

Native Vegetation Removal Report

NVRR ID: 372_20260223_QK9

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 Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Offset requirements have been calculated using modelled condition scores.

Report details

Date created: 23/02/2026

Local Government Area: WHITEHORSE CITY

Registered Aboriginal Party: Wurundjeri

Coordinates: 145.20891, -37.81814

Address: 724-728 WHITEHORSE ROAD MITCHAM 3132

Regulator Notes

Removal polygons are located:

Summary of native vegetation to be removed

Assessment pathway	Basic Assessment Pathway		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0.071</i>	0.071	<i>Extent of past removal (ha)</i>	<i>0</i>
		<i>Extent of proposed removal - Patches (ha)</i>	<i>0.000</i>
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	<i>0.071</i>
No. Large Trees proposed to be removed	0	<i>No. Large Patch Trees</i>	<i>0</i>
		<i>No. Large Scattered Trees</i>	<i>0</i>
No. Small Scattered Trees	3		

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Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount ¹	0.012 General Habitat Units
Minimum strategic biodiversity value score ²	0.08
Large Trees	0
Vicinity	Melbourne Water CMA or WHITEHORSE CITY LGA

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

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - <https://nvcr.delwp.vic.gov.au>

1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.

2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.



Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

The subject site is located within an established residential area of Mitcham and is characterised by gently undulating topography typical of the broader Whitehorse municipality. The land generally falls gradually across the site with no pronounced ridgelines or hilltops present within or immediately adjoining the property.

There are no wetlands, creeks or defined waterways located on the site. The nearest mapped watercourses are situated outside the property boundaries and will not be directly affected by the proposed removal of native vegetation. The site does not contain any riparian corridors or associated buffer areas.

Slopes across the site are generally less than 20% gradient, with no areas of steep escarpment or unstable landforms identified. No low-lying drainage depressions, saline discharge areas or evidence of active erosion were observed at the time of inspection.

Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.


Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

The subject site is located within an established residential area and is subject to the provisions of the Whitehorse Planning Scheme, including Clause 52.17 and the applicable overlays. The land is not affected by a Native Vegetation Precinct Plan, Property Vegetation Plan or other endorsed strategic biodiversity planning framework that prescribes specific areas of native vegetation for mandatory retention or development exclusion.



Avoidance and minimisation principles have informed the design response of the proposed aged care facility. The building footprint and associated infrastructure have been refined to retain the majority of healthy, structurally sound native canopy trees on the site. Only three native trees are proposed for removal under Clause 52.17. The development envelope has been positioned to retain higher retention value trees wherever practicable, with mature canopy specimens incorporated into the design and to be protected in accordance with AS4970-2009. Construction extents have been limited to the minimum area necessary to accommodate built form, access and essential services. Targeted root investigations were undertaken in areas of TPZ encroachment to confirm the feasibility of retention and to avoid unnecessary tree removal.

There are no further reasonable opportunities to avoid the removal of the identified native vegetation without undermining the objectives of the project. The development is required to achieve appropriate building setbacks, access arrangements, service connections and compliance with relevant planning and building controls. Any additional avoidance would necessitate substantial redesign of the building footprint and circulation layout, compromising functional and statutory requirements. Accordingly, the extent of native vegetation removal has been reduced to the minimum necessary to achieve the objectives of the project, consistent with the avoid and minimise principles of Clause 52.17.

Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property
Does a PVP apply to the proposal?

No

Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:

- Describes the bushfire threat; and
- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, If the proposed defendable space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defendable space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

Not applicable.

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.

Does an NVPP apply to the proposal?

No



Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.

The required native vegetation offset will be secured by the client through the purchase of native vegetation credits from an accredited native vegetation credit site, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation.

A Report of Available Native Vegetation Credits has been prepared and accompanies this application, demonstrating that a suitable offset is available to meet the offset requirements associated with the proposed native vegetation removal.



Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

Application Requirement 3 - Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.

Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines

General Habitat Units = extent without overlap x condition score 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			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
A	Scattered Tree	18	GipP0127	Endangered	-	0.200	0.031	0.020	0.100	0.003
B	Scattered Tree	27	GipP0127	Endangered	-	0.200	0.031	0.020	0.100	0.003
C	Scattered Tree	66	GipP0127	Endangered	-	0.200	0.031	0.031	0.100	0.005

Appendix 2: Images of mapped native vegetation

1. Property in context

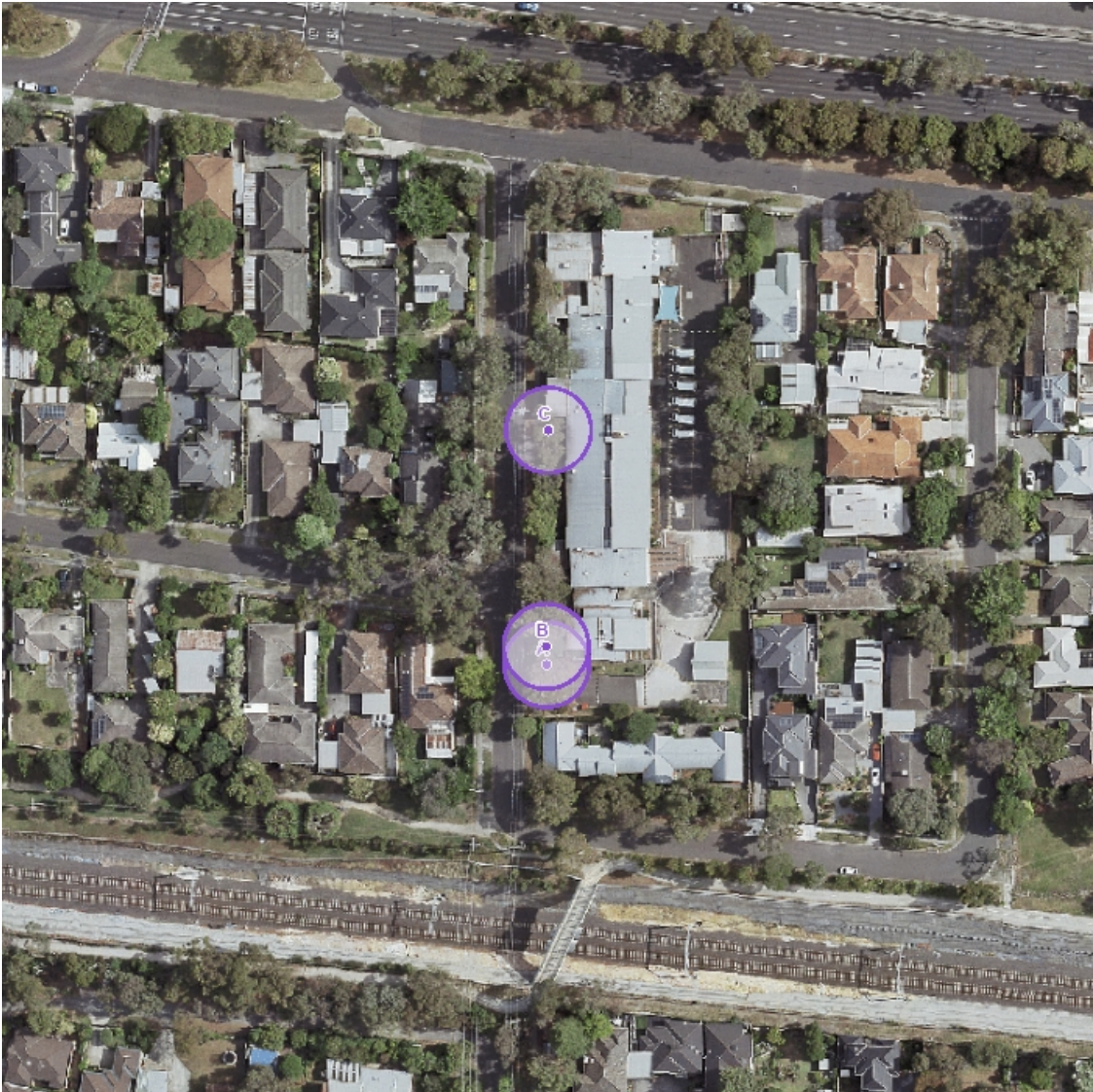



- Proposed Removal
- Property Boundaries

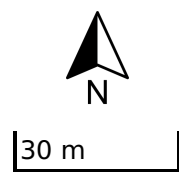


200 m

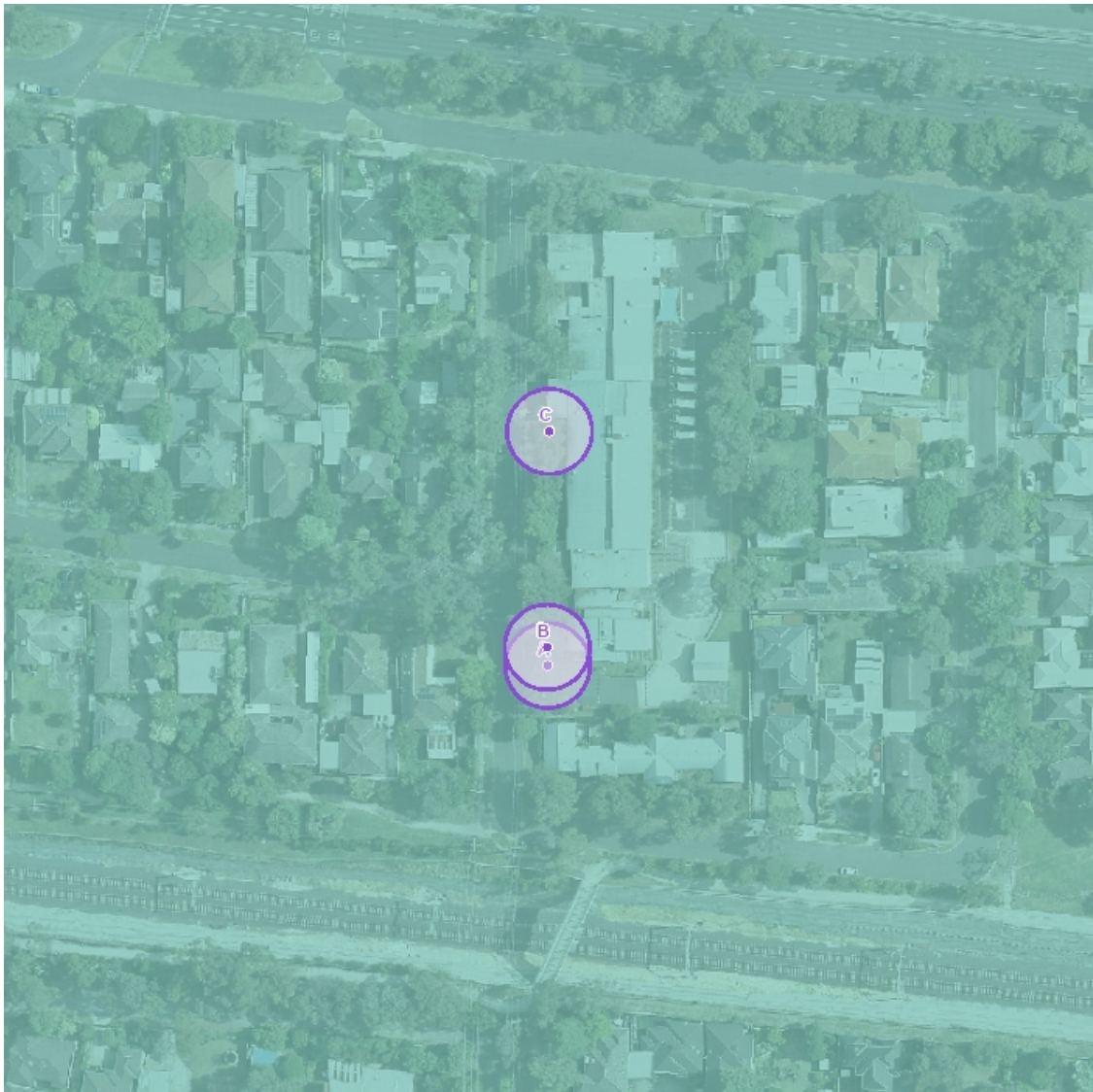
2. Aerial photograph showing mapped native vegetation



 Proposed Removal



3. Location Risk Map



□ Proposed Removal

■ Location 1

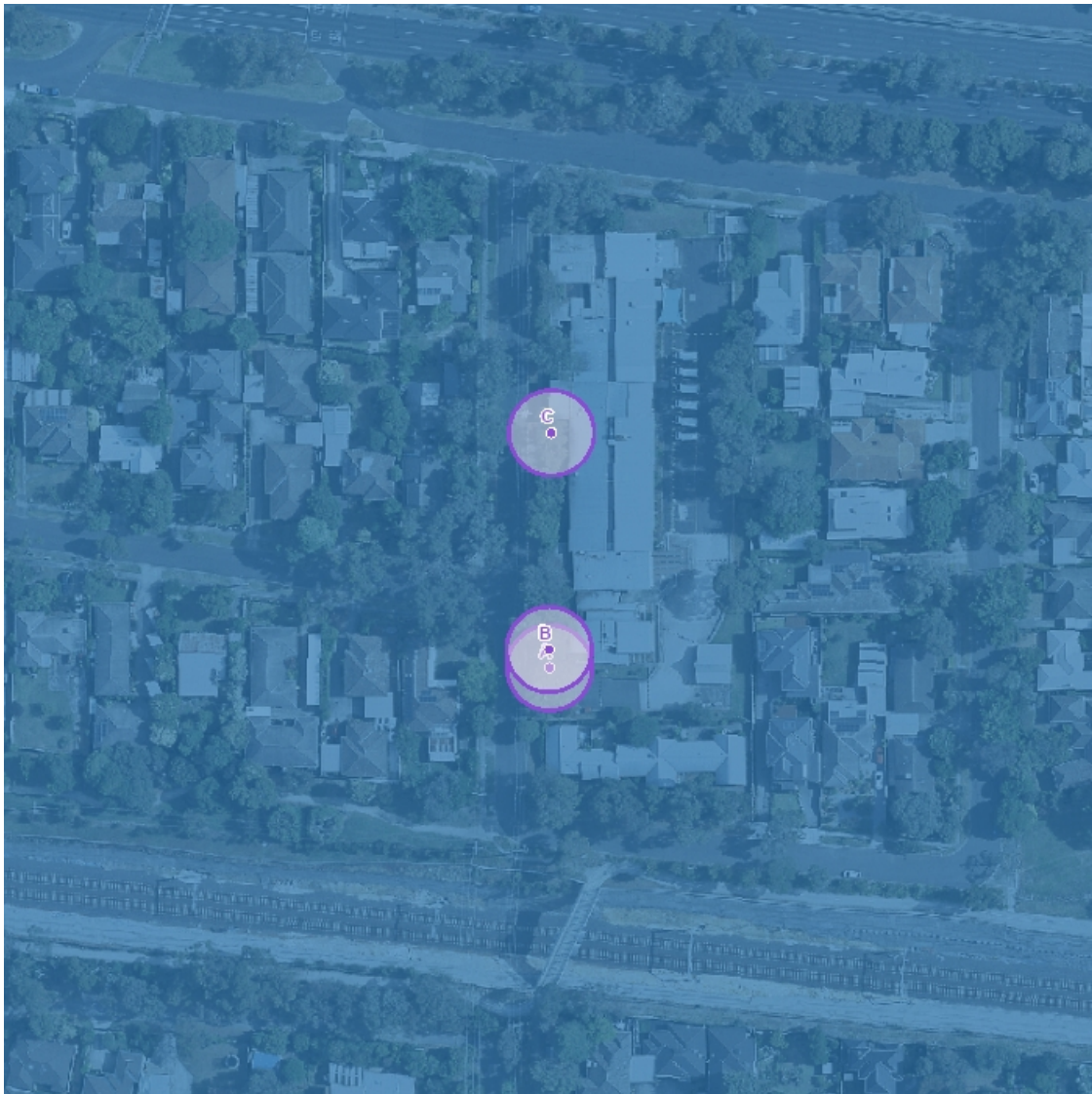
■ Location 2

■ Location 3

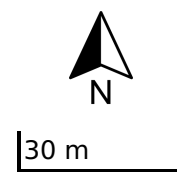
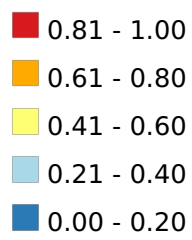


30 m

4. Strategic Biodiversity Value Score Map



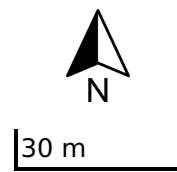
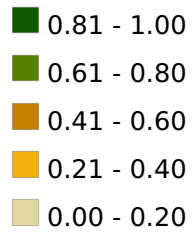
Proposed Removal



5. Condition Score Map



Proposed Removal



6. Endangered EVCs



-  Proposed Removal
-  Endangered 1750 Ecological Vegetation Classes



30 m

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