

# ADVERTISED PLAN

## 161 Central Road, Nunawading

### Native Vegetation Assessment

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Prepared for Nunawading  
Christian College  
C/- Currie & Brown

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*Nature Advisory acknowledges the traditional owners and sovereign custodians of the land on which we work from – the Wurundjeri people of the Woi Wurrung language group. We extend our respect to their Ancestors and all First Peoples and Elders past, present, and future.*

## Executive summary

Nunawading Christian College C/- Currie & Brown engaged Nature Advisory Pty Ltd to conduct a native vegetation assessment of a one-hectare portion of private land at 161 Central Road, Nunawading (referred to as the 'study area'). The study area is located approximately 18km east of the Melbourne CBD and was bordered by the Belgrave & Lilydale train line to the north, Laughlin Avenue and private properties to the east and the remaining area of the property at 161 Central Road in all other directions. An education centre (Early Learning Centre) is proposed for the study area.

### Assessment results

Scattered trees recorded in the study area would once have comprised the canopy component of Valley Heathy Forest (EVC 127).

Five scattered trees occurred in the study area (Figure 1), including the following:

- 2 large scattered trees ( $\geq 70$  cm DBH)
- 3 small scattered trees ( $< 70$  cm DBH)

No listed flora species were recorded during the field survey.

No FFG Act-protected flora species were recorded during the field survey.

No EPBC Act-listed ecological communities were recorded or considered to have the potential to occur within the study area due to lack of suitable floristic indicators.

No FFG Act-listed communities were recorded or considered to have the potential to occur within the study area due to an absence of suitable floristic indicators.

### Impact assessment

A new Early Learning Centre is proposed for the study area.

The proponent proposes to remove 0.111 ha of native vegetation, comprising:

- 3 scattered trees (namely 2 large scattered trees and 1 small scattered tree).

### Implications under legislation and policy

A permit is required under Clause 52.17 for the proposed removal of native vegetation.

The proposal must be assessed under the Intermediate assessment pathway. This would not trigger a referral to DEECA.

A Native Vegetation Removal (NVR) report for this proposal is provided in Appendix 4.

Offsets required to compensate for the proposed removal of native vegetation from the study area are:

- 0.018 general habitat units, with following offset attribute requirements:
  - A minimum strategic biodiversity value (SBV) of 0.0800).
  - Located within the Melbourne Water CMA boundary or the Whitehorse City municipal district.
  - Include protection of at least 2 large trees.

Under the Guidelines all offsets must be secured prior to the removal of native vegetation.

The offset target for the current proposal will be achieved via a third-party offset.

An online search of the Native Vegetation Credit Register (NVCR) has shown that the required offset is currently available for purchase from a native vegetation credit owner (DEECA 2024e).

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Evidence that the required offset is available is provided in Appendix 5. The required offset would be secured following approval of the application to remove native vegetation.

The study area is zoned Neighbourhood Residential Zone – Schedule 1 (NRZ1) in the Whitehorse Planning Scheme. The objectives of this zoning are not considered relevant to the current investigation. Therefore, there are no implications of zoning for the current proposal.

The study area is subject to the following two overlays in the Whitehorse Planning Scheme which are relevant to this investigation:

- *Environmental Significance Overlay – Schedule 1 (ES01)*
- *Significant Landscape Overlay – Schedule 5 (SLO5)*

Although a likelihood of occurrence analysis was not undertaken, the proposed development is unlikely to result in a significant impact on any EPBC Act-listed or FFG Act-listed values. based on field observations.

No FFG Act values listed as Protected are anticipated to be impacted by the proposed development on public land.

Therefore, a Protected Flora Permit under the FFG Act is not required for the current proposal.

Therefore, there are no implications under the EPBC Act or FFG Act.

In accordance with the CaLP Act, the noxious weed species listed below, which was recorded in the study area, must be controlled. k

- Flax-leaf Broom (*Genista linifolia*)

Based on the relevant criteria, a Referral to the State Minister for Planning *will not* be required under the EE Act for the aspects covered by the current investigation.

#### *Design and construction recommendations*

The following design recommendations are provided to avoid/minimise impacts to native vegetation, and flora and fauna habitats:

- It is not feasible to restructure the design of the proposed development to avoid impacts to trees 1, 28 and 29 to address Clause 12.01 - Biodiversity, Clause 22.04 – Tree Conservation, Clause 22.10 – Environmentally Sustainable Development, the Environmental Significance Overlay – Schedule 1 and the Significant Landscape Overlay – Schedule 5.
- The proposed development will retain tree 11 (13% encroachment of the TPZ) through mitigation measures for the path including works only at ground level. Arborist has advised (Arbor Survey 2024) that tree 11 can be retained with these mitigation measures.
- The three trees that are proposed to be removed should be repurposed as logs in the areas to be retained that adjoin the proposed development. This will ensure that they can continue to provide some fauna habitat.
- It is recommended that nest boxes be installed in some suitable trees that are to be retained to provide additional fauna habitat within the site.

Recommendations to mitigate impacts to vegetation during construction are provided below:

- Establish appropriate TPZs around trees to be retained prior to works.
- Ensure all construction personnel are appropriately briefed prior to works, and that no construction personnel, machinery or equipment are placed inside TPZs.

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- A suitably qualified zoologist should undertake a pre-clearance survey of all trees (native or not including planted) to be removed during the week prior to removal to identify the presence of any nests or hollows.
- If considered necessary based on the results of the pre-clearance survey, a suitably qualified zoologist should be on site during any tree removal works to capture and relocate any misplaced fauna that may be present.

*Response to application requirements of the Guidelines*

The table below summarises the compliance of the information in this report with the application requirements of the *Guidelines for the Removal, Destruction or Lopping of Native Vegetation* (DELWP 2017).

Application requirement		Response
1.	Information about the native vegetation to be removed.	See Section 5.1.1.
2.	Topographic and land information relating to the native vegetation to be removed.	See Section 4.1.
3.	Recent, dated photographs of the native vegetation to be removed.	See Appendix 3.
4.	Details of any other native vegetation approved to be removed, or that was removed without the required approvals, on the same property or contiguous land in the same ownership as the applicant, in the five-year period before the application for a permit is lodged.	See Section 5.1.1.
5.	An avoid and minimise statement.	See Section 6.1.2.
6.	A copy of any Property Vegetation Plan contained within an agreement made pursuant to section 69 of the <i>Conservation, Forests and Lands Act 1987</i> that applies to the native vegetation to be removed.	Not applicable.
7.	Where the removal of native vegetation is to create defensible space, a written statement explaining why the removal of native vegetation is necessary.  This statement is not required when the creation of defensible space is in conjunction with an application under the Bushfire Management Overlay.	Not applicable.
8.	If the application is under Clause 52.16, a statement that explains how the proposal responds to the Native Vegetation Precinct Plan considerations (at decision guideline 8).	Not applicable.
9.	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.	See Section 6.1.6 and Appendix 5

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## 1. Introduction

Nunawading Christian College C/- Currie & Brown engaged Nature Advisory Pty Ltd to conduct a native vegetation assessment of a one-hectare portion of private land at 161 Central Road, Nunawading (referred to as the 'study area'; Figure 1). The study area is located approximately 18km east of the Melbourne CBD and was bordered by the Belgrave & Lilydale train line to the north, Laughlin Avenue and private properties to the east and the remaining area of the property at 161 Central Road in all other directions. A new Early Learning Centre is proposed for the study area.

This investigation was commissioned to provide information on the extent and condition of native vegetation in the study area according to Victoria's *Guidelines for the Removal, Destruction or Lopping of Native Vegetation* (DELWP 2017) and potential impacts on flora matters listed under the *Flora and Fauna Guarantee Act 1988* (Vic; FFG Act) and the *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth; EPBC Act). This report outlines this project's implications under relevant national, state and local legislation and policy frameworks.

Specifically, the scope of the investigation included the following:

- Existing information on the flora and native vegetation of the study area and surrounds was reviewed and included the following:
  - DEECA's Native Vegetation Regulation Map (NVR Map)
  - DEECA's NatureKit
- A site survey was undertaken and involved the following:
  - Characterisation and mapping of native vegetation on the site, as defined in Victoria's Guidelines for the removal, destruction or lopping of native vegetation (the 'Guidelines')
  - Assessment of native vegetation in accordance with the Guidelines and standard detailed in the Assessors Handbook: Applications to remove, destroy or lop native vegetation (DELWP version 1.1, 2018) and Vegetation Quality Assessment Manual – Guidelines for applying the habitat hectares scoping method (DSE version 1.3, 2004)
  - Capturing representative photographs of native vegetation present
  - Compilation of a flora species list for the site

This investigation was undertaken by a team from Nature Advisory comprising Cody Hajnal (Botanist), James Bennie (GIS Analyst), Emma Wagner (GIS Analyst), Maya Zaeim (GIS Analyst) and Dr Linda Parker (Senior Ecologist & Project Manager).

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## 2. Planning and legislative considerations

This investigation and report address the application on the site of relevant legislation and planning policies that protect biodiversity. Local, state and Commonwealth controls are summarised below.

### 2.1. Planning provisions

The study area is located within the City of Whitehorse local government area and is currently zoned Neighbourhood Residential Zone – Schedule 1 (NRZ1) in the Whitehorse Planning Scheme.

Planning provisions are established under the *Victorian Planning and Environment Act 1987* and are incorporated into all Victorian Planning Schemes. Relevant planning provisions are discussed below.

#### 2.1.1. Planning Policy Framework

##### Clause 12.01 - Biodiversity

Clause 12.01 of all Victorian planning schemes provides an overarching framework to protect and enhance Victoria's biodiversity. The responsible authority is obligated to refer to Clause 12.01-1S – *Protection of biodiversity* and Cl. 12.01-2S – *Native vegetation management*. The objectives and strategies relating to the current proposal for each of these relevant Clauses are outlined below.

##### Clause 12.01-1S – Protection of biodiversity

The objective of this Clause is to protect and enhance Victoria's biodiversity through the following strategies:

- Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.
- Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.
- Ensure that decision-making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of:
  - Cumulative impacts
  - Fragmentation of habitat
  - The spread of pest plants, animals and pathogens into natural ecosystems
- Avoid impacts of land use and development on important areas of biodiversity.
- Consider impacts of any change in land use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites; including wetlands and wetland wildlife habitat designated under the Convention on Wetlands of International Importance (the Ramsar Convention) and sites utilised by species listed under the Japan-Australia Migratory Birds Agreement (JAMBA), the China-Australia Migratory Birds Agreement (CAMBA), or the Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA).
- Assist in the identification, protection and management of important areas of biodiversity.
- Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.
- Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas.

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### Clause 12.01-2S – *Native vegetation management*

The objective of this Clause is to ensure there is no net loss to biodiversity as a result of removal, destruction or lopping of native vegetation through the following strategies:

- Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the *Guidelines for the Removal, Destruction or Lopping of Native Vegetation* (Department of Environment, Land, Water and Planning, 2017):
  - Avoid the removal, destruction or lopping of native vegetation.
  - Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
  - Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

A response to how the present application addresses this policy is provided in Section 6.2.1.

#### 2.1.2. *Local planning policies*

The following Local Planning Policies in the Whitehorse Planning

- Clause 22.04 – *Tree Conservation*
- Clause 22.10 – *Environmentally Sustainable Development*

Implications under these policies are addressed in Section 6.2.2.

#### 2.1.3. *Zoning*

The study area is zoned Neighbourhood Residential Zone – Schedule 1 (NRZ1) in the Whitehorse Planning Scheme.

The objectives of this zoning are not considered relevant to the current investigation. As there are no implications of zoning for the current proposal, it is not discussed further in this report.

#### 2.1.4. *Overlays*

The study area is subject to the following two overlays in the Whitehorse Planning Scheme which are relevant to this investigation:

- *Environmental Significance Overlay – Schedule 1 (ESO1)*
- *Significant Landscape Overlay – Schedule 5 (SLO5)*

No other overlays which cover the study area are relevant to this investigation.

Any permit requirements, relevant application requirements, decision guidelines and implications under these overlays are addressed in Section 6.2.3.

#### 2.1.5. *Particular provisions – Clause 52.17 - Native vegetation*

This report addresses the requirements under Clause 52.17 – *Native vegetation*.

The purpose of Clause 52.17 is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three-step approach in accordance with the *Guidelines for the Removal, Destruction or Lopping of Native Vegetation* (DELWP 2017), herein referred to as ‘the Guidelines’.

Scheme are relevant to this  
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1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

This provision states that a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply to the following:

- If an exemption in Table 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into the planning scheme and listed in the schedule to Clause 52.16.
- The native vegetation is specified in a schedule to Clause 52.17.

#### *Application requirements*

Any application to remove, destroy or lop native vegetation must comply with the application requirements specified in the Guidelines (DELWP 2017).

#### *Referral to DEECA*

Clause 66.02-2 of the planning scheme determines the role of the Department of Energy, Environment and Climate Action (DEECA) in the assessment of native vegetation removal permit applications. If an application is referred, DEECA may make certain recommendations to the responsible authority in relation to the permit application.

Any application to remove, destroy or lop native vegetation must be referred to DEECA if any of the following apply:

- The impacts to native vegetation fall within the Detailed Assessment Pathway.
- A property vegetation plan applies to the site.
- The native vegetation is on Crown land that is occupied or managed by the responsible authority.

Implications under this particular provision are discussed in Section 6.1.

## **2.2. EPBC Act**

The EPBC Act protects threatened species and ecological communities that are considered of national conservation significance. Any significant impacts to these species require the approval of the Australian Minister for the Environment.

If there is a possibility of a significant impact on nationally threatened species, communities or listed migratory species, a referral under the EPBC Act should be considered. The Minister will decide whether the project will be a 'controlled action' under the EPBC Act after 20 business days, in which case the project can only be undertaken with the approval of the Minister. This approval depends on a further assessment and approval process (lasting between three and nine months, depending on the level of assessment).

Implications under the EPBC Act for the current proposal are discussed in Section 6.3.

### 2.3. FFG Act

The FFG Act includes:

- a *Threatened List* (DEECA 2024f)
- a *Declared Protected Flora List* (DEECA 2024)

The FFG Act applies to all land in Victoria, with public authorities legally required to consider the impacts on threatened species and communities on all land tenures as part of their decision-making. A permit would be required from DEECA for impacts to FFG Act-listed values on public land only.

#### *Threatened List*

The FFG Threatened List represents Victoria's single operational list of threatened flora, fauna and communities. Each species is assigned a threatened status that aligns with the listing categories and criteria of the International Union for the Conservation of Nature's (IUCN) Red List.

These values should be avoided wherever possible, in recognition of their threatened status at a state level.

Any application for a planning permit may also be assessed by the responsible or referral authority for potential impacts to FFG Act-listed threatened values as part of broader considerations of impacts to biodiversity regardless of land tenure.

#### *Protected Flora List*

The Protected Flora List includes plants from three sources:

- Plant taxa (species, subspecies or varieties) listed as threatened under the FFG Act.
- Plant taxa belonging to communities listed as threatened under the FFG Act.
- Plant taxa which are not threatened but require protection for other reasons. For example, some species which are attractive or highly sought after, such as orchids, daisies, and grass trees, are protected so that the removal of these species from the wild can be controlled (DELWP 2019).

Under the FFG Act, the removal of protected flora from public land requires a Protected Flora Permit. The FFG Act provides two different categories for protected flora species - 'restricted use protected flora', and all other protected flora (referred to as 'generally protected flora'). The 'restricted use protected flora' species only require a permit when they are being impacted by take for commercial or personal use, as such this list is not relevant to this investigation.

However, a Protected Flora Permit must be obtained from the relevant regional DEECA office for impacts to any 'generally protected flora' on public land for any reason other than commercial or personal use, including impacts arising from this proposal. This permit can only be obtained after the removal of this flora is approved as part of a planning permit.

Implications under the FFG Act for the current proposal are discussed in Section 6.4.

### 2.4. EE Act

One or a combination of several criteria may trigger a requirement for a Referral to the Victorian Minister for Planning, who will determine whether an Environmental Effects Statement (EES) is required according to the *Ministerial Guidelines for Assessment of Environmental Effects under the Environment Effects Act 1978* (DSE 2006).

The criteria related to flora, fauna and native vegetation that trigger a Referral are listed below.

One or more of the following would trigger a Referral:

- Potential clearing of  $\geq 10$  ha of native vegetation from an area that meets the following criteria:
  - Is of an Ecological Vegetation Class identified as endangered by the Department of Sustainability and Environment (in accordance with Appendix 2 of Victoria’s Native Vegetation Management Framework); or
  - Is, or is likely to be, of very high conservation significance (as defined in accordance with Appendix 3 of Victoria’s Native Vegetation Management Framework); and
  - Is not authorised under an approved Forest Management Plan or Fire Protection Plan;
- Potential long-term loss of a significant proportion (e.g. 1–5% depending on the conservation status of the species) of known remaining habitat or population of a threatened species within Victoria
- Potential long-term change to the ecological character of a wetland listed under the Ramsar Convention or in ‘A Directory of Important Wetlands in Australia’
- Potential extensive or major effects on the health or biodiversity of aquatic, estuarine or marine ecosystems, over the long term

Two or more of the following would also trigger a Referral:

- Potential clearing of  $\geq 10$  ha of native vegetation, unless authorised under an approved Forest Management Plan or Fire Protection Plan
- Matters listed under the Flora and Fauna Guarantee Act 1988, including the following:
  - Potential loss of a significant area of a listed ecological community; or
  - Potential loss of a genetically important population of an endangered or threatened species (listed or nominated for listing), including as a result of loss or fragmentation of habitats; or
  - Potential loss of critical habitat; or
  - Potentially significant effects on habitat values of a wetland supporting migratory bird species.

There are no implications under the *Environment Effects Act 1978* (EE Act) for the current proposal due to its small scale and as such it is not discussed further in this report.

## 2.5. CaLP Act

The *Catchment and Land Protection Act 1994* (Vic; CaLP Act) requires that landowners (or a third party to whom responsibilities have been legally transferred) must eradicate regionally prohibited weeds and prevent the growth and spread of regionally controlled weeds.

Weed species listed under the CaLP Act that have been recorded in the study area are discussed in Section 6.5.

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## 3. Existing information, definitions and methods

### 3.1. Existing information

Existing information used for this investigation is described below.

#### 3.1.1. Existing reporting and documentation

The following existing documentation relating to the study area was reviewed:

- Whitehorse Planning Scheme (Department of Transport and Planning 2024)
- Proposed Site Plan (Kneeler Design Architects 2024; Drawing Number: WD2110/102/A1; Revision: A1; Issued: July 2024)
- Development Impact Assessment (Arbor Survey 2024)
- *Brief History of Nunawading Estate 131 – 175 Central Road, Nunawading* (2017)

### 3.2. Definitions

#### *Native vegetation*

*Native vegetation* is currently defined in Clause 73.01 of all Victorian Planning Schemes as ‘plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses’. The Guidelines (DELWP 2017) further classify native vegetation as belonging to two categories: patches and scattered trees.

The definitions of these categories are provided below, along with the prescribed DEECA methods of assessment.

#### *Patches*

A *patch* of native vegetation belongs to an Ecological Vegetation Class (EVC), characterised in a DEECA-published benchmark, and is defined as one of the following:

- An area of vegetation where at least 25% of the total perennial understorey plant cover is native
- Any area with three or more native canopy trees<sup>1</sup> where the drip line<sup>2</sup> of each tree touches the drip line of at least one other tree to form a continuous canopy
- Any mapped wetland included in the *Current Wetlands Map*, available at *MapShareVic* (DEECA 2024b)

Patch condition is assessed using the *Habitat Hectare* method (Parkes et al. 2003; DSE 2004b) whereby components of the patch (e.g., tree canopy, understorey and ground cover) are assessed against an EVC benchmark. The score estimates the degree to which the vegetation resembles the original condition.

The Native Vegetation Regulation Map (NVR Map) system (DEECA 2024c) provides modelled condition scores for native vegetation to be used in certain circumstances.

#### *Scattered trees*

A *scattered tree* may be defined as a native canopy tree that does not form part of a patch. A scattered tree can be a *large scattered tree* or *small scattered tree*. Its size (large or small) is determined based on the large tree diameter at breast height (DBH, measured 1.3 m above the ground) in the relevant EVC

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<sup>1</sup> A native canopy tree is a mature (i.e., able to flower) tree that is taller than 3 m and is normally found in the upper layer of the relevant vegetation type.

<sup>2</sup> The drip line is the outermost boundary of a tree canopy (leaves and/or branches) where the water drips onto the ground.

benchmark. Any scattered tree with a DBH below the large tree DBH is a small scattered tree. A *large tree* is defined as a native canopy tree with a DBH greater than or equal to the large tree benchmark for the local EVC. A large tree can be a large scattered tree or a large tree within a patch of native vegetation.

### 3.3. Desktop methods

#### 3.3.1. Native vegetation

Pre-1750 (pre-European settlement) vegetation mapping administered by DEECA was reviewed to determine the type of native vegetation likely to occur in the study area and surrounds. Information on EVCs was obtained from published EVC benchmarks. These sources included the following:

- Relevant EVC benchmarks for the Gippsland Plain bioregion<sup>3</sup> (DSE 2004a)
- *NatureKit* (DEECA 2024a)

#### 3.3.2. Threatened ecological communities

The online map of EPBC Act-listed ecological communities (DSEWPC 2013) was consulted to determine whether nationally listed communities are modelled to occur in or near the study area. Descriptions of EPBC Act-listed communities without modelled habitat were also briefly reviewed.

FFG Act-listed ecological communities modelled to occur within a 5-km search region based on habitat modelling were reviewed. Descriptions of FFG Act-listed communities without modelled distribution habitat mapping were reviewed.

This information was used in combination with field observations to determine whether it is likely that the study area might support any threatened ecological communities as described below.

### 3.4. Field methods

The field assessment was conducted on 2 October 2024. During this assessment, the study area was inspected in detail on foot.

Sites in the study area found to support native vegetation or with potential to support listed matters were mapped through a combination of aerial photograph interpretation and ground-truthing using ArcGIS Field Maps® (Esri) on a hand-held device.

#### 3.4.1. EVC determination

Determination of EVCs in the field was based on DEECA's pre-European modelled native vegetation (DEECA 2024a) within or in close proximity to the study area and the methodology outlined in the Habitat Hectare method (DSE 2004b).

#### 3.4.2. Native vegetation assessments

Habitat Hectare assessments were undertaken for all patches of native vegetation identified in the study area. Scattered trees and large trees in patches were counted and mapped, the species identified and DBH of each was recorded.

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<sup>3</sup> A bioregion is defined as “a geographic region that captures the patterns of ecological characteristics in the landscape, providing a natural framework for recognising and responding to biodiversity values”. In general, bioregions reflect underlying environmental features of the landscape (DNRE 1997).

### 3.4.3. *Flora species and habitats*

A list of all flora species observed was made in conjunction with sampling methods used to undertake habitat hectare assessments of the native vegetation described above. Specimens requiring more detailed identification were collected and identified with additional resources.

### 3.4.4. *Threatened ecological communities*

The likelihood of EPBC- and FFG-listed threatened ecological communities occurring in the study area was considered by checking field observations against published descriptions of the listed communities.

### 3.4.5. *Limitations*

The VBA and PMST databases were used to gather preliminary information on the threatened species and ecological communities likely to occur in the study area. There are some inherent limitations in these tools, the first being that they may not accurately reflect the current features of the study area and surrounds. The PMST uses predictive modelling of the potential distribution of threatened species and ecological communities based on historical records and their known ranges and habitat requirements. Therefore, species and communities may be erroneously listed as present. While VBA records are evidence of past presence, the absence of such evidence does not mean that a particular species is absent. Therefore, the desktop assessment was validated by conducting field surveys.

The site assessment was conducted during spring. The short duration and seasonal nature of field assessments can result in some species remaining undetected. Additionally, some flora species may be undetectable at the survey time or be unidentifiable due to a lack of flowers or fruit.

The DBH of tree 28 was estimated as a fence occurred either side of the trunk, obstructing measuring methods.

The survey timing and vegetation condition were otherwise considered suitable for ascertaining the extent and condition of native vegetation.

Therefore, this investigation accurately addresses the relevant policies and decision guidelines.

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## 4. Assessment results

### 4.1. Site description

The study area of this investigation (Figure 1) supported loamy soils on a lightly sloping landscape with a western to south-western aspect. Evidence of historical earthworks throughout the study area were evident (e.g., soil mounds).

Currently the study area is occupied by Nunawading Christian College, an early learning to Year 12 educational facility that was established in the 1960's. Previously the study area supported an army barracks pre-1920 and as a camp site from the 1920's to the 1960's (*Brief History of Nunawading Estate 131 – 175 Central Road, Nunawading 2017*). Surrounding land predominantly supported an industrial area and rail line to the north and residential areas in all other directions.

Vegetation in the study area consisted of few remnant scattered eucalypts, lawn areas and mixed plantings of native and exotic trees and shrubs. Remnant eucalypts in the study area comprised of Bundy, Narrow-leaf Peppermint and Mealy Stringybark. Lawn areas were dominated by introduced grasses. Mixed planting areas comprised various eucalypts, Cluster Pine, Liquidambar, Callery Pear, Jacaranda, Black Wattle, Blackwood, Prickly Moses, Spiny-headed Mat-rush and Hop Goodenia.

The study area lies within the Gippsland Plain Victorian bioregion, within the Southeast Coastal Plain Interim Biogeographical Regionalisation for Australia (IBRA) bioregion, and within the Melbourne Water catchment management area. The study area is located on Wurundjeri Country.

### 4.2. Native vegetation

#### 4.2.1. Patches of native vegetation

Pre-European EVC mapping (DEECA 2024b) indicates that the study area and surrounds would have supported Swampy Riparian Woodland (EVC 83) and Valley Heathy Forest (EVC 127) prior to European settlement. This is based on modelling of factors including rainfall, aspect, soils and remaining vegetation.

No patches of native vegetation as defined by the Guidelines were recorded in the study area. The study area is in Location 1 and that indicates that the area is not typically characterised as supporting native vegetation

#### 4.2.2. Scattered trees

Scattered trees recorded in the study area would once have comprised the canopy component of Valley Heathy Forest (EVC 127).

Five scattered trees occurred in the study area (Figure 1), including the following:

- 2 large scattered trees ( $\geq 70$  cm DBH)
- 3 small scattered trees ( $< 70$  cm DBH)




Details of all scattered trees recorded are listed in Appendix 1.

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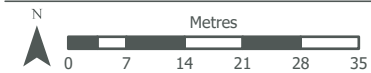
**Figure 1: Study Area and Native Vegetation**

**Project No:** 24220.01  
**Project:** 161 Central Rd, Nunawading  
**Date:** 10/10/2024

-  Study area
- Native vegetation**
-  Large Scattered Tree
-  Small Scattered Tree

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### 4.3. Flora species

#### 4.3.1. Species recorded

During the field assessment, 68 plant species were recorded, of which 15 (22%) were indigenous and 53 (78%) were introduced (Appendix 2).

#### 4.3.2. Listed threatened species

No listed flora species were recorded during the field survey.

The study area is unlikely to support species listed under the EPBC Act and/or the FFG Act because of the following site conditions:

- No remnant patches of vegetation recorded in the study area
- Ground layer highly modified and dominated by introduced pasture grasses
- Non-cryptic threatened species such as trees and shrubs would have been identified during the detailed site assessment
- 

#### 4.3.3. Listed protected species

No FFG Act-protected flora species were recorded during the field survey.

### 4.4. Listed ecological communities

#### *EPBC Act-listed communities*

No EPBC Act-listed communities were recorded or considered to have the potential to occur within the study area due to a lack of suitable floristic indicators.

#### *FFG Act-listed communities*

No FFG Act-listed threatened ecological communities were recorded or considered to have the potential to occur within the study area due to an absence of suitable floristic indicators.

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## 5. Impact assessment

### 5.1. Proposed development

The proposal involves the construction of a new Early Learning Centre in the northeast corner of the property located at 161 Central Road as shown in Figure 2.

#### 5.1.1. Impacts to native vegetation

The proposed development will result in the loss of a total of 0.111 ha of native vegetation under the Guidelines, as represented in Figure 2 and documented in the Native Vegetation Removal (NVR) report provided by DEECA (Appendix 4). Exemptions to Clause 52.17 have been considered in the total impacts to native vegetation (see Section 6.1.1).

Impacts to native vegetation comprise the following:

- 3 scattered trees (namely, 2 large scattered trees and 1 small scattered tree), equating to an area of 0.111 ha.

The native vegetation to be removed is in an area mapped as an endangered Ecological Vegetation Class.

In addition, the approved removal of a total extent of 0.143 ha of native vegetation has occurred on the property within the last five years. This is included in the NVR report and takes the total extent of vegetation loss on the site within the last five years including the current proposal to 0.255 hectares (Appendix 4).

Photographs of native vegetation proposed for removal are provided in Appendix 3.

To determine impacts to native vegetation, the proposed development plan was overlaid with the native vegetation mapped as part of this investigation. Where mapped native vegetation intersects with the development layout, this was considered to be impacted. Trees are deemed impacted when the development footprint encroaches on the Tree Protection Zone (TPZ)<sup>4</sup>. In addition to this, the following instances of consequential removal were accounted for:

- Native vegetation within 10 m of all proposed building envelopes
- Trees deemed lost by an Arboricultural Impact Assessment report (Arbor Survey 2024).
- Native vegetation occurring with a 1-m construction buffer from the outermost extent of earthworks for the construction of minor infrastructure (e.g. footpaths)
- Native vegetation occurring with a 2-m construction buffer from the outermost extent of earthworks for the construction of driveways

Refer to Section 6.1 for implications under Clause 52.17.

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<sup>4</sup> In accordance with the *Assessor's Handbook* (DELWP 2018a), a tree is deemed 'lost' when earthworks encroach on more than 10% of the Tree Protection Zone (TPZ), unless deemed otherwise by an arborist. However, trees which form part of a 'patch' of native vegetation are not required to be individually mapped in accordance with the habitat hectare assessment method, unless they meet the minimum DBH of a large tree under the relevant EVC benchmark.

### **5.1.2. Impacts on listed flora species**

The study area is unlikely to support listed flora species, as discussed in Section 4.3.2. Therefore, no listed flora species are considered to be susceptible to impacts from the proposal.

Implications under the EPBC Act are discussed in Section 6.3, while implications under the FFG Act are detailed in Section 6.4.

### **5.1.3. Impacts to listed communities**

The study area is unlikely to support any EPBC or FFG listed communities as discussed in Section 4.4, therefore there are no anticipated impacts to listed communities from the proposal.

Implications under the EPBC Act are discussed in Section 6.3 while implications under the FFG Act are detailed in Section 6.4.

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## 6. Implications under legislation and policy

### 6.1. Implications under Clause 52.17

A permit for the proposed removal of native vegetation is required under Cl. 52.17 of the Whitehorse Planning Scheme.

#### 6.1.1. Exemptions to Clause 52.17

##### *Native vegetation - Clause 52.17-7*

Exemptions listed in Cl. 52.17-7 relevant to the study area are:

- *Planted vegetation:* Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding. This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity.

Many planted eucalypts and native shrubs were recorded within the study area. These plants were recognised as ‘planted’ due to their occurrence on mounds formed during historical earthworks, similar age class and/or existing within a garden bed (Photo 1 and Photo 2).



Photo 1: Planted vegetation

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Photo 2: Planted vegetation

### 6.1.2. 'Avoid and minimise' statement

In accordance with the Guidelines, all applications to remove native vegetation must provide an 'avoid and minimise' statement, which describes efforts undertaken to avoid the removal of native vegetation and minimise impacts on biodiversity and other values, and how these efforts were focused on the areas of native vegetation that have the highest value. Efforts to avoid and minimise impacts to native vegetation in the current application are presented as follows:

- Strategic-level planning – The local planning policies Clause 22.04 – *Tree Conservation* and Clause 22.10 – *Environmentally Sustainable Development* apply to the study area and are currently addressed inadequately under the current proposal (see Section 6.2.2). Additionally, an *Environmental Significance Overlay – Schedule 1 (ESO1)* and *Significant Landscape Overlay – Schedule 5 (SLO5)* cover the study area and are also inadequately addressed under the current proposal (see Section 6.2.3).
- Site-level planning – The current development plan avoids impacts to trees 11 and 12. However, greater opportunities exist to retain higher quality native vegetation (namely trees 1, 28 and 29; see Section 7).

Design and construction recommendations to further avoid and minimise impacts to native vegetation are provided in Section 7.

### 6.1.3. Modelling of important habitats

The current proposal footprint will not have a significant impact on habitat for any rare or threatened species as determined in the NVR Report (Appendix 4).

#### 6.1.4. Assessment pathway

The assessment pathway is determined by the location category and extent of native vegetation as detailed for the study area as follows:

- **Location Category:** Location 1
- **Extent of native vegetation:** A total of 0.111 ha of native vegetation (including 2 large trees).

Based on the extent of native vegetation removal being < 0.5 ha, including at least one large tree, and being in Location 1, the Guidelines stipulate that the proposal is to be assessed under the Intermediate assessment pathway, as determined by the following matrix:

**Table 1: Assessment pathway matrix**

Extent of native vegetation	Location category		
	Location 1	Location 2	Location 3
< 0.5 ha and not including any large trees	Basic	Intermediate	Detailed
< 0.5 ha and including one or more large trees	<b>Intermediate</b>	Intermediate	Detailed
≥ 0.5 ha	Detailed	Detailed	Detailed

This proposal **would not** trigger a referral to DEECA based on the above criteria.

#### 6.1.5. Offset requirements

Offsets required to compensate for the proposed removal of native vegetation from the study area are as follows:

- 0.018 general habitat units and must include the following offset attribute requirements:
  - Minimum strategic biodiversity value (SBV) of 0.0800.
  - Occur within the Melbourne Water CMA boundary or the Whitehorse City municipal district.
  - Include protection of at least 2 large trees.

Under the Guidelines, all offsets must be secured prior to the removal of native vegetation.

#### 6.1.6. Offset statement

The offset target for the current proposal will be achieved via a third-party offset.

An online search of the Native Vegetation Credit Register (NVCR) has shown that the required offset is currently available for purchase from a native vegetation credit owner (DEECA 2024e).

Evidence that the required offset is available is provided in Appendix 5. The required offset would be secured following approval of the application to remove native vegetation.



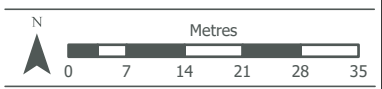
**Figure 2: Native vegetation to be removed**

**Project No:** 24220.01  
**Project:** 161 Central Rd, Nunawading  
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- Study area
- Large Scattered Tree
- Small Scattered Tree
- Tree Protection Zone (TPZ)
- ✘ Tree to be removed

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## 6.2. Implications under other planning provisions

### 6.2.1. Clause 12.01 - Biodiversity

The objectives and strategies of Clause 12.01 (outlined in Section 2.1.1) are, in general, achieved by the Guidelines and the avoid, minimise and offset obligations detailed within this report. However, this clause is also relevant to the application as it concerns the protection and enhancement of habitat for indigenous plants and animals in urban areas, and the avoidance of habitat fragmentation.

This application partially responds to these objectives by retention of trees 11 and 12. However, greater opportunities exist to avoid impacts of the proposed development on important areas of biodiversity and support development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas. Namely trees 1, 28 and 29 which have been identified as remnant native trees that would have formed a patch of vegetation of high local conservation significance under the ES01 historically but are not the only part that remains as the understorey and middle storey have been lost through current and historic land use (see Section 7).

### 6.2.2. Local planning policies

The following local planning policies in the Whitehorse Planning Scheme are relevant to this investigation:

#### Clause 22.04 – Tree Conservation

The objectives of this local planning policy include:

- To improve the tree canopy cover in residential areas across the municipality
- To protect and strengthen the preferred neighbourhood character of residential areas within the municipality
- To recognise the positive contribution of tree canopy to development and built form outcomes
- To assist in the management of the City's tree canopy by ensuring that new development minimises the loss of significant trees
- To ensure that new development does not detract from the natural environment and ecological systems
- To identify techniques to assist in the successful co-existence of trees and new buildings or works
- To promote the regeneration of trees through the provision of adequate open space and landscaping areas in new development

The following subheadings detail the policy requirements:

#### Tree retention

- All trees that are sound in health, reasonable in structure, of an appropriate species, and are in a location that can be reasonably designed around, be retained.
- All trees that are significant for aesthetic, neighbourhood character, ecological, cultural or historic reasons, so that they are important beyond the immediate surrounds of the site, be retained.
- Trees that have been identified by Council or a suitably qualified arborist as being dangerous, or identified by Council as an environmental weed, be removed.
- All trees that are to be retained on a development site be protected with appropriate measures, particularly during the construction phase.

### Buildings and works near existing trees

- As the study area lies within Significant Landscape Overlay – Schedule D, a minimum separation distance of 4 metres<sup>5</sup> between the tree trunk and any building or works applies for existing trees that are to be retained.

### Techniques for successful tree retention

- Site responsive designs for buildings, hard surfacing and other such works be encouraged to minimise potential damage to trees and their root systems, particularly where separation distances are at a minimum and the size and species of a tree requires additional steps to be taken to ensure its long-term health.

### Tree replanting

- New upper canopy trees be planted and significant trees that are unable to be retained be replaced to ensure that the treed canopy of the City is maintained in the long term.
- New trees have sufficient space and separation from buildings and impervious areas to successfully obtain their optimum height, avoid any damage to property in the future and to minimise competition from other tree canopies.
- The species of new trees be considered, to determine if they are appropriate for the location, soil type and neighbourhood character.
- Juvenile trees be used for replanting, as opposed to advanced species, as they are better able to adapt to their surroundings and develop a strong, healthy root system.

### Clause 22.10 – Environmentally Sustainable Development

The overarching objective of this local planning policy is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation. In particular, urban ecology objectives identified in this local planning policy include:

- To protect and enhance biodiversity within the municipality
- To provide environmentally sustainable landscapes and natural habitats, and minimise the urban heat island effect
- To encourage the retention of significant trees
- To encourage the planting of indigenous vegetation
- To encourage the provision of space for productive gardens, particularly in larger residential developments.

An application must be accompanied by either a Sustainable Design Assessment or a Sustainability Management Plan for a:

- Development of a non-residential building with a gross floor area between 500m<sup>2</sup> and 1000m<sup>2</sup>
  - Sustainable Design Assessment

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<sup>5</sup> The separation distance specified is a minimum standard which may need to be increased depending on the size and species of tree, and the nature and extent of the building or works proposed.

OR

- Development of a non-residential building with a gross floor area of more than 1000m<sup>2</sup>
  - Sustainability Management Plan
  - Green Travel Plan

### 6.2.3. Overlays

The following two overlays in the Whitehorse Planning Scheme are relevant to this investigation:

#### *Environmental Significance Overlay – Schedule 1 (ES01)*

A permit is required to remove, destroy or lop any vegetation under this Overlay, as none of the exemptions detailed under 42.01-3 apply.

The objectives of the ES01 aims to protect and enhance significant environmental values that have been identified within the property at 131-173 Central Road, Nunawading:

- To ensure the long-term protection of the very high conservation values of this site of botanical significance
- To recognise the importance of the site as a key habitat area for the Valley Heathy Forest (HVF) endangered EVC
- To ensure that the very high habitat value of the site is not diminished by the incremental removal of remnant vegetation or inappropriate development
- To protect the natural resources and maintain the ecological processes and genetic diversity of the site and area
- To ensure that any new development is sensitively designed and sited to reinforce the existing environmental characteristics of the site

The proposed development partially responds to this overlay objectives but will still impact three trees that are close by to the existing development. These three scattered trees would have once formed a patch of the Valley Heathy Forest (VHF) Ecological Vegetation Community (EVC) but the area has been disturbed through historical use. The ESO that covers the site is to recognise this area as a key habitat area for VHF EVC, there will not be a large impact to the EVC as these trees are now scattered and are the only component of the EVC that remains. So, although the application does not respond directly to these objectives as the proposed development is to impact within an area that contains two large scattered trees that belong to the endangered EVC Valley Heathy Forest the other EVC components have already been lost through clearing and so it is not considered a key part of the EVC and does not have a very high habitat value. There are also planted trees within the site and two other native trees that will be retained under the proposed development.

The proposal addresses the relevant decision guidelines of the ES01, as outlined below in Table 2.

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**Table 2: Relevant decision guidelines and responses under ES01**

Decision guidelines	Response
The impact of the proposal on the identified very high habitat values of the land.	See section 5. Although the area is covered by an ESO this part of the site does not contain very high habitat values. The three native trees proposed to be removed would have once formed part of the HVF EVC but the rest of the components of the EVC such as the understory and middle storey species have been lost through the current and historic use of the site.
The significance of the vegetation that may be affected by the proposal, in terms of its rarity, variety or as a habitat for wildlife.	See section 5.1.1 Large trees provide habitat for fauna. Two large trees will be removed under the proposed development. It is recommended that these two trees be retained as large logs and placed into areas to be retained. So then they will still provide some habitat for fauna. In addition, it is recommended that nest boxes be installed into retained trees to provide habitat for fauna on the site.
The need to avoid the clearing of any vegetation	The current proposal does not adequately address this decision guideline as some native vegetation is to be cleared. However, only three native (non-planted) trees are to be removed, and many other planted trees are to be retained.
The capability of the site to accommodate the proposal without adversely affecting the environmental features of the site and its environs.	The proposed development is only have a small impact on the environmental features on the site and having no impact on the surrounding environment.
Any alternative means of locating proposed buildings, works and subdivision that would protect and enhance the environmental features of the site and its environs.	The proposed development is adjoining an area of the site that has already been developed so avoiding other parts of the site that have vegetation on them.
Whether appropriate management practices are proposed, including the control of vermin and environmental weeds, the fencing of significant vegetation, the prevention of soil erosion, fire prevention measures, and revegetation of degraded areas with plant species that are indigenous to the site and area.	The current proposal does not adequately address this decision guideline. Trees that are to be retained will be fenced with temporary fencing prior to construction to avoid any impacts to them during construction works.
The extent to which the proposal will avoid, minimise or offset impacts on the native vegetation which is an endangered EVC and has a very high conservation significance.	See section 6.1.2 and 6.1.6. The proposal will have a small impact (0.111 hectares) to native vegetation. Although the EVC has a high conservation significance the value of the trees that are to be impacted by the proposed development are comparatively lower as they are now the only remaining part of the EVC (scattered trees) that remain in this area.

**Significant Landscape Overlay – Schedule 5 (SLO5)**

A permit is required to remove, destroy or lop any vegetation under this Overlay, as none of the exemptions detailed under 42.01-3 apply.

The objectives of the SLO5 aims to preserve and enhance significant environmental values that have been identified within the within the Blackburn Lake environs:

- To retain and enhance the vegetation dominated vistas, streetscapes and sites, through ensuring the dominance of native vegetation cover.
- To ensure that new development enhances and respects the vegetation and landscape qualities of the Blackburn Lake Sanctuary and surrounding residential area.
- To provide for the retention and planting of tall trees in keeping with the bush environment and habitat values.
- To encourage the development of sympathetic buildings within an envelope, which ensures the maintenance of tree cover as a key feature of the site.
- To ensure that all setbacks are well vegetated. To ensure that buildings and works retain an inconspicuous profile and do not dominate the landscape.
- To ensure that development is compatible with the character of the area.
- To ensure that the perimeter trees are protected and enhanced where possible, and if necessary, their replacement is appropriately managed.

The proposal addresses the relevant decision guidelines of the SLO5, as outlined below in Table 3.

**Table 3: Relevant decision guidelines and responses under ES01**

Decision guidelines	Response
The location of the vegetation on the land and its contribution to the lot garden area, neighbourhood and streetscape character.	See Figure 1
The impact of the proposed development on the conservation of trees and habitat for indigenous fauna.	See section 5
Whether the vehicle access and storage proposed has been designed to minimise excavation, loss of vegetation and dominance of car storage facilities.	The proposed car park is for a part of the site currently occupied by a dwelling and driveway. This area is a suitable area for the proposed carpark given its current use.
The impact of the proposed development on natural ground levels and drainage patterns which may have a detrimental impact on the health and viability of surrounding trees.	The proposed building is to be sited in a location occupied by existing buildings and will not alter drainage patterns or the topography of the site.
The maintenance of an adequate buffer strip along roads and watercourses and between private gardens and whether any proposed new vehicle crossover would impact on the health of any protected tree or require the removal of any protected tree.	See section 5
The species of vegetation, its age, health and growth characteristics.	See Appendix 1 and <i>Development Impact Assessment</i> (Arbor Survey 2024)
Whether the tree is isolated or part of a grouping.	See Figure 1



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### 6.3. Implications under the EPBC Act

The EPBC Act protects a number of threatened species and ecological communities that are considered to be of national conservation significance. Any significant impacts on these species require the approval of the Australian Minister for the Environment.

Although a likelihood of occurrence analysis was not undertaken, the proposed development is unlikely to result in a significant impact on any EPBC Act-listed values. based on field observations as discussed in Section 5.1.2 and 5.1.3.

Therefore, there are no implications under the EPBC Act.

### 6.4. Implications under the FFG Act

Any application for a planning permit may also be assessed by the responsible or referral authority for potential impacts to FFG Act-listed threatened values as part of broader considerations of impacts to biodiversity regardless of land tenure. As the land is under private tenure the FFG Act is unlikely to apply.

#### *Threatened species*

Although a likelihood of occurrence analysis was not undertaken, the proposed development is unlikely to result in a significant impact on any FFG Act-listed values. based on field observations as discussed in Section 5.1.2 and 5.1.3.

#### *Protected flora*

No FFG Act values listed as Protected are anticipated to be impacted by the proposed development on public land.

Therefore, a Protected Flora Permit under the FFG Act is not required for the current proposal.

### 6.5. CaLP Act

The *Catchment and Land Protection Act 1994* (Vic; CaLP Act) requires that landowners (or a third party to whom responsibilities have been legally transferred) must eradicate regionally prohibited weeds and prevent the growth and spread of regionally controlled weeds.

Property owners who do not eradicate regionally prohibited weeds or prevent the growth and spread of regionally controlled weeds for which they are responsible may be issued a Land Management Notice or Directions Notice requiring specific control work to be undertaken.

In accordance with the CaLP Act, the noxious weed species listed below, which was recorded in the study area, must be controlled.

- Flax-leaf Broom (*Genista linifolia*)

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## 7. Design and construction mitigation recommendations

The following design recommendations are provided to avoid/minimise impacts to native vegetation, and flora and fauna habitats:

- It is not feasible to restructure the design of the proposed development to avoid impacts to trees 1, 28 and 29 to address Clause 12.01 - Biodiversity, Clause 22.04 – Tree Conservation, Clause 22.10 – Environmentally Sustainable Development, the Environmental Significance Overlay – Schedule 1 and the Significant Landscape Overlay – Schedule 5.
- The proposed development will retain tree 11 (13% encroachment of the TPZ) through mitigation measures for the path including works only at ground level. Arborist has advised (Arbor Survey 2024) that tree 11 can be retained with these mitigation measures.
- The three trees that are proposed to be removed should be repurposed as logs in the areas to be retained that adjoin the proposed development. This will ensure that they can continue to provide some fauna habitat.
- It is recommended that nest boxes be installed in some suitable trees that are to be retained to provide additional fauna habitat within the site.

Recommendations to mitigate impacts to vegetation during construction are provided below:

- Establish appropriate TPZs around trees to be retained prior to works.
- Ensure all construction personnel are appropriately briefed prior to works, and that no construction personnel, machinery or equipment are placed inside TPZs.
- A suitably qualified zoologist should undertake a pre-clearance survey of all trees (native or not including planted) to be removed during the week prior to removal to identify the presence of any nests or hollows.
- If considered necessary based on the results of the pre-clearance survey, a suitably qualified zoologist should be on site during any tree removal works to capture and relocate any misplaced fauna that may be present.

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## 8. References

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**Appendix 1: Large trees in patches and scattered trees recorded in the study area**

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Tree No.	Common Name	Scientific Name	DBH (cm)	Circumference (cm)	Habitat Category	Radius of TPZ (m)	Remove/Retain	Notes
1	Narrow-leaf Peppermint	<i>Eucalyptus radiata</i> <i>subsp. radiata</i>	36	113	Small Scattered Tree	4.32	Removed	
11	Mealy Stringybark	<i>Eucalyptus</i> <i>cephalocarpa</i>	54	170	Small Scattered Tree	6.48	Retained	
12	Mealy Stringybark	<i>Eucalyptus</i> <i>cephalocarpa</i>	33	104	Small Scattered Tree	3.96	Retained	DBH estimated. Behind a fence.
28	Mealy Stringybark	<i>Eucalyptus</i> <i>cephalocarpa</i>	100	314	Large Scattered Tree	12	Removed	DBH estimated. Obstructed by a fence
29	Bundy	<i>Eucalyptus goniocalyx</i> <i>subsp. goniocalyx</i>	82	258	Large Scattered Tree	9.84	Removed	

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**Appendix 2: Flora species recorded in the study area**

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Origin	Common name	Scientific name	EPBC	FFG-T	FFG-P	CaLP Act
†	Black Wattle	Acacia mearnsii				
†	Blackwood	Acacia melanoxylon				
†	Prickly Moses	Acacia verticillata				
*	Golden Aeonium	Aeonium arboreum				
*	Foxtail Agave	Agave attenuata				
*	Willow Myrtle	Agonis flexuosa				
*	Sweet Vernal-grass	Anthoxanthum odoratum				
*	Cape Weed	Arctotheca calendula				
*	English Daisy	Bellis perennis				
*	Twiggy Turnip	Brassica fruticulosa				
*	Large Quaking-grass	Briza maxima				
†	Bottlebrush	Callistemon spp.				
*	Camellia	Camellia japonica				
*	Common Mouse-ear Chickweed	Cerastium glomeratum s.l.				
*	Tree Lucerne	Chamaecytisus palmensis				
*	Lemon	Citrus X limon				
*	Pink Diosma	Coleonema pulchellum				
*	Mirror Bush	Coprosma repens				
#†	Spotted Gum	Corymbia maculata		Vulnerable	P	
*	Jade Plant	Crassula ovata				
*	Leyland Cypress	Cupressocyparis x leylandii				
*	Cypress	Cupressus spp.				
*	Drain Flat-sedge	Cyperus eragrostis				
*	Fortnight Lily	Dietes iridioides				
*	Panic Veldt-grass	Ehrharta erecta				
*	Annual Veldt-grass	Ehrharta longiflora				
	Mealy Stringybark	Eucalyptus cephalocarpa s.s.				
	Bundy	Eucalyptus goniocalyx subsp. goniocalyx				
†	Messmate Stringybark	Eucalyptus obliqua				
	Narrow-leaf Peppermint	Eucalyptus radiata subsp. radiata				
†	Manna Gum	Eucalyptus viminalis				
*	Fig	Ficus carica				
*	Strawberry	Fragaria X ananassa				
†	Thatch Saw-sedge	Gahnia radula				
*	Flax-leaf Broom	Genista linifolia				C

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**Notes:** EPBC = threatened species status under EPBC Act; FFG-T = threatened species status under the FFG Act; FFG-P = listed as generally protected (P) under the FFG Act; CaLP Act = declared noxious weeds status under the CaLP Act; S = State Prohibited Weeds (any infestations are to be reported to DEECA. DEECA is responsible for control of State Prohibited Weeds); P = Regionally Prohibited Weeds (Land owners must take all reasonable steps to eradicate regionally prohibited weeds on their land); C = Regionally Controlled Weeds (Land owners have the responsibility to take all reasonable steps to prevent the growth and spread of Regionally controlled weeds on their land); R = Restricted Weeds (Trade in these weeds and their propagules, either as plants, seeds or contaminants in other materials is prohibited).

\* = introduced to Victoria

# = Victorian native taxa occurring outside the natural range

† = planted



Origin	Common name	Scientific name	EPBC	FFG-T	FFG-P	CaLP Act
†	Hop Goodenia	Goodenia ovata				
*	Barley Grass	Hordeum spp.				
*	Jacaranda	Jacaranda mimosifolia				
*	Juniper	Juniperus spp.				
*	Lavender	Lavandula spp.				
*	Lemon-scented Tea-tree	Leptospermum petersonii				
*	Liquidamber	Liquidambar styraciflua				
†	Spiny-headed Mat-rush	Lomandra longifolia				
*	Mallow of Nice	Malva nicaeensis				
*	Small-flower Mallow	Malva parviflora				
*	New Zealand Christmas Tree	Metrosideros excelsa				
*	Red-flower Mallow	Modiola caroliniana				
*	Sacred Bamboo	Nandina domestica				
*	Regal Pelargonium	Pelargonium X domesticum				
*	Cluster Pine	Pinus pinaster				
*	Radiata Pine	Pinus radiata				
*	Kohuhu	Pittosporum tenuifolium				
*	Ribwort	Plantago lanceolata				
*	Annual Meadow-grass	Poa annua s.l.				
*	Myrtle-leaf Milkwort	Polygala myrtifolia				
*	Almond	Prunus dulcis				
*	Callery Pear	Pyrus calleryana				
*	Locust Tree	Robinia pseudoacacia				
	Dock	Rumex spp.				
*	Weeping Willow	Salix babylonica s.l.				
†	Fan Flower	Scaevola spp.				
*	Rough Sow-thistle	Sonchus asper s.l.				
*	Common Sow-thistle	Sonchus oleraceus				
*	Garden Dandelion	Taraxacum officinale spp. agg.				
*	White Clover	Trifolium repens var. repens				
*	Common Vetch	Vicia sativa				
†	Westringia	Westringia spp.				
*	Palm Lily	Yucca gloriosa var. recurvifolia				

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Report No. 24220.01 (1.1)

**Appendix 3: Photographs of native vegetation proposed for removal**

All photographs were taken on 2 October 2024.



Small Scattered Tree 1 - Narrow-leaf Peppermint



Small Scattered Tree 11 & 12 - Mealy Stringybark





Large Scattered Tree 28 - Mealy Stringybark



Large Scattered Tree 29 - Bundy

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**Appendix 4: Native Vegetation Removal (NVR) report**

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NVRR ID: 372\_20241011\_VQC

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. Native vegetation information and offset requirements have been determined using spatial data provided by the applicant or their consultant.

## Report details

**Date created:** 11/10/2024

**Local Government Area:** WHITEHORSE CITY

**Shapefile name:**

24220\_Data\_to\_DEECA\_Trees\_241010.shp

**Site assessor name:**

Cody Hajnal  
Arbor Survey

**Registered Aboriginal Party:** Wurundjeri

**Coordinates:** 145.16929, -37.82235

**Address:**

5/175 CENTRAL ROAD NUNAWADING 3131  
CENTRAL ROAD NUNAWADING 3131  
141 CENTRAL ROAD NUNAWADING 3131  
15/175 CENTRAL ROAD NUNAWADING 3131  
11/175 CENTRAL ROAD NUNAWADING 3131  
1A LAUGHLIN AVENUE NUNAWADING 3131  
12/175 CENTRAL ROAD NUNAWADING 3131  
13/175 CENTRAL ROAD NUNAWADING 3131  
161 CENTRAL ROAD NUNAWADING 3131  
LAUGHLIN AVENUE NUNAWADING 3131  
(12 additional addresses not listed)

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## Summary of native vegetation to be removed

Assessment pathway	Intermediate Assessment Pathway		
<b>Location category</b>	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.		
<b>Total extent including past and proposed removal (ha)</b> <i>Includes endangered EVCs (ha): 0.111</i>	<b>0.255</b>	<i>Extent of past removal (ha)</i>	<i>0.143</i>
		<i>Extent of proposed removal - Patches (ha)</i>	<i>0.000</i>
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	<i>0.111</i>
<b>No. Large Trees proposed to be removed</b>	<b>2</b>	<i>No. Large Patch Trees</i>	<i>0</i>
		<i>No. Large Scattered Trees</i>	<i>2</i>
<b>No. Small Scattered Trees</b>	<b>1</b>		

## 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:

<b>General Offset amount <sup>1</sup></b>	<b>0.018 General Habitat Units</b>
Minimum strategic biodiversity value score <sup>2</sup>	0.0800
Large Trees	2
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>

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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 value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.  
 3. The Species Offset amount(s) required is the sum of all Species Habitat Units in Appendix 1.



## 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.

### 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.

### 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?

### Application Requirement 7 - Defendable space statement

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

- Describes the bushfire threat; and

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- 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 defensible space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defensible space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

### **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?

### **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.

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## 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.

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## 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	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1-t	Scattered Tree	36	GipP0127	Endangered	no	0.200	-	0.031	0.017	0.100	0.003
1A-t	Scattered Tree	82	GipP0127	Endangered	no	0.200	1	0.070	0.070		
28-t	Scattered Tree	100	GipP0127	Endangered	no	0.200	1	0.070	0.047	0.100	0.008
29-t	Scattered Tree	82	GipP0127	Endangered	no	0.200	1	0.070	0.047	0.100	0.008
2A-t	Scattered Tree	36	GipP0127	Endangered	no	0.200	-	0.031	0.031		
3A-t	Scattered Tree	36	GipP0127	Endangered	no	0.200	-	0.031	0.024		

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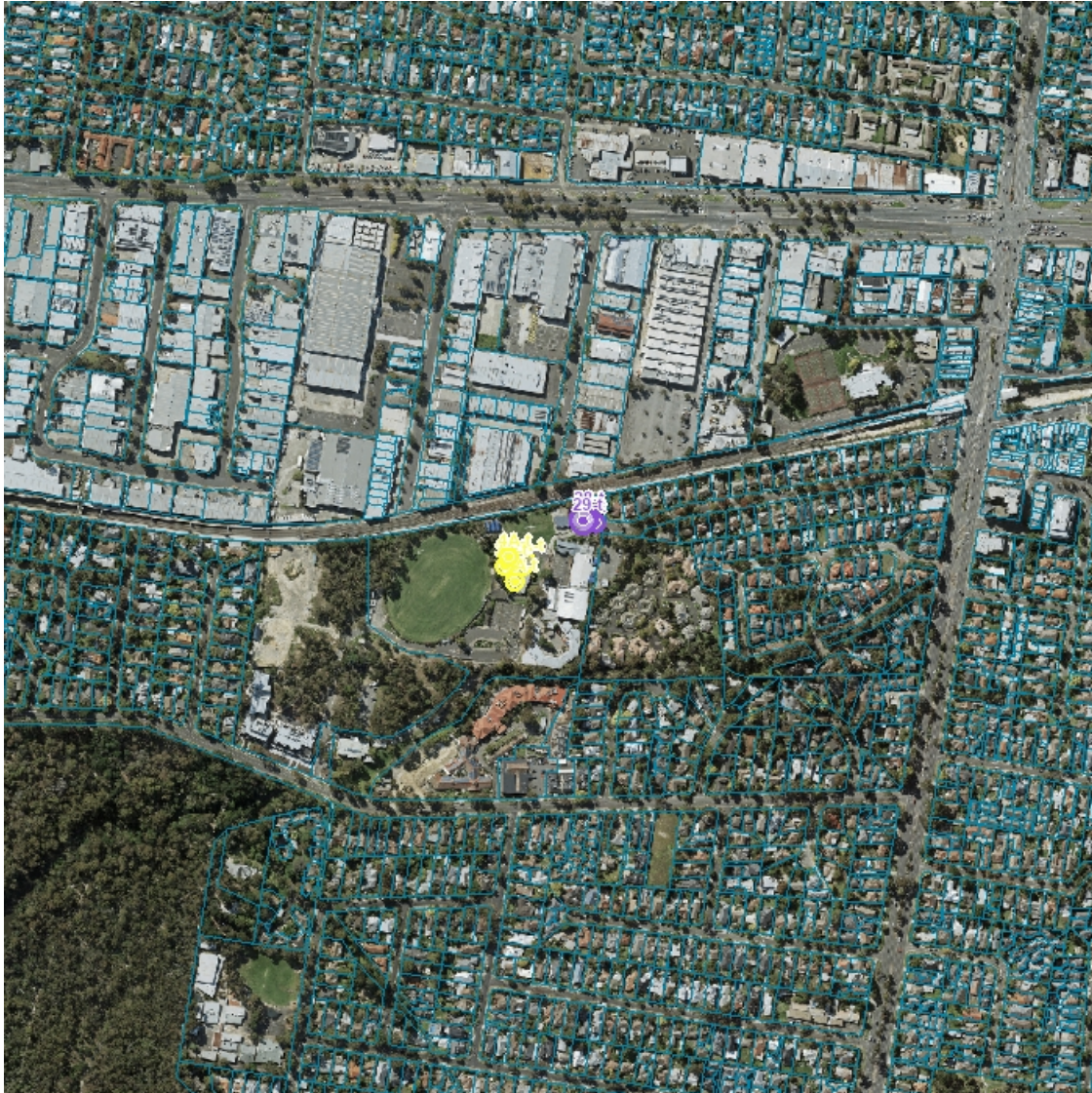
Information provided by or on behalf of the applicant							Information calculated by NVR Map				
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
4A-t	Scattered Tree	36	GipP0127	Endangered	no	0.200	-	0.031	0.018		





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# Appendix 2: Images of mapped native vegetation

## 1. Property in context



-  Proposed Removal
-  Past Removal
-  Partial Removal
-  Property Boundaries

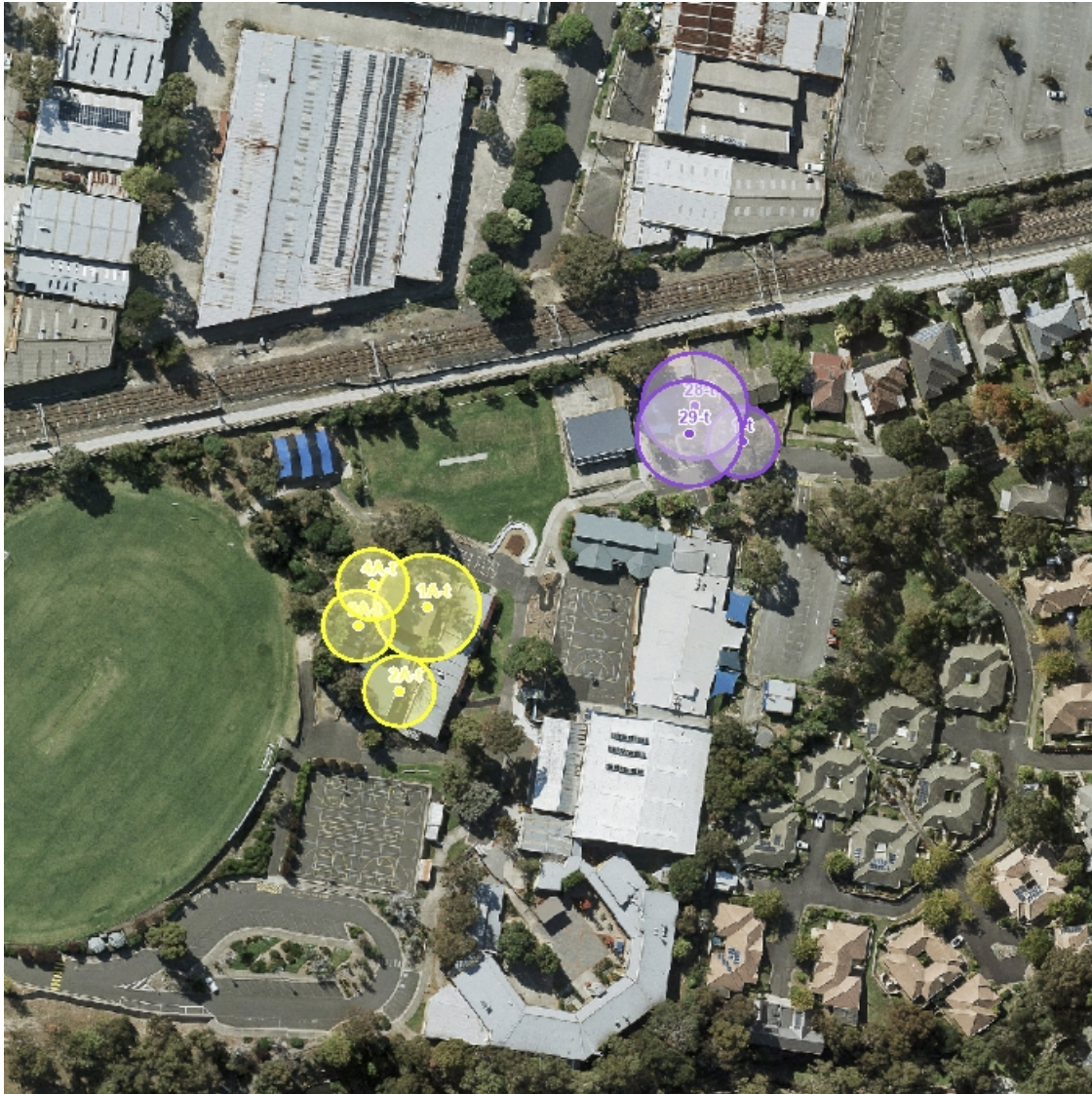


200 m

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## 2. Aerial photograph showing mapped native vegetation



- Proposed Removal
- Past Removal
- Partial Removal









45 m

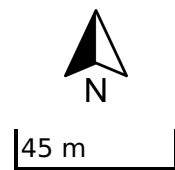
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### 3. Location Risk Map



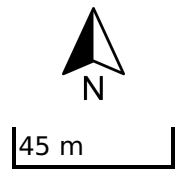
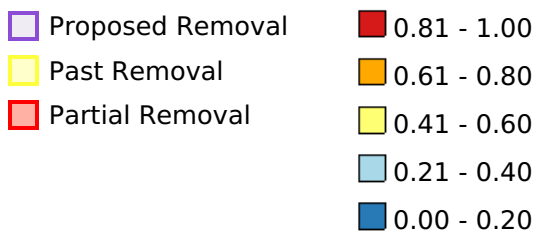
- |  |  |
|--|--|
|  Proposed Removal |  Location 1 |
|  Past Removal     |  Location 2 |
|  Partial Removal  |  Location 3 |



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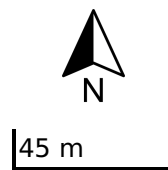
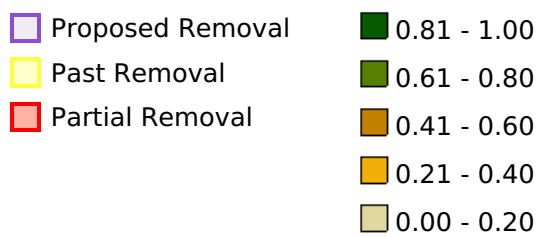
#### 4. Strategic Biodiversity Value Score Map



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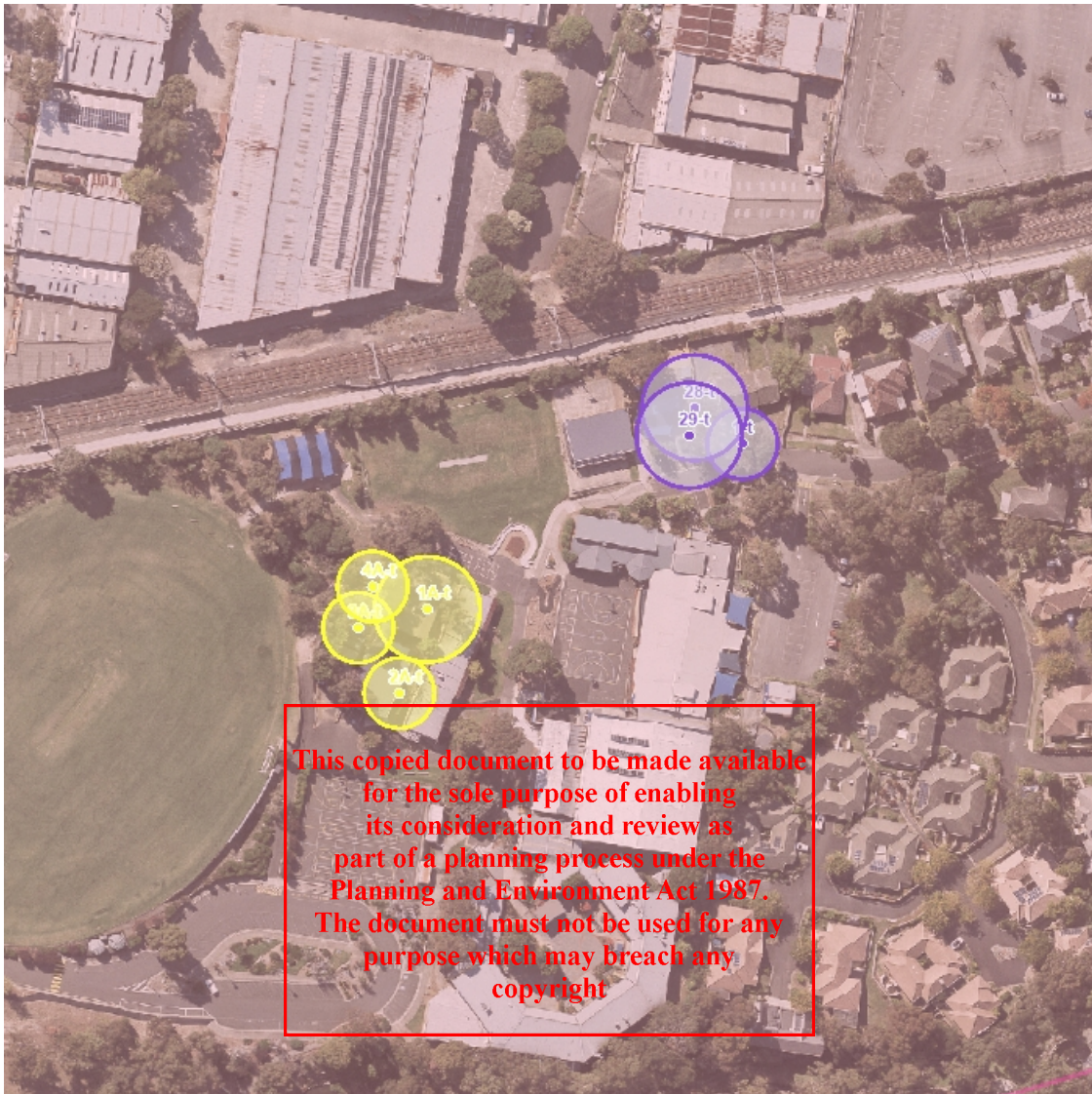
## 5. Condition Score Map



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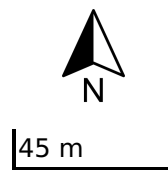
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## 6. Endangered EVCs




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- Proposed Removal
- Past Removal
- Partial Removal
- Endangered 1750 Ecological Vegetation Classes



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**Appendix 5: Evidence that native vegetation offset requirement is available**

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# Report of available native vegetation credits

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

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

Date and time: 10/10/2024 11:47

## What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district or LGA)	
0.018	0.08	2	CMA	Melbourne Water
				Whitehorse City

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## Details of available native vegetation credits on 10 October 2024 11:47

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0277	0.644	438	Melbourne Water	Mornington Peninsula Shire	No	Yes	No	Abezco, Ethos, VegLink
BBA-0670	14.379	102	Melbourne Water	Cardinia Shire	No	Yes	No	Abezco, VegLink
BBA-0677	5.275	1409	Melbourne Water	Whittlesea City	No	Yes	No	Abezco, VegLink
BBA-0678	41.861	2579	Melbourne Water	Nillumbik Shire	No	Yes	No	VegLink
BBA-0678_02	0.562	58	Melbourne Water	Nillumbik Shire	No	Yes	No	Abezco, VegLink
BBA-0931	0.020	2	Melbourne Water	Moorabool Shire	Yes	Yes	No	Bio Offsets
BBA-2789	1.317	14	Melbourne Water	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2790	2.911	116	Melbourne Water	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2870	2.544	431	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
BBA-2871	14.299	1641	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
TFN-C1664	0.033	18	Melbourne Water	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
VC_CFL-0838_01	0.184	648	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3016_01	0.032	20	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3084_02	0.032	32	Melbourne Water	Cardinia Shire	Yes	Yes	No	VegLink

VC_CFL-3687_01	0.278	61	Melbourne Water	Baw Baw Shire	Yes	Yes	No	Baw Baw SC
VC_CFL-3708_01	0.193	492	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3709_01	0.122	340	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3710_01	6.300	322	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3740_01	0.021	42	Melbourne Water	Cardinia Shire, Yarra Ranges Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3740_01	0.063	15	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3744_01	1.164	349	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3762_01	0.046	76	Melbourne Water	Moorabool Shire	Yes	Yes	No	VegLink

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
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There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_CFL-3746_01	4.962	563	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

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## Next steps

### If applying for approval to remove native vegetation

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

### If you have approval to remove native vegetation

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

## Broker contact details

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

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

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

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

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