

## 173-199 Elizabeth Street, Coburg North Vegetation assessment

### Introduction

This assessment is based on information from:

- Inspection of a set of historical photographs of the site supplied by Urbex Pty. Ltd.
- Inspection of the property on 7 November 2007.

### The study area

The study area is located in Coburg North at 173-199 Elizabeth Street and is bounded on the west by Edgars Creek, on the south Boyne and Ronald Streets and on the north by private lots on Tilley Street.

### Previous land use

The study area encompasses eastern portion of the former Kodak Factory and Distribution Centre east of Edgars Creek. The former distribution centre is located on the west side of Edgars Creek and is not the part of the present assessment.

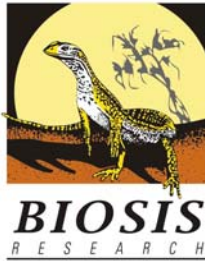
The study area was used by Kodak as a manufacturing plant from 1961 until its closure in 2004. The land has been subject to considerable disturbance as a result of its development as a large factory complex and then through its demolition and site decontamination works.

### Existing Conditions

The study area has been highly modified and now consists almost entirely of highly disturbed bare compacted ground and a few scattered planted trees (Figure 1). The site is virtually devoid of any vegetation with only a few scattered predominantly introduced grasses and low shrubs and herbs around the perimeter of the site. One building remains on the south-east section of the site.

### Vegetation

The property has been entirely cleared of the original (i.e. pre-European) vegetation. The site now consists of bare compacted ground with a number of introduced and indigenous species, all of which have been planted. No remnant naturally occurring indigenous trees were recorded on the site. The only naturally occurring indigenous native species recorded was a few scattered Berry Saltbush *Atriplex semibaccata* plants along, and within two meters of, the fenced southern perimeter of the site.



## **Legislation and Government Policy**

### ***Commonwealth***

#### ***EPBC Act 1999***

Due to the highly modified nature of the study area, the proposal would not significantly impact on any matter of national environmental significance protected under the EPBC Act and therefore would not trigger the provisions of the Act.

### ***State***

#### ***Native Vegetation Management Framework***

The proposed development of the study area would not result in the loss of any native vegetation or scattered trees therefore neither a habitat hectares assessment nor a tree assessment is required. As a result, referral to the Department of Sustainability and Environment would not be required.

#### ***Flora and Fauna Guarantee Act 1988***

The study area is private land that is highly modified and does not support protected species. As a result, an FFG permit to take protected flora would not be required.

#### ***Planning and Environment Act 1987***

The proposed development is likely to result in the removal of just a few isolated Berry Saltbush plants. It is my opinion that the removal of these isolated plants would have no adverse impact on the flora or fauna and its habitat on the site.

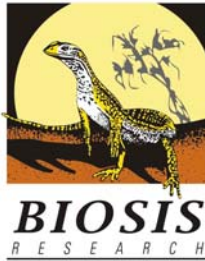
### ***Local***

#### ***Moreland City Council Planning Schemes***

The study area is zoned IN1Z. The western edge of the study area along Edgars Creek is currently within an Environmental Significance Overlay (ESO1) however it is understood, based on information provided by Urbex (Tim Mills pers. comm.), that the boundary of the overlay has been recently reviewed by the Department of Sustainability and Environment and it is likely to be removed from the study area. The remainder of the site is not subject to any planning overlays that would impact on the management of flora or fauna.

### ***Further studies***

Due to the highly modified nature of the study area it is considered that no further ecological investigations are necessary.



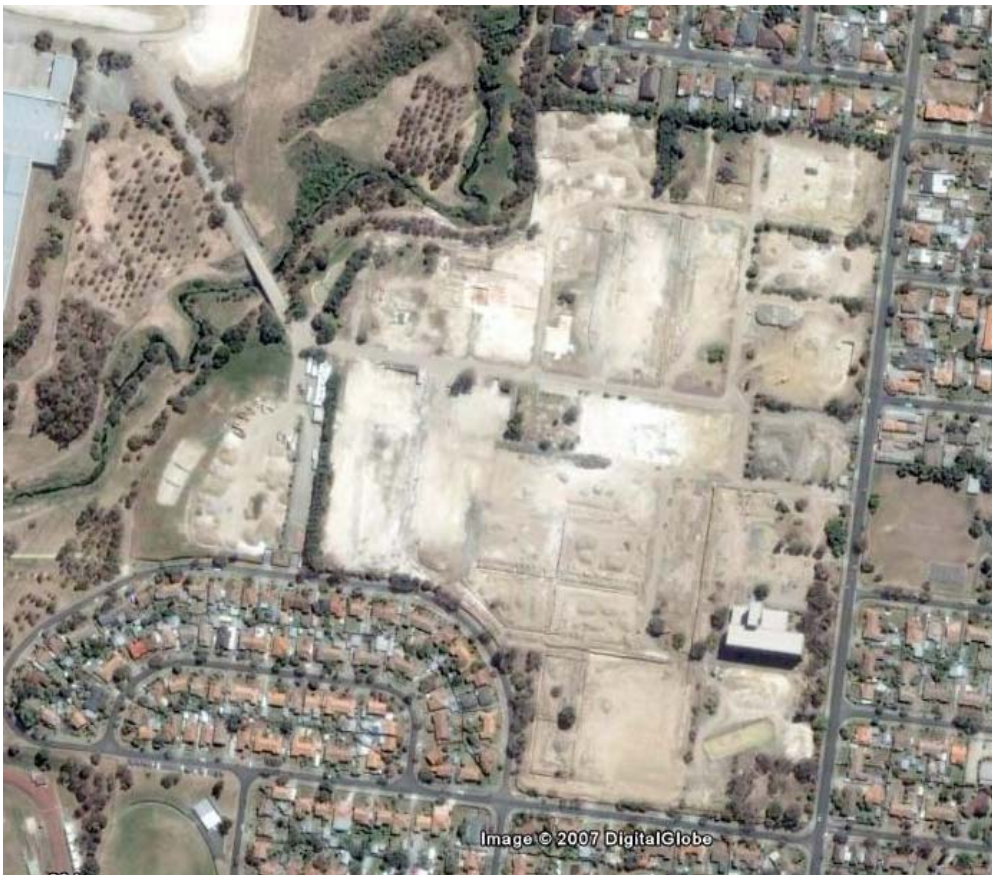
## Conclusions

The study area is of low ecological value and poses no constraint to development on ecological grounds.

A handwritten signature in black ink, appearing to read "J. Miller", with a long horizontal flourish extending to the right.

**John Miller**

8 November 2007



**Figure 1: Google Earth view of the former Kodak site following demolition of the buildings. The isolated trees shown are planted non-indigenous species.**