

**Report for** [REDACTED]

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**Native Vegetation Assessment for 3 Draper Road,  
Heyfield (Heyfield- Seaton Roadside)**

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 49

**February 2023**

[REDACTED]

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## Citation

██████████ (2023), Native Vegetation Assessment for 3 Draper Road, Heyfield (Heyfield-Seaton Roadside). *ID Ecological Management*, Research, Victoria.

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## Acknowledgements

██████████ – Senior Consultant, ID Ecological Management

██████████ – Private landholder

██████████ – Consulting Manager, ID Ecological Management

## Version Control

Status	Date	Revision type	Reviewed by	Amended by
<b>Draft 1.1</b>	23/11/2022	First draft, first review	██████████	██████████
<b>Draft 1.2</b>	24/11/2022	First draft, second review	██████████	██████████
<b>Final</b>	28/11/2022	Final released to client		
<b>Final</b>	22/2/2023	Final released to client		

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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 proposed access road off Heyfield-Seaton 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 5year 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: 01012022



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 remnant 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 November 2022 confirming that the study area contains native vegetation including canopy trees, shrubs and ground covers which meet the definition of a ‘native patch’ and covered the entirety of the study area.

Within the study area, native vegetation is represented by a number of locally indigenous canopy trees including *Eucalyptus tereticornis subsp. mediana* (Gippsland Red Gum) 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), *Themeda triandra* (Kangaroo Grass) and *Rytidosperma sp.* (Wallaby Grass) intermixed with an array of herbs and graminoids including *Arthropodium strictum* (Chocolate Lilies), *Pimelea humilis* (Common Rice-flower) and *Pultenaea pedunculata* (Matted Bush-pea).

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 asparagoides* (Bridal Creeper), *Asparagus scandens* (Asparagus Fern) and *Lycium ferocissimum* (African Boxthorn).

#### 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, 2022) 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, 2022) 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, 2022a).

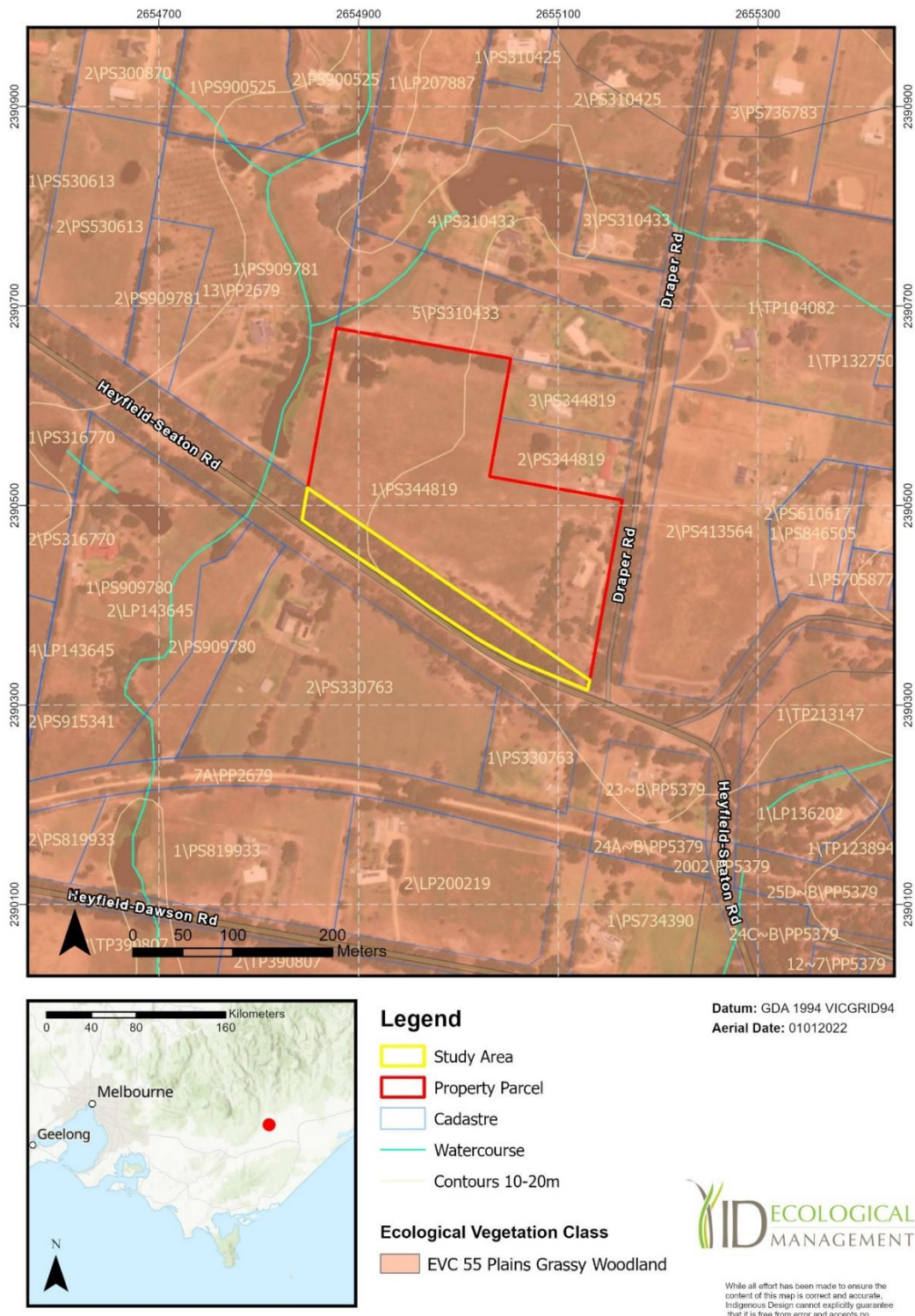


Figure 2: Assigned Ecological Vegetation Class for the subject area and its wider surrounds

## 3.2 Native Vegetation Quality Assessment

Assessment of native vegetation within the study area identified:

- 1 Plains Grassy Woodland EVC native patch that covered the entire study area section of the Heyfield-Seaton Road reserve measuring 0.92 hectares; and
- 8 Large locally indigenous trees within the native patch.

All native vegetation identified on site is shown in *Map 1 and Appendix 3* list all flora species identified within on the one native patch that covered the entire site.

### 3.2.1 Native Patches

The native patch was assigned EVC 55: *Plains Grassy Woodland* – Habitat Zones 1 and is further described below.

A Habitat hectare assessment was completed against the benchmarks for the EVC and a quality score was assigned to the habitat zone which is provided in *Table 2*.

Table 2: Results of Vegetation Quality Assessments for all Remnant Patches

			Habitat Zone 1
Bioregion - Gippsland Plains			Plains Grassy Woodland
EVC Name (initials)			PGW
EVC Number			55
Bioregional Conservation Status			Endangered
Max Score			100
Site Condition	Large Old Trees	10	7
	Canopy Cover	5	2
	Understorey	25	20
	Lack of Weeds	15	6
	Recruitment	10	10
	Organic Matter	5	3
	Logs	5	0
	<b>Total Site Score</b>	75	48
	Site score out of?	eg 55	75
	<b>Adjusted Site Score</b>		<b>48</b>
Landscape value	Patch Size	10	1
	Neighbourhood	10	0
	Distance to Core	5	0
<b>Habitat points out of 100</b>		<b>100</b>	<b>49</b>
<b>Habitat Score (hab points/100)</b>			<b>0.49</b>
<b>Total area of the Zone (ha)</b>			1.288
<b>Total HHA in the zone</b>			<b>0.6311</b>
<b>Catchment</b>			<b>West Gippsland (CMA)</b>

### Plains Grassy Woodland – Habitat Zone 1 (0.92ha)

Habitat Zone 1 covers the entirety of the study area of the Heyfield-Seaton Road reserve 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 *Eucalyptus baueriana* (Blue Box) over a scattered mid-storey containing species such as *Melicytus dentatus* (Tree Violet), *Bursaria* 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 Kangaroo Grass, Spear Grass, Matted Bush-pea and *Dillwynia cinerascens* (Grey Parrot-pea) scattered throughout the zone. Sporadic occurrences of ferns and orchids were seen throughout the ground storey including *Thelymitra* spp. (Sun Orchids) and *Cheilanthes* spp. (Rock Fern).

High threat weeds were present across the site, albeit in small occurrences such as Bridal Creeper, Asparagus Fern and African Box-thorn with common pasture grasses encroaching from the property parcel including Cocksfoot and *Ehrharta erecta* (Panic Veldt-grass).

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



Figure 3: Habitat Zone 1





Figure 4: Habitat Zone 1

### 3.2.2 Large Trees in Patches

Table 3 lists the assessed large trees in patches recorded on site within the study area, with the ID No. corresponding with those depicted in Maps 1 & 2.

Table 3: Scattered and large old tree information for Heyfield-Seaton Road

Tree ID No	Botanical Name	Common Name	Diameter at Breast Height (DBH)	Size Category	Type
1	<i>Eucalyptus melliodora</i>	Yellow Box	124	Large	Large Tree in Patch
2	<i>Eucalyptus camaldulensis</i>	Red Gum	86	Large	Large Tree in Patch
3	<i>Eucalyptus camaldulensis</i>	Red Gum	82	Large	Large Tree in Patch
4	<i>Eucalyptus angophoroides</i>	Apple Box	85	Large	Large Tree in Patch
5	<i>Eucalyptus melliodora</i>	Yellow Box	105	Large	Large Tree in Patch
6	<i>Eucalyptus baueriana</i>	Blue Box	128	Large	Large Tree in Patch
7	<i>Eucalyptus sp.</i>	Unknown - dead	131	Large	Large Tree in Patch
8	<i>Eucalyptus sp.</i>	Unknown - dead	91	Large	Large Tree in Patch

### 3.2.3 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 patch assigned as *EVC 55: Plains Grassy Woodland* (habitat zone 1) was 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 5* provides the flow chart).

The determination found that the patch 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 4: Assessment of Habitat Zone 1 against the Flow chart to identify if the Gippsland Red Gum (Eucalyptus tereticornis subsp. mediana) Grassy Woodland and Associated Native Grassland community is present*

<b>STEP 1: Is the national ecological community present? Pathway Descriptor</b>	<b>Result</b>
Does the patch occur within the central Gippsland Plain of Victoria?	Yes
Is the site a remnant dominated by native species?	Yes
Are trees absent such that the projective foliage cover of native trees is 5 % or less?	No
Are trees present such that the projective foliage cover of native trees is more than 5%	Yes
Is the tree canopy generally dominated by Gippsland Red gum ( <i>Eucalyptus tereticornis subsp. mediana</i> )?	<b>No.</b> Not the national ecological community

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, 2022c). 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 zone 1 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.

**Flow chart to identify the Gippsland Red Gum Grassy Woodland and Associated Native Grassland ecological community.**

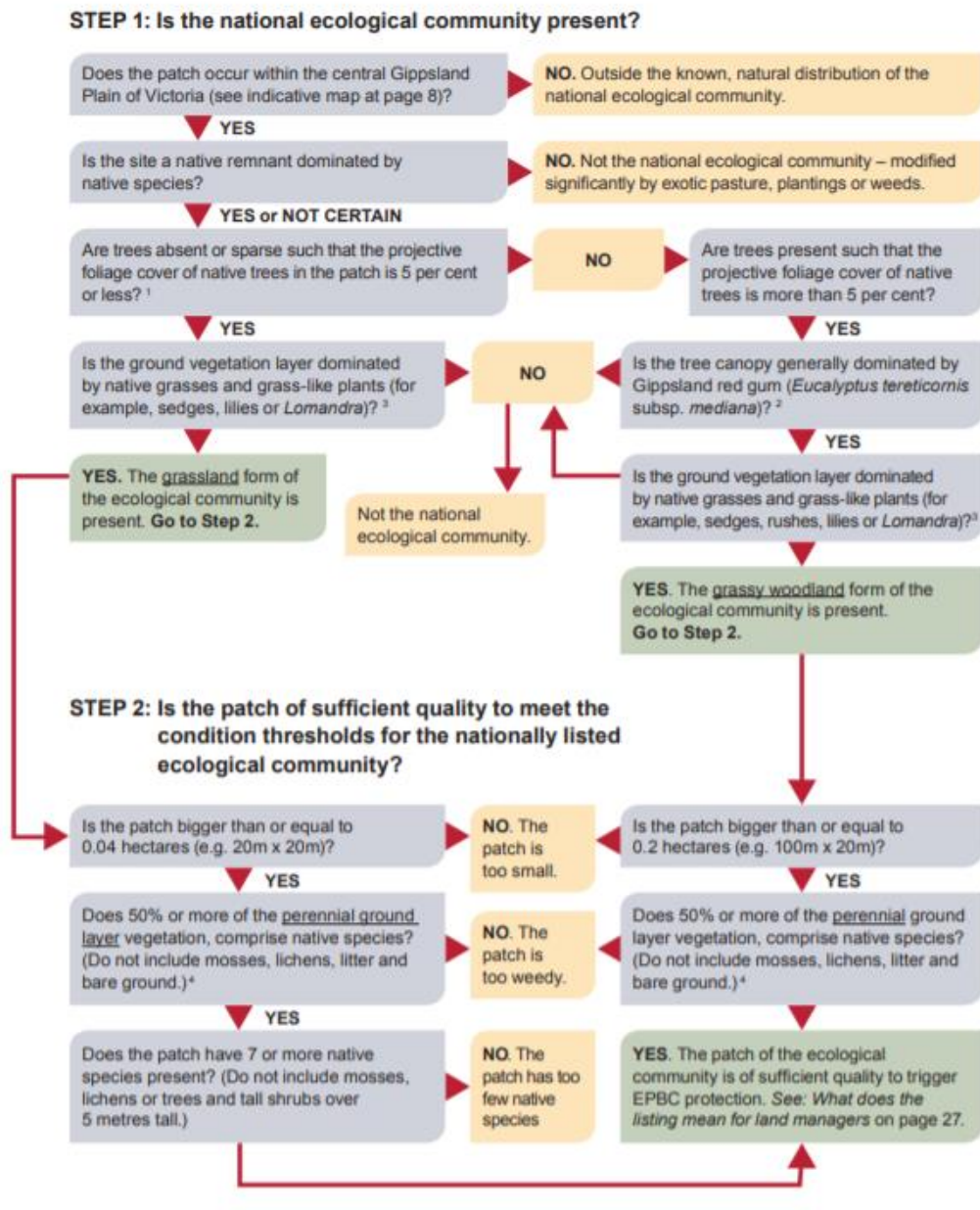


Figure 5: Flow chart to identify if the Gippsland Red Gum (*Eucalyptus tereticornis subsp. mediana*) Grassy Woodland and Associated Native Grassland community is present

## 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, 2022b).

The study area covers a public road reserve and under the proposal for the location of the access/entry road, impacts to native vegetation have been identified. This is shown in *Maps 1* and *2*.

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 3*.

### 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).

*Appendix 1* provides the Site Context and Proposed Subdivision Plan.

A Site Context and Proposed Subdivision Plan (No. 18804 SC-3a) was developed in December 2022. The proposed alignment for road access along Heyfield-Seaton Road will impact on 0.118 hectares of

native vegetation, including two large locally indigenous trees, however the design avoids impacts to a further six large trees and a further 1.17 hectares of native patch.

No further opportunities to achieve avoidance and minimisation outcomes in the design.

Once approved the losses to native vegetation will be appropriately offset by the proponent in line with the Guidelines (DELWP, 2017). The purchase of a registered credit extract will ensure that the overarching native vegetation policy of 'no net loss' is achieved.

### 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 Previous Clearing

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.

### 5.4 Native Vegetation Losses

The site contact and proposed subdivision plan (*Appendix 1*) has been used to determine the potential impacts and losses to native vegetation for the proposed access/entry point for this road.

One patch of native vegetation (Habitat Zone 1) would be impacted, which includes 2 large trees.

*Table 5* summarises the individual tree loss determinations and *Map 2* shows the location of each of these trees within the patch. *Photo 1* display the extent of native vegetation lost.

*Table 5– Summary of Tree Loss Determinations*

ID No	Botanical Name	Common Name	Diameter at Breast Height	Type	Size Class	Impact
5	<i>Eucalyptus melliodora</i>	Yellow Box	105	Patch	Large	Direct Loss
6	<i>Eucalyptus baueriana</i>	Blue Box	128	Patch	Large	Direct Loss

In total 0.134 hectares of native vegetation comprising two large trees are deemed lost to facilitate the creation of the access/entry road (*Appendix 4*).

### 5.5 Offset Requirements and Offset Statement

An 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 0.089 General Habitat Units (GHUs) with a minimum strategic biodiversity score of 0.638 and 2 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 0.089 'general' habitat units (*Table 6*) will be purchased through a third-party offset via an allocated credit register extract from a credit provider. *Appendix 5* confirms that offsets are available that meet all the requirements outlined on page 2 of *Appendix 4* and summarised in *Table 6*.

*Table 6 – Summary of offset targets for clearing of native vegetation*

Offset attributes						
Target #	Vicinity	Offset type	Habitat for species	Minimum strategic biodiversity value score	Large trees	Offset target summary
1	West Gippsland CMA <b>OR</b> Wellington Shire Council	General	N/A	0.638	2	0.089 GHUs

## 6 Photos

Photos 1 provide examples of a large tree deemed lost. This photo was taken during the site visit on the 16/11/2022.



*Photo 1: Large Tree deemed lost (Tree #5)*

## 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.
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## 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](http://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](http://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**

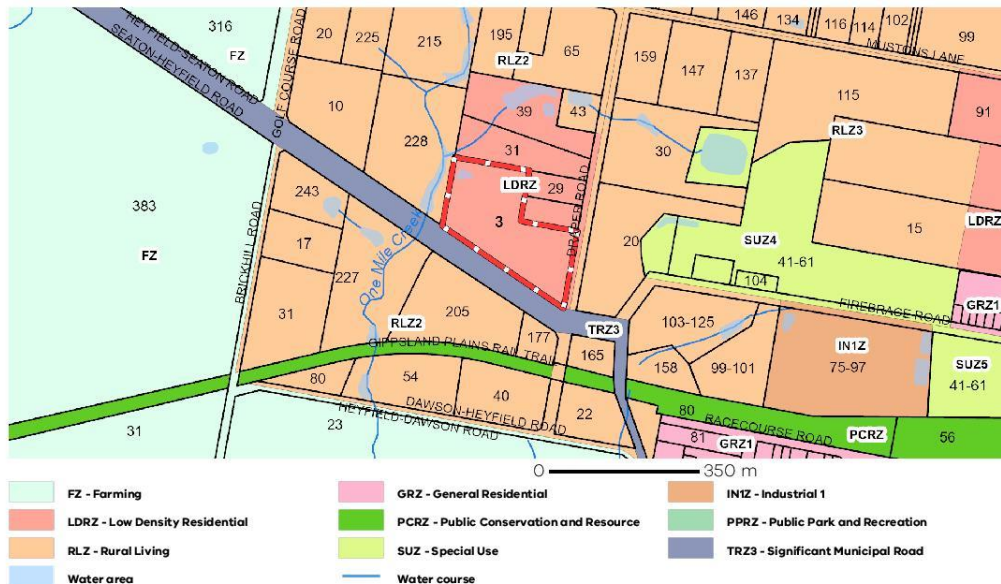
#### OTHER

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 \(LDRZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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PLANNING PROPERTY REPORT: 3 DRAPER ROAD HEYFIELD 3858

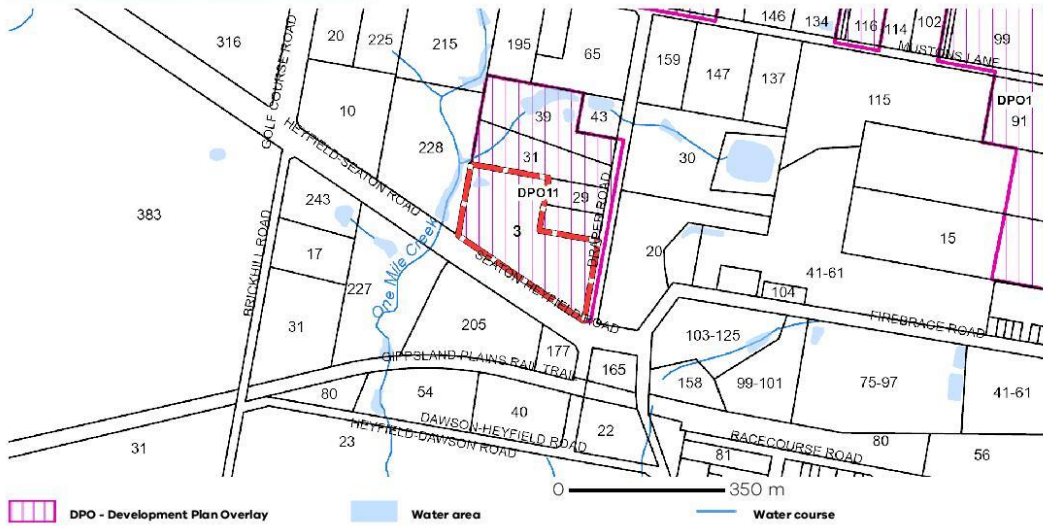
Page 1 of 5

**PLANNING PROPERTY REPORT**



**Planning Overlays**

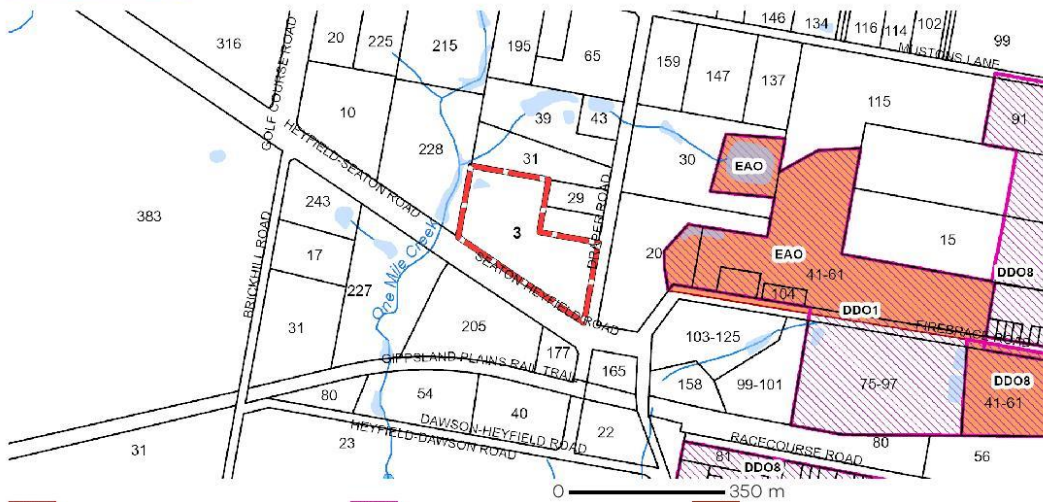
DEVELOPMENT PLAN OVERLAY (DPO)  
DEVELOPMENT PLAN OVERLAY - SCHEDULE 11 (DPO11)



**DPO - Development Plan Overlay**      **Water area**      **Water course**  
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)



**BMO - Bushfire Management Overlay**      **DDO - Design and Development Overlay**      **EAO - Environmental Audit Overlay**  
**FO - Floodway Overlay**      **Water area**      **Water course**  
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: 3 DRAPER ROAD HEYFIELD 3858**      Page 2 of 5

**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.

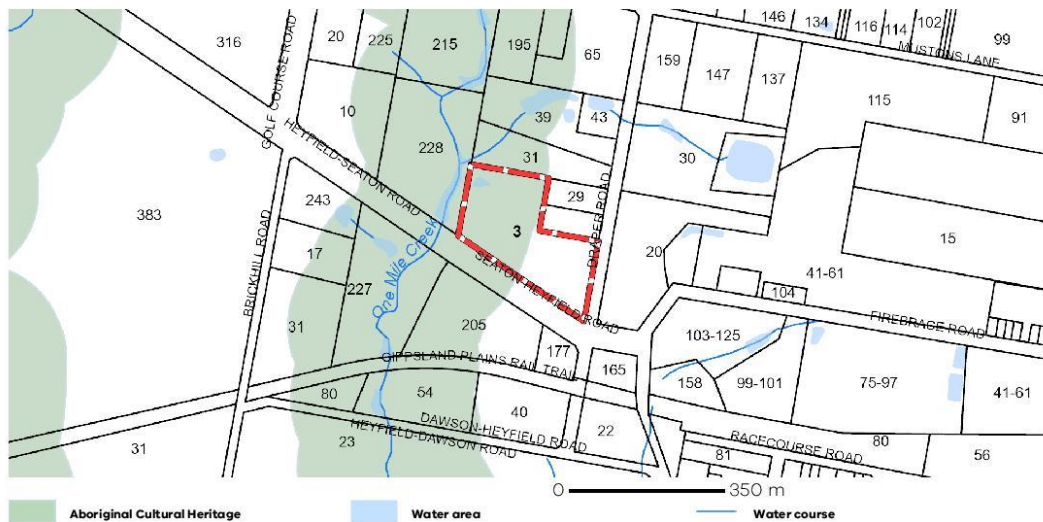
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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/govQuestion1.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.aboriginal.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/vicplan>

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

Page 4 of 5

## PLANNING PROPERTY REPORT

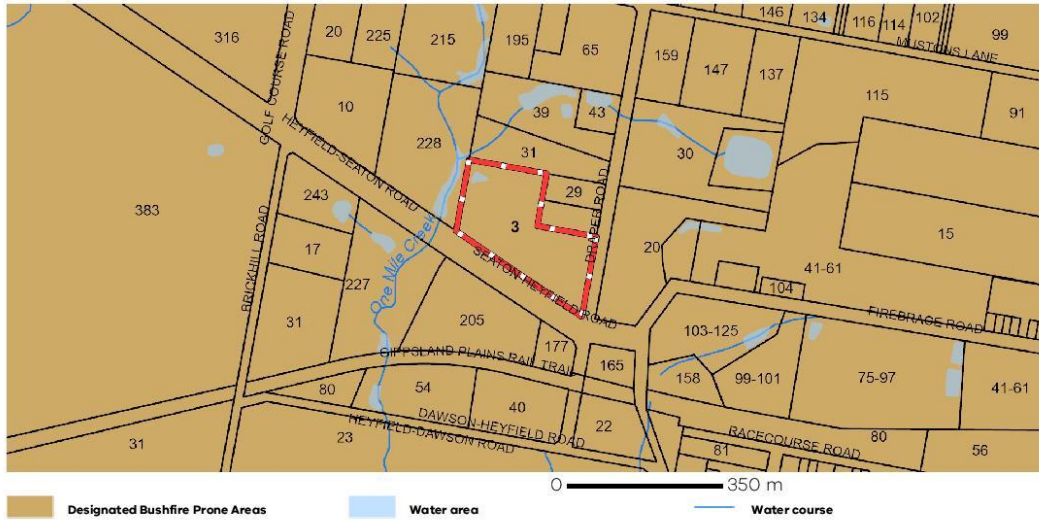


### Designated Bushfire Prone Areas

**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

Page 5 of 5

Appendix 3 - Flora species recorded in the native patch

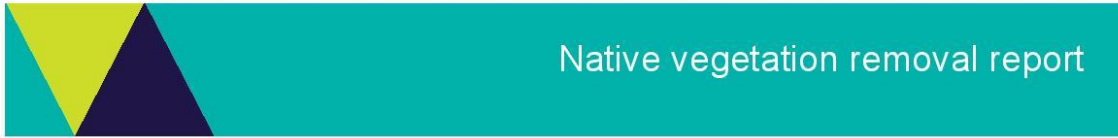
Scientific Name	Common Name	Origin	Treaties	FFG Act Status	EPBC Act Status	Habitat Zone 1
<i>Acacia acinacea</i> s.l.	Gold-dust Wattle					+
<i>Acacia baileyana</i>	Cootamundra Wattle	Introduced				+
<i>Acacia implexa</i>	Lightwood					+
<i>Acacia melanoxylon</i>	Blackwood					+
<i>Acacia pycnantha</i>	Golden Wattle					+
<i>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>Austrostipa</i> spp.	Spear Grass					+
<i>Bossiaea prostrata</i>	Creeping Bossiaea					+
<i>Briza maxima</i>	Large Quaking-grass	Introduced				+
<i>Bursaria spinosa</i>	Sweet Bursaria					+
<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>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>Dillwynia cinerascens</i> s.l.	Grey Parrot-pea					+
<i>Ehrharta erecta</i>	Panic Veldt-grass	Introduced				+
<i>Einadia nutans</i>	Nodding Saltbush					+
<i>Eleusine</i> spp.	Crows-foot Grass	Introduced				+
<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>Fraxinus angustifolia</i>	Desert Ash	Introduced				+

Scientific Name	Common Name	Origin	Treaties	FFG Act Status	EPBC Act Status	Habitat Zone 1
Gazania spp.	Gazania	Introduced				+
Gonocarpus tetragynus	Common Raspwort					+
Hardenbergia violacea	Purple Coral-pea					+
Hypochaeris radicata	Flatweed	Introduced				+
Hypochaeris spp.	Cat's Ear	Introduced				+
Isolepis spp.	Club Sedge					+
Juncus australis	Austral Rush					+
Laphangium luteoalbum	Jersey Cudweed					+
Leptorhynchus tenuifolius	Wiry Buttons					+
Lomandra filiformis	Wattle Mat-rush					+
Lycium ferocissimum	African Box-thorn	Introduced				+
Lythrum hyssopifolia	Small Loosestrife					+
Melicytus dentatus s.l.	Tree Violet					+
Microlaena stipoides var. stipoides	Weeping Grass					+
Oxalis perennans	Grassland Wood-sorrel					+
Paspalum dilatatum	Paspalum	Introduced				+
Pimelea humilis	Common Rice-flower					+
Pittosporum undulatum	Sweet Pittosporum	Native but some stands may be alien				+
Plantago coronopus	Buck's-horn Plantain	Introduced				+
Plantago lanceolata	Ribwort	Introduced				+
Poa labillardierei	Common Tussock-grass					+
Pultenaea pedunculata	Matted Bush-pea					+
Rumex spp. (naturalised)	Dock (naturalised)	Introduced				+
Rytidosperma spp.	Wallaby Grass					+
Senecio linearifolius	Fireweed Groundsel					+
Senecio quadridentatus	Cotton Fireweed					+
Solanum nigrum s.l.	Black Nightshade	Introduced				+
Solanum prinophyllum	Forest Nightshade					+
Stackhousia monogyna s.s.	Creamy Candles					+
Thelymitra spp.	Sun Orchid					+
Themeda triandra	Kangaroo Grass					+
Vulpia myuros f. myuros	Rat's-tail Fescue	Introduced				+
Wahlenbergia spp.	Bluebell					+

Conservation Status Key

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

## Appendix 4 – Native Vegetation Removal Report



This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. The report is **not an assessment by DELWP** of the proposed native vegetation removal. Native vegetation information and offset requirements have been determined using spatial data provided by the applicant or their consultant.

Date of issue: 22/02/2023  
Time of issue: 2:04 pm

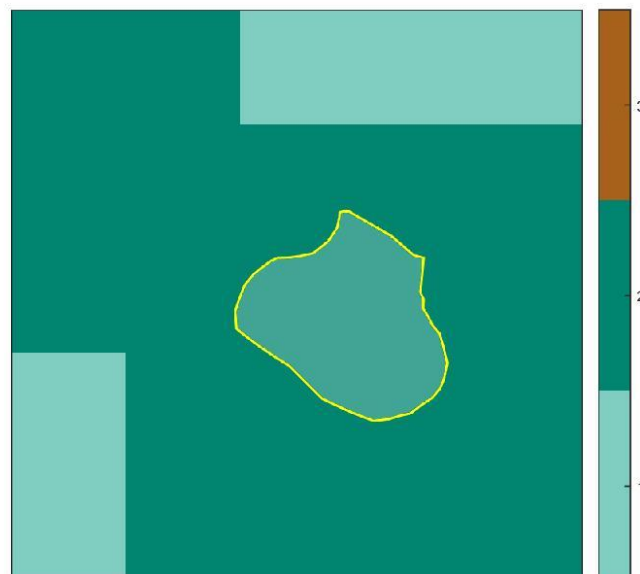
Report ID: IDE\_2023\_003

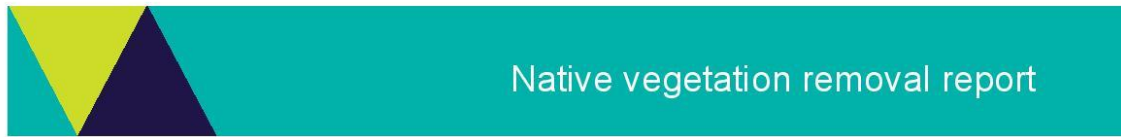
Project ID	23022DRH_Heyfield-Seaton_Roadside
------------	-----------------------------------

### Assessment pathway

Assessment pathway	Intermediate Assessment Pathway
Extent including past and proposed	0.134 ha
Extent of past removal	0.000 ha
Extent of proposed removal	0.134 ha
No. Large trees proposed to be removed	2
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





## Native vegetation removal report

### Offset requirements if a permit is granted

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

<b>General offset amount<sup>1</sup></b>	0.089 general habitat units
Vicinity	West Gippsland Catchment Management Authority (CMA) or Wellington Shire Council
Minimum strategic biodiversity value score <sup>2</sup>	0.638
Large trees	2 large trees

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

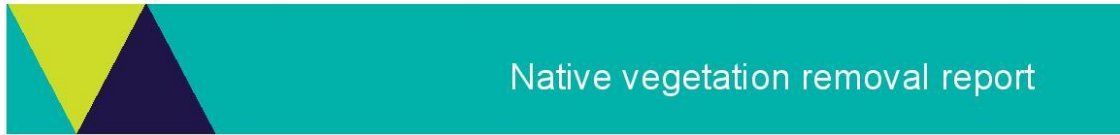
Appendix 1 includes information about the native vegetation to be removed

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

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

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



## 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.

If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. Council will refer your application to DELWP for assessment, as required. **This report is not a referral assessment by DELWP.**

This *Native vegetation removal report* must be submitted with your application for a permit to remove, destroy or lop native vegetation.

Refer to the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) for a full list of application requirements. This report provides information that meets the following application requirements:

- The assessment pathway and reason for the assessment pathway
- A description of the native vegetation to be removed (met unless you wish to include a site assessment)
- Maps showing the native vegetation and property
- The offset requirements determined in accordance with section 5 of the Guidelines that apply if approval is granted to remove native vegetation.

Additional application requirements must be met including:

- Topographical and land information
- Recent dated photographs
- Details of past native vegetation removal
- An avoid and minimise statement
- A copy of any Property Vegetation Plan that applies
- A defensible space statement as applicable
- A statement about the Native Vegetation Precinct Plan as applicable
- An offset statement that explains that an offset has been identified and how it will be secured.

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For more information contact the DELWP Customer Service Centre 136 186

[www.delwp.vic.gov.au](http://www.delwp.vic.gov.au)

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Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes or that a permit to remove native vegetation will be granted.

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



Appendix 1: Description of native vegetation to be removed

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

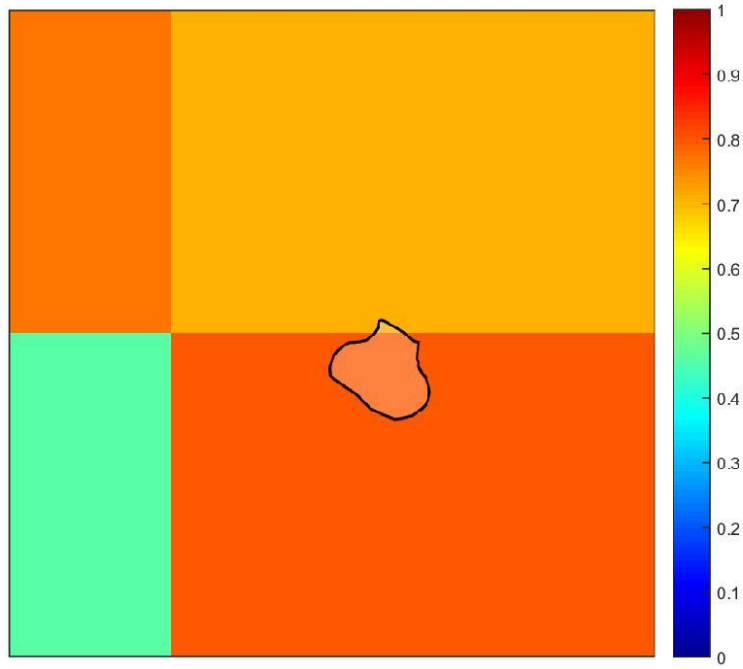
Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
1-A	Patch	gipp0055	Endangered	2	no	0.490	0.134	0.134	0.797		0.089	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



3. Aerial photograph showing mapped native vegetation

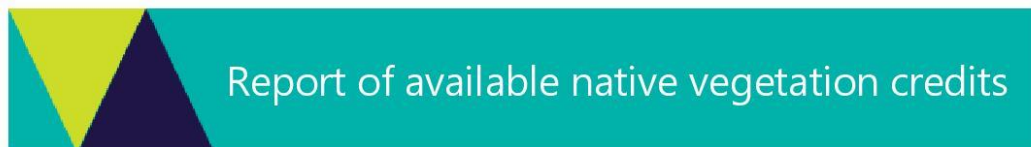


4. Map of the property in context



Yellow boundaries denote areas of proposed native vegetation removal.

## Appendix 5 - Results of Search of the Native Vegetation Credit Register



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

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

Date and time: 22/02/2023 02:18

Report ID: 17830

### What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.089	0.638	2	CMA	West Gippsland
			or LGA	Wellington Shire

### Details of available native vegetation credits on 22 February 2023 02:18

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0119	3.040	61	West Gippsland	South Gippsland Shire	Yes	Yes	No	VegLink
BBA-0138	24.007	1605	West Gippsland	Wellington Shire	Yes	Yes	No	Ecocentric
BBA-0759	18.868	659	West Gippsland	Wellington Shire	Yes	Yes	No	Contact NVOR
BBA-2321	0.533	138	West Gippsland	Wellington Shire	Yes	Yes	No	Bio Offsets, VegLink
BBA-2623	4.472	276	West Gippsland	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2810	7.758	613	West Gippsland	Latrobe City	Yes	Yes	No	VegLink
BBA-2833	0.147	2	West Gippsland	Wellington Shire	Yes	Yes	No	Ethos
BBA-2839	0.900	14	West Gippsland	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2845	9.365	356	West Gippsland	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2855	2.726	9	West Gippsland	Wellington Shire	Yes	Yes	No	VegLink
BBA-2875	31.283	996	West Gippsland	Wellington Shire	Yes	Yes	No	Abezco
TFN-C1692	0.234	74	West Gippsland	South Gippsland Shire	Yes	Yes	No	Ecocentric, Ethos, VegLink
TFN-C1893	0.275	11	West Gippsland	Wellington Shire	Yes	Yes	No	Ecocentric, Ethos, VegLink
VC_CFL-2320_02	4.818	14	West Gippsland	Wellington Shire	Yes	Yes	No	VegLink
VC_CFL-3696_01	1.564	257	West Gippsland	Bass Coast Shire	Yes	Yes	No	Ethos

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_TFN-C2078_01	0.882	57	West Gippsland	Wellington Shire	Yes	Yes	No	Contact NVOR

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
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There are no potential sites listed in the Native Vegetation Credit Register that meet your offset requirements.

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

## Next steps

### If applying for approval to remove native vegetation

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

### If you have approval to remove native vegetation

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

## Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
Abezco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@delwp.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Ecocentric	Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
Nilumbik SC	Nilumbik Shire Council	(03) 9433 3316	offsets@nilumbik.vic.gov.au	www.nilumbik.vic.gov.au
TFN	Trust for Nature	8631 5888	offsets@tfn.org.au	www.trustfornature.org.au
VegLink	Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 546	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges SC	Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vic.gov.au	www.yarraranges.vic.gov.au

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For more information contact the DELWP Customer Service Centre 136 186 or the Native Vegetation Credit Register at [nativevegetation.offsetregister@delwp.vic.gov.au](mailto:nativevegetation.offsetregister@delwp.vic.gov.au)

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

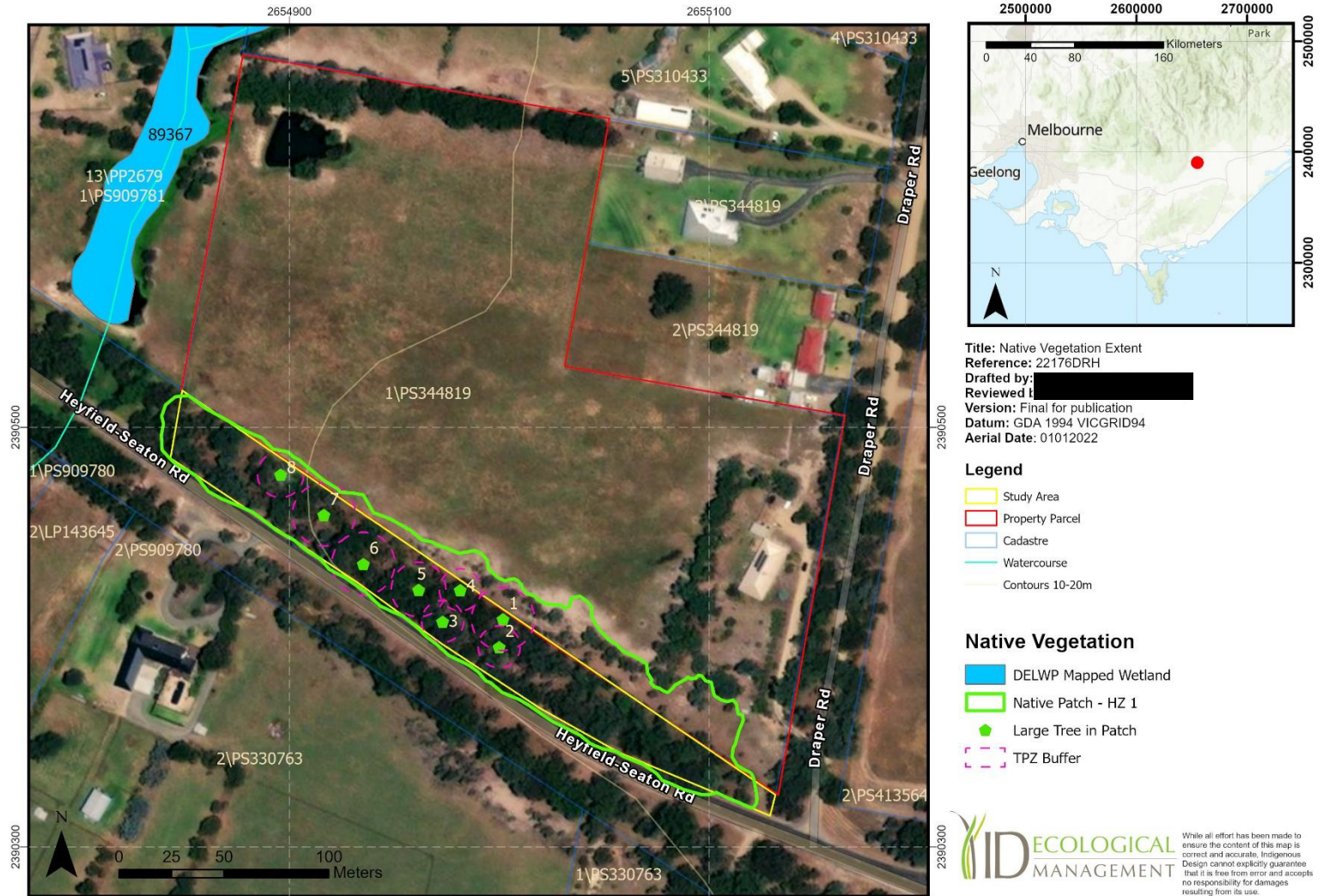
Obtaining this publication does not guarantee that the credits shown will be available in the Native Vegetation Credit Register either now or at a later time when a purchase of native vegetation credits is planned.

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

## Maps

Maps commence on the next page.

Map 1 – Native Vegetation Extent



Map 2 – Native Vegetation Deemed Lost

