

Report for [REDACTED]

Native Vegetation Assessment for 3 Draper Road, Heyfield (Draper Road Upgrade)

PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
This is the plan referred to in Clause 43.04 - Schedule 11 of Development Plan Overlay
and has been approved by Wellington Shire Council
DATE: 25 September 2023
SIGNED: Caragh Button
STRATEGIC PLANNER

PAGE: 1 of 50

March 2023

[REDACTED]

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1 Introduction

1.1 Project Background

ID Ecological Management has been commissioned by [REDACTED] to address Clause 52.17 of the Wellington Shire Council Planning Scheme in relation to the removal of native vegetation for a potential road upgrade of Draper Road adjacent to 3 Draper Road, Heyfield.

This application follows the information requirements for an intermediate assessment pathway under the Department of Environment, Land, Water and Planning's (DELWP) *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017).

This report does not seek to satisfy or address any planning matters outside of native vegetation information requirements under Clause 52.17 of the Wellington Shire Council Planning Scheme nor any other ecological aspects associated with this proposal.

1.2 Information Included

The following information is included within this report:

- 1) The assessment pathway and its determination. This includes the location category of the native vegetation to be removed.
 - A description of the native vegetation to be removed including:
 - Whether it is a patch or a scattered tree (or both);
 - The extent in hectares;
 - The number and circumference of any large tree within a patch;
 - The number and circumference of any scattered tree and whether each tree is a small or large;
 - The strategic biodiversity value score;
 - If the Ecological Vegetation Classes is endangered; and
 - If the site is a sensitive wetland or coastal area.
 - Maps showing the native vegetation and property context including:
 - Scale, north point and property boundaries;
 - Location of any patches of native vegetation and the number of large trees within the patch proposed to be removed; and
 - Location of scattered trees proposed to be removed, including their size.
- 2) Topographic and land information relating to the native vegetation to be removed, showing ridges, crests and hilltops, wetland and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas and areas of existing erosion, as appropriate. This may be represented in a map or plan.
- 3) Recent dated photographs of the native vegetation to be removed.

- 4) Details of any other native vegetation approved to be removed or that was removed without the required approvals, on the same property or on a continuous land in the same ownership as the applicant, in the 5 year period before the application for a permit is lodged.
- 5) Avoid and minimise statement. This statement describes any efforts to avoid the removal of and minimise the impacts on the biodiversity and other values of native vegetation and how these efforts focussed on areas of native vegetation that have the most value.
- 6) An offset statement providing evidence that an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines.
- 7) Indicative access/entry road location proposal (*Appendix 1*).

1.3 Site Details

The study area (*Figure 1*) is contained within the Wellington Shire Council and West Gippsland Catchment Management Authority. The sites details are provided below, and a planning property report provided in *Appendix 2*.

Address: 3 Draper Road, Heyfield

Local Government (Council): Wellington Shire Council

Council Property Number: 326157

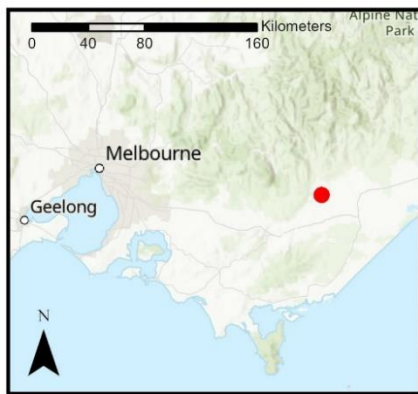
Standard Parcel Identifier (SPI) 1\PS344819

Planning Zones

Low Density Residential Zone (LDRZ)

Planning Overlays

Development Plan Overlay – Schedule 11 (DPO11)



Legend

- Study Area
- Property Parcel
- Cadastre
- Watercourse
- Contours 10-20m

Datum: GDA 1994 VICGRID94
 Aerial Date: 01/10/2022



While all effort has been made to ensure the content of this map is correct and accurate, Indigenous Design cannot explicitly guarantee that it is free from error and accepts no responsibility for damages resulting from its use.

Figure 1: Study area

2 Methodology

Native vegetation is defined in the Victoria Planning Provisions (Definitions – Clause 72) as ‘plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses’. DELWP’s *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017) (the Guidelines) further defines native vegetation into two categories: ‘patches’ and ‘scattered trees’ outlined below.

A patch of native vegetation is defined as:

- an area of vegetation where at least 25 percent of the total perennial understorey plant cover is native, or
- any area with three or more native canopy trees where the drip line of each touches the drip line of at least one other tree, forming a continuous canopy, or
- any mapped wetland included in the *Current wetlands map*, available in the DELWPs systems and tool. (DELWP, 2017)

A scattered tree is:

- a native canopy tree that does not form part of a patch. (DELWP, 2017)

Following these definitions all native vegetation on site was categorised as either ‘patches’ or ‘scattered trees’.

2.1 Loss Calculation Methodology

The following methodology is applied when determining the extent of the impacts to native vegetation under the proposal:

- The full extent of a patch, canopy tree or scattered tree that is contained within the construction footprint is assessed as lost and the outer extent of the canopy of any tree deemed lost is incorporated within the clearing extent.
- Any scattered trees on site are identified to species level, GPS mapped and had their DBH recorded to determine if they were small or large (DELWP, 2017) and to identify the location of the Tree Retention Zone (TRZ) in relation to the planned works. In line with DELWP’s standards the TRZ of scattered trees “is a specific area above and below the ground, with a radius 12 x the Diameter at Breast Height” (DSE, 2011). Any works affecting more than 10% of this area are considered to equate to a loss of the tree unless a qualified arborist can confirm that no significant damage will be caused.
- Under the Guidelines (DELWP, 2017) scattered trees are assigned a default area and condition score dependent on whether they are large (greater than or equal to the large tree DBH benchmark for the relevant EVC benchmark), or small (all other remaining scattered trees).

- Where the construction footprint impacts on greater than 10% of an estimated TPZ of a tree located outside but adjacent to the construction footprint it is assessed as lost and:
 - A 10 meter buffer is applied to small size class trees; and
 - A 15 meter buffer is applied to large size class trees.

3 Field Survey

A site visit was undertaken in February 2023 confirming that the study area contains native vegetation including canopy trees, shrubs and ground covers which meet the definition of a ‘native patch’ and degraded non-native and exotic species.

Within the study area, native vegetation is represented by a number of locally indigenous canopy trees including *Eucalyptus baueriana* (Blue Box) and *Eucalyptus melliodora* (Yellow Box) over a mid-storey of *Acacias* such as *Acacia pycnantha* (Golden Wattle) and *Acacia implexa* (Lightwood) alongside the occasional *Bursaria spinosa* (Sweet Bursaria).

The ground storey is dominated by native grasses such as *Austrostipa* sp. (Spear Grass) and *Rytidosperma* sp. (Wallaby Grass) intermixed with an array of herbs and graminoids including *Enchylaena tomentosa* var. *tomentosa* (Ruby Saltbush) and *Dianella revoluta* (Black-anther Flax-lily)

Encroaching pasture grasses such as *Dactylis glomerata* (Cocksfoot) can be found along the fence line boundary, while small occurrences of high threat weeds are scattered across the site including *Asparagus scandens* (Asparagus Fern), *Lycium ferocissimum* (African Boxthorn) and *Agapanthus praecox* subsp. *orientalis* (Agapanthus).

3.1 EVC Determination

Ecological Vegetation Classes (EVC) are a type of vegetation classification which aims to group plant communities according to common flora species, vegetation structure and common environmental factors such as elevation, soils and average rainfall.

The study area is located within the Gippsland Plains Bioregion. The DELWP’s *NatureKit* (DELWP, 2023) displays the study area and its surrounds as being covered entirely by one modelled pre-1750s EVC’s; EVC 55: *Plains Grassy Woodland*.

Extant EVC mapping (DELWP, 2023) shows the coverage of EVC 55: *Plains Grassy Woodland* significantly reduced within the property parcel and wider surrounds but remains intact across the entire roadside study area.

Field assessments confirmed the presence of EVC 55: *Plains Grassy Woodland* as the most appropriate EVC to assign to the entire study area, in line with the DELWP EVC modelling of this area. *Figure 2* shows the assignment of EVC over the study area.

Table 1: Bioregional conservation status of assigned Ecological Vegetation Class

Ecological Vegetation Class	Bioregional Conservation Significance
EVC 55: <i>Plains Grassy Woodland</i>	Endangered

The DELWP Benchmark for *Plains Grassy Woodland* describes the EVC as:

'An open eucalypt woodland to 15 m tall occurring on a number of geologies and soil types. Occupies poorly drained, fertile soils on flat or gentle undulating plains at low elevations. The understorey consists of a few sparse shrubs over a species-rich grass and herbaceous ground layer.' (DELWP, 2023a).

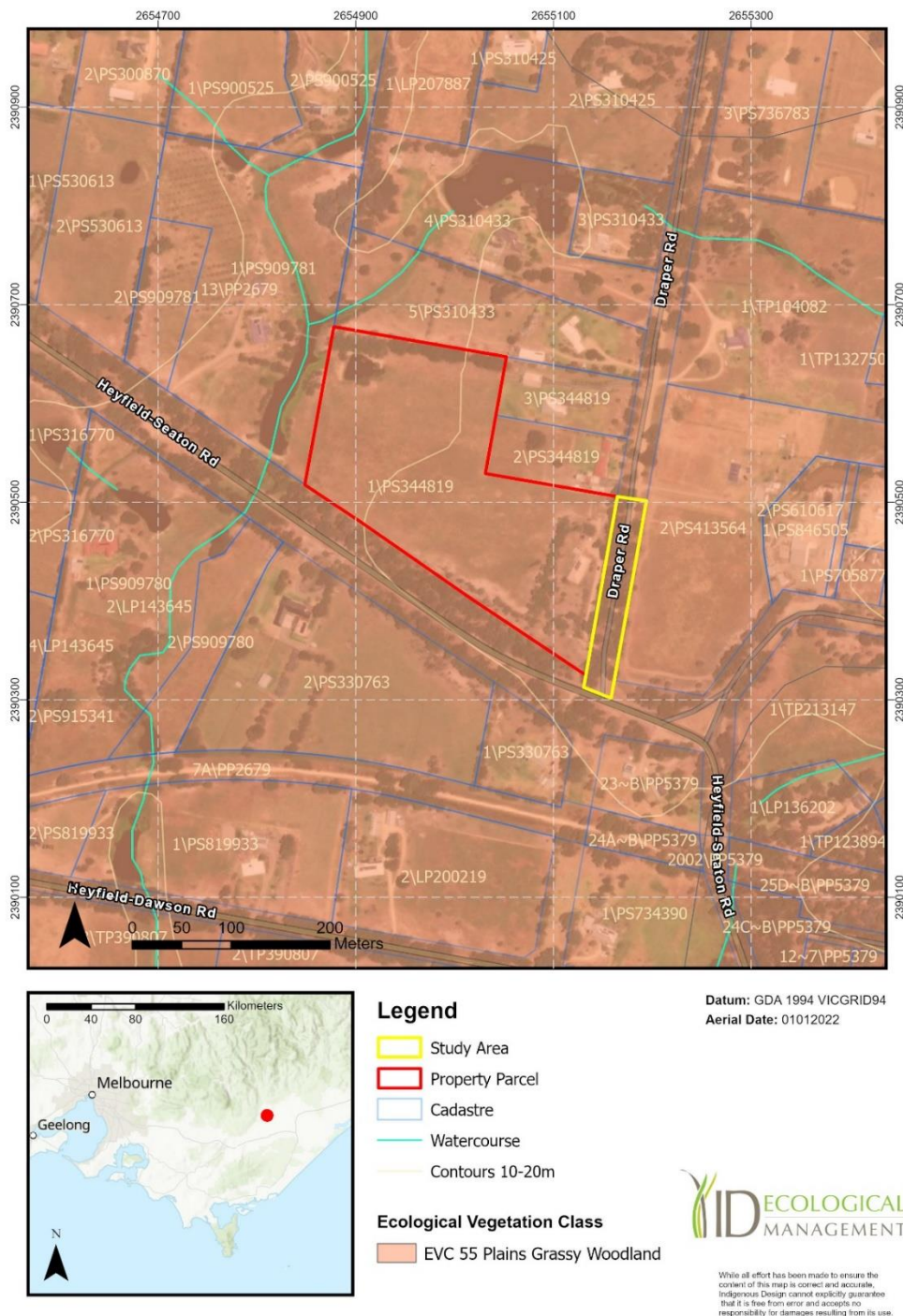


Figure 2: Assigned Ecological Vegetation Class for the subject area and its wider surrounds

3.2 Native Vegetation Quality Assessment

The study area vegetation quality assessment identified and GPS mapped native patches on site that were categorised into four distinct Habitat Zones, listed in *Table 2*. The Habitat Zones included four EVC 55: *Plains Grassy Woodland* zones.

A habitat hectare assessment was undertaken for each habitat zone against the benchmarks for the assigned EVC. *Table 2* summarizes the total area of native patches according to each habitat zone identified and assessed within the study area.

Table 2: Summary and breakdown of total area of native patches identified and assessed

Bioregion	Habitat Zone (HZ)	EVC	Total Area (hectares)
Gippsland Plains	2	EVC 55: Plains Grassy Woodland	0.241
	3	EVC 55: Plains Grassy Woodland	0.196
	4	EVC 55: Plains Grassy Woodland	0.149
	5	EVC 55: Plains Grassy Woodland	0.065
		TOTAL	0.651

Maps 1 and *2* provides the location and extent of all native patches mapped and assessed within the study area. *Table 3* provides the results of the habitat hectare assessment and the score attributed to each of the site condition components for each Habitat Zone, including landscape factors. Habitat Zone descriptions are provided below and all flora recorded listed in *Appendix 3*.

Table 3: Results of Vegetation Quality Assessments for all Native Patches

			Habitat Zone 2	Habitat Zone 3	Habitat Zone 4	Habitat Zone 5
Bioregion - Gippsland Plains			Plains Grassy Woodland	Plains Grassy Woodland	Plains Grassy Woodland	Plains Grassy Woodland
EVC Name (initials)			PGW	PGW	PGW	PGW
EVC Number			55	55	55	55
Bioregional Conservation Status			Endangered	Endangered	Endangered	Endangered
Max Score			100	100	100	100
Site Condition	Large Old Trees	10	9	2	2	0
	Canopy Cover	5	2	2	2	3
	Understorey	25	15	15	15	15
	Lack of Weeds	15	4	4	7	9
	Recruitment	10	10	10	10	5
	Organic Matter	5	3	3	0	3
	Logs	5	4	0	0	0
	Total Site Score	75	47	36	36	35
	Site score out of?	eg 55	75	75	75	75
	Adjusted Site Score		47	36	36	35
Landscape value	Patch Size	10	1	1	1	1
	Neighbourhood	10	0	0	0	0
	Distance to Core	5	0	0	0	0
Habitat points out of 100		100	48	37	37	36
Habitat Score (hab points/100)			0.48	0.37	0.37	0.36
Total area of the Zone (ha)			0.241	0.196	0.149	0.065
Total HHA in the zone			0.1157	0.0725	0.0551	0.0234
Catchment			West Gippsland (CMA)	West Gippsland (CMA)	West Gippsland (CMA)	West Gippsland (CMA)

Plains Grassy Woodland – Habitat Zone 2 (0.241ha)

Habitat Zone 2 is located along the eastern side of the Draper Road roadside and is characterised by a Eucalypt canopy over a diverse mid and ground layer of herbs and grasses.

The Eucalypt canopy is dominated by Yellow Box and Blue Box, with the occasional *Eucalyptus tereticornis subsp. mediana* (Gippsland Red Gum) over a scattered mid-storey containing species such as Sweet Bursaria and a range of Acacias including Lightwood, Golden Wattle and *Acacia acinacea* (Gold-dust Wattle).

The ground storey is dominated by native grasses and herbs with species such as *Austrostipa* sp. (Spear Grass), Wallaby Grass and *Dianella revoluta* (Black-anther Flax-lily) scattered throughout the zone. Sporadic occurrences of ferns and orchids were seen throughout the ground storey including Ruby Saltbush and *Einadia nutans* (Nodding Saltbush).

High threat weeds were present across the site, albeit in small occurrences such as Asparagus Fern and African Box-thorn with common pasture grasses scattered throughout including *Dactylis glomerata* (Cocksfoot) and *Ehrharta erecta* (Panic Veldt-grass).

Figure 3 provide examples of Plains Grassy Woodland – Habitat Zone 2 and its location is provided in Map 1.



Figure 3: Habitat Zone 2

Plains Grassy Woodland – Habitat Zone 3 (0.196ha)

Habitat Zone 3 is located within the north-western section of Draper Road and extends west into the property parcel of 3 Draper Road.

The canopy is represented by Yellow Box, Blue box and Gippsland Red Gum over a scattered mid-storey dominated by Acacias. The ground storey is dominated by native Spear Grass and Wallaby Grass which are present in dense patches within the property parcel section of the habitat zone.

High threat weeds were present across the site including small occurrences of African Box-thorn with common pasture grasses persisting including *Cenchrus clandestinus* (Kikuyu) Cocksfoot and Panic Veldt-grass.

Figure 4 provide examples of Plains Grassy Woodland – Habitat Zone 3 and its location is provided in Map 1.



Figure 4: Habitat Zone 3

Plains Grassy Woodland – Habitat Zone 4 (0.149ha)

Habitat Zone 4 is located along the western side of Draper roadside and is characterised by a Eucalypt canopy over a diverse mid and ground layer of herbs and grasses.

The Eucalypt canopy is represented by Gippsland Red Gum, Yellow Box and Blue Box over a scattered mid-storey containing species such as Sweet Bursaria and a range of Acacias including Golden Wattle and expanding patches of Gold-dust Wattle.

The ground storey is dominated by native grasses and herbs with species such as Spear Grass, Wallaby Grass, *Lomandra filiformis* (Wattle Mat-rush), Ruby Saltbush and Nodding Saltbush scattered across the zone.

High threat weeds were present across the site, albeit in small occurrences such as African Box-thorn and Agapanthus encroaching from the property parcel current dwelling with common pasture grasses present in sporadic patches including Cocksfoot and Panic Veldt-grass.

Figure 5 provide examples of Plains Grassy Woodland – Habitat Zone 4 and its location is provided in Map 1.



Figure 5: Habitat Zone 4

Plains Grassy Woodland – Habitat Zone 5 (0.065ha)

Habitat Zone 5 is on the western side of Draper Road, located in the southern region of the roadside adjacent to Heyfield-Seaton Road intersection.

The canopy is represented by Yellow Box and Gippsland Red Gum over a ground storey dominated by native Spear Grass and Wallaby Grass.

Sporadic occurrences of exotic pasture grass and common herbaceous species were present including *Erigeron sumatrensis* (Tall Fleabane), *Plantago lanceolata* (Ribwort), *Hyphochaeris radicata* (Flatweed) and Panic Veldt-grass, with one small African Box thorn present beneath the drip line of a Eucalypt.

Figure 6 provide examples of Plains Grassy Woodland – Habitat Zone 5 and its location is provided in Map 1.



Figure 6: Habitat Zone 5

3.2.1 Scattered and Large Trees in Patches

Table 4 provides the tree size category for the EVC found within the study area.

Table 4: Tree Size Categories according to Ecological Vegetation Classes benchmarks

Bioregion	Ecological Vegetation Class	Size (dbh)	Size Category
Gippsland Plains	EVC 55: Plains Grassy Woodland	80cm +	Large
		<80cm	Small

Table 5 lists the assessed scattered and large trees in patches recorded on site within the study area, with the ID No. corresponding with those depicted in Maps 1 & 2.

Table 5: Scattered and large tree information for Draper Road

Tree ID No	Botanical Name	Common Name	Diameter at Breast Height (DBH)	Size Category	Type
9	<i>Eucalyptus melliodora</i>	Yellow Box	83	Large	Large Tree in Patch
10	<i>Eucalyptus melliodora</i>	Yellow Box	128	Large	Large Tree in Patch
11	<i>Eucalyptus melliodora</i>	Yellow Box	81	Large	Large Tree in Patch
12	<i>Eucalyptus melliodora</i>	Yellow Box	103	Large	Large Tree in Patch
13	<i>Eucalyptus melliodora</i>	Yellow Box	86	Large	Large Tree in Patch
14	<i>Eucalyptus melliodora</i>	Yellow Box	87	Large	Large Tree in Patch
15	<i>Eucalyptus tereticornis subsp. mediana</i>	Gippsland Red Gum	58	Small	Scattered Tree

3.2.2 Significant Vegetation Communities

The *Gippsland Red Gum (Eucalyptus tereticornis subsp. mediana) Grassy Woodland and Associated Native* ecological community is listed as Critically Endangered under the *Commonwealth Environment Protection & Biodiversity Conservation (EPBC) Act 1999* and is known to occur in the region. EVC 55: *Plains Grassy Woodland* is synonymous with this community.

To determine if this EPBC listed community was present within the study area, the native patches assigned as *EVC 55: Plains Grassy Woodland* (Habitat zone 2, 3, 4 and 5) were assessed against the flow chart contained within the *Gippsland Red Gum (Eucalyptus tereticornis subsp. mediana) Grassy Woodland and Associated Native Grassland* community (CoA, 2010) (Figure 7 provides the flow chart and Table 6 the assessment steps).

The determination found that the patches did not meet the definitions of either the woodland or derived grassland form of this community due to the site not being dominated by Gippsland Red Gum.

Table 6: Assessment of Habitat Zones 2, 3, 4 and 5 against the Flow chart to identify if the Gippsland Red Gum (*Eucalyptus tereticornis* subsp. *mediana*) Grassy Woodland and Associated Native Grassland community is present

Habitat Zone	Does the patch occur within the central Gippsland Plain of Victoria?	Is the site a remnant dominated by native species?	Are trees absent such that the projective foliage cover of native trees is 5 % or less?	Is the ground layer vegetation dominated by native grasses and grass-like plants (for example Sedges, Lilies or Lomandras?)	Are trees present such that the projective foliage cover of native trees is more than 5%	Is the tree canopy generally dominated by Gippsland Red gum (<i>Eucalyptus tereticornis</i> subsp. <i>mediana</i>)?
Habitat Zone 2	Yes	Yes	No		Yes	No – Not the listed national ecological community
Habitat Zone 3	Yes	Yes	No		Yes	No – Not the listed national ecological community
Habitat Zone 4	Yes	Yes	No		Yes	No – Not the listed national ecological community
Habitat Zone 5	Yes	Yes	Yes	No – Not the listed national ecological community		

No	= Not the listed national ecological community
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In addition, the State *Flora & Fauna Guarantee* (FFG) Act 1988 listed *Forest Red Gum Grassy Woodland Community* is characterised by a dominance of Gippsland Red Gums but is often co-dominated by other Eucalypts such as *Eucalyptus polyanthemos* (Red Box) or Apple Box. Beneath the eucalypts, there are scattered small trees of Lightwood and groves of *Allocasuarina littoralis* (Black She-oak). The herbaceous understorey is co-dominated by a variety of species such as *Microlaena stipoides var stipoides* (Weeping Grass) and Wallaby Grass often with Kangaroo Grass and/or Spear Grass (DELWP, 2023c). There are no minimum condition requirements for this community to be defined as present. Given Gippsland Red-gum and other Eucalypt species that often occur within this community are present and habitat zones 2, 3, 4 and 5 retains the structure for the FFG community, it is considered present. An FFG permit to disturb/remove any of this community will therefore be required. Additional advice from DELWP can be obtained to confirm this.

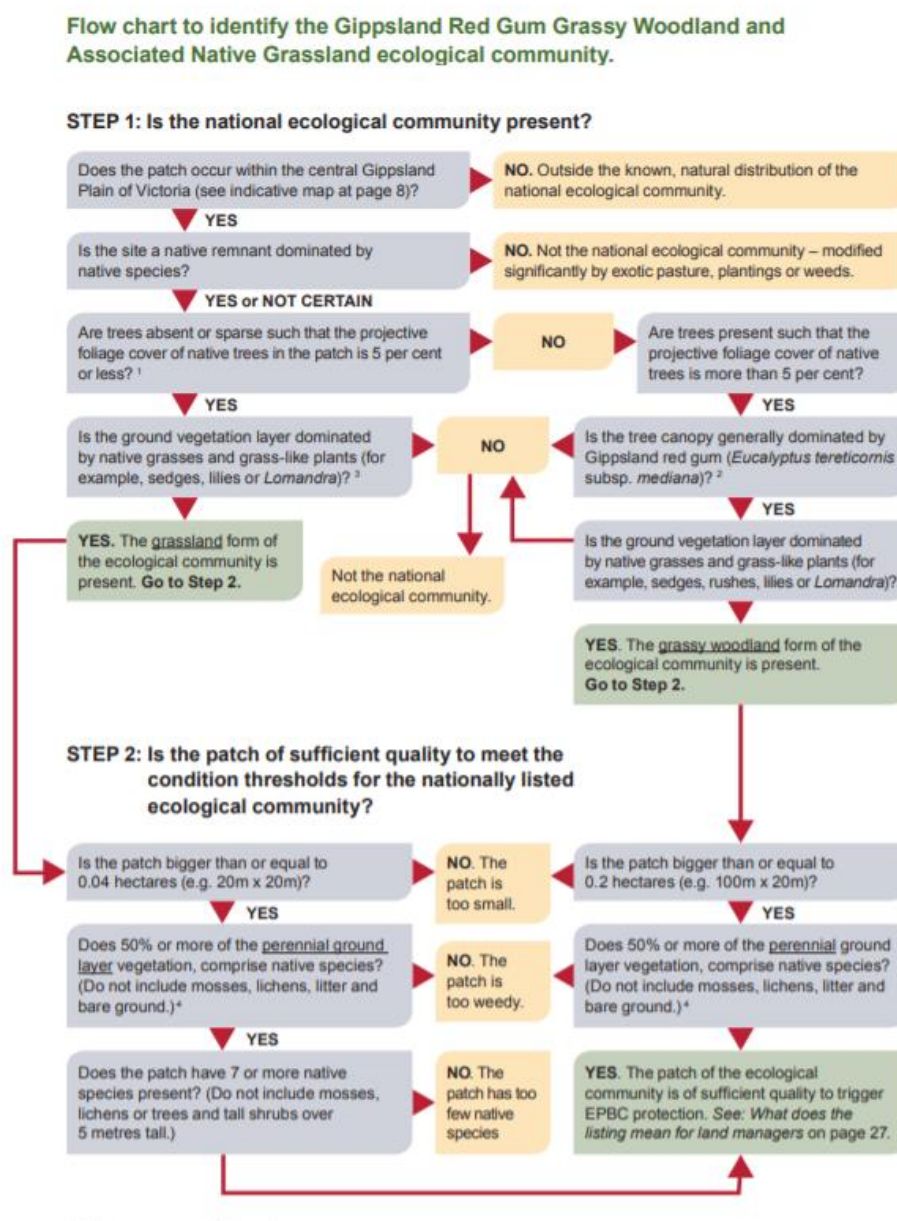


Figure 7: Flow chart to identify if the Gippsland Red Gum (*Eucalyptus tereticornis* subsp. *mediana*) Grassy Woodland and Associated Native Grassland community is present

4 Policy and Legislative Implications

4.1 Commonwealth – *Environment Protection & Biodiversity Conservation Act 1999*

The EPBC Act establishes a Commonwealth process for assessment of proposed actions that are likely to have a significant impact on Matters of National Environmental Significance (MNES) or on Commonwealth land. An action (i.e. project, development, undertaking, activity, or series of activities), unless otherwise exempt, requires approval from the Commonwealth Environment Minister if they are considered likely to have an impact on any MNES. A referral under the EPBC Act is required if a proposed action is likely to have a ‘significant impact’ on any of the following MNES:

- World Heritage properties;
- National heritage places;
- Ramsar wetlands of international significance;
- Threatened species and ecological communities;
- Migratory and marine species;
- Commonwealth marine area;
- Nuclear actions (including uranium mining);
- Great Barrier Reef Marine Park; and
- A water resource, in relation to coal seam gas development and large coal mining development.

4.1.1 Implications

The *Gippsland Red Gum (Eucalyptus tereticornis subsp. mediana) Grassy Woodland and Associated Native* ecological community has been determined to not be present within the study area. No further consideration required.

4.2 State – *Flora and Fauna Guarantee Act 1988*

The FFG Act is the primary State legislation for the protection of native plants, native animals and ecological communities on public land and waters in Victoria. Species and ecological communities can be listed as threatened under the Act based on assessments by an independent Scientific Advisory Committee. Threatening processes may also be listed.

4.2.1 Implications

Under the FFG Act, a permit is required from the DELWP to ‘take’ ‘protected’ flora species, ‘listed communities’ or ‘threatened species’ from public land. Removal of any protected flora taxa, listed flora species or listed communities may not be undertaken until this permit has been issued (DELWP, 2023b).

Vegetation that has been assessed as impacted within the road reserve includes native flora species that are listed as protected under the FFG Act (inc. Orchids, Wattles and Peas). In addition, the

vegetation present is likely to be considered part of the threatened *Forest Red Gum Grassy Woodland Community* and as such an FFG permit will be required for removal of any protected flora and the FFG Act community.

5 Vegetation Removal and Offsets

Victoria's *Guidelines for the Removal Destruction or Lopping of Native Vegetation* (the Guidelines) set out and describe the application of Victoria's statewide policy in relation to assessing and compensating for the removal of native vegetation. The Guidelines implement Clause 12.01-2S (Biodiversity) of the Planning Provisions objective 'To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.' (DELWP, 2017)

The Guidelines also detail the three step approach of Avoid, Minimise and Offset as a key component of the policy. This approach aims to ensure that the removal of native vegetation is restricted to only what is reasonably necessary, and that biodiversity is appropriately compensated for any removal approved.

A combination of site-based and landscape information is used to calculate the biodiversity value (being a general or species habitat score) of native vegetation to be removed. This is calculated by the extent and condition score, combined to determine the site-based measure of biodiversity value.

The assessment pathway for an application to remove native vegetation reflects its potential impact on biodiversity and is determined by combining the location and extent of the native vegetation proposed to be removed, in accordance with Table 3 of the Guidelines. The pathways are:

Basic - limited impacts on biodiversity.

Intermediate - could impact on large trees, endangered EVC's, and sensitive wetlands and coastal areas.

Detailed - could impact on large trees, endangered EVC's, sensitive wetlands and coastal area and could significantly impact on habitat for rare or threatened species.

(DELWP, 2017)

Based on the criteria set out in Table 3 of the Guidelines this project has been assessed as a 'Intermediate' assessment pathway project which has been confirmed by the ENSYM Test scenario provided in *Appendix 4*.

5.1 Avoid Minimise Statement

5.1.1 Design

Avoiding the removal of native vegetation can be achieved by locating or designing a development so that native vegetation is not removed. Minimising of losses to native vegetation can be achieved by siting to minimise total losses, restrict to areas of native vegetation that have the least biodiversity or other values or managing the use or development to minimise impacts on surrounding vegetation (DELWP, 2017).

A Site Context and Proposed Subdivision Plan (No. 18804 SC-3a) was developed in December 2022. Proposed access along Drapers Road in to 4 lots has been identified as part of this proposed subdivision. As this has the potential to increase traffic volumes onto Draper Road, upgrades including widening and Bitumen sealing have been suggested may be a requirement from Council. A 2-3 metre

impact width has therefore been applied to both the eastern and western side of the current road to accommodate this potential upgrade.

An alternate upgrade to Drapers Road of grading would avoid the removal of any native vegetation within the road reserve.

5.1.2 Construction

The following recommendations should be adhered to during construction to avoid damage to retained vegetation:

- Trees or native patches to be retained outside of the construction footprint are to be clearly marked and their Tree Protection Zone (TPZ) fenced or clearly delineated;
- No excavation, trenching or soil removal should be undertaken within the TPZ or retained patches;
- No materials are to be stored within the TPZ or retained patches;
- No vehicles are to drive within the TPZ or retained patches;
- Excess soil produced by construction shall not be deposited onto native vegetation, rather stockpiled outside of the TPZ or retained patches; and
- If any further vegetation to that indicated on the plans is lost whilst works are being completed, then appropriate measures must be undertaken to apply the *Guidelines* and calculate appropriate offsets.

5.2 Topographic & Land Information

The following provides topography and land information specific to the native vegetation proposed to be removed (DELWP, 2017).

1. Role of native vegetation in protecting water quality, waterways and riparian ecosystems particularly within 30m of a wetland, waterway or special catchment
 - There are no watercourses or riparian ecosystems present on site.
 - The closest waterway is approximately 20m to the west – One Mile Creek
 - A large wetland mapped on the DELWP's Current wetlands map is located along One Mile Creek within the neighbouring property, outside of the study area and area of potential impact.
 - Native vegetation is found across the study area with canopy trees that are scattered across the site, with an intact mid storey and diverse ground story layer.
2. Preventing land degradation including soil erosion and instability, particularly where slopes are greater than 20%, land subject to slippage or soil erosion, harsh environments - alpine, coastal.
 - The site is mostly flat with a land slope less than 5%.
3. Preventing adverse effects on groundwater quality, saline discharge, recharge area.
 - Not applicable, the site does not provide for these functions.
4. Need to preserve identified landscape values.

- A roadside vegetation corridor of approximately 300m will unavoidably be broken by the entrance road. 0.099 hectares of the roadside vegetation will be lost but this is unlikely to contribute to a significant decline in the landscape values of the surrounding area.
5. Is native vegetation protected under Aboriginal Heritage Act 2006?
- All or part of this property is in an 'area of cultural heritage sensitivity'.

5.3 Past Removal

There is no known permitted or unpermitted removal of native vegetation on the same property or on any continuous land in the same ownership as the applicant within the past 5 years.

However, for the purposes of this assessment, the entry roadway into the proposed subdivision through Heyfield – Seaton Road (0.134 ha), consequential clearing for the subdivision (fence lines, etc) and driveway access across Drapers Road (all dealt with in a separate native vegetation assessment reports (Fuhrmann, 2023; Fuhrmann, 2023a)), have been included as past removal in order to ensure all native vegetation removal associated with this proposal have been included in the loss calculations.

5.4 Native Vegetation Losses

At this stage an estimated width of 2-3 metres on both the eastern and western road reserve has been considered as lost and a test Ensym Scenario report provided. If this upgrade were to proceed, design plans can be used to update the losses outlined in this report.

Map 2 highlights the extent of native patches potentially lost and Table 7 provides a summary of the native vegetation impacts for this proposal.

Table 7: Breakdown of Native Vegetation Impacts

Native Patches	EVC	Bioregional Conservation Significance	Native Vegetation Deemed Lost
	EVC 55: Plains Grassy Woodland (Habitat Zones 2,3,4,5)	Endangered	0.17 ha
	Total		0.17 ha
Scattered and Large Trees	Scattered Small Trees		1 (0.031 ha)
	Scattered Large Trees		-
	Large Trees in patches		6
	Total No. Large Trees		6
Past Removal	EVC 55: Plains Grassy Woodland	Endangered	0.167 ha
Total area of native vegetation loss (Excluding overlaps)			0.368 ha

Table 8 summarises the individual tree loss determinations and Map 2 shows the location of each of these trees within the patch. Photos 1 display the extent of native vegetation lost.

Table 8– Summary of Tree Loss Determinations

ID No	Botanical Name	Common Name	Diameter at Breast Height	Type	Size Class	Impact
9	<i>Eucalyptus melliodora</i>	Yellow Box	83	Patch	Large	Direct
10	<i>Eucalyptus melliodora</i>	Yellow Box	128	Patch	Large	Construction Impact
11	<i>Eucalyptus melliodora</i>	Yellow Box	81	Patch	Large	Direct
12	<i>Eucalyptus melliodora</i>	Yellow Box	103	Patch	Large	Construction Impact
13	<i>Eucalyptus melliodora</i>	Yellow Box	86	Patch	Large	Construction Impact
14	<i>Eucalyptus melliodora</i>	Yellow Box	87	Patch	Large	Construction Impact
15	<i>Eucalyptus tereticornis subsp. mediana</i>	Gippsland Red Gum	58	Scattered	Small	Construction Impact

In total 0.201 hectares of native vegetation comprising six large trees and one small scattered tree are potentially lost to facilitate the upgrade of Draper Road (Appendix 4).

5.5 Offset Requirements and Offset Statement

A test Ensym NVR report (Appendix 4) identified that the following offset requirements apply to the proposal:

- The proposal falls under the Intermediate Assessment Pathway;
- Offset requirements equate to 0.105 General Habitat Units (GHUs) with a minimum strategic biodiversity score of 0.587 and 6 large trees;
- Offsets must be located within the West Gippsland Catchment Management Authority (PPWCMA) boundary or within the Wellington Shire Council; and
- No specific offsets apply.

Offset Statement

The offset requirement of 0.105 'general' habitat units (Table 9) would be purchased through a third-party offset via an allocated credit register extract from a credit provider.

Table 9 – Summary of offset targets for clearing of native vegetation

Target #	Offset attributes					
	Vicinity	Offset type	Habitat for species	Minimum strategic biodiversity value score	Large trees	Offset target summary
1	West Gippsland CMA OR Wellington Shire Council	General	N/A	0.587	6	0.105 GHUs

References

- CoA. (2010). *Gippsland Red Gum Grassy Woodland and Associated Grassland. A nationally threatened ecological community Environment Protection and Biodiversity Conservation Act 1999 Policy Statement 3.22*. ACT: Commonwealth of Australia.
- DELWP. (2017). *Guidelines for the removal, destruction or lopping of native vegetation*. Melbourne: Department of Environment and Primary Industries.
- DELWP. (2023). *NatureKit*. Retrieved November 2022, from NatureKit: <http://maps.biodiversity.vic.gov.au/viewer/?viewer=NatureKit>
- DELWP. (2023a). *Ecological Vegetation Classes by Bioregion*. Retrieved November 2022, from Department of Environment, Land, Water and Planning: https://www.environment.vic.gov.au/__data/assets/pdf_file/0033/48696/GipP_EVCs_combined.pdf
- DELWP. (2023b). *Protected flora controls*. Retrieved November 2022, from Department of Environment Land Water and Planning: https://www.environment.vic.gov.au/__data/assets/pdf_file/0020/50438/Application-for-Permit-to-Take-Protected-Flora.pdf
- DELWP. (2023c). *FFG Listed Community Descriptions*. Retrieved from Department of Environment, Land, Water & Planning: <https://www.environment.vic.gov.au/conserving-threatened-species?a=50418>
- DSE. (2011). *Native Vegetation - technical information sheet: Defining an acceptable distance for tree retention during construction works*. Melbourne: Victorian Government Department of Sustainability and Environment.
- ██████████ (2023). *Native Vegetation Assessment for 3 Draper Road, Heyfield (Heyfield - Seaton Roadside)*. Research: ID Ecological.

Appendices

Appendices commence on the next page.

Appendix 1 – Site Context and Proposed Subdivision Plan – No. 18804 SC-3a



Appendix 2 - Planning Property Report

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 07 November 2022 10:39 AM

PROPERTY DETAILS

Address: **3 DRAPER ROAD HEYFIELD 3858**
 Lot and Plan Number: **Lot 1 PS344819**
 Standard Parcel Identifier (SPI): **1\PS344819**
 Local Government Area (Council): **WELLINGTON** www.wellington.vic.gov.au
 Council Property Number: **326157**
 Planning Scheme: **Wellington** [Planning Scheme - Wellington](#)
 Directory Reference: **Vicroads 695 L9**

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **Gippsland Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GIPPSLAND EAST**

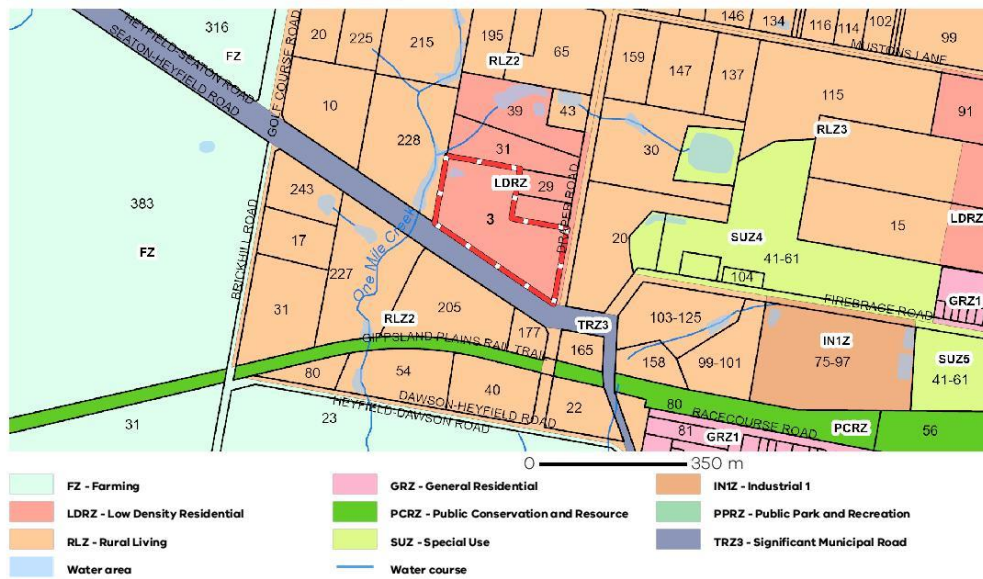
OTHER

Registered Aboriginal Party: **Gunaikurnai Land and Waters
 Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)
[SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)



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PLANNING PROPERTY REPORT: 3 DRAPER ROAD HEYFIELD 3858

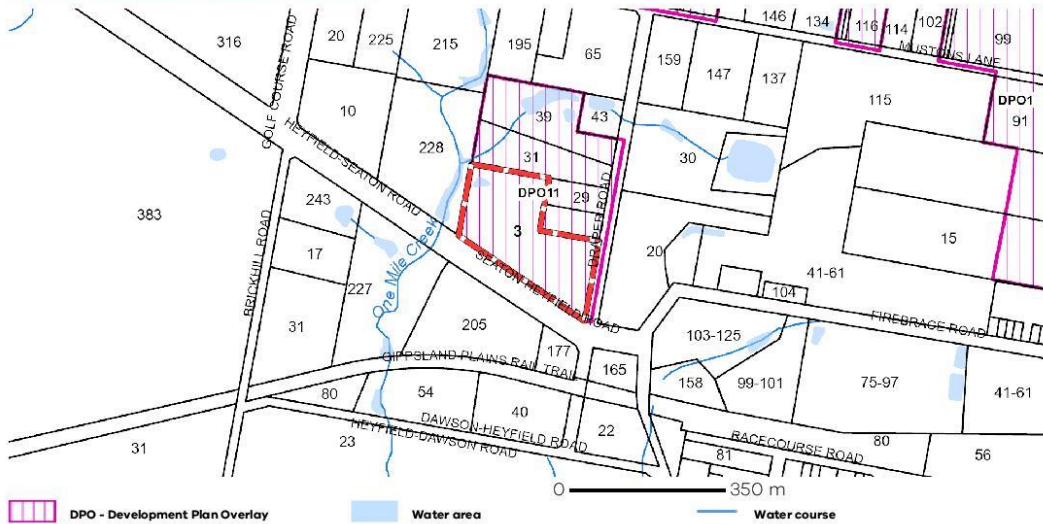
Page 1 of 5

PLANNING PROPERTY REPORT



Planning Overlays

DEVELOPMENT PLAN OVERLAY (DPO)
DEVELOPMENT PLAN OVERLAY - SCHEDULE 11 (DPO11)

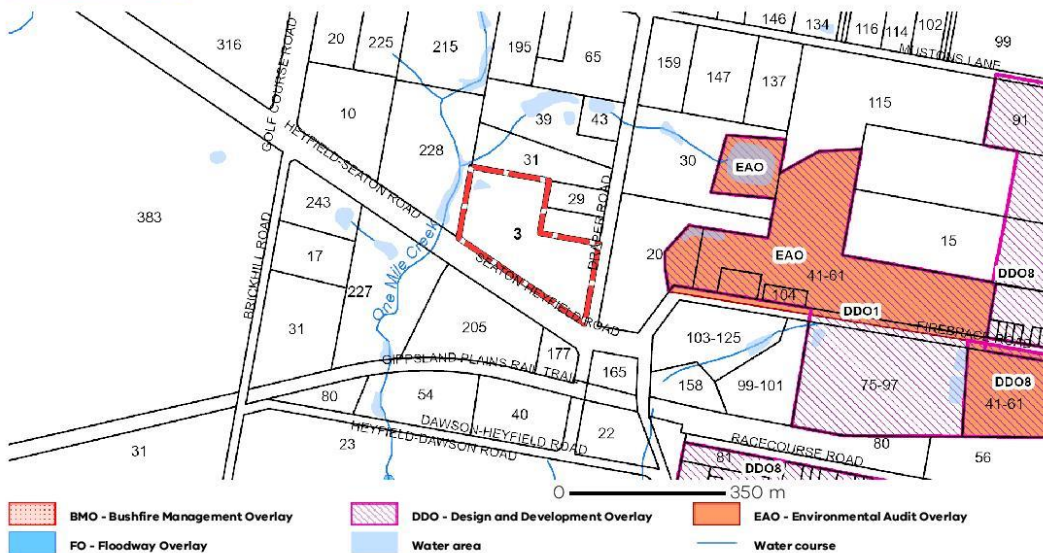


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)
DESIGN AND DEVELOPMENT OVERLAY (DDO)
ENVIRONMENTAL AUDIT OVERLAY (EAO)
FLOODWAY OVERLAY (FO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT



Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

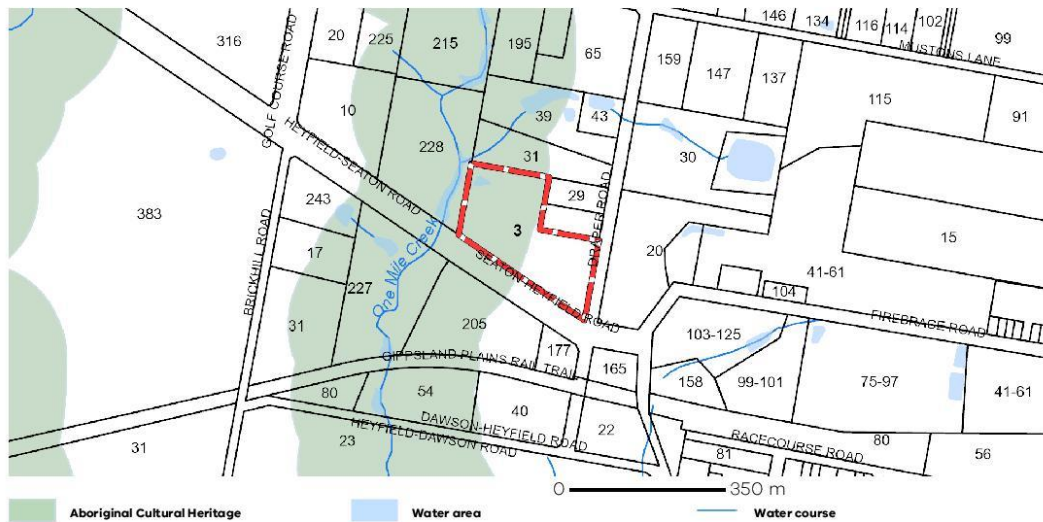
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.gov.nrms.net.au/gavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



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PLANNING PROPERTY REPORT: 3 DRAPER ROAD HEYFIELD 3858 Page 3 of 5

PLANNING PROPERTY REPORT



Further Planning Information

Planning scheme data last updated on 2 November 2022.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicoplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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PLANNING PROPERTY REPORT: 3 DRAPER ROAD HEYFIELD 3858

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PLANNING PROPERTY REPORT

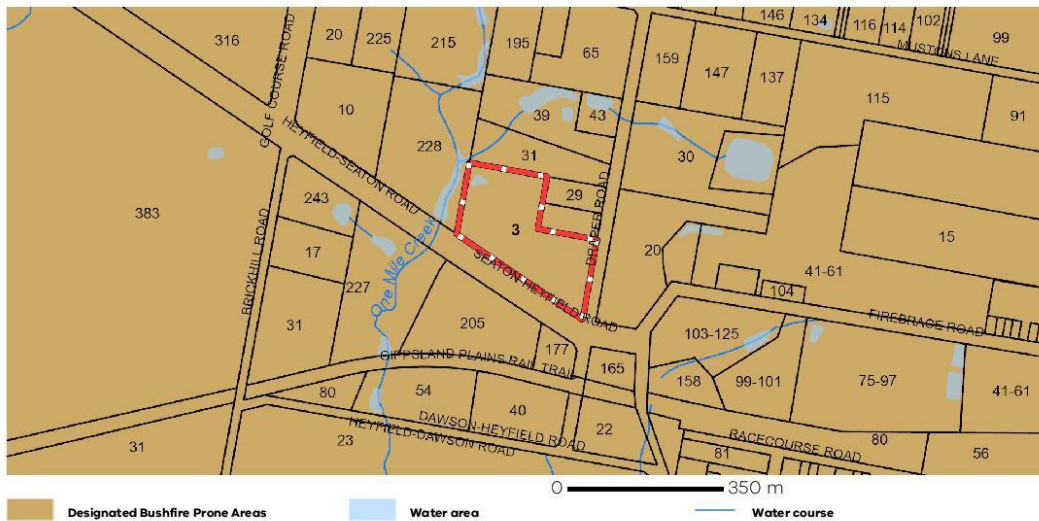


Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#).

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PLANNING PROPERTY REPORT: 3 DRAPER ROAD HEYFIELD 3858

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Appendix 3 - Flora species recorded with the Draper Roadside

Scientific Name	Common Name	Origin	Treaties	FFG Act Status	EPBC Act Status	Habitat Zone 2	Habitat Zone 3	Habitat Zone 4	Habitat Zone 5	Degraded
<i>Acacia acinacea</i> s.l.	Gold-dust Wattle					+	+	+		+
<i>Acacia baileyana</i>	Cootamundra Wattle	Introduced								+
<i>Acacia implexa</i>	Lightwood					+				+
<i>Acacia melanoxylon</i>	Blackwood					+				
<i>Acacia pycnantha</i>	Golden Wattle						+	+		
<i>Agapanthus praecox</i> subsp. <i>orientalis</i>	Agapanthus	Introduced					+	+		+
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	Introduced				+				
<i>Asparagus scandens</i>	Asparagus Fern	Introduced				+				
<i>Austrostipa</i> spp.	Spear Grass					+	+	+	+	
<i>Bursaria spinosa</i>	Sweet Bursaria					+	+	+		
<i>Callistemon</i> spp.	Bottlebrush									+
<i>Cenchrus clandestinus</i>	Kikuyu	Introduced					+			
<i>Centaureum erythraea</i>	Common Centaury	Introduced					+			
<i>Cheilanthes</i> spp.	Rock Fern						+			
<i>Cirsium vulgare</i>	Spear Thistle	Introduced								+
<i>Corymbia ficifolia</i>	Flowering Gum	Introduced								+
<i>Corymbia maculata</i>	Spotted Gum	Native but some stands may be alien		Vulnerable						+
<i>Cyperus eragrostis</i>	Drain Flat-sedge	Introduced							+	+
<i>Dactylis glomerata</i>	Cocksfoot	Introduced				+	+	+	+	+
<i>Dianella revoluta</i> s.l.	Black-anther Flax-lily					+	+			
<i>Dichondra repens</i>	Kidney-weed						+	+	+	
<i>Ehrharta erecta</i>	Panic Veldt-grass	Introduced				+	+	+	+	+

Native Vegetation Assessment of 3 Draper Road, Heyfield (Draper Road Upgrade) | March, 2023

Scientific Name	Common Name	Origin	Treaties	FFG Act Status	EPBC Act Status	Habitat Zone 2	Habitat Zone 3	Habitat Zone 4	Habitat Zone 5	Degraded
<i>Einadia nutans</i>	Nodding Saltbush					+	+	+		
<i>Enchylaena tomentosa</i> var. <i>tomentosa</i>	Ruby Saltbush					+	+	+		+
<i>Erigeron sumatrensis</i>	Tall Fleabane	Introduced					+	+	+	+
<i>Eucalyptus baueriana</i>	Blue Box					+	+	+		
<i>Eucalyptus melliodora</i>	Yellow Box					+	+	+	+	
<i>Eucalyptus tereticornis</i> subsp. <i>mediana</i>	Gippsland Red-gum					+	+	+	+	+
<i>Exocarpos cupressiformis</i>	Cherry Ballart						+			+
<i>Hibbertia</i> spp.	Guinea Flower						+	+		
<i>Hypericum perforatum</i> subsp. <i>veronense</i>	St John's Wort	Introduced								+
<i>Hypochaeris</i> spp.	Cat's Ear	Introduced				+	+	+	+	+
<i>Juncus australis</i>	Austral Rush									+
<i>Lomandra filiformis</i>	Wattle Mat-rush						+	+		
<i>Lycium ferocissimum</i>	African Box-thorn	Introduced				+	+		+	
<i>Melaleuca</i> spp.	Honey-myrtle									+
<i>Olea europaea</i>	Olive	Introduced								+
<i>Oxalis perennans</i>	Grassland Wood-sorrel							+		
<i>Paspalum dilatatum</i>	Paspalum	Introduced					+		+	+
<i>Phalaris aquatica</i>	Toowoomba Canary-grass	Introduced								+
<i>Pittosporum undulatum</i>	Sweet Pittosporum	Native but some stands may be alien					+			+
<i>Plantago coronopus</i>	Buck's-horn Plantain	Introduced					+			+
<i>Plantago lanceolata</i>	Ribwort	Introduced							+	+
<i>Polygonum arenastrum</i>	Wireweed	Introduced								+

Scientific Name	Common Name	Origin	Treaties	FFG Act Status	EPBC Act Status	Habitat Zone 2	Habitat Zone 3	Habitat Zone 4	Habitat Zone 5	Degraded
Prunus spp.	Prunus	Introduced								+
Rumex spp. (naturalised)	Dock (naturalised)	Introduced								+
Rytidosperma spp.	Wallaby Grass					+	+	+	+	+
Solanum nigrum s.l.	Black Nightshade	Introduced				+	+			
Vulpia myuros f. myuros	Rat's-tail Fescue	Introduced					+			

Conservation Status Key

Origin	
*	Exotic species
Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act 1999	
VU	Listed as Nationally Vulnerable
EN	Listed as Nationally Endangered
EX	Listed as Nationally Extinct
CR	Listed as Nationally Critically Endangered
FFG Act Threatened List	
ex	Listed as Extinct in Victoria
cr	Listed as Critically Endangered
en	Listed as Endangered
vu	Listed as Vulnerable
t	Listed Threatened

Appendix 3 – Flora Recorded

Scientific Name	Common Name	Origin	FFG Act Status	EPBC Act Status	Habitat Zone 2	Habitat Zone 3	Habitat Zone 4	Habitat Zone 5
<i>Acacia acinacea</i>	Gold-dust Wattle				+	+	+	
<i>Acacia baileyana</i>	Cootamundra Wattle	Introduced						
<i>Acacia implexa</i>	Lightwood				+			
<i>Acacia melanoxylon</i>	Blackwood				+			
<i>Acacia pycnantha</i>	Golden Wattle					+	+	
<i>Acrotriche serrulata</i>	Honey-pots							
<i>Agapanthus praecox</i> subsp. <i>orientalis</i>	Agapanthus	Introduced				+	+	
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	Introduced			+			
<i>Arthropodium strictum</i> s.s.	Chocolate Lily							
<i>Asparagus asparagoides</i>	Bridal Creeper	Introduced						
<i>Asparagus scandens</i>	Asparagus Fern	Introduced			+			
<i>Austrostipa</i> spp.	Spear Grass				+	+	+	+
<i>Azolla</i> spp.	Azolla							
<i>Bossiaea prostrata</i>	Creeping Bossiaea							
<i>Briza maxima</i>	Large Quaking-grass	Introduced						
<i>Bursaria spinosa</i>	Sweet Bursaria				+	+	+	
<i>Callistemon</i> spp.	Bottlebrush							
<i>Cenchrus clandestinus</i>	Kikuyu	Introduced				+		
<i>Centaurium erythraea</i>	Common Centaury	Introduced				+		
<i>Cheilanthes</i> spp.	Rock Fern					+		
<i>Chloris truncata</i>	Windmill Grass							
<i>Cirsium vulgare</i>	Spear Thistle	Introduced						
<i>Corymbia ficifolia</i>	Flowering Gum	Introduced						
<i>Corymbia maculata</i>	Spotted Gum	Native but some stands may be alien	Vulnerable					
<i>Cyperus eragrostis</i>	Drain Flat-sedge	Introduced						+
<i>Dactylis glomerata</i>	Cocksfoot	Introduced			+	+	+	+
<i>Dianella revoluta</i>	Black-anther Flax-lily				+	+		
<i>Dichondra repens</i>	Kidney-weed					+	+	+
<i>Dillwynia cinerascens</i>	Grey Parrot-pea							
<i>Ehrharta erecta</i>	Panic Veldt-grass	Introduced			+	+	+	+
<i>Einadia nutans</i>	Nodding Saltbush				+	+	+	
<i>Eleocharis acuta</i>	Common Spike-sedge							
<i>Eleusine</i> spp.	Crows-foot Grass	Introduced						

Scientific Name	Common Name	Origin	FFG Act Status	EPBC Act Status	Habitat Zone 2	Habitat Zone 3	Habitat Zone 4	Habitat Zone 5
<i>Enchylaena tomentosa</i> var. <i>tomentosa</i>	Ruby Saltbush				+	+	+	
<i>Erigeron sumatrensis</i>	Tall Fleabane	Introduced				+	+	+
<i>Eucalyptus angophoroides</i>	Apple Box							
<i>Eucalyptus baueriana</i>	Blue Box				+	+	+	
<i>Eucalyptus melliodora</i>	Yellow Box				+	+	+	+
<i>Eucalyptus tereticornis</i> subsp. <i>mediana</i>	Gippsland Red-gum				+	+	+	+
<i>Exocarpos cupressiformis</i>	Cherry Ballart					+		
<i>Fraxinus angustifolia</i>	Desert Ash	Introduced						
<i>Gazania</i> spp.	Gazania	Introduced						
<i>Gonocarpus tetragynus</i>	Common Raspwort							
<i>Hardenbergia violacea</i>	Purple Coral-pea							
<i>Hibbertia</i> spp.	Guinea Flower					+	+	
<i>Hypericum perforatum</i> subsp. <i>veronense</i>	St John's Wort	Introduced						
<i>Hypochaeris radicata</i>	Flatweed	Introduced						
<i>Hypochaeris</i> spp.	Cat's Ear	Introduced			+	+	+	+
<i>Isolepis</i> spp.	Club Sedge							
<i>Juncus australis</i>	Austral Rush							
<i>Lachnagrostis</i> spp.	Blown Grass							
<i>Laphangium luteoalbum</i>	Jersey Cudweed							
<i>Leptorhynchos tenuifolius</i>	Wiry Buttons							
<i>Lomandra filiformis</i>	Wattle Mat-rush					+	+	
<i>Lycium ferocissimum</i>	African Box-thorn	Introduced			+	+		+
<i>Lythrum hyssopifolia</i>	Small Loosestrife							
<i>Melaleuca</i> spp.	Honey-myrtle							
<i>Melicytus dentatus</i> s.l.	Tree Violet							
<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass							
<i>Olea europaea</i>	Olive	Introduced						
<i>Oxalis perennans</i>	Grassland Wood-sorrel						+	
<i>Paspalum dilatatum</i>	Paspalum	Introduced				+		+
<i>Paspalum distichum</i>	Water Couch	Introduced						
<i>Phalaris aquatica</i>	Toowoomba Canary-grass	Introduced						
<i>Pimelea humilis</i>	Common Rice-flower							

Scientific Name	Common Name	Origin	FFG Act Status	EPBC Act Status	Habitat Zone 2	Habitat Zone 3	Habitat Zone 4	Habitat Zone 5
<i>Pittosporum undulatum</i>	Sweet Pittosporum	Native but some stands may be alien				+		
<i>Plantago coronopus</i>	Buck's-horn Plantain	Introduced				+		
<i>Plantago lanceolata</i>	Ribwort	Introduced						+
<i>Poa labillardierei</i>	Common Tussock-grass							
<i>Polygonum arenastrum</i>	Wireweed	Introduced						
<i>Prunus</i> spp.	Prunus	Introduced						
<i>Pultenaea pedunculata</i>	Matted Bush-pea							
<i>Rumex</i> spp. (naturalised)	Dock (naturalised)	Introduced						
<i>Rytidosperma</i> spp.	Wallaby Grass				+	+	+	+
<i>Senecio linearifolius</i>	Fireweed Groundsel							
<i>Senecio quadridentatus</i>	Cotton Fireweed							
<i>Solanum nigrum</i>	Black Nightshade	Introduced			+	+		
<i>Solanum prinophyllum</i>	Forest Nightshade							
<i>Stackhousia monogyna</i>	Creamy Candles							
<i>Symphytotrichum subulatum</i>	Aster-weed	Introduced						
<i>Thelymitra</i> spp.	Sun Orchid							
<i>Themeda triandra</i>	Kangaroo Grass							
<i>Vulpia myuros</i> f. <i>myuros</i>	Rat's-tail Fescue	Introduced				+		
<i>Wahlenbergia</i> spp.	Bluebell							

Appendix 4 – Native Vegetation Scenario Testing Report

Scenario test – native vegetation removal

This report provides offset requirements for internal testing of different proposals to remove native vegetation. **This report DOES NOT support an application to remove, destroy or lop native vegetation under Clause 52.16 or 52.17 of planning schemes in Victoria.** A report must be obtained from the Department of Environment, Land, Water and Planning (DELWP).

Date of issue: 17/03/2023
 Time of issue: 12:31 pm

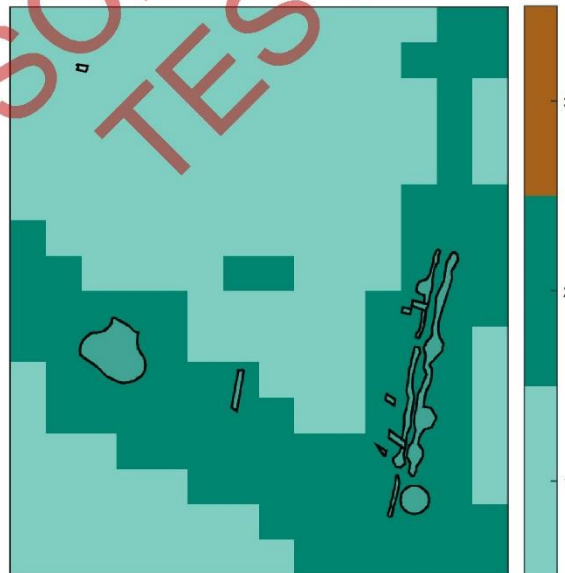
Report ID: Scenario Testing

Project ID	23022DRH_ENSYM_V2_15022023_Draper_Roadside
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Assessment pathway

Assessment pathway	Intermediate Assessment Pathway
Extent including past and proposed	0.368 ha
Extent of past removal	0.167 ha
Extent of proposed removal	0.201 ha
No. Large trees proposed to be removed	6
Location category of proposed removal	Location 2 The native vegetation is in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map). Removal of less than 0.5 hectares of native vegetation in this location will not have a significant impact on any habitat for a rare or threatened species.

1. Location map



Scenario test – native vegetation removal

Offset requirements if a permit is granted

Any approval granted will include a condition to obtain an offset that meets the following requirements:

General offset amount¹	0.105 general habitat units
Vicinity	West Gippsland Catchment Management Authority (CMA) or Wellington Shire Council
Minimum strategic biodiversity value score ²	0.587
Large trees	6 large trees

NB: values within tables in this document may not add to the totals shown above due to rounding

Appendix 1 includes information about the native vegetation to be removed

Appendix 2 includes information about the rare or threatened species mapped at the site.

Appendix 3 includes maps showing native vegetation to be removed and extracts of relevant species habitat importance maps

SCENARIO TESTING

¹ The general offset amount required is the sum of all general habitat units in Appendix 1.

² Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

Scenario test – native vegetation removal

Next steps

Any proposal to remove native vegetation must meet the application requirements of the Intermediate Assessment Pathway and it will be assessed under the Intermediate Assessment Pathway.

This report DOES NOT support an application to remove, destroy or lop native vegetation under Clause 52.16 or 52.17 of planning schemes in Victoria.

If you wish to remove the mapped native vegetation you must submit the related shapefiles to the Department of Environment, Land, Water and Planning (DELWP) for processing, by email to ensymnvrtool.support@delwp.vic.gov.au. DELWP will provide a *Native vegetation removal report* that is required to meet the permit application requirements in accordance with *Guidelines for the removal, destruction or lopping of native vegetation* (Guidelines).

SCENARIO
TESTING

Appendix 1: Description of native vegetation to be removed

All zones require a general offset, the general habitat units each zone is calculated by the following equation in accordance with the Guidelines:

$$\text{General habitat units} = \text{extent} \times \text{condition} \times \text{general landscape factor} \times 1.5, \text{ where the general landscape factor} = 0.5 + (\text{strategic biodiversity value score}/2)$$

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

Native vegetation to be removed

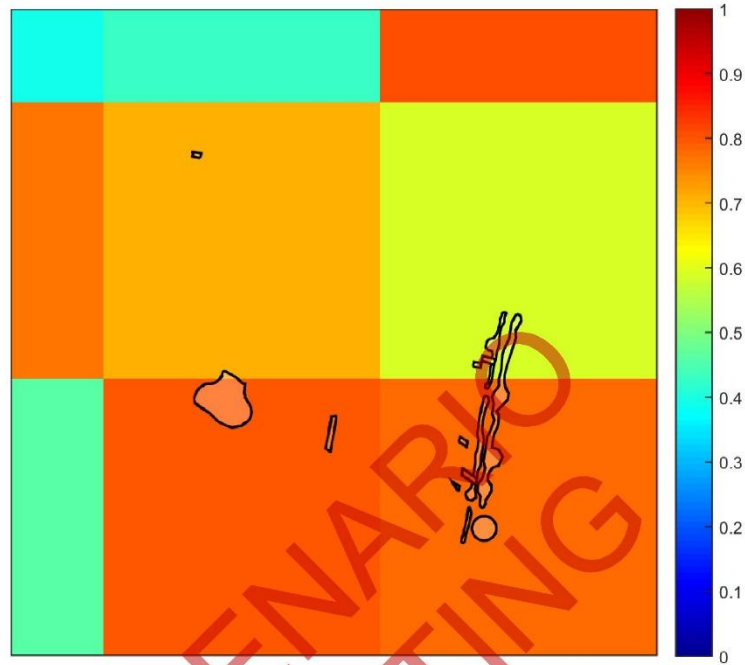
Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
1-A	Patch	gipp0055	Endangered	3	no	0.480	0.105	0.105	0.729		0.065	General
2-A	Patch	gipp0055	Endangered	1	no	0.370	0.018	0.018	0.590		0.008	General
3-A	Patch	gipp0055	Endangered	1	no	0.370	0.026	0.026	0.780		0.013	General
4-A	Patch	gipp0055	Endangered	0	no	0.360	0.008	0.008	0.780		0.004	General
5-A	Scattered Tree	gipp0055	Endangered	0	no	0.200	0.031	0.031	0.780		0.008	General
14-A	Patch	gipp0055	Endangered	0	no	0.370	0.005	0.005	0.672		0.002	General
15-A	Patch	gipp0055	Endangered	1	no	0.370	0.008	0.008	0.780		0.004	General

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

This is not applicable in the Intermediate Assessment Pathway.

Appendix 3 – Images of mapped native vegetation

2. Strategic biodiversity values map



Maps

Maps commence on the next page.

Map 1 – Native Vegetation Extent



Map 2 – Native Vegetation Deemed Lost

