P	Р
Zone number	5J	6A	6B	6C	6D	6E	7A	7AA
Area (ha)	0.1824	0.1494	3.4298	0.0240	0.0437	0.0103	0.4451	0.2613

Zone details		the other		311	- 14			
Asset type*	Р	Р	Р	P	Р	Р	Р	P
Zone number	7AB	7AC	7AD	7AE	7AF	7AG	7AH	7AI
Area (ha)	0.0141	0.0063	0.0129	0.0555	0.0563	0.0334	0.9407	14.8232

Zone details					174			
Asset type*	Р	Р	Р	Р	Р	Р	P	Р
Zone number	7AJ ·	7AK	7AL	7B	7C	7D	7E	7F
Area (ha)	0.0667	1.0546	0.3229	0.0941	0.6289	2.6232	0.4151	0.0510

Zone details								
Asset type*	Р	Р	Р	Р	Р	Ρ.	Р	Р
Zone number	7G	7H	71	7J	7K	7L	7M	7N
Area (ha)	0.0418	1.9360	0.0993	0.0123	0.0201	0.1209	0.1288	0.0639

Zone details								
Asset type*	Р	P	Р	Р	Р	Р	Р	Р
Zone number	70	7P	7Q	7R	78	7T	7U	7V
Area (ha)	0.0540	0.1860	0.0830	0.0147	0.0124	0.0169	0.6955	0.6303

Zone details								
Asset type*	Р	Р	Р	Р	Р	Р	Р	Р
Zone number	7W	7X	7 Y	7 Z	8A	8B	8C	8D
Area (ha)	0.1873	0.8664	0.2071	0.1270	0.0901	0.1242	0.1027	0.0876

Management Plan for Credit Site [FP_CLO-3081_01]

Zone details								
Asset type*	Р	Р	Р	Р	Р	Р	Р	Р
Zone number	8E	8F .	8G	8H	81	8J	8K	8L
Area (ha)	0.0575	0.1704	0.1190	0.1818	0.0310	0.0854	0.0413	0.1015

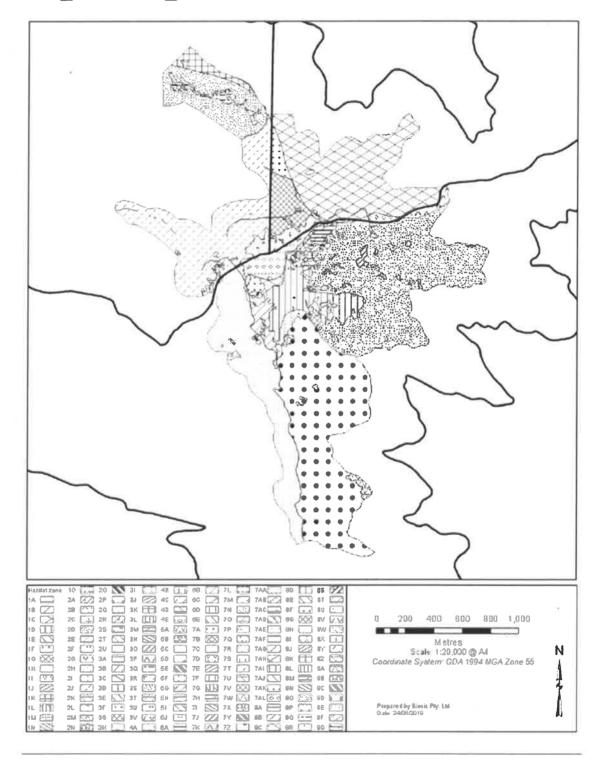
Zone details								Jyd 📈
Asset type*	Р	Р	P	Р	Р	Р	Р	Р
Zone , number	8M	8N	80	8P	8Q ·	8R	88	8T
Area (ha)	0.0188	0.0806	70.1597	1.9554	0.3030	0.0546	0.6876	0.0406

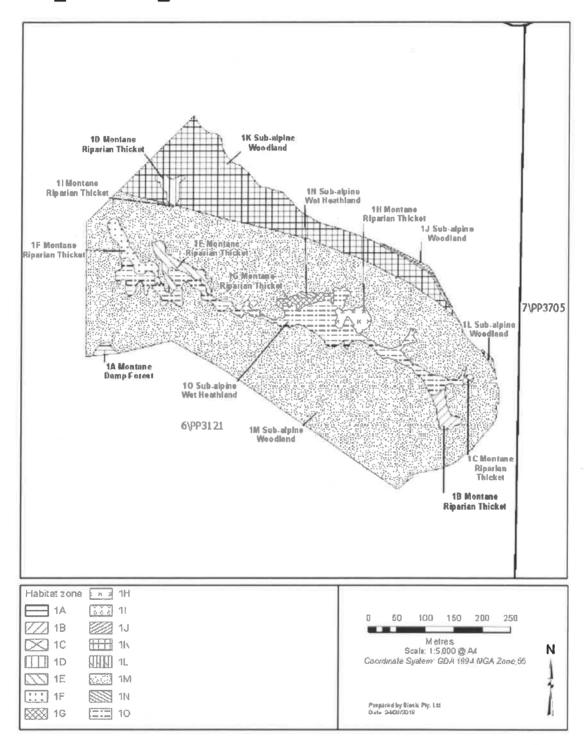
Zone details								
Asset type*	Р	Р	Р	P	P	P	Р	Р
Zone number	8U	8V	8W	8X	8Y	8Z	9A	9B
Area (ha)	0.0986	0.0702	0.1023	0.1220	0.0983	0.0231	1.1509	0.0025

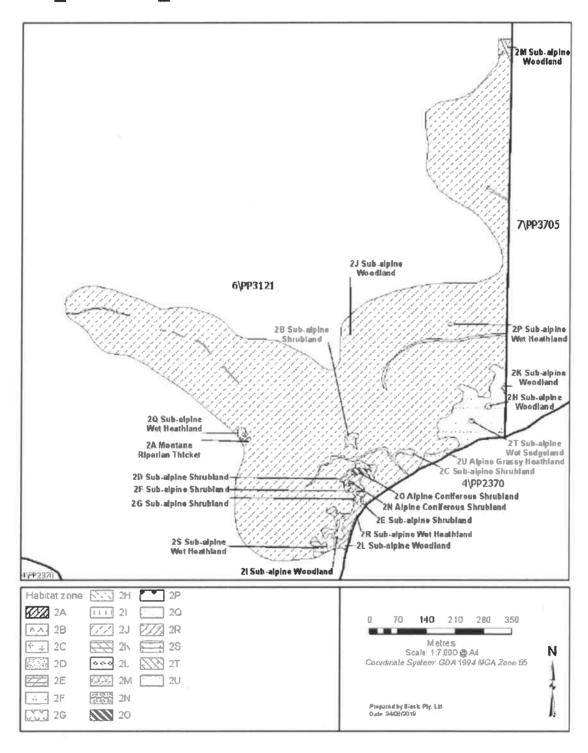
Zone details					
Asset type*	Р	Р	Р	Р	Р
Zone number	9C	9D	9E	9F	9G
Area (ha)	0.0057	66.5331	0.0754	0.0483	0.0750

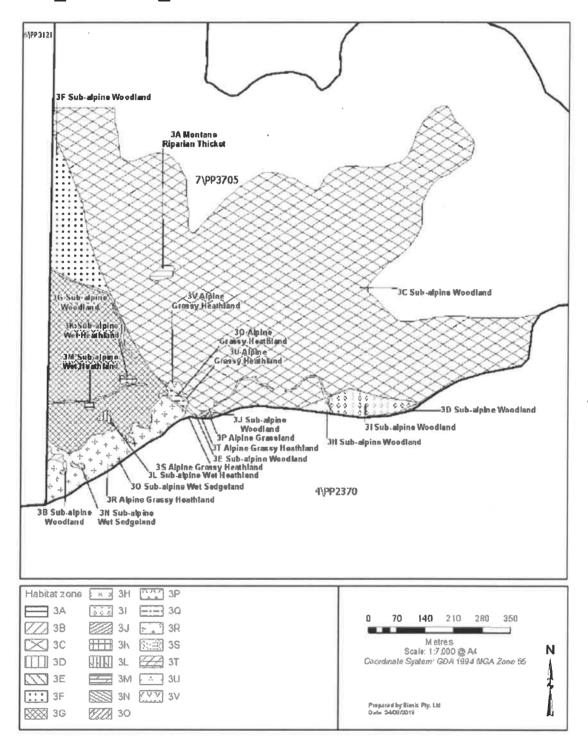
^{*}Asset: P = Native Vegetation Patch; ST = Scattered Tree.

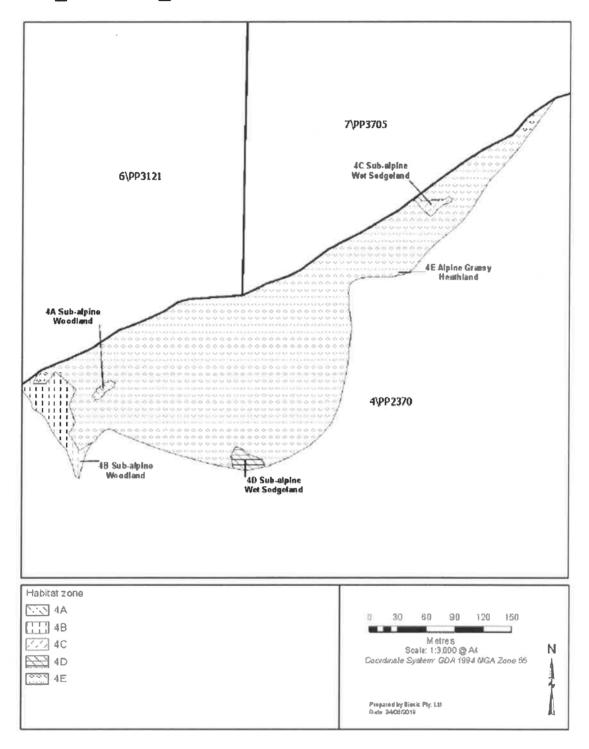
Zone Plan - Overview FP_CLO-3081_01 Site 01, 02, 03, 04, 05, 06, 07, 08, 09

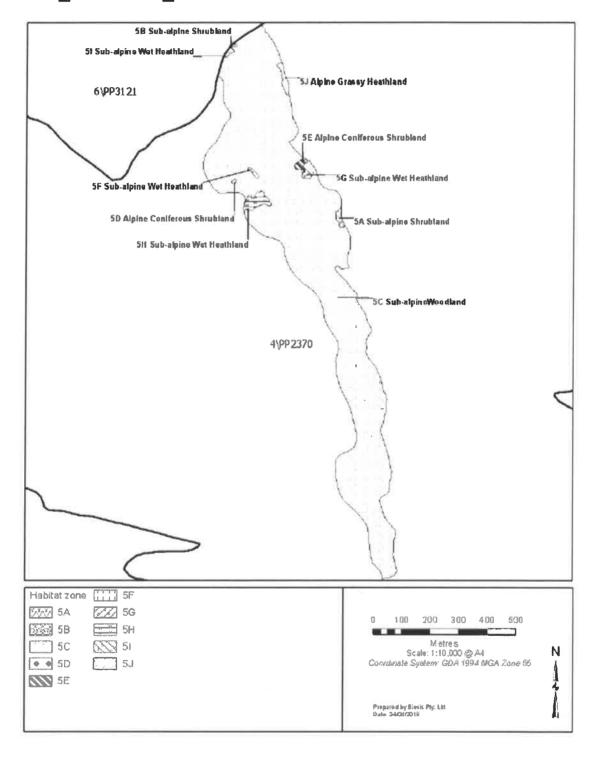


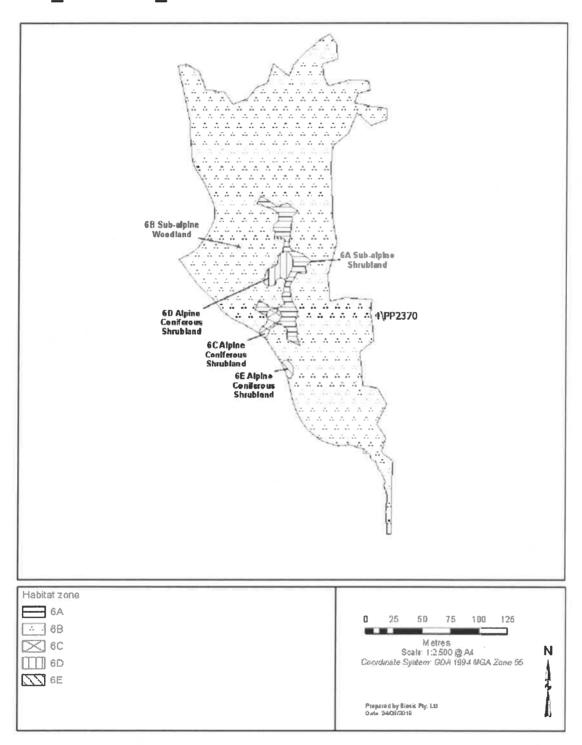


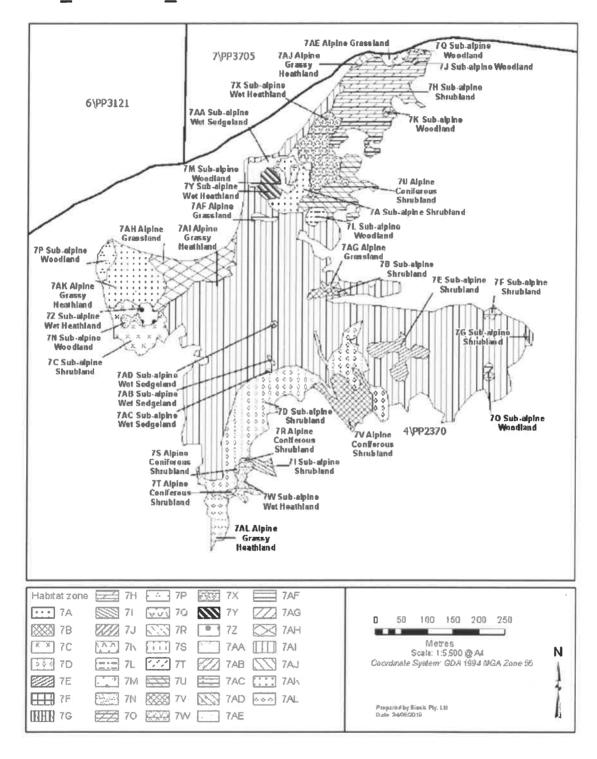


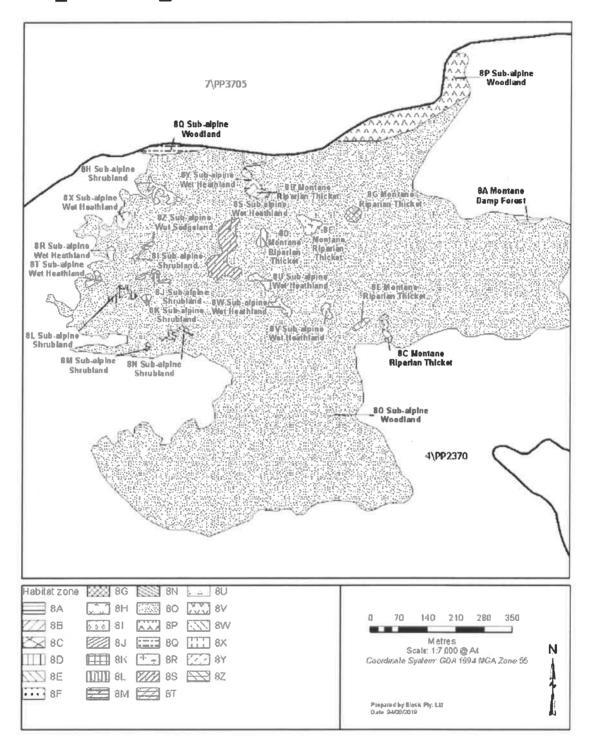




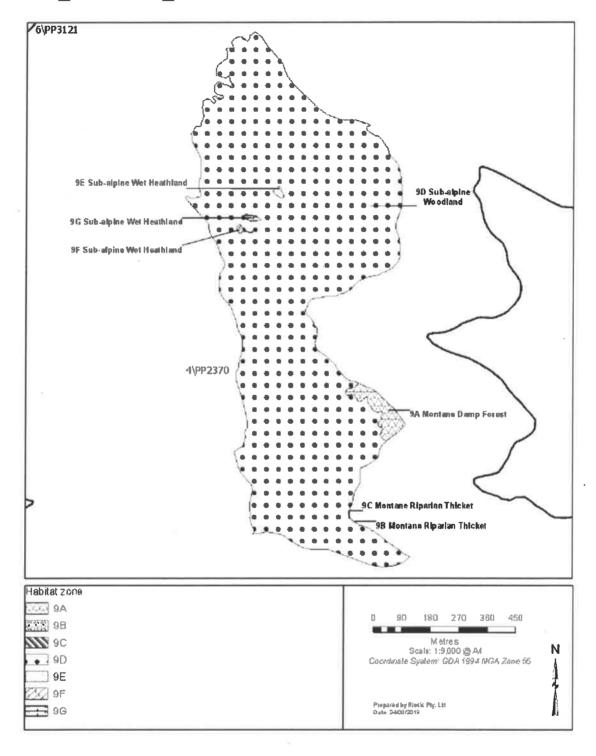








Zone Plan - Overview FP_CLO-3081_01 Site 09



Statement of Landowner's management commitments to be achieved at the site

10-year management commitments

From the commencement of the Agreement, the landowner agrees to undertake the following management commitments to improve the quality and condition of native vegetation in the site for a period of 10 years from the commencement of the Agreement:

	10-year management commitments
Zone(s)	Commitment
	 control ALL high threats (e.g. grazing threats from introduced animals or overgrazing by native herbivores, inappropriate fire or flooding regime, other threats as identified) eliminate all high threat herbaceous and grassy weeds to <1% cover (see Table 3)

The landowner is required to maintain, in perpetuity, native vegetation condition and targets required to be achieved at the end of the 10-year management period, as outlined above.

Ongoing management commitments

From the commencement of the Agreement, the landowner agrees to undertake the following management commitments to improve the quality and condition of native vegetation at the site in perpetuity:

	Ongoing management commitments
Zone(s)	Commitment
All	 eliminate all woody weeds to <1% cover with no mature plants present ensure that weed cover does not increase beyond the current level monitor for any new and emerging high threat weeds and eliminate to <1% cover control rabbits
	 retain all standing trees (dead or alive) retain all logs, fallen timber and leaf litter exclude stock

Summary of threats and actions required to be completed to achieve the management commitments

Woody weeds

Elimination of all woody weeds

All woody weeds on site must be eliminated. Eliminate all woody weeds listed in Table 1 by the end of the second year of management using the methods outlined in Table 1. In addition, there should be no mature plants present on site by the end of the third year. Indigenous plants should not be impacted during treatment. Monitor for any re-sprouting or seedlings and eradicate (either spot spray or hand pull).

Refer to BushBroker Information Sheet 8* - Standards for Management – Weeds. *DEPI 2013, BushBroker information sheet 8 – Standards for management – weeds. Department of Environment and Primary Industries, East Melbourne.

New and emerging woody weeds

Monitoring for new and emerging woody weeds should be conducted throughout the year for the term of the Agreement, and any new and emerging woody weeds eliminated.

Refer to Information Sheet 8 - Standards for Management - Weeds.

Table 1: Woody weeds to be eliminated – method and timing

Common name	Scientific name	Zone(s)	Method	Timing
Apple	Malus pumila	All	Manual removal (small plants). Drill and fill or cut and paint with a suitable herbicide (large plants).	Spring/ summer.
Prunus	Prunus spp.	All	Manual removal (small plants). Drill and fill or cut and paint with a suitable herbicide (large plants).	Spring/ summer.
Sweet Briar	Rosa rubiginosa	All	Manual removal (small plants). Cut and paint with a suitable herbicide (large plants).	Spring.
Common Blackberry	Rubus anglocandicans	All	Manual removal (small plants). Spray with a suitable herbicide (large plants).	Spring/ summer.
Grey Sallow	Salix cinerea	All	Manual removal (small plants). Drill and fill or cut and paint with a suitable herbicide (large plants).	Spring/ summer.
		All	Monitor for and eliminate all new and emerging woody weeds.	Ongoing

Table 2: Total cover of woody weeds in the Zone

Zone(s)	Total cover of all woody weeds (%)
All	<1%

Herbaceous weeds

Control of all herbaceous weeds

Ensure that weed cover does not increase beyond current levels. Weeds listed in Table 2 were found on site. These weeds should be monitored each year to ensure their cover is not increasing. Increasing cover of these weeds should be controlled using the methods outlined in Table 2. Treat weeds before the plant has flowered and set seed. Indigenous plants should not be impacted during treatment.

Refer to BushBroker Information Sheet 8 - Standards for Management – Weeds.

New and emerging high threat herbaceous and grassy weeds

Monitoring for new and emerging high threat herbaceous and grassy weeds should be conducted throughout the year for the term of the Agreement, and any new and emerging weeds eliminated.

Refer to BushBroker Information Sheet 8 - Standards for Management - Weeds.

Table 3: Herbaceous weeds to be controlled – method and timing

Common name	Scientific name	Zone(s)	Method	Timing
Sheep Sorrel	Acetosella vulgaris	All	Spot spray.	Spring
Milfoil	Achillea millefolium	All	Mechanical removal along tracks if all rhizomes can be removed. Otherwise spot spray.	Spring/ summer
Brown-top Bent	Agrostis capillaris	All .	Spot spray. Control sources of disturbance (deer).	Spring/ summer
Mouse-ear Chickweed	Cerastium spp.	All	Manual removal.	Spring/ summer
Spear Thistle	Cirsium vulgare	All	Manual removal or spot spray. Control sources of disturbance (deer).	Spring
Musk Monkey- flower	Erythranthe moschata	All	Manual removal, spot spray (observe herbicide restrictions near watercourses) and/or smother (with weed mat for severe infestations). Control sources of disturbance (deer).	Spring/ summer
Creeping Fescue	Festuca rubra s.s.	All	Spot spray.	Spring
Yorkshire Fog	Holcus lanatus	All	Manual removal or spot spray. Control sources of disturbance (deer).	Spring
St John's Wort	Hypericum perforatum subsp. veronense	All	Manual removal (if entire rhizome can be removed), smother, solarise and spray young regenerating plants.	Spring
Flatweed	Hypochaeris radicata	All	Manual removal (ensure tap-root is removed). Spot spray.	Spring/ summer
Jointed Rush	Juncus articulatus subsp. articulatus	All	Manual removal, smother, solarise and spot spraying (observe herbicide restrictions near watercourses). Control sources of disturbance (deer).	Spring/ summer
Śword Rush	Juncus ensifolius	All	Manual removal, smother, solarise and spot spraying (observe herbicide restrictions near watercourses).	Spring/ summer

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Common name	Scientific name	Zone(s)	Method	Timing
Ox-eye Daisy	Leucanthemum vulgare	All ·	Manual removal. Spot spray (if required).	Spring/ summer
Rye Grass	Lolium spp.	All	Smother, solarise and/or spot spray.	Spring/ summer
Sow-thistle	Sonchus spp.	All	Manual removal (ensure tap-root is removed). Spot spray.	Spring/ summer
Garden Dandelion	Taraxacum officinale spp. agg.	All	Manual removal (ensure tap-root is removed). Spot spray.	Spring/ summer
White Clover	Trifolium repens var. repens	All	Smother, solarise and spot spray. Control sources of disturbance (deer).	Spring/ summer
		All	Monitor for and eliminate all new and emerging high threat herbaceous weeds e.g. Orange Hawkweed <i>Pilosella aurantiaca</i> subsp. <i>aurantiaca</i> or Creeping Buttercup <i>Ranunculus repens</i> .	Ongoing

Table 4: Total cover of herbaceous weeds in the Zone

Zone(s)	Total cover of all herbaceous and grassy weeds (%) (including high threat herbaceous and grassy weeds)	Total cover high threat herbaceous and grassy weeds (%)
EVC 38	<1%	<1%
EVC 41	<1%	<1%
EVC 42	<1%	<1%
EVC 43	2%	<1%
EVC 156	<1%	<1%
EVC 210	2%	<1%
EVC 917	2%	<1%
EVC 1001	5%	<1%
EVC 1004	3.5%	<1%

Pest animals

Sambar Deer Cervus unicolor, European Rabbit Oryctolagus cuniculus, Red Fox Vulpes vulpes and Feral Cat Felis catus are the established pest animals within the offset site. The Victorian Catchment and Land Protection Act 1994 lists rabbits and foxes as established pest animals and requires that all landowners and land managers take reasonable steps to prevent the spread of, and as far as possible eradicate, established pest animals on their land.

Sambar Deer are currently the most damaging pest animal species within the offset site. Permanent fencing would be undesirable within the offset site (because it would require removal of native vegetation and preclude the movement of native species across the landscape) but temporary electrified fences may be established around sensitive alpine bogs to minimise the impact of deer.

No rabbit warrens or den sites for foxes or cats are known to occur within the offset site. In order to minimise the activity of rabbit, foxes and cats within the offset site, regularly monitor and remove rubbish from the offset site (e.g. from around alpine huts). Disperse artificial piles of logs and rocks that may be used as harbour by pest animals. Minimise artificial surface harbour, particularly around and below alpine huts. Do not remove indigenous plants, fallen logs or rocks from the site.

Continue to monitor and control deer, rabbits, foxes and cats all year round as well as any new and emerging pest animals.

Table 5: Pest animals to be controlled – species, method and timing

Zone(s)	Common name	Method	Timing
All	Sambar Deer	Control by regular shooting (authority to control wildlife will be required under the Victorian <i>Wildlife Act 1975</i>). Shooting will take place twice per year unless monitoring by remote cameras and field observations suggest that there are no longer Sambar Deer within the offset site. Shooting will generally take place outside of the snow season, once in spring (October or November) and once in autumn (March, April or May), although the timing of shooting may need to be adaptive depending on deer activity.	Ongoing
		Additional controls may include temporary electrified fencing around particularly sensitive alpine bogs and trapping of deer for removal. Electrified fences would be set up in October (after the snow season) and checked at least monthly to ensure they remain operational (e.g. checked to ensure they have not been breached by deer, have not been compromised by fallen vegetation and still have a functional battery). Any required fence rectifications would be made before the next monthly inspection. Electrified fences will be placed around alpine bogs that are accessible, that are not obstructed by vegetation (to avoid the need to remove native vegetation to establish the fence) and that are known to have an active deer wallow.	
All	European Rabbit	Control by regular baiting and shooting. The main control for rabbits will be baiting (e.g. chopped carrots baited with 1080), which will take place once per year, in March-April. Baiting earlier in spring/summer tends to be ineffective due to other food sources being readily available. Six labelled bait stations will be placed across the offset site to cover areas of known rabbit activity (determined by annual rabbit pellet monitoring). Bait stations will be left in place for up to five days and checked daily (in accordance with Agriculture Victoria's Directions for the Use of 1080 and PAPP Pest Animal Bait Products in Victoria). To minimise impacts on non-target species, the common method of leaving a trail of baited carrot will not be used. Where possible, collection and disposal (by burial or incineration) of rabbit carcasses will take place to minimise poisoning of native predators. Shooting of rabbits will take place concurrently with shooting of deer (twice per year) but rabbits will not	Ongoing

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		be the priority species for shooting. Rabbits will be targeted at the end of the night, after opportunities to shoot deer and introduced predators have been exhausted. In addition to baiting and shooting, the availability of artificial harbour (e.g. below alpine huts) will be minimised. If warrens or burrows are discovered, they will be destroyed by furnigation and/or hand collapse, with minimal impact on surrounding native vegetation.	
All	Red Fox.	Control by baiting and shooting. Baiting will primarily take place from November to May. Six bait stations will be placed across the offset site, in areas where foxes or signs of foxes have been observed. Baits will be checked fortnightly. Opportunistic winter baiting may take place (from June to September) to target observed fox activity. Winter bait stations would be checked weekly. In all cases, baiting will be conducted in accordance with Agriculture Victoria's Directions for the Use of 1080 and PAPP Pest Animal Bait Products in Victoria. Shooting of foxes will take place concurrently with shooting of deer i.e. twice per year. In addition to baiting and shooting, the availability of artificial harbour (e.g. below alpine huts) will be minimised. While there are currently no known fox dens within the offset site, any confirmed fox dens will be immediately blocked or destroyed, with minimal impact on surrounding native vegetation.	Ongoing
All	Feral Cat	Control by trapping, baiting and/or shooting. Trapping will be undertaken as required, when a cat or sign of a cat is observed within the offset site. Traps will be placed out for at least four nights at the site of known/observed cat activity and checked daily. If trapping is unsuccessful at reducing cat numbers/activity, baiting and/or shooting will take place. Baiting would take place concurrently with fox baiting and will be conducted in accordance with Agriculture Victoria's Directions for the Use of 1080 and PAPP Pest Animal Bait Products in Victoria. Shooting of cats would take place concurrently with shooting of deer i.e. twice per year. In addition to trapping, baiting and/or shooting, the availability of artificial harbour (e.g. below alpine huts) will be minimised. While there are currently no known cat dens within the offset site, any confirmed cat dens will be immediately blocked or destroyed, with minimal impact on surrounding native vegetation.	Ongoing
All	New and emerging pest animals (e.g. other deer species, feral horses, goats or pigs)	Monitor and control.	Ongoing

Control ALL high threats

All high threats to native vegetation condition improvement including threats to soil structure, natural water flow, vegetation condition and the recruitment cycle must be controlled. High threats requiring control within the offset site include:

- High threat weeds (see Tables 1 and 3).
- Threats from pest animals including deer, rabbits, foxes and feral cats (see Table 5).
- Unauthorised recreational activities (see Table 6).
- Other threats that may appear during the 10-year active management period, such as new or emerging weeds and pest animals.

Table 6: Unauthorised recreational activities - control method and timing

Zone(s)	Description of high threat	Monitoring and control actions	Timing
All	Unrestricted and unauthorised recreational activities within the offset site, including: Recreational four-wheel driving off designated	Exclusion of public (i.e. non-management) vehicles, horse riders and bike riders during snow season and severely inclement weather (e.g. periods of heavy rainfall).	During declared snow season and severely inclement weather.
	tracks (Howqua Gap Trail and Clear Hills Track) or outside of the designated	Outside of declared snow season, limit public vehicle access to Howqua Gap Trail and Clear Hills Track.	Outside of declared snow season.
	season (summer). Horse riding or mountain biking off designated trails. Camping beyond	Regular inspection of management gates to ensure they still prevent access. Prompt replacement of any locks that have been illegally removed.	On a regular basis, outside of declared snow season.
	designated areas near existing alpine huts. Collection of firewood within the offset site.	Maintenance of trails outside of snow season to ensure there is no reason to depart from designated trails (e.g. moving of fallen trees or other obstructions).	Annually after snowmelt and regularly thereafter, as the need arises.
	Impacts of these activities include: • Long-term removal of understorey native	 Placement of obstructions (e.g. logs or boulders) in strategic locations beside trails to reduce risk of vehicles and horse riders departing from designated trails. 	As and where necessary
	vegetation. • Ground compaction, erosion and sedimentation of surrounding native	 Enforcement of trail designations (fines). Provision of firewood at alpine huts to ensure there is no need to source firewood from the offset site. 	 As and where necessary Prior to declared snow season and thereafter, as the need arises.
	vegetation. • Spread of weeds.		

Annual reporting

This Landowner Agreement requires the landowner to submit a report annually for each year of the ten years of this management plan and thereafter at the reasonable request of the Secretary. Reports are to be submitted at least 2 months prior to the anniversary date of the execution of the Agreement to allow time for compliance to be assessed before the anniversary date.

The Annual Report addresses progress against the commitments set out in this Agreement. Annual Reports should provide enough detail in the form of written comments and supporting evidence that an assessor can easily determine the completion of/progress against the commitments for each zone.

Maintaining native vegetation quality and condition in perpetuity

This Landowner Agreement outlines management commitments and targets required to be achieved at the site to improve the quality and condition of native vegetation. At the completion of the 10-year active management period, the landowner is required to continue to undertake management to maintain native vegetation quality and condition at the site. This includes maintaining native vegetation condition and targets required to be achieved at the end of the 10-year management period and all ongoing management commitments and targets in perpetuity.

Ten-year management action plan with targets

Table 7: 10-year management actions plan with targets

Year from Commencement: Years 1 to 10 (inclusive)

Zone(s)	Management action description	Reference Table for action	Timing	Target to be achieved
Woody weeds	spe			
All	Monitor for and eliminate all woody weeds. Monitor for any re-sprouting woody weeds or seedlings and eradicate (either spot spray or hand pull). Refer to Table 1 for list of woody weeds, their control method and timing of actions.	Tables 1 and 2	Refer to Table 1	Eliminate (to <1% cover) all woody weeds listed in Table 1, with no mature plants present by end of Year 3. <1% cover of all woody weeds, with no mature plants present at the end of Year 10. Minimise off-target damage (avoid all native plants).
All	Monitor for and eliminate all new and emerging woody weeds	N/A	Ongoing	<1% cover of all woody weeds, with no mature plants present at the end of Year 10.
Herbaceous weeds	speew sr		WITE TO STATE OF THE STATE OF T	
All	Monitor for and eliminate all high threat herbaceous and grassy weeds. Refer to Table 3 for list of high threat herbaceous and grassy weeds, their control method and timing of actions	Tables 3 and 4	Refer to Table 3	Eliminate (to <1% cover) all high threat herbaceous weeds listed in Table 3. <1% cover of all high threat herbaceous and weeds at the end of Year 10. Minimise off-target damage (avoid all native plants).
All	Monitor for and control all herbaceous weeds. Refer to Table 3 for list of herbaceous weeds, their control method and timing of actions.	Tables 3 and 4	Refer to Table 3	No increase in cover of herbaceous weeds beyond the cover listed in Table 4 for each Zone. Minimise off-target damage (avoid all native plants).
All	Monitor for and eliminate all new and emerging high threat herbaceous weeds.	N/A	Ongoing	<1% cover of all new and emerging high threat herbaceous weeds at the end of Year 10.
Pest animals	als	onien.	•	
All	Monitor for and control deer. Refer to Table 5 for a list of control methods.	Table 5	Ongoing	Deploy remote cameras at the six established monitoring locations for at least 30 days over summer to monitor deer activity and numbers. Reduction in the number of deer and number of active wallows within the offset site (from baseline commencement data) by the end of Year 10.
W All	Monitor for and control rabbits. Refer to Table 5 for a list of control methods.	Table 5	Ongoing	Undertake rabbit pellet counts along 26 established 50-metre transects (ten evenly spaced 1x1-metre quadrats along each transect) to monitor rabbit activity and numbers.

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Year from Commencement: Years 1 to 10 (inclusive)

Zone(s)	Management action description	Reference Table for action	Timing	Target to be achieved
71.1				Reduction in the number of rabbits and ground disturbance caused by rabbits within the offset site (from baseline commencement data) by the end of Year 10. No active rabbit burrows or warrens within the offset sites. Minimal artificial surface harbour for rabbits, particularly around alpine huts.
All	Monitor for and control foxes and feral cats. Refer to Table 5 for a list of control methods.	Table 5	Ongoing	Monitor activity through incidental observations (from remote cameras and scat records). No active dens present within the offset site. Minimal artificial surface harbour, particularly around alpine huts.
All Control A	All Monitor for and control all new and emerging pest animals. Control ALL high threats	N/A	Ongoing	Control numbers of any new and emerging pest animals.
₽	Control all high threats to native vegetation condition improvement, including unauthorised recreational activities. Refer to Table 6 for an integrated program of monitoring and control actions.	Table 6	Ongoing	No increase and, where possible, a reduction in the presence, activity and impact of identified threat(s) from levels recorded at commencement date.
■	Monitor for new high threats and develop an integrated program of management and control actions to be implemented for each new threat identified.	N/A	Ongoing	Develop an integrated program of management and control actions for DELWP approval within 3 months of identification of threat. Implement program upon DELWP approval.
Annual reporting	porting			
₽	Prepare and submit an annual report.	N/A	Submit at least 2 months prior to Agreement anniversary date	Annual report is signed, dated and submitted by the landowner at least 2 months prior to the anniversary date of the Agreement. Report provides enough detail in the form of written comments and supporting evidence that an assessor can easily determine the completion of or progress against the commitments for each zone. Obligations of the landowner (compliance with Section 6 of the Landowner Agreement) have been met and the obligations form is read, signed, dated and submitted with the annual report.

Executed by	
For and on behalf of John Bradley, Secretary to The Department of Environment, Land, Water & Planning for and on behalf of the State of Victoria) James Todd, Executive Director Biodiversity, DELWP
Witness	4/9/2019
SHA-RON MORGAN Name of Witness (print)	DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING
SIGNED, SEALED AND DELIVERED by	
Mark Bennetts, Chief Executive Officer, Mount Buller Mount Stirling Alpin	e Resort Management Board
Morek Branketts (print) 21/8/19 (date)	
in the presence of:	
Andrew Wood, Project Engineer, Mount Buller Mount Stirling Alpine Reso	ort Management Board

Andrew Wood (print)
21.8.19 (date)