Addendum Report for Millar Merrigan

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

March 2021

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Citation

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Version Control

Status	Date	Revision type	Reviewed by	Amended by
Draft 1.1	22/03/2021	First draft, first review	██████████████	████████████
Draft 1.2	24/03/2021	First draft, second review	██████████████	████████████
Final Draft	25/03/2021	Final released to client		

Contents

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;
     - 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) 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 240m^2 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 - Gippsland Plains			**Swampy Woodland**	**Swampy Woodland**	**Swampy Woodland**
EVC Name (initials)			**SW**	**SW**	**SW**
EVC Number			**937**	**937**	**937**
Bioregional Conservation Status			**Endangered**	**Endangered**	**Endangered**
		Max Score	**100**	**100**	**100**
Site Condition	Large Old Trees	10	0	2	
	Canopy Cover	5	0	2	
	Understorey	25	5	5	
	Lack of Weeds	15	2	2	
	Recruitment	10	5	6	
	Organic Matter	5	0	3	
	Logs	5	0	0	
	Total Site Score	75	**12**	**20**	
	Site score out of?	eg 55			
	Adjusted Site Score		**12**	**20**	
Landscape value	Patch Size	10	1	1	
	Neighbourhood	10	0	0	
	Distance to Core	5	0	0	
Habitat points out of 100		**100**	**13**	**21**	**20**
Habitat Score (hab points/100)			**0.13**	**0.21**	**0.2**
Total area of 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 Authority**		

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 ID	Species	DBH (cm)	Circumference (cm)	Scattered / Patch	Tree Size	Ethos Comments	IDEM 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	P	Large	Assumed Lost	Assumed Lost (adjacent to road)
9	Strzelecki Gum	141.5	444.5	ST	Large	Avoided	Avoided
10	Dead Standing	64.5	202.6	ST	Small	Avoided	Lost - subsequently lost due to removal
11	Dead Standing	95	298.5	ST	Large	Lost	Lost - subsequently lost 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.

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

	Scenario 1 Preliminary Assessment	Scenario 2 Subdivision Plan V2 (Ethos NRM assessed)	Scenario 3 Final Subdivision Plan (IDEM assessed)
Assessment 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 Requirements			
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

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
  - 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:

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- 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

Target #	Vicinity	Offset attributes				
		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)
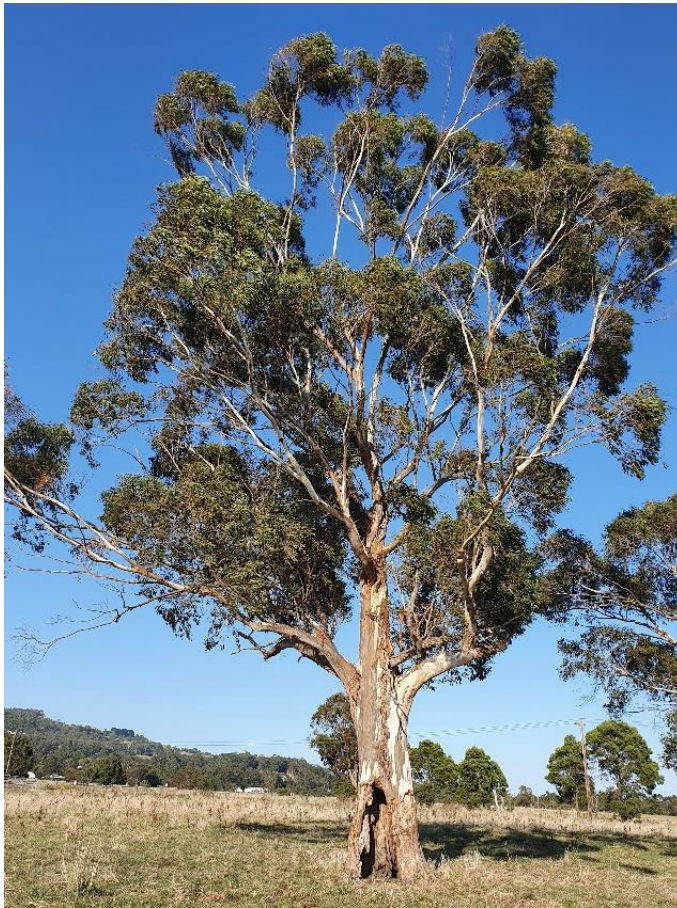
Indigenous Design Environmental Management

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)

References

DELWP. (2017). *Guidelines for the removal, destruction or lopping of native vegetation.* Melbourne: Department of Environment and Primary Industries.

DELWP. (2021). *Department of Environment, Land, Water & Planning.* Retrieved from NatureKit: https://www.environment.vic.gov.au/biodiversity/naturekit

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.

Appendices

Appendix 1 - Detailed Plans of Proposal
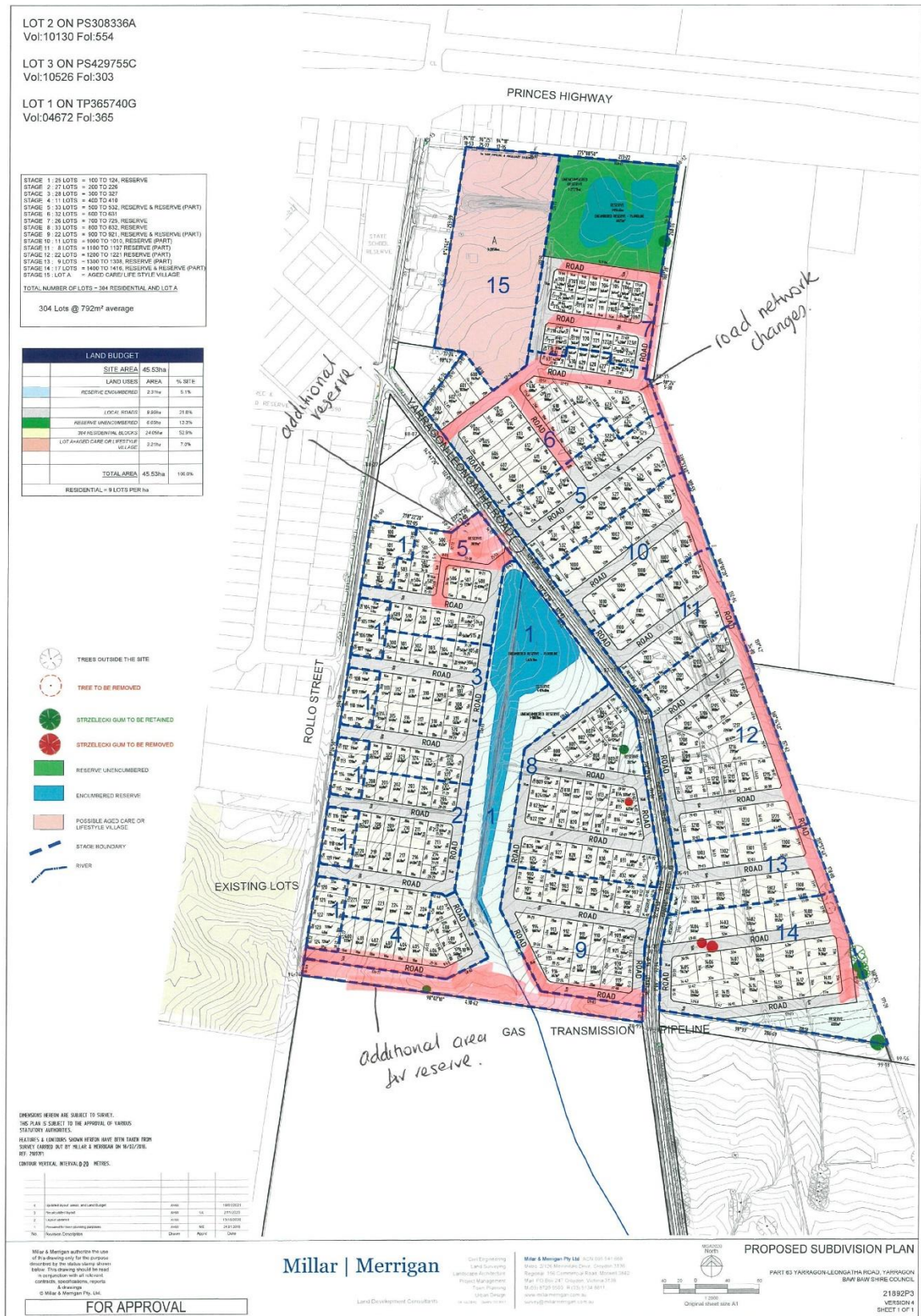
Appendix 2 - VQA Field Sheets

Swampy Riparian Woodland – Habitat Zone 1

VQA Field Sheet

EVC: 9375W   DATE: 17/2/21
BIOREGION: GIP PLAINS
RECORDER: AF
SITE: Yarragon - Leongatha Rd
HABITAT ZONE: 1

	P=planted; *=weed; HT=high threat weed	Braun-Blanquet code	Woody CT = Canopy tree, IT = Immature canopy species, T = Non Canopy Tree							Forb			Graminoid (Grass-like leaves)					Other			
			>80% bench-mark height	>5m	>5m	1-5m	0.2 - 1m	<20cm	Recruiting?	>50cm	5 - 50cm	<5cm	>1m	30cm - 1m	<10cm		Ground fern	Tree fern / Palm	Scrambler / Climber	Epiphyte
			CT	IT	T	MS	SS	PS		LH	MH	SH	LTG	LNG	MTG	MNG	TTG	GF	TF	SC	EP
Benchmark # Species																					
Site # Species																					
Benchmark % Cover																					
Total Site Cover				1	1	20	1	1			5								5		
A. melanoxyla									✓												
Rubus parv																				✓	
Acaena nov-ze																					

Weeds

Species	HT?	Species	HT?	Species	HT?
clover		cyperus			
sin olea		phalaris			
coastweed		hemlock			
phalaris		paspalum			
blackbery		bartgrass froth			
mallow		mallow			
dock		Ranunculus sp			
spear thistle					

	SM #/ha	DBHs or running count of LOTs	Total
Large Old Tree count			

LOGS BM (m/0.1ha)		Lengths of logs or groups of logs as found	Total (m)
Logs >10cm but <50% BM			
Large Logs >50% BM LOT			

Cover Estimates (%)	BM %	Estimates from various locations											Overall %
% Canopy cover		0											
% Total weed cover		70											
% High threat weed cover		40											
% Organic matter ground cover													
Cover % mosses & lichens		1											
Cover % surface crust		1											

Information required for an scoring

Tree canopy cover >150% of benchmark? (Yes/No)		
Woody understorey life form benchmark cover? - incl. PS, SS, MS, MT lifeforms	A	8
Habitat zone current woody understorey life form cover?	B	5
Current percentage of woody understorey life form benchmark cover? = B/A x 100		
Habitat zone current high threat herb / grass weed cover?		
Organic Litter cover >150% of benchmark? (Yes / No)		

Note: other information may be required on a case-by-case basis
Notes

_____
_____
_____
_____
_____
_____
_____
_____
_____

Swampy Riparian Woodland – Habitat Zone 2

| | | EVC: 937 SW | | | | | | BIOREGION: GIP PLAN | | | | | | | | SITE: YARRAGOON-LEONGATHA RD | | | | |
| | | DATE: 17/3/21 | | | | | | RECORDER: AB | | | | | | | | HABITAT ZONE: 2 | | | | |

	P=planted; *=weed; HT=high threat weed	Braun-Blanquet code	Woody CT=Canopy tree, IT = Immature canopy species, T = Non Canopy Tree							Forb			Graminoid (Grass-like leaves)					Other			
			>80% bench-mark height	>5m	>5m	1-5m	0.2 - 1m	<20cm	Recruiting?	>50cm	5 - 50cm	<5cm	>1m	30cm - 1m	<10cm		Ground fern	Tree fern / Palm	Scrambler / Climber	Epiphyte
			CT	IT	T	MS	SS	PS		LH	MH	SH	LTG	LNG	MTG	MNG	TTG	GF	TF	SC	EP
Benchmark # Species																					
Site # Species																					
Benchmark % Cover																					
Total Site Cover				2	2	10	2	2				5								2	
A. melanoxylon									✓												
Rubus fruv																					
Acaena nov?																					
E. ?tric									✓												

Weeds

Species	HT?	Species	HT?	Species	HT?
cockfoot		brasica			
Blackberry	✓	fleabane			
rye grass					
mallow					
doch					
cyperus					
sorr otei					
ersim vulgra					

	BM #/ha	DBHs or running count of LOTs	Total
Large Old Tree count			

LOGS BM (m/0.1ha)		Lengths of logs or groups of logs as found	Total (m)
Logs >10cm but <50% BM			
Large Logs >50% BM LOT			

Cover Estimate (%)	BM %	Estimates from various locations														Overall %
% Canopy cover		2														
% Total weed cover		70														
% High threat weed cover		40														
% Organic matter ground cover		5														
Cover % mosses & lichens		1														
Cover % surface crust		1														

Information required for un scoring

Tree canopy cover > 50% of benchmark? (Yes/No)		
Woody understorey life form benchmark cover? - incl. PS, SS, MS, MT lifeforms	A	8
Habitat zone current woody understorey life form cover?	B	5
Current percentage of woody understorey life form benchmark cover? = B/A x 100		
Habitat zone current high threat herb / grass weed cover?		
Organic Litter cover >50% of benchmark? (Yes / No)		

Note: other information may be required on a case-by-case basis
Notes

_____
_____
_____
_____
_____
_____
_____
_____

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Vegetation Quality Assessment Score Sheets

Vegetation Quality Field Assessment Sheet
Version 1.3 - October 2004

Department of Sustainability and Environment

Site Name/No. Yarragon-Leongatha rd   Location Yarragon   Date 17/3/21

Assessor(s) A. Fuhman   Map Name/No. H21   AMG / MGA ....

Tenure ....   EVC 937 Swampy Woodland   Bioregion Gippsland Plain

AREA = 0.01 ha

-------------------------- **'Site Condition Score'** ---------------------------

Large Trees — Score ⟨0⟩

Category & Description	% Canopy Health*		
	> 70%	30-70%	< 30%
None present	0	0	0
> 0 to 20% of the benchmark number of large trees/ha	3	2	1
> 20% to 40% of the benchmark number of large trees/ha	4	3	2
> 40% to 70% of the benchmark number of large trees/ha	6	5	4
> 70% to 100% of the benchmark number of large trees/ha	8	7	6
≥ the benchmark number of large trees/ha	10	9	8

Large trees are defined by diameter at breast height (dbh)
- see EVC benchmark.
* Estimate proportion of an expected healthy canopy cover that is present
(i.e. not missing due to tree death or decline, or mistletoe infestation).

Tree Canopy Cover — Score ⟨0⟩

Category & Description	% Canopy Health *		
	> 70%	30-70%	< 30%
< 10% of benchmark cover	0	0	0
< 50% or > 150% of benchmark cover	3	2	1
≥ 50% or ≤ 150% of benchmark cover	5	4	3

Tree canopy is defined as those canopy tree species reaching ≥ 80% of mature height - see EVC benchmark description.
* Estimate proportion of an expected healthy canopy cover that is present
(i.e. not missing due to tree death or decline, or mistletoe infestation).

Lack of Weeds — Score ⟨2⟩

Category & Description	'high threat' weeds*		
	None	≤ 50%	> 50%
> 50% cover of weeds	4	⟨2⟩	0
25 - 50% cover of weeds	7	6	4
5 - 25% cover of weeds	11	9	7
< 5% cover of weeds**	15	13	11

* proportion of weed cover due to 'high threat' weeds - see EVC benchmark for guide.

'High threat' weed species are defined as those introduced species (including non-indigenous 'natives') with the ability to out-compete and substantially reduce one or more indigenous life forms in the longer term assuming on-going current site characteristics and disturbance regime.

The EVC benchmark lists typical weed species for the EVC in the bioregion and provides an estimate of their 'invasiveness' and 'impact'. In general, those weed species considered to have a *high impact* are considered *high threat* regardless of their invasiveness.

** if total weed cover is negligible (<1%) and high threat weed species are present then score '13'.

Understorey Life forms — 9   4   1

LF Code from EVC benchmark	# spp observed / Benchmark spp.	% cover observed / Benchmark % cover	Present (✓)	Modified (✓)
IT	1 / 1	1 / 5+	✓	
T	1 / 1	1 / 5+	✓	
MS	1 / 2	20/20	✓	
MH	0 / 5	0 / 10		
SH	1 / 3	5 / 10	✓	✓
LTG	0 / 4	0 / 30		
LNG	0 / 2	0 / 10		
MTG	0 / 4	0 / 10		
BL	na / na	1 / 20		
	/	/		
	/	/		
	/	/		
	/	/		
	/	/		
	/	/		

Present
For life forms with benchmark cover of < 10%, considered 'present' if
• any specimens are observed.
For life forms with benchmark cover of ≥ 10%, considered 'present' if
• the life form occupies at least 10% of benchmark cover.

Modified
(apply only where life form is 'present')
For life forms with benchmark cover of <10%, then considered substantially 'modified' if the life form has either:
• < 50% of the benchmark species diversity; or
• no reproductively-mature specimens are observed.
For life forms with benchmark cover of ≥ 10%, then considered substantially 'modified' if the life form has either:
• < 50% of benchmark cover; or
• < 50% of benchmark species diversity; or
• ≥ 50% of benchmark cover due largely to immature canopy specimens but the cover of reproductively-mature specimens is < 10% of the benchmark cover.

Understorey — Score ⟨5⟩

Category & Description		
All strata and Life forms effectively absent		0
Up to 50% of life forms present		⟨5⟩
≥ 50% to 90% of Life forms present	• of those present, ≥ 50% substantially modified	10
	• of those present, < 50% substantially modified	15
≥ 90% of Life forms present	• of those present, ≥ 50% substantially modified	15
	• of those present, < 50% substantially modified	20
	• of those present, none substantially modified	25

Victoria The Place To Be

Vegetation Quality Field Assessment Sheet
Version 1.3 - October 2004

Department of Sustainability and Environment

Recruitment — Score [5]

Category & Description			High diversity*°	Low diversity*°
No evidence of a recruitment 'cohort'+	within EVC not driven by episodic events		0	0
	within EVC driven by episodic events^	clear evidence of appropriate episodic event	0	0
		no clear evidence of appropriate episodic event	5	5
Evidence of at least one recruitment 'cohort' in at least one life-form	proportion of native woody species present that have adequate recruitment°	< 30%	3	1
		30 - 70%	6	3
		≥ 70%	10	(5)

+ 'cohort' refers to a group of woody plants established in a single episode (can include suppressed canopy species individuals).
^ refer to EVC benchmark for clarification.
° treat multiple eucalypt canopy species as one species.
* high diversity defined as ≥ 50% of benchmark woody species diversity.

Bm 20% SST 1/2

Species Recruitment

Woody species recorded in habitat zone	Adequate Recruitment (✓)
Eucalypt canopy (combined species) X	✓
A. melanoxylon	
number of woody spp. in EVC benchmark (SS and taller)	4

Organic Litter — Score ( )

Category & Description	Dominated by native organic litter	Dominated by non-native organic litter
< 10% of benchmark cover	(0)	0
< 50% or > 150% of benchmark cover	3	2
≥ 50% or ≤ 150% of benchmark cover	5	4

Logs — Score (0)

Category & Description	Large logs present*	Large logs absent#
< 10% of benchmark length	0	(0)
< 50% of benchmark length	3	2
≥ 50% of benchmark length	5	4

Large logs defined as those with diameter ≥ 0.5 of benchmark large tree dbh.
* present if large log length is ≥ 25% of EVC benchmark log length.
# absent if large log length is < 25% of EVC benchmark log length.

----------------------------------- 'Landscape Context Score' -----------------------------------

Patch Size — Score [1]

Category & Description	
< 2 ha	(1)
Between 2 and 5 ha	2
Between 5 and 10 ha	4
Between 10 and 20 ha	6
≥ 20 ha, but 'significantly disturbed'*	8
≥ 20 ha, but not 'significantly disturbed'*	10

* 'significantly disturbed' defined as per RFA 'Old Growth' analyses eg. roading, coupes, grazing etc. – effectively most patches within fragmented landscapes.

Distance to Core Area — Score ( )

Distance	Core Area not significantly disturbed*	Core Area significantly disturbed*
> 5 km	0	(0)
1 to 5 km	2	1
< 1 km	4	3
contiguous	5	4

* defined as per RFA 'Old Growth' analyses.

Neighbourhood — Score ( )

Radius from site	% Native vegetation*	Weighting	
100 m	20	0.03	0.6
1 km	20	0.04	0.8
5 km	20	0.03	0.6
subtract 2 if the neighbourhood is 'significantly disturbed'			-2
Add Values and 'round-off'			( )

* to nearest 20%.
Multiply % native vegetation x Weighting for each radius from the zone (eg. 40% x 0.03 = 1.2); then add values to obtain final Neighbourhood Value.

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Final Habitat Score

Component	'Site Condition Score'							'Landscape Context Score'		Total
	Large Trees	Tree Canopy Cover	Lack of Weeds	Understorey	Recruitment	Organic Litter	Logs	Patch Size	Neighbourhood	Distance to Core Area	
Score	0	0	2	5	5	0	0	1	0	0	13 / 100

Vegetation Quality Field Assessment Sheet
Version 1.3 - October 2004

Department of Sustainability and Environment

Site Name/No. _Yarragon-Leongathald_ Location _Yarragon_ Date _17/3/21_

Assessor(s) _A.Fuhrmann_ Map Name/No. _H2-2_ AMG / MGA ....

Tenure .... EVC _937 Swampy Woodland_ Bioregion _Gippsland Plain_

AREA 0.02ha ---------------- **'Site Condition Score'** ----------------------------

1 Tree

Large Trees — Score [2]

Category & Description	% Canopy Health*		
	> 70%	30-70%	< 30%
None present	0	0	0
> 0 to 20% of the benchmark number of large trees/ha	3	(2)	1
> 20% to 40% of the benchmark number of large trees/ha	4	3	2
> 40% to 70% of the benchmark number of large trees/ha	6	5	4
> 70% to 100% of the benchmark number of large trees/ha	8	7	6
≥ the benchmark number of large trees/ha	10	9	8

Large trees are defined by diameter at breast height (dbh)
- see EVC benchmark.

* Estimate proportion of an expected healthy canopy cover that is present (i.e. not missing due to tree death or decline, or mistletoe infestation).

Bm 15%   Est 2%

Tree Canopy Cover — Score [2]

Category & Description	% Canopy Health *		
	> 70%	30-70%	< 30%
< 10% of benchmark cover	0	0	0
< 50% or > 150% of benchmark cover	3	(2)	1
≥ 50% or ≤ 150% of benchmark cover	5	4	3

Tree canopy is defined as those canopy tree species reaching ≥ 80% of mature height - see EVC benchmark description.

* Estimate proportion of an expected healthy canopy cover that is present (i.e. not missing due to tree death or decline, or mistletoe infestation).

Lack of Weeds — Score [2]

Category & Description	'high threat' weeds*		
	None	≤ 50%	> 50%
> 50% cover of weeds	4	(2)	0
25 - 50% cover of weeds	7	6	4
5 - 25% cover of weeds	11	9	7
< 5% cover of weeds**	15	13	11

* proportion of weed cover due to 'high threat' weeds - see EVC benchmark for guide.

'High threat' weed species are defined as those introduced species (including non-indigenous 'natives') with the ability to out-compete and substantially reduce one or more indigenous life forms in the longer term assuming on-going current site characteristics and disturbance regime.

The EVC benchmark lists typical weed species for the EVC in the bioregion and provides an estimate of their 'invasiveness' and 'impact'. In general, those weed species considered to have a _high impact_ are considered _high threat_ regardless of their invasiveness.

** if total weed cover is negligible (<1%) and high threat weed species are present then score '13'.

Understorey Life forms   9   4   1

LF Code from EVC benchmark	# spp observed / Benchmark spp.	% cover observed / Benchmark % cover	Present (✓)	Modified (✓)
IT	1 / 1	2 / 5	✓	—
T	1 / 1	2 / 5	✓	—
MS	1 / 2	10 / 20	✓	
MH	0 / 5	0 / 10		
SH	1 / 3	5 / 10	✓	✓
LTG	3 / 4	0 / 30		
LNG	0 / 2	0 / 10		
MTG	0 / 4	0 / 10		
BL	na / na	1 / 20		
	/	/		
	/	/		
	/	/		
	/	/		
	/	/		
	/	/		
	/	/		

Present

For life forms with benchmark cover of < 10%, considered 'present' if
- any specimens are observed.

For life forms with benchmark cover of ≥ 10%, considered 'present' if
- the life form occupies at least 10% of benchmark cover.

Modified (apply only where life form is 'present')

For life forms with benchmark cover of <10%, then considered substantially 'modified' if the life form has either:
- < 50% of the benchmark species diversity; or
- no reproductively-mature specimens are observed.

For life forms with benchmark cover of ≥ 10%, then considered substantially 'modified' if the life form has either:
- < 50% of benchmark cover; or
- < 50% of benchmark species diversity; or
- ≥ 50% of benchmark cover due largely to immature canopy specimens but the cover of reproductively-mature specimens is < 10% of the benchmark cover.

Understorey — Score [5]

Category & Description		
All strata and Life forms effectively absent		0
Up to 50% of life forms present		(5)
≥ 50% to 90% of Life forms present	• of those present, ≥ 50% substantially modified	10
	• of those present, < 50% substantially modified	15
≥ 90% of Life forms present	• of those present, ≥ 50% substantially modified	15
	• of those present, < 50% substantially modified	20
	• of those present, none substantially modified	25

Victoria The Place To Be

Vegetation Quality Field Assessment Sheet
Version 1.3 - October 2004

Department of Sustainability and Environment

Recruitment
Score [6]

Category & Description			High diversity*°	Low diversity*°
No evidence of a recruitment 'cohort'+	within EVC not driven by episodic events		0	0
	within EVC driven by episodic events^	clear evidence of appropriate episodic event	0	0
		no clear evidence of appropriate episodic event	5	5
Evidence of at least one recruitment 'cohort' in at least one life-form	proportion of native woody species present that have adequate recruitment°	< 30%	3	1
		(30 - 70%)	(6)	3
		≥ 70%	10	5

+ 'cohort' refers to a group of woody plants established in a single episode (can include suppressed canopy species individuals).
^ refer to EVC benchmark for clarification.
° treat multiple eucalypt canopy species as one species.
* high diversity defined as ≥ 50% of benchmark woody species diversity.

Bm 20% ≈ 5%

Organic Litter
Score [3]

Category & Description	Dominated by native organic litter	Dominated by non-native organic litter
< 10% of benchmark cover	0	0
(< 50% or > 150% of benchmark cover)	(3)	2
≥ 50% or ≤ 150% of benchmark cover	5	4

Species Recruitment

Woody species recorded in habitat zone	Adequate Recruitment (✓)
Eucalypt canopy (combined species) ✓	(✗)
A. melanoxylon,	✓
number of woody spp. in EVC benchmark (SS and taller)	4

Logs
Score [0]

Category & Description	Large logs present*	Large logs absent#
(< 10% of benchmark length)	0	(0)
< 50% of benchmark length	3	2
≥ 50% of benchmark length	5	4

Large logs defined as those with diameter ≥ 0.5 of benchmark large tree dbh.
* present if large log length is ≥ 25% of EVC benchmark log length.
# absent if large log length is < 25% of EVC benchmark log length.

'Landscape Context Score' [1]

Patch Size
Score

Category & Description	Score
(< 2 ha)	(1)
Between 2 and 5 ha	2
Between 5 and 10 ha	4
Between 10 and 20 ha	6
≥ 20 ha, but 'significantly disturbed'*	8
≥ 20 ha, but not 'significantly disturbed'*	10

* 'significantly disturbed' defined as per RFA 'Old Growth' analyses eg. roading, coupes, grazing etc. – effectively most patches within fragmented landscapes.

Distance to Core Area
Score [0]

Distance	Core Area not significantly disturbed*	Core Area significantly disturbed*
(> 5 km)	0	(0)
1 to 5 km	2	1
< 1 km	4	3
contiguous	5	4

* defined as per RFA 'Old Growth' analyses.

Neighbourhood
Score [0]

Radius from site	% Native vegetation*	Weighting	
100 m	20	0.03	0.6
1 km	20	0.04	0.8
5 km	20	0.03	0.6
subtract 2 if the neighbourhood is 'significantly disturbed'			-2
Add Values and 'round-off'			(0)

* to nearest 20%.
Multiply % native vegetation x Weighting for each radius from the zone (eg. 40% x 0.03 = 1.2); then add values to obtain final Neighbourhood Value.

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Final Habitat Score

Component	'Site Condition Score'							'Landscape Context Score'		Total
	Large Trees	Tree Canopy Cover	Lack of Weeds	Understorey	Recruitment	Organic Litter	Logs	Patch Size	Neighbourhood	Distance to Core Area	100
Score	2	2	2	5	6	3	0	1	0	0	21

Appendix 3 - DELWP Native Vegetation Removal Report (NVR)
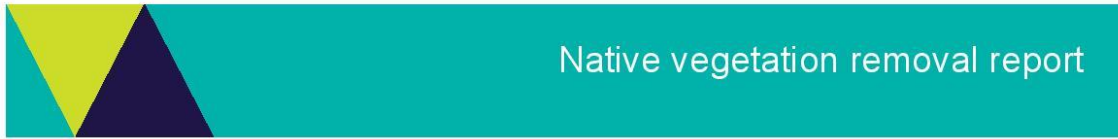
Native vegetation removal report

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.
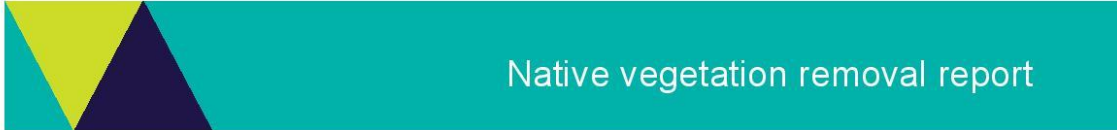
1. Location map
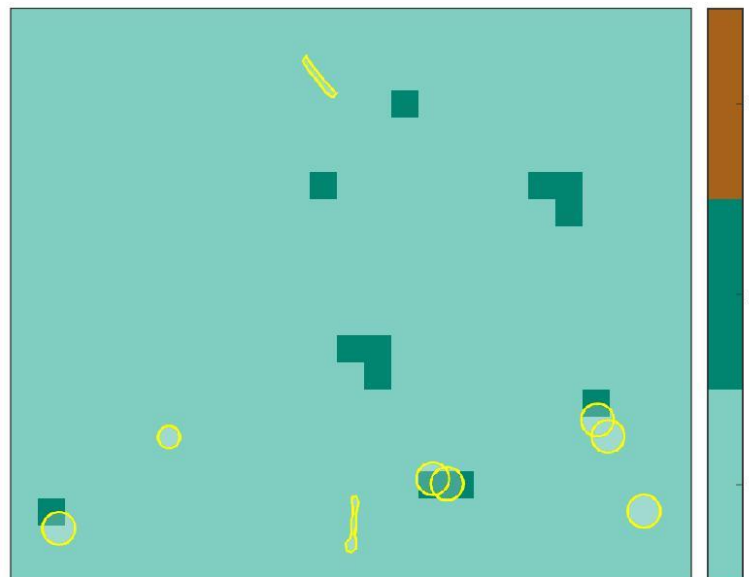
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Page 1

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

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[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

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Indigenous Design Environmental Management

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.

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.
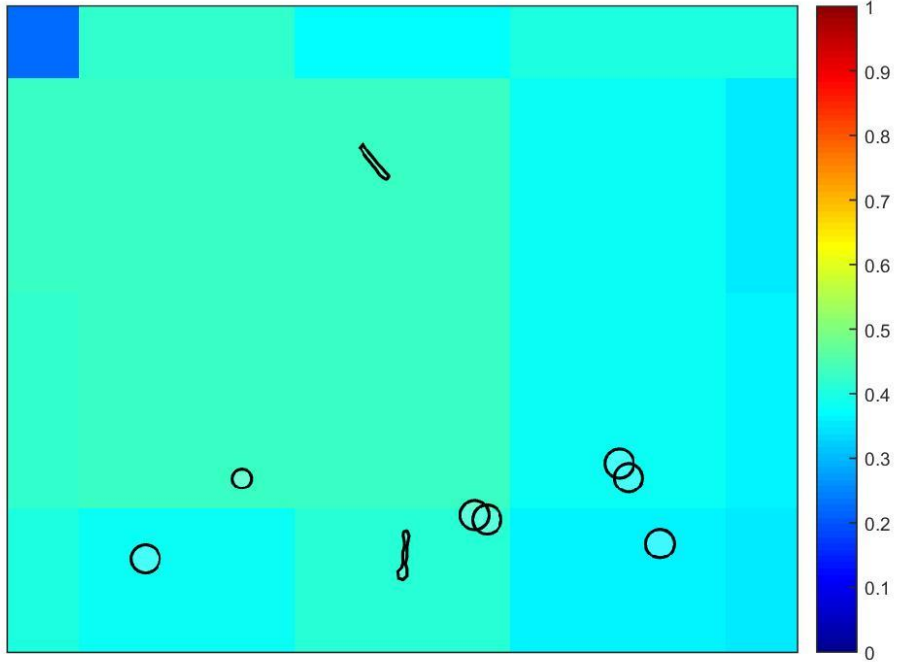
Native vegetation to be removed

	Information provided by or on behalf of the applicant in a GIS file						Information calculated by EnSym					
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	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

Appendix 2: Information about impacts to rare or threatened species' habitats on site
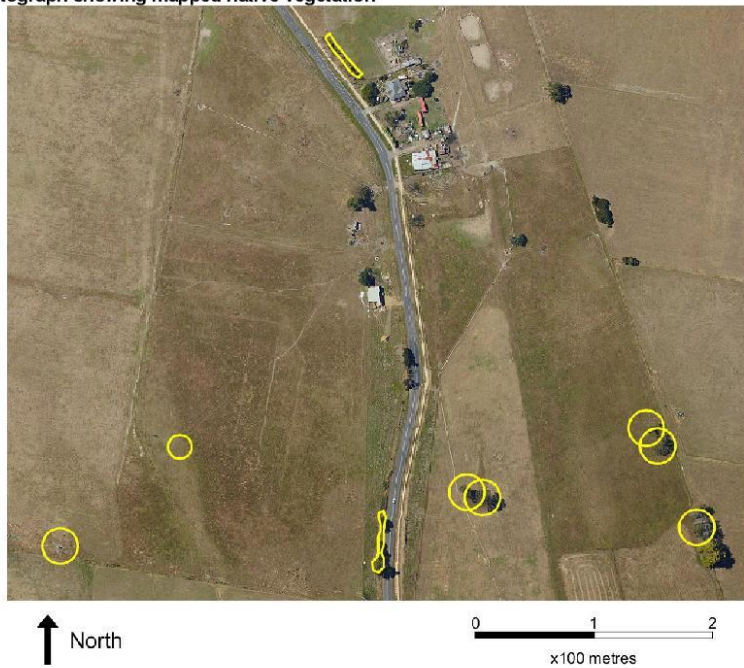
This is not applicable in the Intermediate Assessment Pathway.
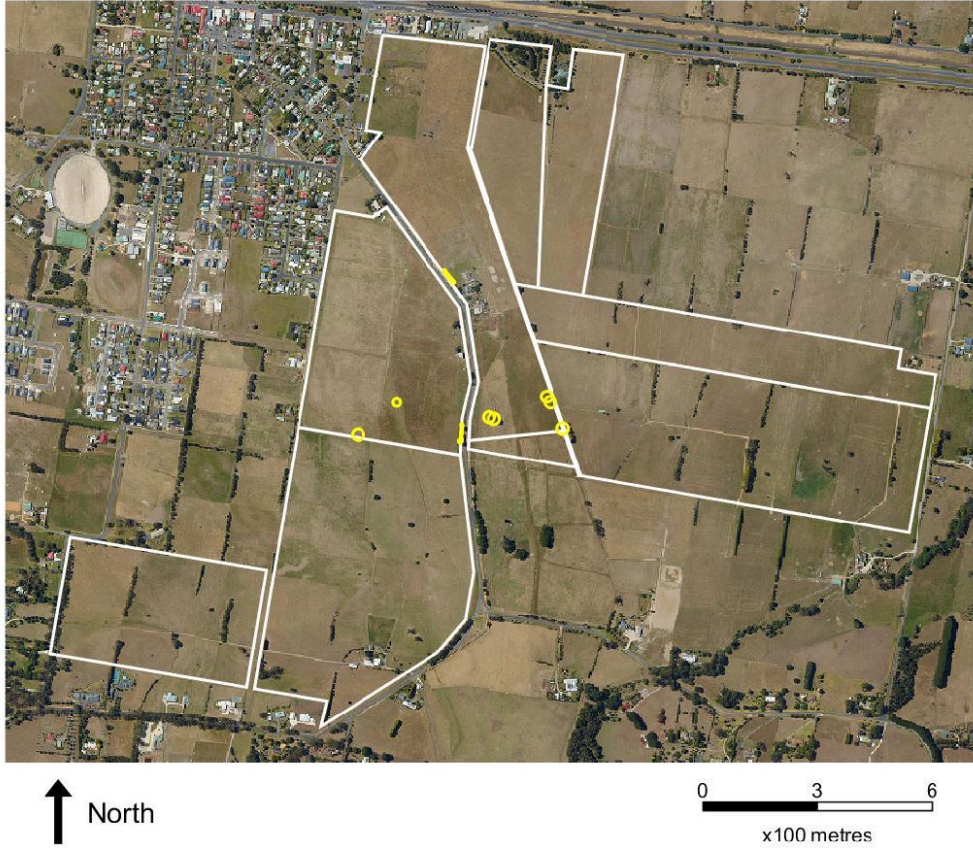
Appendix 3 – Images of mapped native vegetation

2. Strategic biodiversity values map

3. Aerial photograph showing mapped native vegetation

North

0   1   2
x100 metres

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4. Map of the property in context

North

0   3   6
x100 metres

Yellow boundaries denote areas of proposed native vegetation removal.

Appendix 4 - Quotation for Purchase of Native Vegetation Credits

vegetationlink

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 below[1]. 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

2

Maps

Maps commence on the next page.

Maps

Map 1 – Native Vegetation Extent

Map 2 – Native Vegetation Deemed Loss

Legend

🔲 (red outline)	Study Area
🔲 (blue outline)	Cadastre
——	Contours 10-20m
——	Watercourse
🟨	Native Vegetation Deemed Lost

Title: Native Vegetation Impacts
Reference: 21052MM
Drafted by: ▓▓▓▓ (17/03/2021)
Reviewed by: ▓▓▓▓ (17/03/2021)
Version: Final for publication
Datum: GDA 1994 VICGRID94

Datum: GDA 1994 VICGRID94

INDIGENOUS DESIGN
ENVIRONMENTAL MANAGEMENT

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.

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INDIGENOUS DESIGN

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