

Addendum Report for Millar Merrigan

Native Vegetation Assessment for 300 lot subdivision at Yarragon - Leongatha Road, Yarragon



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Jacklyn Stevens – Regional Planner, Millar Merrigan

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1 Introduction

1.1 Project Background

Indigenous Design Environmental Management has been commissioned by Millar Merrigan to provide an Addendum to the report provided by Ethos RNE *Habitat Hectare Assessment and Offset Requirement 63 Yarragon-Leongatha Road, Yarragon* (Ethos NRM, 2018). This report addressed Clause 52.17 of the Baw Baw Planning Scheme in relation to the proposed removal of native vegetation for a 300 lot subdivision. Updates to the proposed subdivision layout (Plan number 21892P3) including the addition of extra reserve areas and changes to the road network have the potential to change impacts to native vegetation as assessed by the Ethos NRM report (Ethos NRM, 2018). This report provides an addendum to that provided by Ethos NRM and has re-assessed native vegetation impacts as they relate to the updated proposed plan of subdivision.

This report does not seek to satisfy or address any planning matters outside of native vegetation information requirements under Clause 52.17 of the Baw Baw Planning Scheme nor any other ecological aspects associated with this proposal. Further information can be found within the Ethos NRM report (Ethos NRM, 2018).

1.2 Information Included

The following information is included within this document in order to process this application:

- 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;
 - o 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;
 - o If the Ecological Vegetation Classes is endangered; and
 - o 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) 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.
- 5) 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.
- 6) A site Assessment report of the native vegetation to be removed:
 - A habitat hectare assessment;
 - The location, number, circumference and species of any large trees within patches; and
 - The location, number, circumference and species of any scattered trees and whether each tree is small or large.
- 7) Information about impacts on rare or threatened species habitat, from the DELWP generated Ensym report.
- 8) Design drawings of the proposed subdivision (*Appendix 1*).

1.3 Site Details

The study area (*Figure 1*) is contained within the Baw Baw Shire Council and West Gippsland Catchment Management Authority. The sites details are provided in Section 4.1.9 and Appendix 1 of the Ethos NRM report (Ethos NRM, 2018) and summarised here.

Address: 63 Yarragon - Leongatha Road, Yarragon

Lot and Plan Number: Lot RES1 LP1171
Standard Parcel Identifier (SPI): 3\PS429755
2\PS308336

1\TP365740

Planning Zones

Farming Zone (FZ)

Planning Overlays

Development Contributions Overlay (DCPO1).

Topographic Information

- 1. Role of native vegetation in protecting water quality, waterways and riparian ecosystems:
 - A watercourse runs through Lot 2, however the drainage line has been highly modified.
 - The site was observed at the time of the Ethos NRM survey to be heavily waterlogged.
 - Only scattered trees and introduced pasture grasses are present on the site.
 - Removal of scattered trees will not impact on the protection of riparian values due to the highly modified nature of the site.
- 2. Is it within 30m of a wetland, waterway or special catchment?
 - No, the closest waterway is 800m to the south east Unnamed Creek.
- 3. 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 land slope is less than 5%.
- The property is on swampy flats.
- 4. Preventing adverse effects on groundwater quality, saline discharge, recharge area.
 - Not applicable
- 5. Need to preserve identified landscape values.
 - Only a small amount of native vegetation remains on site and is to be removed, which will not impact on any landscape values of the area.
- 6. Is native vegetation protected under Aboriginal Heritage Act 2006?
 - No.

(Ethos NRM, 2018).



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'.

Remnant patches were further categorised into EVCs and furthermore into habitat zones. These areas were DGPS mapped and assessed using the habitat hectare method described by DSE (2004) in the Vegetation Quality Assessment Manual – Guidelines for applying the habitat hectares scoring method - Version 1.3.

2.1 Loss Calculation Methodology

2.1.1 Patches

The following methodology has been applied in calculating the construction impact for the proposal:

- All areas of native vegetation assessed as a 'patch' contained within the proposed subdivision layout and not included in Reserves have been assessed as 'lost'.
- Large canopy trees within patches were GPS mapped and had their DBH recorded to determine if they were small or large.

2.1.2 Scattered Trees

Any scattered trees on site were 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. This was not applied to dead trees found on site.

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).

3 Field Survey

A site visit was undertaken on the 17th of March 2021 to confirm the native vegetation identified in the Ethos NRM report (Ethos NRM, 2018).

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 Ethos NRM report identified that native vegetation on the study site would most likely be from the Swampy Woodland EVC (see Section 4.1.2 and Appendix 4 of the Ethos NRM report) however, determination based on the small amount of remaining native vegetation was difficult (Ethos NRM, 2018).

Field assessments did not amend the determination made by Ethos NRM and Swampy Riparian Woodland was considered a suitable benchmark to utilise.

3.2 Native Vegetation

3.2.1 Patches

Swampy Riparian Woodland - Habitat Zone 1 (0.016ha)

This small isolated patch of roadside vegetation is also located on the western side of the Yarragon-Leongatha Road and consists solely of scattered *Acacia melanoxylon* (Blackwood), with understorey dominated by introduced pasture grasses such as *Phalaris aquatica* (Toowoomba Canary Grass) and *Dactylis glomerata* (Cocksfoot) and small patches of native scramblers including *Rubus parvifolius* (Small-leaf Bramble) and *Acaena novae-zelandiae* (Bidgee-widgee) scattered throughout the zone.

Figure 2 provides an example of Swampy Riparian Woodland – Habitat Zone 1 and its location is provided in Map 1.



Figure 2: Habitat Zone 1

Swampy Riparian Woodland - Habitat Zone 2 (0.025ha)

This small, isolated patch of roadside vegetation is located on the western side of the Yarragon-Leongatha Road and consists of Blackwoods, with understorey dominated by introduced pasture grasses such as Toowoomba Canary Grass and Cocksfoot plus small patches of native scramblers including Small-leaf Bramble and Bidgee-widgee again scattered throughout the zone.

One large tree was found within this patch, Eucalyptus strzeleckii (Strzelecki Gum) (Tree ID # 8).

Figure 3 provides an example of Swampy Riparian Woodland – Habitat Zone 2 and its location is provided in Map 1.



Figure 3: Habitat Zone 2

Revegetation – Habitat Zone 3 (240sqm)

As described in the Ethos NRM report, an area of planted native vegetation along the roadside fence near the main dwelling was confirmed. However, much of this patch has been subsequently removed or died since the initial assessment. Native vegetation still present included *Melaleuca ericifolia* (Swamp Paperbark) and a *Callistemon* sp.

As this patch could no longer be accurately mapped on site, an area of 240m² was utilised as described in the Ethos NRM report (Ethos NRM, 2018).

Figure 4 provides an example of Swampy Riparian Woodland – Habitat Zone 3 and its location is provided in Map 1.



Figure 4: Habitat Zone 3

3.2.2 Vegetation Quality Assessment

Native vegetation on site was found to include native patches and scattered trees. *Map 1* shows the extent of native vegetation identified and assessed on the site.

All native patches onsite were assigned as EVC 937: *Swampy Woodland*- Habitat Zone 1 and Habitat Zone 2. A habitat hectare assessment was completed against the benchmarks for the EVC and a quality score was assigned to these two habitat zones which is provided in *Table 1*. A habitat hectare assessment was not able to be competed on Habitat Zone 3 and it therefore received a modelled condition score taken from (DELWP, 2021).

Under the *Guidelines* (DELWP, 2017) large trees in patches are accounted for in the overall condition score and a count of the number of large trees within a patch marked as lost is provided to DELWP when processing offset requirements. Scattered trees are assigned a default area and condition score of 0.2.

Table 1 – Results of the Vegetation Quality Assessment for all Remnant Patches

			Habitat Zone 1	Habitat Zone 2	Habitat Zone 3
Bioregion - 0	Gippsland Plains		Swampy Woodland	Swampy Woodland	Swampy Woodland
EVC Name (i	nitials)		SW	SW	sw
EVC Number	r		937	937	937
Bioregional	Conservation Status		Endangered	Endangered	Endangered
		Max Score	100	100	100
	Large Old Trees	10	0	2	
	Canopy Cover	5	0	2	
	Understorey	25	5	5	
S	Lack of Weeds	15	2	2	
ite C	Recruitment	10	5	6	
Site Condition	Organic Matter	5	0	3	
tion	Logs	5	0	0	
	Total Site Score	75	12	20	
	Site score out of?	eg 55			
	Adjusted Site Score		12	20	
. La	Patch Size	10	1	1	
Landscape value	Neighbourhood	10	0	0	
pe	Distance to Core	5	0	0	
Habitat poin	ts out of 100	100	13	21	20
Habitat Scor	e (hab points/100)		0.13	0.21	0.2
Total area o	f the Zone (ha)		0.0160	0.026	0.023
Total HHA in	the zone		0.0021	0.0054	0.0046
Catchment			West Gippsland	Catchment Management A	uthority

3.2.3 Scattered Trees

Eleven small and large trees were identified by the Ethos NRM report. These scattered and canopy trees were reassessed and their details confirmed. *Table 2* and *Map 1* provide additional details of the scattered and canopy trees recorded.

Table 2 - Scattered and Canopy Trees Recorded

Tree	Species	DBH	Circumference	Scattered	Tree	Ethos	IDEM Comments
ID		(cm)	(cm)	/ Patch	Size	Comments	
1	Strzelecki Gum	129	405.3	ST	Large	Lost	Lost
2	Strzelecki Gum	81.5	256	ST	Large	Lost	Lost
3	Strzelecki Gum	90	282.7	ST	Large	Avoided	Assumed Lost (15% to TPZ)
4	Strzelecki Gum	110.5	347.1	ST	Large	Avoided	Lost
5	Strzelecki Gum	112	351.9	ST	Large	Avoided	Lost
6	Strzelecki Gum	80	251.3	ST	Large	Avoided	Avoided
7	Strzelecki Gum	133.5	419.4	ST	Large	Avoided	Avoided
8	Strzelecki Gum	77.5	243.5	Р	Large	Assumed Lost	Assumed Lost (adjacent to
9	Strzelecki Gum	141.5	444.5	ST	Lorgo	Avoided	road) Avoided
9	Strzeiecki Gum	141.5	444.5	31	Large	Avoided	
10	Dead Standing	64.5	202.6	ST	Small	Avoided	Lost - subsequently lost
10	Dead Standing	04.5	202.0	5	Jillali	Avoided	due to removal
11	Dead Standing	95	298.5	ST	Large	Lost	Lost - subsequently lost
11	Dead Standing	93	230.3	31	Large	LUST	due to removal

4 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 NVR Report provided in *Appendix 3*.

4.1 Avoid Minimise Statement

4.1.1 Design

As previously identified in the Ethos NRM report, avoidance and minimisation measures have already been applied to the previous plan of subdivision for this proposal. This included:

- Reduction in 50% of potential area of vegetation removal for the project.
- Avoidance of removal and retention of 7 large canopy trees and one patch, included within reserved land as part of the subdivision design.
- The vegetation condition score of the small patch of vegetation to be removed.
- General Habitat Units Offset requirement only, and no Specific Offsets.
- Previous disturbance and clearing at the project site.
- Lack of threatened species records and suitable habitat for threatened flora, fauna and ecological communities at the project site.\

(Ethos NRM, 2018)

The revised plan of subdivision (Plan number 21892P3) increases the amount of native vegetation impacted primarily due to the redesign of the road network for the subdivision and tree retention zone impacts. It is highly likely that these trees will remain viable, however, they will be offset as per the Technical Information Sheet (DSE, 2011).

Table 3 provides a comparison of the 3 subdivision design options and their impacts on native vegetation contained within the site.

	Scenario 1 Preliminary	Scenario 2 Subdivision Plan V2	Scenario 3 Final Subdivision Plan
	Assessment	(Ethos NRM assessed)	(IDEM assessed)
	Assessmer	nt Pathway	
Assessment Pathway	Detailed	Intermediate	Intermediate
Native Vegetation Removal ha	0.648	0.305	0.452
Large Trees	10 (+ 1 small)	3 (+ 1 small)	7 (+ 1 small)
Location Category	2	2	2
	Offset Req	uirements	
Offset Amount	0.111 GHU's	0.065 GHU's	0.095 GHU's
Min S.B.V	0.323	0.324	0.314
Large Trees	11	4	7

Table 3 - Comparison of native vegetation impacts from subdivision design options

Adapted from Ethos NRM (Ethos NRM, 2018)

The following amendments can be made to the avoidance identified by Ethos NRM:

- Retention of a third of the area of native vegetation found on site.
- Avoidance of removal and retention of <u>3</u> large canopy trees and one remnant patch, included within reserved land as part of the subdivision design.

No feasible opportunities exist to further avoid and minimise impacts on native vegetation to be removed that will not undermine the objectives of the proposed use or development.

4.1.2 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.

4.2 Determination of Native Vegetation Losses

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 native vegetation (patch or scattered tree) must be considered lost at the point of subdivision within any lots that are created that are less than 0.4ha in size.
- 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 medium size class trees; and
 - o A 15 meter buffer is applied to large size class trees.

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.

The Ethos NRM report (Ethos NRM, 2018) identified the following native vegetation removal for the project:

- 1 native patch;
- 1 planted patch;
- 3 Large trees (1 canopy and 2 scattered); and
- 1 small scattered tree.

Following a re-assessment of impacts of the revised plan of subdivision on native vegetation contained within the site and vegetation removal which has occurred following the initial assessment, the following native vegetation is proposed to be removed:

- 1 native patch (HZ 2);
- 1 planted patch (HZ 3);
- 7 Large trees (1 canopy and 6 scattered); and
- 1 small scattered tree.

Map 2 provides the location and extent of native vegetation deemed lost following this re-assessment.

4.3 Offset Requirements and Offset Statement

Spatial data outlining the extent of native vegetation clearing was submitted to DELWP who processed and provided a Native Vegetation Removal (NVR) report (*Appendix 3*). The NVR identified that the following offset requirements apply to the proposal:

- The proposal falls under the Intermediate Assessment Pathway;
- Offset requirements equate to 0.095 General Habitat Units (GHUs) with a minimum strategic biodiversity score of 0.314 and 7 large trees;
- Offsets must be located within the West Gippsland Catchment Management Authority (PPWCMA) boundary or within the Baw Baw Shire Council; and
- No specific offsets apply.

Offset Statement

The offset requirement of 0.095 'general' habitat units (*Table 4*) will be purchased through a third-party offset via an allocated credit register extract from a credit provider. *Appendix 4* provides evidence of the intended purchase of the necessary native vegetation credits by the applicant and confirms that offsets are available that meet all the requirements outlined on page 2 of *Appendix 3* and summarised in *Table 4*.

Table 4 – 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 OR Baw Baw Shire Council	General	N/A	0.314	7	0.095 GHUs

5 Photos

Photos 1-7 provide examples of scattered trees deemed lost. These photos were taken during the site visit on the 17/03/2021. Photos of the habitat zones are contained within *Section 3.2.1*.

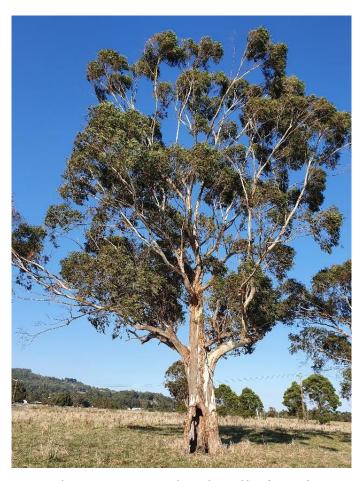


Photo 1 – Large scattered tree deemed lost (Tree #1)



Photo 2 – Large scattered tree deemed lost (Tree # 3)



Photo 3 – Large scattered tree deemed lost (Tree # 4)



Photo 4 – Large scattered tree deemed lost (Tree # 5)



Photo 5 – Large scattered tree deemed lost (Tree # 8)





Photos 6 & 7 – Location of Large & Small scattered tree deemed lost (Trees # 10 & 11)

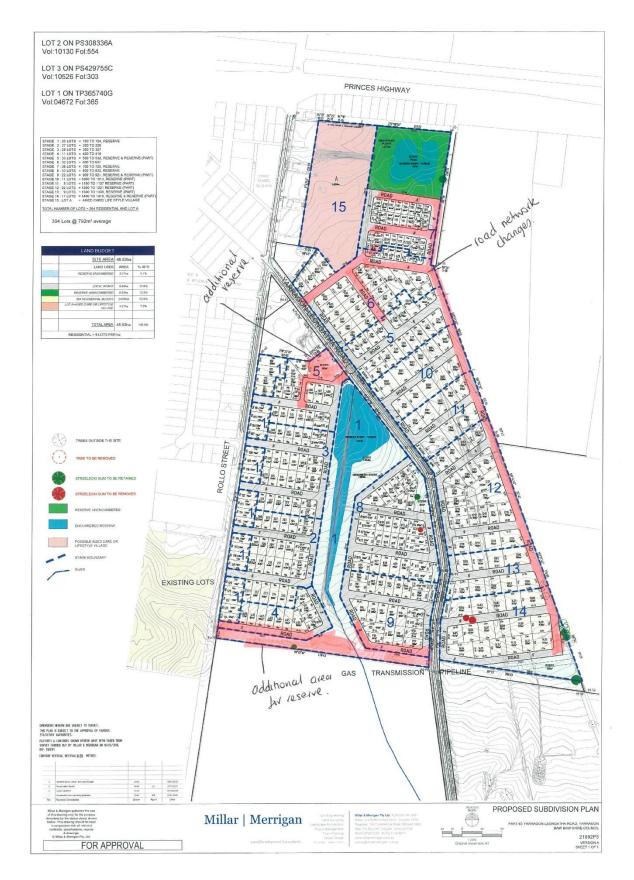
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- DSE. (2004). Vegetation Quality Assessment Manual Guidelines for applying the habitat hectares scoring method Version 1.3. October 2004. Melbourne: Victorian Government Department of Sustainability and Environment.
- DSE. (2011). *Native Vegetation technical information sheet: Defining an acceptable distance for tree retention during construction works.* Melbourne: Victorian Government Department of Sustainability and Environment.
- Ethos NRM. (2018). Habitat Hectare Assessment and Offset requirement. Bairnsdale: Ethos NRM.

Appendices

Appendices commence on the next page.

Appendix 1 - Detailed Plans of Proposal



Appendix 2 - VQA Field Sheets

Swampy Riparian Woodland – Habitat Zone 1

DATE: 17 3 2	R	ECO	RDE	R;	AF	2	PL	A	NS	> .		1	SITE HAB	TAT	r Ze	NE:	N	-(20	MC	F /A
	=weed;	Jet code		Стору	DEC, IT	Wood	ture con	apy spec	e, T =		Fort				ami	noid		T	-	Other	
	P=planted; *=weed; HT=high threat weed	Braun-Blanquet	>80% bench- mark height	>Sm	>5m	1-5m	0.2 - Im	<20ст	Recrutting?	>50cm	5 - 50cm	Scm		ım.	T -	n - 1m	<10cm	Ground fern	Three fern /	Scrambler /	Epíphyte
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Swampy Riparian Woodland – Habitat Zone 2

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Vegetation Quality Assessment Score Sheets

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Tenure	EVC	21 -	Men	161 400	Bioregion	0460	000	000
AREA = 0-01 ha	<u> </u>	- 'Site	e Condi	tion Score				
					10.274			
Large Trees	S	ore	0	Understor	ey Life form	9	4	1
		% Canopy He	alth*	STATE OF STREET	# spp	% cover		
Category & Description	> 709		< 30%	from EVC	observed /	observed /	Present	Modified
None present	0	0	0	benchmark	Benchmark spp.	Benchmark % cover	(^)	(4)
			U	TT	1 / 1	1/5		
> 0 to 20% of the benchmark numb large trees/ha	er of 3	2	1	T	1/1	115.	- / -	
> 20% to 40% of the benchmark				m5	0012	20120		
number of large trees/ha	4	3	2	MH	015	0/10		
> 40% to 70% of the benchmark	6	5	4	SH	1/3	5/10	/	/
number of large trees/ha				LTG	0/4	0/30		
> 70% to 100% of the benchmark number of large trees/ha	8	7	6	LN6	0/2	0/10		
≥ the benchmark number of large	n designation	où a rece-t	Mary Land	MIG	0/4	0/10		
trees/ha	10	9	8	BC	nalna	1/20		ļ
Large trees are defined by diameter at br	east height (db	h)		-				
 see EVC benchmark. 								
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number of large trees/ha		-	*	176	0/4	0/30		
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≥ the benchmark number of large	· To produce			MIG	014	0/10		
trees/ha	10	9	8	BL	na/ra	1/20		
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No evidence of a recruitment 'cohort'+	within EVC driven by	clear evidence of appropriate episodic event no clear	0	0		· W	elon	0/0	(0)						
CONOIC	episodic events^	evidence of appropriate episodic event	5	5											
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recruitment	native woody species present	30 - 70%	(6)	3	1			1			-				
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include suppre	essed canopy species		ı ın a sıngle ep	isode (can										F	Por
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Appendix 3 - DELWP Native Vegetation Removal Report (NVR)



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: 23/03/2021 Report ID: IND_2021_016

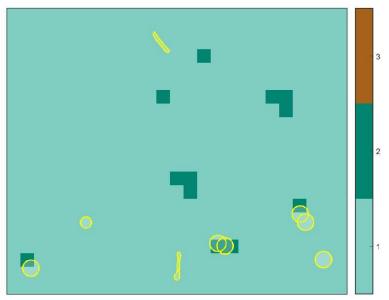
Time of issue: 12:39 pm

Project ID	21052MM_ENSYM_VG94_v1_18032021	

Assessment pathway

Assessment pathway	Intermediate Assessment Pathway
Extent including past and proposed	0.452 ha
Extent of past removal	0.000 ha
Extent of proposed removal	0.452 ha
No. Large trees proposed to be removed	7
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





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Native vegetation removal report

Offset requirements if a permit is granted

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

General offset amount ¹	0.095 general habitat units
Vicinity	West Gippsland Catchment Management Authority (CMA) or Baw Baw Shire Council
Minimum strategic biodiversity value score ²	0.314
Large trees	7 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

 $_{\rm 1}$ The general offset amount required is the sum of all general habitat units in Appendix 1.

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



Native vegetation removal report

Next steps

Any proposal to remove native vegetation must meet the application requirements of the 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 defendable space statement as applicable
- A statement about the Native Vegetation Precinct Plan as applicable
- An offset statement that explains that an offset has been identified and how it will be secured.

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Authorised by the Victorian Government, 8 Nicholson Street, East Melbourne.

For more information contact the DELWP Customer Service Centre 136 186

www.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 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.

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Appendix 1: Description of native vegetation to be removed

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

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

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

Native vegetation to be removed

Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					ated by EnSym
Zone	Туре	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	Scattered Tree	gipp0937	Endangered	1	no	0.200	0.070	0.055	0.415		0.012	General
1-B	Scattered Tree	gipp0937	Endangered	1	no	0.200	0.070	0.055	0.411		0.012	General
1-C	Scattered Tree	gipp0937	Endangered	1	no	0.200	0.070	0.060	0.380		0.012	General
1-D	Scattered Tree	gipp0937	Endangered	1	no	0.200	0.070	0.060	0.380		0.012	General
1-E	Scattered Tree	gipp0937	Endangered	0	no	0.200	0.031	0.031	0.430		0.007	General
1-F	Scattered Tree	gipp0937	Endangered	1	no	0.200	0.070	0.070	0.380		0.015	General
1-G	Scattered Tree	gipp0937	Endangered	1	no	0.200	0.070	0.070	0.360		0.014	General
2-H	Patch	gipp0937	Endangered	1	no	0.210	0.026	0.026	0.410		0.006	General
2-J	Patch	gipp0937	Endangered	0	no	0.200	0.023	0.023	0.430		0.005	General

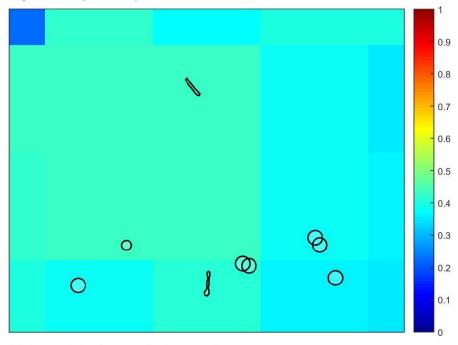
Page 4

Appendix 2: Information about impacts to rare or threatened species' habitats on site This is not applicable in the Intermediate Assessment Pathway.

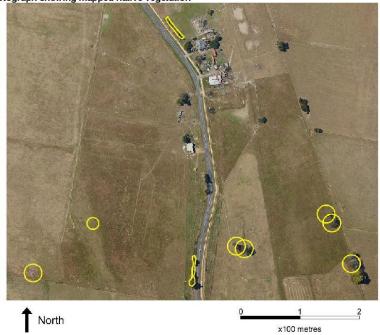
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Appendix 3- Images of mapped native vegetation 2. Strategic biodiversity values map



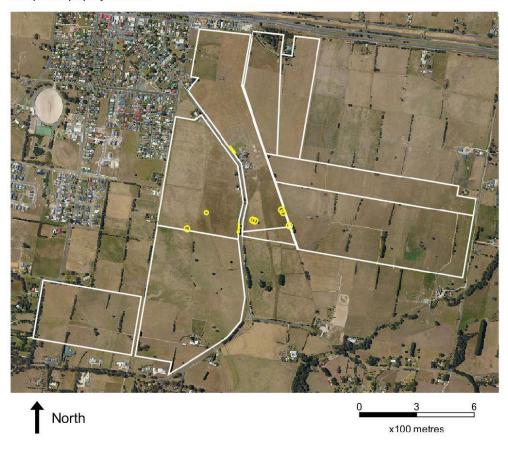


3. Aerial photograph showing mapped native vegetation



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4. Map of the property in context



Yellow boundaries denote areas of proposed native vegetation removal.

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Appendix 4 - Quotation for Purchase of Native Vegetation Credits



Our reference: VLQ-6642

Your reference: TBA

24 March 2021

Indigenous Design

Dear Tania,

RE: Quotation for the supply of native vegetation credits

Vegetation Link is an accredited offset provider with the Department of Environment, Land, Water & Planning (DELWP). We offer a specialised brokerage service to enable permit holders and developers to identify suitable native vegetation credits to meet their planning permit offset requirements.

Based on the information you have provided, I understand you require the following native vegetation offset:

Offset type	Attributes	General habitat units (GHU)	Min. strategic biodiversity value (SBV)	Large trees
General	West Gippsland CMA	0.095	0.314	7

To meet your offset requirements, you can purchase native vegetation credits from a third party as per the options quoted below¹. This quotation is valid for 14 days, subject to credit availability and landholder pricing.

Option 1: CTA pathway – offset site located in the Wellington Shire Council area (approx. 2-5 week turnaround from acceptance of quote)	
Cost of native vegetation credits – invoiced by DELWP	\$13,175.00
Transaction fees – invoiced by Vegetation Link	\$1,020.00
Total (ex. GST)	\$14,195.00
Total (inc. GST)	\$15,614.50

Option 2: CTA pathway – offset site located in the Wellington Shire Council area (approx. 2-5 week turnaround from acceptance of quote)	
Cost of native vegetation credits – invoiced by DELWP	\$13,365.00
Transaction fees – invoiced by Vegetation Link	\$1,020.00
Total (ex. GST)	\$14,385.00
Total (inc. GST)	\$15,823.50

¹ Note that the transaction fee includes DELWP NVOR transfer and allocation fees and a Vegetation Link fee

Vegetation Link Pty Ltd ABN: 92 169 702 032 www.vegetationlink.com.au

1300 VEG LINK (1300 834 546) | offsets@vegetationlink.com.au | PO Box 10 Castlemaine VIC 3450

vegetationlink

If you would like to purchase credits, let us know that you accept the quote and return the attached **purchaser details form** by email. If more than one quotation option is provided above, please specify which option you choose.

Upon receipt of the form, we will begin the trade process. Further details of the process for credit allocation is in the FAQ below.

Should you have any queries, please do not hesitate to contact us on 1300 VEG LINK (1300 834 546) or email offsets@vegetationlink.com.au.

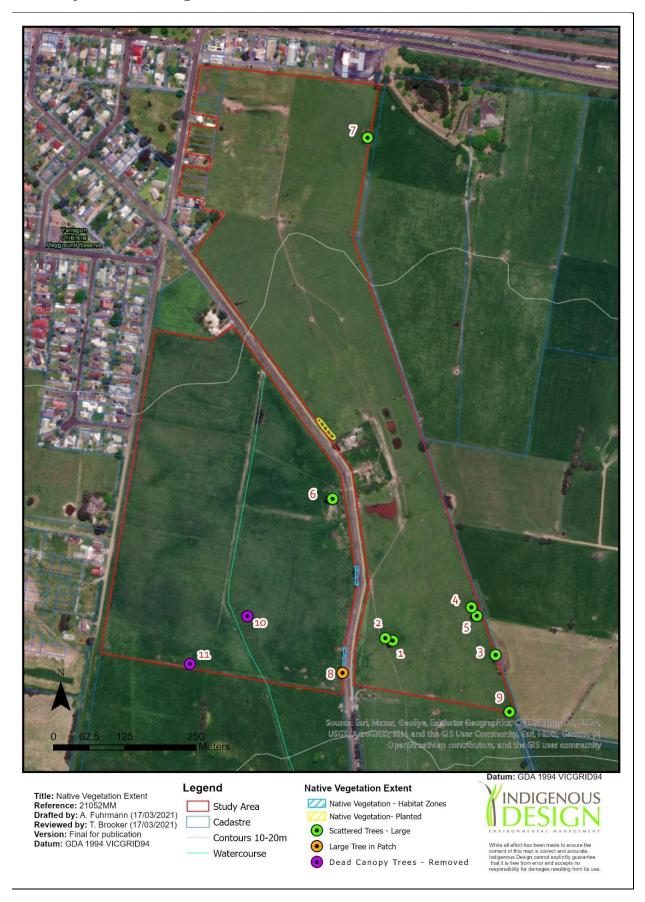
Sincerely,

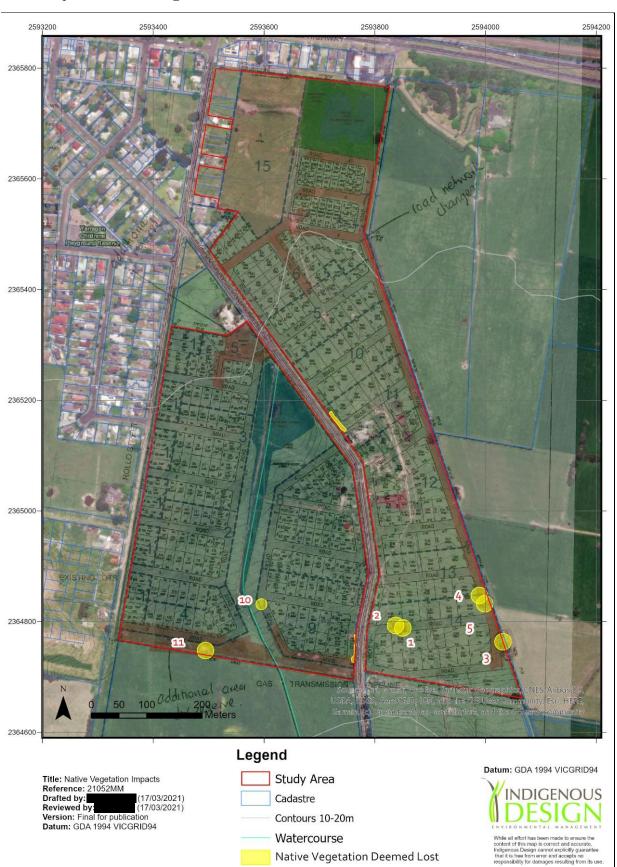
Biodiversity Offset Broker

Maps

Maps commence on the next page.

Map 1 – Native Vegetation Extent





Map 2 – Native Vegetation Deemed Loss



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