

Final Report

# Biodiversity Assessment of the proposed Eltham Ladies College Building Upgrades

Prepared for  
**Law Architects**

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**Ecology and Heritage Partners Pty Ltd**

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## CONTENTS

SUMMARY OF CLAUSE 52.17 APPLICATION REQUIREMENTS .....	5
<b>1 INTRODUCTION.....</b>	<b>6</b>
1.1 Background .....	6
1.2 Study Area.....	6
<b>2 METHODS .....</b>	<b>7</b>
2.1 Desktop Assessment .....	7
2.2 Field Assessment.....	7
2.3 Removal, Destruction or Lopping of Native Vegetation (the Guidelines) .....	8
2.3.1 Assessment Pathway.....	8
2.3.2 Vegetation Assessment.....	8
2.3.3 Impact Avoidance and Minimisation.....	9
2.3.4 Offsets.....	9
2.4 Assessment Qualifications and Limitations .....	9
<b>3 RESULTS .....</b>	<b>11</b>
3.1 Vegetation Condition .....	11
3.1.1 Native Vegetation .....	11
3.1.2 Introduced and Planted Vegetation .....	11
3.2 Fauna Habitat.....	12
3.3 Removal, Destruction or Lopping of Native Vegetation (the Guidelines) .....	12
3.3.1 Vegetation proposed to be removed.....	12
3.3.2 Offset Targets.....	13
3.4 Significance Assessment .....	13
3.4.1 Flora .....	13
3.4.2 Fauna .....	13
<b>4 LEGISLATIVE AND POLICY IMPLICATIONS.....</b>	<b>14</b>
4.1 <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Commonwealth) .....	14
4.2 <i>Flora and Fauna Guarantee Act 1988</i> (Victoria).....	14
4.3 <i>Planning and Environment Act 1987</i> (Victoria) .....	14
4.3.1 Local Planning Scheme.....	14

4.3.2	The Guidelines .....	15
4.3.3	Implications.....	15
4.4	<i>Catchment and Land Protection Act 1994</i> (Victoria).....	15
<b>5</b>	<b>MITIGATION MEASURES .....</b>	<b>16</b>
5.1	Avoid and Minimise Statement.....	16
5.2	Best Practice Mitigation Measures .....	16
5.3	Offset Impacts and Strategy.....	17
<b>6</b>	<b>FURTHER REQUIREMENTS.....</b>	<b>18</b>
	REFERENCES.....	19
	FIGURES .....	21
	APPENDIX 1 – FLORA .....	25
	APPENDIX 2 – NATIVE VEGETATION REMOVAL (NVR) REPORT (DELWP).....	26
	APPENDIX 3 – AVAILABLE OFFSETS (DELWP).....	37

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## SUMMARY OF CLAUSE 52.17 APPLICATION REQUIREMENTS

**Table S1.** Application requirements for a permit to remove native vegetation (Victoria Planning Provisions Clause 52.17; DELWP 2017)

No.	Application Requirement	Response
Application requirements under the Basic Assessment Pathway		
1	Information about the native vegetation to be removed, including: The assessment pathway and reason for the assessment pathway; A description of the native vegetation to be removed; Maps showing the native vegetation and property in context; and The offset requirement that will apply if the native vegetation is approved to be removed.	Refer to Section 3.1 and Appendix 2 (NVR Report)
2	Topographic and land information relating to the native vegetation to be removed, showing ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate.	Refer to Section 1.2 and Figure 1
3	Recent dated photographs of the native vegetation to be removed.	Refer to Section 3.1
4	Details of any other native vegetation that was permitted to be removed on the same property with the same ownership as the native vegetation to be removed, where the removal occurred in the five-year period before the application to remove native vegetation is lodged.	No removal of native vegetation has been removed by the proponent within the property within the past five years
5	An avoid and minimise statement. The statement describes any efforts to avoid the removal of and minimise the impacts on the biodiversity and other values of native vegetation, and how these efforts focussed on areas of native vegetation that have the most value.	Refer to Section 5.1
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 must have regard to other available bushfire risk mitigation measures. This statement is not required when the creation of defensible space is in conjunction with an application under the Bushfire Management Overlay.	Not applicable as the vegetation clearance is not for defensible space
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 as the application responds to Clause 52.17
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.	Not applicable

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# 1 INTRODUCTION

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## 1.1 Background

Ecology and Heritage Partners Pty Ltd was commissioned by Law Architects to provide a Biodiversity Assessment for the proposed Eltham Ladies College Building Upgrades, Victoria.

We understand that Law Architects are working to re-develop areas of the Eltham Ladies College, Eltham. The proposed development will result in new educational facilities at the school site. This biodiversity assessment was completed for the WILD Centre area (the study area).

The purpose of this assessment was to identify the extent and type of native vegetation present within the study area, and some of the immediate surrounds, and to determine the likely presence of significant flora and fauna species and/or ecological communities. This report presents the results of the assessment and discusses the potential ecological and legislative implications associated with the proposed action.

## 1.2 Study Area

The study area is located in Eltham and is approximately 20 kilometres north-east of Melbourne's CBD (Figure 1). The study area covers approximately 0.09 hectares and is located within the grounds of Eltham Ladies College, which covers approximately 9.6 hectares.

The study area is currently comprised of a carpark and ornamental gardens. The carpark is generally flat, with the western portion of the study area (comprised of ornamental gardens, lawn and several trees) sloping downhill in an easterly direction towards Diamond Creek.

According to the Department of Environment, Land, Water and Planning (DELWP) NatureKit Map (DELWP 2021a), the study area is located within the Highlands Southern Fall bioregion, Port Phillip and Western Port Catchment Management Authority (CMA) and Nillumbik Shire municipality.

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## 2 METHODS

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### 2.1 Desktop Assessment

Relevant literature, online-resources and databases were reviewed to provide an assessment of flora and fauna values associated with the study area. The following information sources were reviewed:

- The DELWP NatureKit Map (DELWP 2021a) and Native Vegetation Information Management (NVIM) Tool (DELWP 2021b) for:
  - Modelled data for location risk, native vegetation patches, scattered trees and habitat for rare or threatened species; and,
  - The extent of historic and current Ecological Vegetation Classes (EVCs).
- EVC benchmarks (DELWP 2021c) for descriptions of EVCs within the relevant bioregion;
- The Victorian Biodiversity Atlas (VBA) for previously documented flora and fauna records within the project locality (DELWP 2020);
- The Illustrated Flora Information System of Victoria (IFLISV) (Gullan 2017) and Atlas of Living Australia (ALA) (ALA 2020) for assistance with the distribution and identification of flora species;
- The Commonwealth Department of Agriculture, Water and the Environment (DAWE) Protected Matters Search Tool (PMST) for matters of National Environmental Significance (NES) protected under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (DAWE 2021);
- Relevant listings under the Victorian *Flora and Fauna Guarantee Act 1988* (FFG Act), including the latest Threatened (DELWP 2019a) and Protected (DELWP 2019b) Lists;
- The online VicPlan Map (DELWP 2020d) to ascertain current zoning and environmental overlays in the study area; and
- Aerial photography of the study area.

### 2.2 Field Assessment

A field assessment was undertaken on 25 February 2021 to obtain information on flora and fauna values within the study area. The study area was walked, with all commonly observed vascular flora and fauna species recorded, significant records mapped and the overall condition of vegetation and habitats noted. Ecological Vegetation Classes (EVCs) were determined with reference to DELWP pre-1750 and extant EVC mapping (DELWP 2021a) and their published descriptions (DELWP 2021c).

Where native vegetation was identified a habitat hectare assessment was undertaken following methodology described in the Vegetation Quality Assessment Manual (Department of Sustainability and Environment (DSE) 2004).

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## 2.3 Removal, Destruction or Lopping of Native Vegetation (the Guidelines)

Under the *Planning and Environment Act 1987*, Clause 52.17 of the Nillumbik Planning Scheme requires a planning permit to remove, destroy or lop native vegetation. The assessment process for the clearing of vegetation follows the '*Guidelines for the removal, destruction or lopping of native vegetation*' (the Guidelines) (DELWP 2017). The '*Assessor's handbook: Applications to remove, destroy or lop native vegetation*' (Assessor's handbook) (DELWP 2018) provides clarification regarding the application of the Guidelines (DELWP 2017).

### 2.3.1 Assessment Pathway

The Guidelines manage the impacts on biodiversity from native vegetation removal using an assessment-based approach. Two factors – extent risk and location category – are used to determine the risk associated with an application for a permit to remove native vegetation. The location category (1, 2 or 3) has been determined for all areas in Victoria and is available on DELWP's NVIM Tool (DELWP 2020b). Determination of assessment pathway is summarised in Table 1.

**Table 1.** Assessment pathways for applications to remove, destroy or lop native vegetation (DELWP 2017).

Extent		Location		
		1	2	3
Native Vegetation	Less than 0.5 hectares and not including any large trees	Basic	Intermediate	Detailed
	Less than 0.5 hectares and including one or more large trees	Intermediate	Intermediate	Detailed
	0.5 hectares or more	Detailed	Detailed	Detailed

**Notes:** For the purpose of determining the assessment pathway of an application to remove native vegetation the extent includes any other native vegetation that was permitted to be removed on the same contiguous parcel of land with the same ownership as the native vegetation to be removed, where the removal occurred in the five year period before an application to remove native vegetation is lodged.

### 2.3.2 Vegetation Assessment

Native vegetation (as defined in Table 2) is assessed using two key parameters: extent (in hectares) and condition. For the purposes of this assessment, both condition and extent were determined as part of the habitat hectare assessment.

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**Table 2.** Determination of a patch of native vegetation (DELWP 2017).

Category	Definition	Extent	Condition
<b>Patch of native vegetation</b>	An area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native; OR An area with three or more native canopy trees where the drip line of each tree touches the drip line of at least one other tree, forming a continuous canopy; OR any mapped wetland included in the <i>Current Wetlands map</i> , available in DELWP systems and tools.	Measured in hectares. Based on hectare area of the native patch.	Vegetation Quality Assessment Manual (DSE 2004).  Modelled condition for <i>Current Wetlands</i> .
<b>Scattered tree</b>	A native canopy tree that does not form part of a native patch.	Measured in hectares. Each Large scattered tree is assigned an extent of 0.071 hectares (30m diameter). Each Small scattered tree is assigned a default extent of 0.031 hectares (10 metre diameter)	Scattered trees are assigned a default condition score of 0.2 (outside a patch).

**Notes:** Native vegetation is defined in the Victoria Planning Provisions as 'plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses'.

### 2.3.3 Impact Avoidance and Minimisation

All applications to remove native vegetation must demonstrate the three-step approach of avoid, minimise and offset. This is a precautionary approach that aims to ensure that the removal of native vegetation is restricted to what is reasonably necessary, and that biodiversity is appropriately compensated for any native vegetation removal that is approved.

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### 2.3.4 Offsets

Biodiversity offsets are required to compensate for the permitted removal of native vegetation. Offset obligations and offset site criteria are determined in accordance with the Guidelines (DELWP 2017) and are divided into two categories, being General Habitat Units and Species Habitat Units.

The offset requirements for native vegetation removal are calculated by DELWP and presented in a Native Vegetation Removal (NVR) Report, which are based on the vegetation condition scores determined during the biodiversity assessment.

## 2.4 Assessment Qualifications and Limitations

This report has been written based on the quality and extent of the ecological values and habitat considered to be present or absent at the time of the desktop and/or field assessments being undertaken.

The 'snapshot' nature of a standard biodiversity assessment, meant that migratory, transitory or uncommon fauna species may have been absent from typically occupied habitats at the time of the field assessment. In

addition, annual or cryptic flora species such as those that persist via underground tubers may also be absent.

A comprehensive list of all terrestrial flora and fauna present within the study area was not undertaken as this was not the objective of the assessment. Rather a list of commonly observed species was recorded to inform the habitat hectare assessment and assist in determining the broader biodiversity values present within the study area.

Ecological values identified within the study area were recorded using a hand-held GPS or tablet with an accuracy of +/-5 metres. This level of accuracy is considered to provide an accurate assessment of the ecological values present within the study area; however, this data should not be used for detailed surveying purposes.

The terrestrial flora and fauna data collected during the field assessment and information obtained from relevant desktop sources is considered to adequately inform an accurate assessment of the ecological values present within the study area.

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## 3 RESULTS

### 3.1 Vegetation Condition

One patch of native vegetation (Valley Grassy Forest) is present within the study area. The remainder of the study area comprised introduced and exotic vegetation, present as pasture grass and ornamental gardens. There were no patches of native vegetation or remnant indigenous scattered trees recorded within the study area.

A list of commonly observed flora species recorded during the field assessment are provided in Appendix 1.1.

#### 3.1.1 Native Vegetation

Valley Grassy Forest (EVC 47) is described as an open forest to 20 metres tall that typically comprises a variety of eucalypts over a sparse shrub cover. In season, a rich array of herbs, lilies, grasses and sedges dominate the ground layer but at the drier end of the spectrum the ground layer may be sparse and slightly less diverse.

Valley Grassy Forest recorded within the study area was comprised of a canopy of Yellow Box *Eucalyptus melliodora* and Bundy *Eucalyptus gonicalyx* over an understorey devoid of native shrubs, comprised predominately of exotic lawn grasses, with scattered native grasses including Wallaby Grass *Rytidosperma* spp. also present (Plate 1 and Plate 2).



**Plate 1.** Scattered native grasses within the study area (Ecology and Heritage Partners Pty Ltd 25/02/2021).



**Plate 2.** Valley Grassy Forest within the study area (Ecology and Heritage Partners Pty Ltd 25/02/2021).

#### 3.1.2 Introduced and Planted Vegetation

Areas not supporting native vegetation had a high cover (>90%) of exotic grass species, many of which were direct-seeded for use as lawn.

Non-native areas predominately consisted of lawn, ornamental gardens (Plate 3) and paved areas present as footpaths and a carpark. Ornamental plantings within the study area consisted of a mix of native and non-native species, including Sugar Gum *Eucalyptus cladocalyx*, Spotted Gum *Corymbia maculata*, Wattle Mat-rush *Lomandra filiformis*, Grevillea *Grevillea* spp and Iris *Iris* sp. (Plate 3 and Plate 4).



**Plate 3.** Ornamental plantings comprised of indigenous and non-indigenous species (Ecology and Heritage Partners Pty Ltd 25/02/2021).



**Plate 4.** Ornamental plantings comprised of indigenous and non-indigenous species (Ecology and Heritage Partners Pty Ltd 25/02/2021).

### 3.2 Fauna Habitat

Most of the study area consisted of planted trees and open lawn areas, and is likely to be used as a foraging resource by common generalist bird species that are tolerant of modified open areas. Fauna observed using this habitat included; Australian Magpie *Cracticus tibicen*, Common Blackbird *Turdus merula*, and Magpie-lark *Grallina cyanoleuca*.

### 3.3 Removal, Destruction or Lopping of Native Vegetation (the Guidelines)

The clearing scenario is based on all native vegetation within the WILD Centre study area footprint being removed. Due to the proposed impact of a canopy tree within the WILD Centre study area, the impact area extends beyond the limit of the study area to account for the canopy of the impacted tree, as per the Assessor's handbook (DELWP 2018).

#### 3.3.1 Vegetation proposed to be removed

The study area is within Location 1, with 0.004 hectares of native vegetation proposed to be removed. As such, the permit application falls under the Basic assessment pathway (Table 3).

Condition scores for vegetation proposed to be removed are based on modelled scores available in the NVIM system (DELWP 2021b).

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**Table 3.** Removal of Native Vegetation (the Guidelines) (DELWP 2017).

Assessment pathway	Basic
Location Category	1
Total Extent (past and proposed) (ha)	0.004
Extent of past removal (ha)	0.00
Extent of proposed removal (ha)	0.004
Large Trees (scattered and in patches) to be removed (no.)	0
Small scattered trees to be removed (no.)	0
EVC Conservation Status of vegetation to be removed	Endangered

### 3.3.2 Offset Targets

The offset requirement for native vegetation removal is 0.002 General Habitat Units.

A summary of proposed vegetation losses and associated offset requirements is presented in Table 4 and the Native Vegetation Removal (NVR) report is presented in Appendix 2.

**Table 4.** Offset Targets.

General Offsets Required	0.002 General Habitat Units
Large Trees	0
Vicinity (catchment/council)	Port Phillip and Western Port CMA / Nillumbik Shire
Minimum Strategic Biodiversity Value*	0.208

\*The minimum Strategic Biodiversity Value is 80% of the weighted average score across habitat zones where a General offset is required.

## 3.4 Significance Assessment

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### 3.4.1 Flora

Significant flora species have been recorded in the vicinity of the study area in the past (Figure 3). However, no national or State significant flora were recorded during the site assessment and based on the modified nature of the study area, landscape context and the proximity of previous records, significant flora species are considered unlikely to occur within the study area due to the and high levels of disturbance and absence of suitable habitat.

### 3.4.2 Fauna

Significant fauna species have been recorded in the vicinity of the study area in the past (Figure 4). No national or State significant fauna were recorded during the site assessment and based on the modified nature of the study area, landscape context and the proximity of previous records, significant flora species are considered unlikely to occur within the study area due to the and high levels of disturbance and absence of suitable habitat.

## 4 LEGISLATIVE AND POLICY IMPLICATIONS

### 4.1 *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth)

The proposed action is highly unlikely to have a significant impact on any matter of NES. As such, a referral to the Commonwealth Environment Minister is unlikely to be required regarding matters listed under the EPBC Act.

### 4.2 *Flora and Fauna Guarantee Act 1988* (Victoria)

There are no confirmed records of species or ecological communities listed as threatened and/or protected under the FFG Act being within the study area.

### 4.3 *Planning and Environment Act 1987* (Victoria)

The *Planning and Environment Act 1987* outlines the legislative framework for planning in Victoria and for the development and administration of planning schemes. All planning schemes contain native vegetation provisions at Clause 52.17, which require a planning permit from the relevant local Council to remove, destroy or lop native vegetation, unless an exemption at Clause 52.17-7 on the Victoria Planning Provisions applies.

#### 4.3.1 *Local Planning Scheme*

The study area is located within the Nillumbik Shire. The following zoning and overlays apply to the property (DELWP 2021d):

- Neighbourhood Residential Zone – Schedule 1 (NRZ1)
- Urban Floodway Zone (UFZ)
  - Not applicable to the study area.
- Environmental Significance Overlay – Schedule 1 (ESO1)
  - Aims to protect and enhance sites of sites of faunal and habitat significance identified in Sites of Faunal and Habitat Significance of North East Melbourne (Beardsell 1997).
- Environmental Significance Overlay – Schedule 4 (ESO4)
  - Applies to waterways within the Shire of Nillumbik. Not applicable to the study area.
- Land Subject to Inundation (LSIO)
  - Not applicable to the study area.

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#### 4.3.2 *The Guidelines*

The State Planning Policy Framework and the decision guidelines at Clause 12.01 Biodiversity and Clause 52.17 Native Vegetation require Planning and Responsible Authorities to have regard for the Guidelines (DELWP 2017).

#### 4.3.3 *Implications*

The study area is within Location 1, with 0.004 hectares of native vegetation proposed to be removed. As such, the permit application falls under the Basic assessment pathway.

The offset requirement for native vegetation removal is 0.002 General Habitat Units.

A planning permit from the Nillumbik Shire is required to remove, destroy or lop any native vegetation under Clause 52.17 and Clause 42.01 (ESO1) of the Planning Scheme. In this instance, the application is not required to be referred to DELWP.

### 4.4 ***Catchment and Land Protection Act 1994 (Victoria)***

No weeds listed under the CaLP Act were recorded within the study area. Listed noxious weeds/pests should be appropriately controlled throughout the study area, should any become established.

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## 5 MITIGATION MEASURES

### 5.1 Avoid and Minimise Statement

It is not possible to entirely avoid impacts to native vegetation to facilitate the proposed development. Efforts have been made during the design stage to locate the proposed development within areas devoid of native vegetation, with the majority of the development predominately located within the footprint of an existing carpark and ornamental gardens. Given the extent of native vegetation (0.004 hectares) and the modified condition of ecological values proposed to be impacted, it is considered that the minimisation measures implemented are appropriate in this instance.

### 5.2 Best Practice Mitigation Measures

Recommended measures to mitigate impacts upon terrestrial values present within the study area may include:

- Minimise impacts to native vegetation and habitats through construction and micro-siting techniques, including fencing retained areas of native vegetation. If indeed necessary, trees should be lopped or trimmed rather than removed;
- All contractors should be aware of ecologically sensitive areas to minimise the likelihood of inadvertent disturbance to areas marked for retention. Native vegetation (areas of sensitivity) should be included as a mapping overlay on any construction plans;
- Tree Protection Zones (TPZs) should be implemented to prevent indirect losses of native vegetation during construction activities (DSE 2011). A TPZ applies to a tree and is a specific area above and below the ground, with a radius 12 x the Diameter at Breast Height (DBH). At a minimum standard a TPZ should consider the following:
  - A TPZ of trees should be a radius no less than two metres or greater than 15 metres;
  - Construction, related activities and encroachment (i.e. earthworks such as trenching that disturb the root zone) should be excluded from the TPZ;
  - Where encroachment is 10% or more of the total area of the TPZ, the tree should be considered as lost and offset accordingly (unless an arboricultural report specifies otherwise);
  - Directional drilling may be used for works within the TPZ without being considered encroachment. The directional bore should be at least 600 millimetres deep;
  - The above guidelines may be varied if a qualified arborist confirms the works will not significantly damage the tree (including stags / dead trees). In this case the tree would be retained, and no offset would be required; and,
  - Where the minimum standard for a TPZ has not been met an offset may be required.
- Removal of any habitat trees or shrubs (particularly hollow-bearing trees or trees/shrubs with nests) should be undertaken between February and September to avoid the breeding season for most fauna



species. If any habitat trees or shrubs are proposed to be removed, this should be undertaken under the supervision of an appropriately qualified zoologist to salvage and translocate any displaced fauna. A Fauna Management Plan may be required to guide the salvage and translocation process;

- Where possible, construction stockpiles, machinery, roads, and other infrastructure should be placed away from areas supporting native vegetation; and,
- As indigenous flora provides valuable habitat for indigenous fauna, it is recommended that any landscape plantings that are undertaken as part of the proposed works are conducted using indigenous species sourced from a local provenance, rather than exotic deciduous trees and shrubs.

### 5.3 Offset Impacts and Strategy

According to DELWPs Native Vegetation Offset Register (DELWP 2021e), there are 45 offset sites within the Port Phillip and Western Port CMA or Nillumbik Shire region that can be used to satisfy the General Habitat Unit and Large tree offset requirements.

An offset register search statement identifying the relevant offsite sites is provided in Appendix 3.

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## 6 FURTHER REQUIREMENTS

Further requirements associated with development of the study area, as well as additional studies or reporting that may be required, are provided in Table 5.

**Table 5.** Further requirements associated with development of the study area.

Relevant Legislation	Implications	Further Action
<i>Environment Protection and Biodiversity Conservation Act 1999</i>	The proposed action is highly unlikely to have a significant impact on any matter of NES. As such, a referral to the Commonwealth Environment Minister is unlikely to be required regarding matters listed under the EPBC Act.	No further action required.
<i>Flora and Fauna Guarantee Act 1988</i>	There are no confirmed records of species or ecological communities listed as threatened and/or protected under the FFG Act being within the study area.	No further action required.
<i>Planning and Environment Act 1987</i>	0.004 hectares of native vegetation are proposed to be removed. The offset requirement for native vegetation removal is 0.002 General Habitat Units. A planning permit from the Nillumbik Shire is required to remove, destroy or lop any native vegetation under Clause 52.17 and Clause 42.01 (ESO1) of the Planning Scheme. In this instance, the application is not required to be referred to DELWP	No further action required.
<i>Catchment and Land Protection Act 1994</i>	No listed noxious weeds were identified within the study area.	Listed noxious weeds should be appropriately controlled throughout the study area

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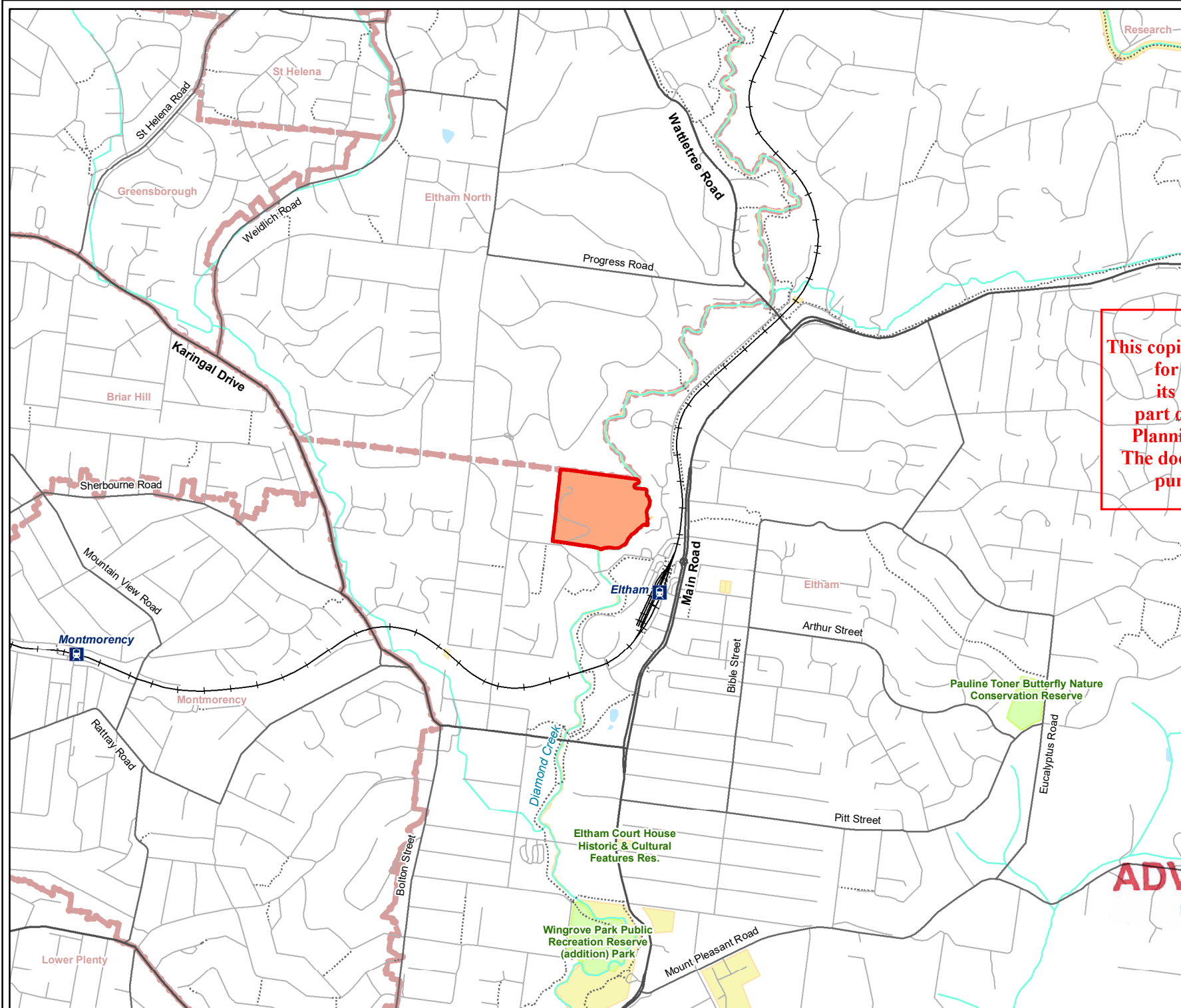
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## Legend

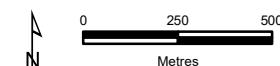
- Study Area
- Railway
- Major Road
- Collector Road
- Minor Road
- Walking Track
- Minor Watercourse
- Permanent Waterbody
- Parks and Reserves
- Crown Land
- Localities

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**Figure 1**

**Location of the study area**  
*Biodiversity Assessment for*  
*Eltham Ladies College, 19*  
*Diamond Street, Eltham*



Map Scale: 1:20,000 @ A4  
Coordinate System: GDA2020 MGA Zone 55

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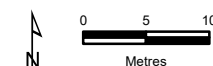


- Legend**
- Study Area (WILD Centre)
  - Property boundary
- Ecological Vegetation Class**
- Valley Grassy Forest
  - Impacted vegetation

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**Figure 2**  
**Ecological features**  
*Biodiversity Assessment for Eltham Ladies College, 19 Diamond Street, Eltham*



Map Scale: 1:600 @ A4  
 Coordinate System: GDA2020 MGA Zone 55

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14249\_Fig02\_EcolFeat\_G2013/04/2021 psorensen



Legend

Study Area

Significant flora

- Bamboo Spear-grass
- Broad-lip Diuris
- Charming Spider-orchid
- Clover Glycine
- Eastern Spider-orchid
- Emerald-lip Greenhood
- Flax-lily
- Forest Bitter-cress
- Fringed Helmet-orchid
- Giant Honey-myrtle
- Green-striped Greenhood
- Little Pink Spider-orchid
- Magenta Cherry
- Matted Flax-lily
- Melbourne Yellow-gum
- Red-tip Greenhood
- Rosella Crane's-bill
- Rosemary Grevillea
- Round-leaf Pomaderris
- Short Water-starwort
- Silurian Striped Greenhood
- Slender Bitter-cress
- Slender Stylewort
- Slender Tick-trefoil
- Snowy River Pomaderris
- Spotted Gum
- Sticky Wattle
- Studley Park Gum
- Twiggy Daisy-bush
- Valley Crane's-bill
- Veined Spear-grass
- Velvet Apple-berry
- Wine-lipped Spider-orchid
- Woodland Plume-orchid
- Yarra Burgan



**Figure 3**  
**Previously documented significant flora within 5km of the study area**  
*Biodiversity Assessment for Eltham Ladies College, 19 Diamond Street, Eltham*

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Map Scale: 1:37,000 @ A3  
Coordinate System: GDA2020 MGA Zone 55

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14249 Fig03 SigFlora G20 30/03/2021 psorense



Legend

- Study Area

Significant fauna

Australasian Bittern

Australasian Shoveler

Australian Grayling

Australian Little Bittern

Azure Kingfisher

Baillon's Crake

Barking Owl

Black-eared Cuckoo

Blue-billed Duck

Broad-shelled Turtle

Brown Toadlet

Brush-tailed Phascogale

Common Bent-wing Bat

Common Dunnart

Eastern Great Egret

Eastern Snake-necked Turtle

Eltham Copper Butterfly

Emu

Freshwater Catfish

Golden Perch

Great Egret

Grey Goshawk

Grey-headed Flying-fox

Growling Grass Frog

Hardhead

Hooded Robin

Lace Monitor

Latham's Snipe

Lewin's Rail

Little Egret

Macquarie Perch

Murray Cod

Murray River Turtle

Musk Duck

Nankeen Night Heron

Pied Cormorant

Plumed Egret

Powerful Owl

Regent Honeyeater

Royal Spoonbill

Southern Toadlet

Speckled Warbler

Spotted Quail-thrush

Superb Parrot

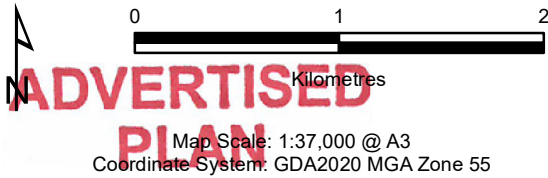
Swift Parrot

Turquoise Parrot

White-throated Needletail

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Figure 4  
Previously documented significant fauna within 5km of the study area  
Biodiversity Assessment for Eltham Ladies College, 19 Diamond Street, Eltham



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## APPENDIX 1 – FLORA

### Appendix 1.1 - Flora Results

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**Legend:**

- # Planted Victorian and non-Victorian species;
- \*\* Planted indigenous species in the study area;
- + Planted indigenous species that also occur in native vegetation in the study area.

**Table A1.1.** Flora within the study area.

Scientific Name	Common Name	Notes
<b>INDIGENOUS SPECIES</b>		
<i>Eucalyptus camaldulensis</i>	River Red Gum	**
<i>Eucalyptus goniocalyx</i>	Bundy	+
<i>Eucalyptus melliodora</i>	Yellow Gum	+
<i>Lomandra filiformis</i>	Wattle Mat-rush	**
<i>Melicytus dentatus</i>	Tree Violet	**
<i>Rytidosperma</i> spp.	Wallaby Grass	-
<b>NON-INDIGENOUS OR INTRODUCED SPECIES</b>		
<i>Atriplex</i> sp.	Saltbush	#
<i>Centaurium erythraea</i>	Common Centaury	-
<i>Cotoneaster</i> sp.	Cotoneaster	#
<i>Correa alba</i>	White Correa	#
<i>Corymbia maculata</i>	Spotted Gum	#
<i>Cynodon dactylon</i> var. <i>dactylon</i>	Couch	-
<i>Eucalyptus cladocalyx</i>	Sugar Gum	#
<i>Grevillea</i> sp.	Grevillea	#
<i>Iris</i> sp.	Iris	#
<i>Nandina</i> sp.	Nandina	#
<i>Pennisetum clandestinum</i>	Kikuyu	-
<i>Plantago lanceolata</i>	Ribwort Plantain	-

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## **APPENDIX 2 – NATIVE VEGETATION REMOVAL (NVR) REPORT (DELWP)**

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# Native vegetation removal report

## A report to support an application to remove, destroy or lop native vegetation in the Basic Assessment Pathway using the modelled condition score

This report provides information to support an application to remove native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. The report is not an assessment by DELWP or local council of the proposed native vegetation removal. Biodiversity information and offset requirements have been calculated using modelled condition scores contained in the *Native vegetation condition map*.

**Date and time:** 13 April 2021 11:40 AM

**Lat./Long.:** -37.7094679329778,145.14497235845

**Native vegetation report ID:**

**Address:** 19 DIAMOND STREET ELTHAM 3095

356-20210413-015

## Assessment pathway

### The assessment pathway and reason for the assessment pathway

Assessment pathway	Basic Assessment Pathway
Extent of past plus proposed native vegetation removal	0.004 hectares
No. large trees	0 large tree(s)
Location category	Location 1  The native vegetation is not in an area mapped as an endangered Ecological Vegetation Class, sensitive wetland or coastal area. Removal of less than 0.5 hectares will not have a significant impact on any habitat for a rare or threatened species.

## Offset requirement

### The offset requirement that will apply if the native vegetation is approved to be removed

Offset type	General offset
Offset amount	0.002 general habitat units
Offset attributes	
Vicinity	Port Phillip And Westernport Catchment Management Authority (CMA) or Nillumbik Shire Council
Minimum strategic biodiversity value score	0.208
Large trees	0 large tree(s)

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# Native vegetation removal report

## Biodiversity information about the native vegetation

### Description of any past native vegetation removal

Any native vegetation that was approved to be removed, or was removed without the required approvals, on the same property or on contiguous land in the same ownership, in the five year period before the application to remove native vegetation is lodged is detailed below.

Permit/PIN number	Extent of native vegetation (hectares)
None entered	0 hectares

### Description of the native vegetation proposed to be removed

Extent of all mapped native vegetation	0.004 hectares
Condition score of all mapped native vegetation	0.200
Strategic biodiversity value score of all mapped native vegetation	0.260
Extent of patches native vegetation	0.004 hectares
1	0.004 hectares
Extent of scattered trees	0 hectares
No. large trees within patches	0 large tree(s)
No. large scattered trees	0 large tree(s)
No. small scattered trees	0 small tree(s)

### Additional information about trees to be removed, shown in Figure 1

Tree ID	Tree circumference (cm)	Benchmark circumference (cm)	Scattered / Patch	Tree size
N/A				

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## Other information

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.

### 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 or scattered trees, 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.

### Topographical and land information

Description of the topographic and land information relating to the native vegetation to be removed, including any ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate. This may be represented in a map or plan. **This is an application requirement and your application will be incomplete without it.**

See Section 1.2

### Avoid and minimise statement

This statement describes what has been done to avoid the removal of, and minimise impacts on the biodiversity and other values of native vegetation. **This is an application requirement and your application will be incomplete without it.**

See Section 5.1

### Defendable space statement

Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required if your application also includes an application under the Bushfire Management Overlay.

not applicable

### Offset statement

An offset statement that demonstrates that an offset is available and describes how the required offset will be secured. **This is an application requirement and your application will be incomplete without it.**

See Section 5.3

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## Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in *Guidelines for the removal, destruction or lopping of native vegetation*. If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. This *Native vegetation removal report* must be submitted with your application and meets most of the application requirements. The following needs to be added as applicable.

### Property Vegetation Plan

Landowners can manage native vegetation on their property in the longer term by developing a Property Vegetation Plan (PVP) and entering into an agreement with DELWP.

If an approved PVP applies to the land, ensure the PVP is attached to the application.

### Applications under Clause 52.16

An application to remove, destroy or lop native vegetation is under Clause 52.16 if a Native Vegetation Precinct Plan (NVPP) applies to the land, and the proposed native vegetation removal is not in accordance with the relevant NVPP. If this is the case, a statement that explains how the proposal responds to the NVPP considerations must be provided.

If the application is under Clause 52.16, ensure a statement that explains how the proposal responds to the NVPP considerations is attached to the application.

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

For more information contact the DELWP Customer Service Centre 136 186

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

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

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

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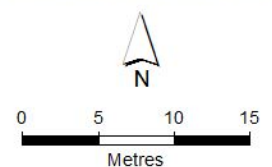
**Figure 1 – Map of native vegetation to be removed, destroyed or lopped**

Mapped native vegetation to be removed, lopped or destroyed



**Legend**

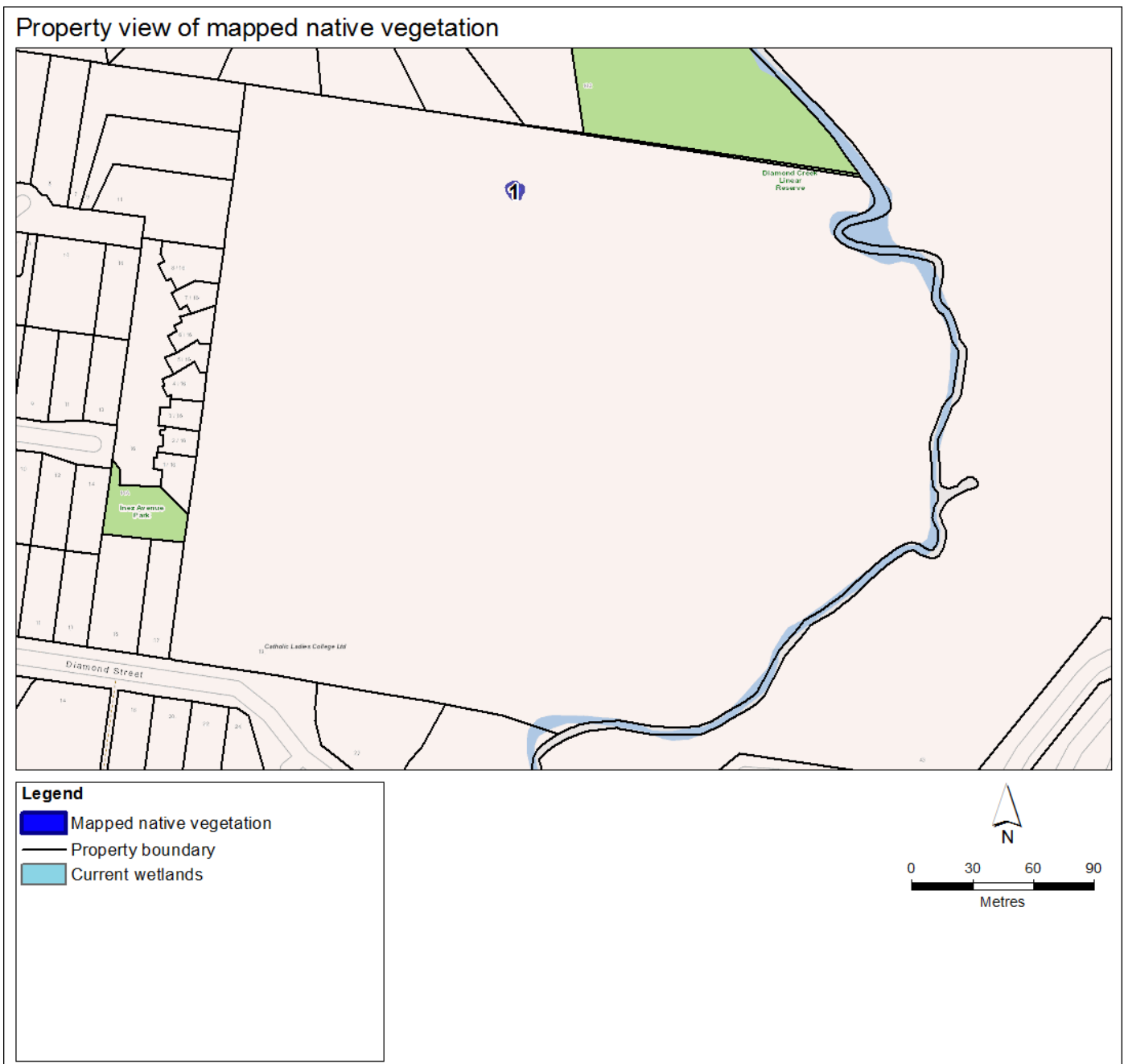
-  Mapped native vegetation
-  Property boundary



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**Figure 2 – Map of property in context**

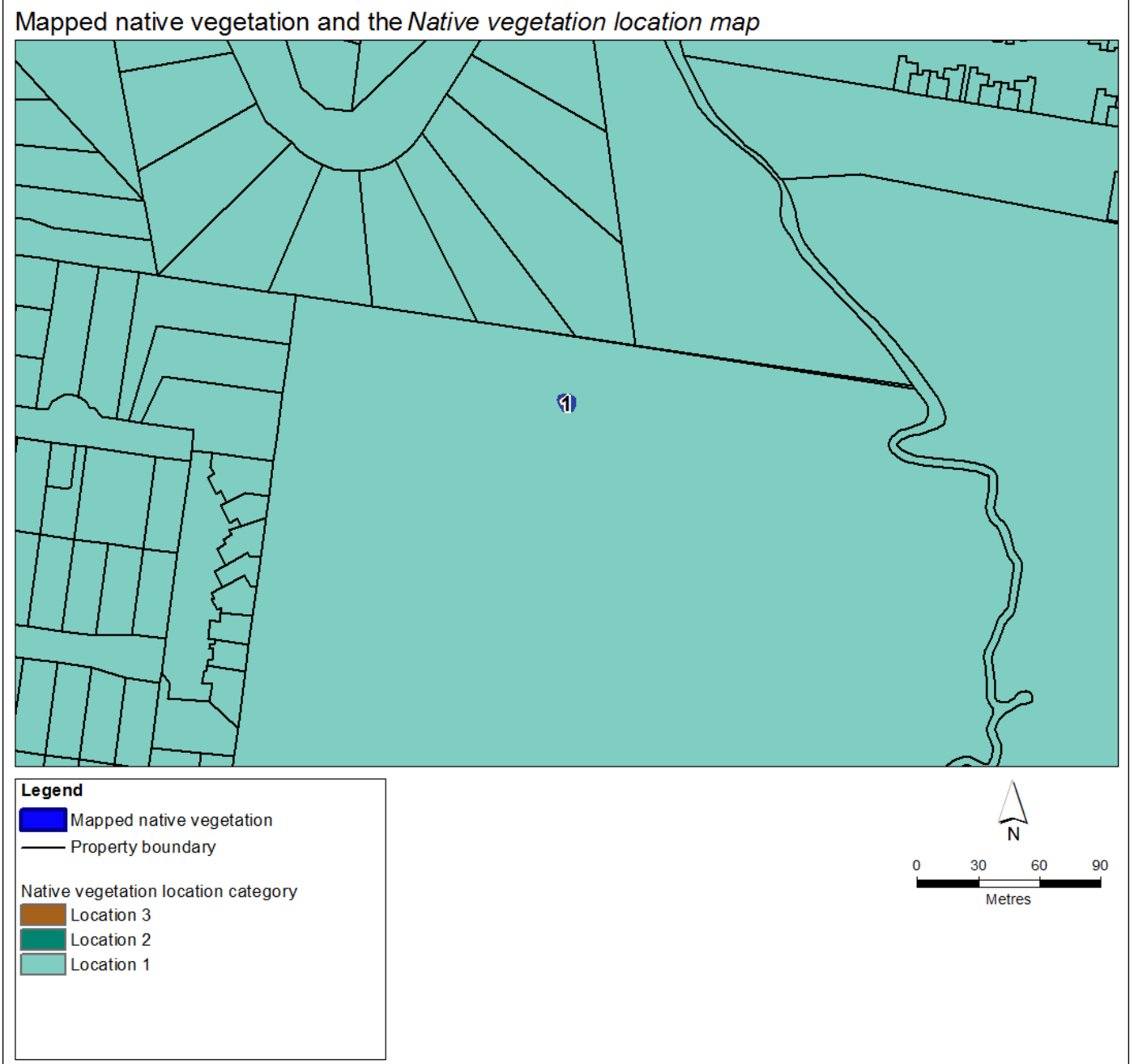


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**Figure 3 – Biodiversity information maps**

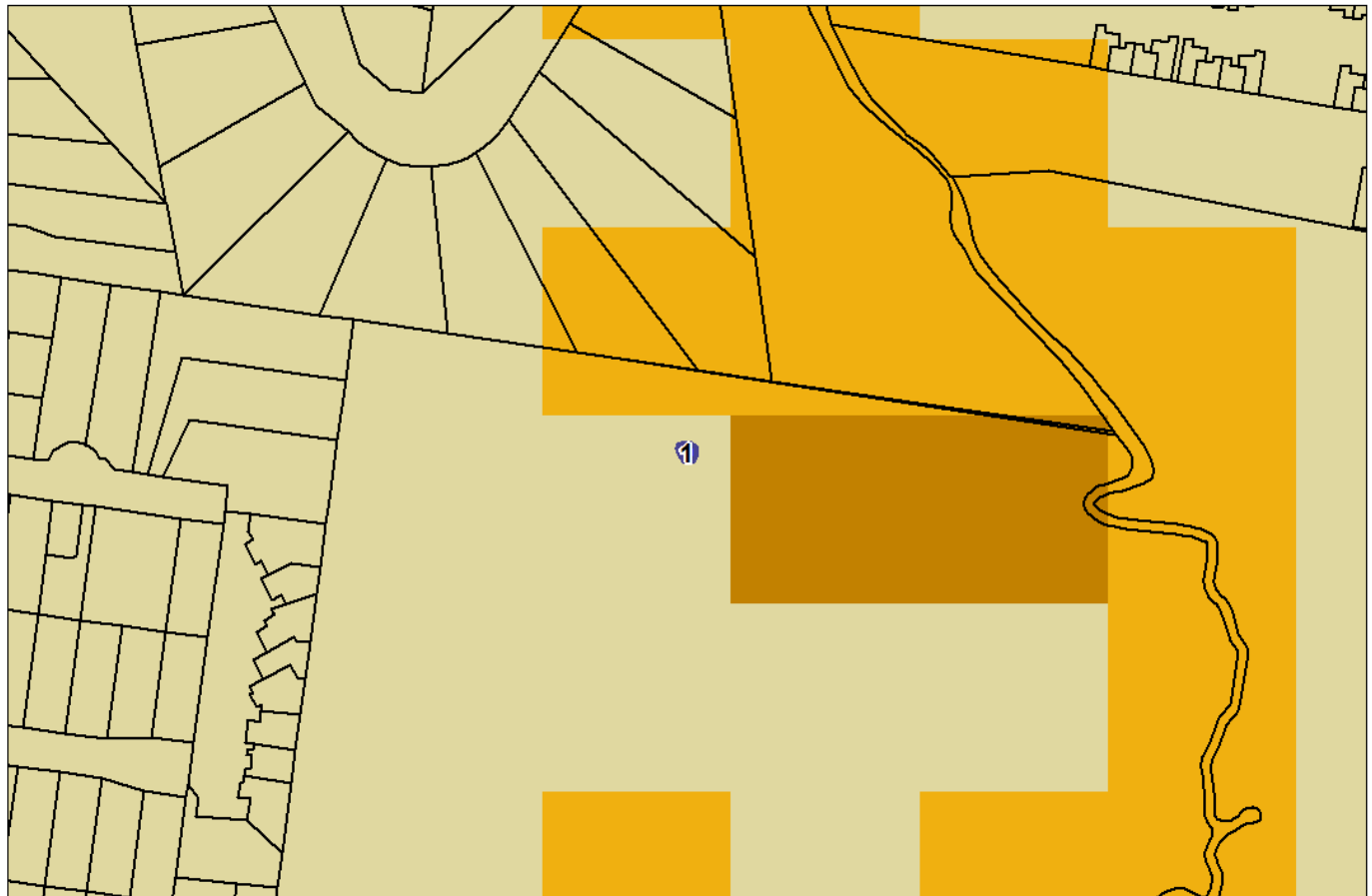


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# Native vegetation removal report

Mapped native vegetation and the *Native vegetation condition map*



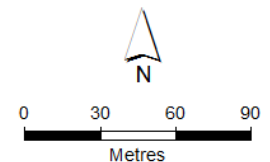
## Legend

- Mapped native vegetation
- Property boundary

## Native vegetation condition\*

- 0.81 - 1.00
- 0.61 - 0.80
- 0.41 - 0.60
- 0.21 - 0.40
- 0.00 - 0.20

\* These classes are for display purposes only

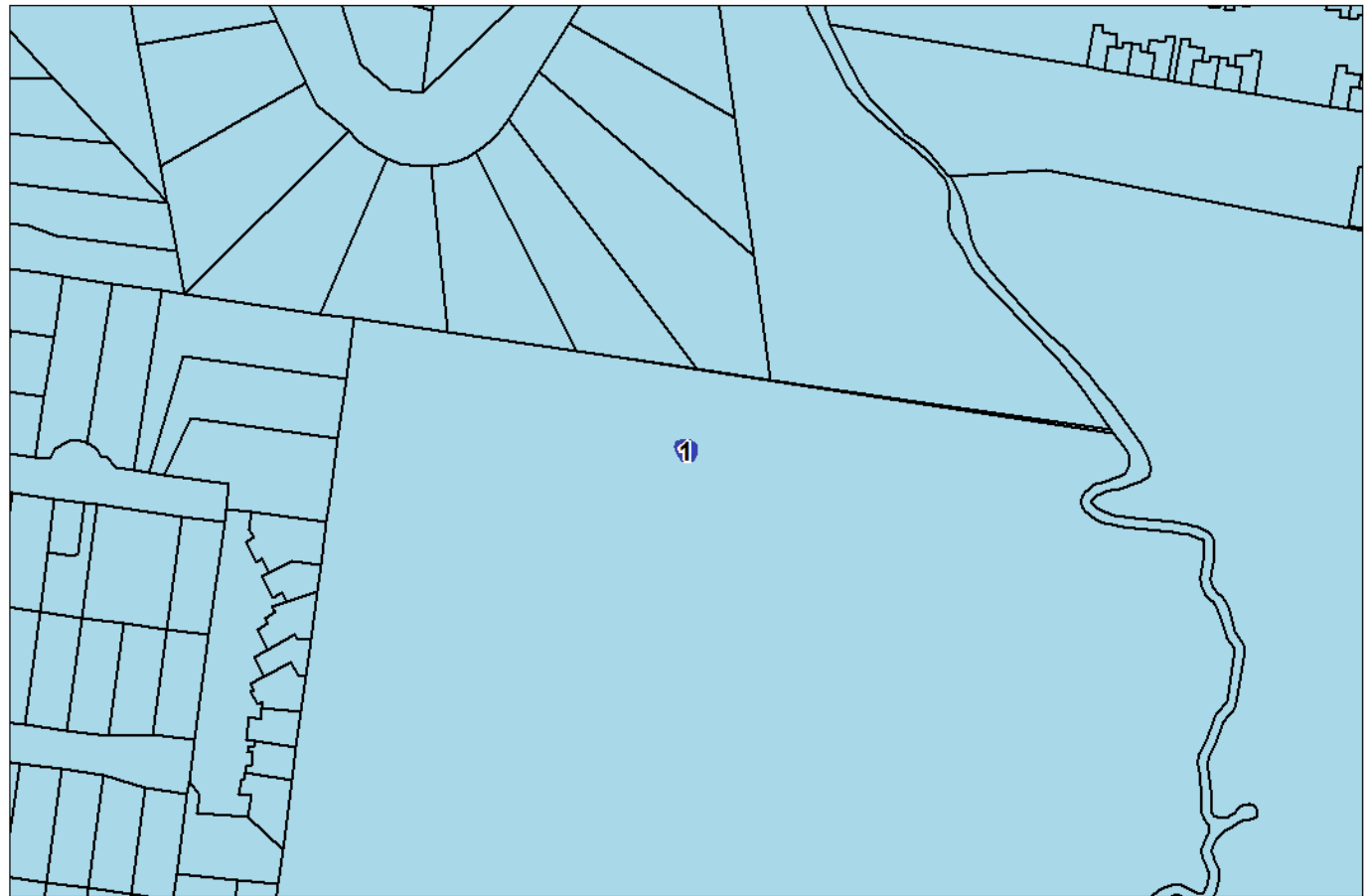


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# Native vegetation removal report

Mapped native vegetation and the *Strategic biodiversity value map*



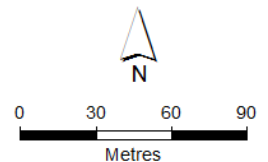
## Legend

- Mapped native vegetation
- Property boundary

## Strategic biodiversity value\*

- 0.81 - 1.00
- 0.61 - 0.80
- 0.41 - 0.60
- 0.21 - 0.40
- 0.00 - 0.20

\* These classes are for display purposes only



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## Appendix 1 - Details of offset requirements

### Native vegetation to be removed

<b>Extent of all mapped native vegetation (for calculating habitat hectares)</b>	0.004	The area of land covered by a patch of native vegetation and/or a scattered tree, measured in hectares. Where the mapped native vegetation includes scattered trees, each tree is assigned a standard extent and converted to hectares. A small scattered tree is assigned a standard extent defined by a circle with a 10 metre radius and a large scattered tree a circle with a 15 metre radius.  The extent of all mapped native vegetation is an input to calculating the habitat hectares.
<b>Condition score*</b>	0.200	The condition score of native vegetation is a site-based measure that describes how close native vegetation is to its mature natural state. The condition score is the weighted average condition score of the mapped native vegetation calculated using the <i>Native vegetation condition map</i> .
<b>Habitat hectares</b>	0.001	Habitat hectares is a site-based measure that combines extent and condition of native vegetation. It is calculated by multiplying the extent of native vegetation by the condition score:  <b>Habitat hectares = extent x condition score</b>
<b>Strategic biodiversity value score</b>	0.260	The strategic biodiversity value score represents the complementary contribution to Victoria's biodiversity of a location, relative to other locations across the state. This score is the weighted average strategic biodiversity value score of the mapped native vegetation calculated using the <i>Strategic biodiversity value map</i> .
<b>General landscape factor</b>	0.630	The general landscape factor is an adjusted strategic biodiversity value score. It has been adjusted to reduce the influence of landscape scale information on the general habitat score.
<b>General habitat score</b>	0.001	The general habitat score combines site-based and landscape scale information to obtain an overall measure of the biodiversity value of the native vegetation. The general habitat score is calculated as follows:  <b>General habitat score = habitat hectares x general landscape factor</b>

\* **Offset requirements for partial removal:** If your proposal is to remove parts of the native vegetation in a patch (for example only understorey plants) the condition score must be adjusted. This will require manual editing of the condition score and an update to the calculations that the native vegetation removal tool has provided: habitat hectares, general habitat score and offset amount.

### Offset requirements

<b>Offset type</b>	General offset	A general offset is required when the removal of native vegetation does not have a significant impact on any habitat for rare or threatened species. All proposals in the Basic and Intermediate assessment pathways will only require a general offset.
<b>Offset multiplier</b>	1.5	This multiplier is used to address the risk that the predicted outcomes for gain will not be achieved, and therefore will not adequately compensate the biodiversity loss from the removal of native vegetation.
<b>Offset amount (general habitat units)</b>	0.002	The general habitat units are the amount of offset that must be secured if the application is approved. This offset requirement will be a condition to any permit or approval for the removal of native vegetation.  <b>General habitat units required = general habitat score x 1.5</b>
<b>Minimum strategic biodiversity value score</b>	0.208	The offset site must have a strategic biodiversity value score of at least 80 per cent of the strategic biodiversity value score of the native vegetation to be removed. This is to ensure offsets are located in areas with a strategic biodiversity value that is comparable to the native vegetation to be removed.
<b>Vicinity</b>	Port Phillip And Westernport CMA or Nillumbik Shire Council	The offset site must be located within the same Catchment Management Authority boundary or municipal district as the native vegetation to be removed.
<b>Large trees</b>	0 large tree (s)	The offset site must protect at least one large tree for every large tree removed. A large tree is a native canopy tree with a Diameter at Breast Height greater than or equal to the large tree benchmark for the local Ecological Vegetation Class. A large tree can be either a large scattered tree or a large patch tree.

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## **APPENDIX 3 – AVAILABLE OFFSETS (DELWP)**

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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: 01/06/2021 10:18

Report ID: 9201

## What was searched for?

General offset

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General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.002	0.208	0	CMA	Port Phillip and Westernport
			or LGA	Nillumbik Shire

## Details of available native vegetation credits on 01 June 2021 10:18

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0012	0.005	0	Port Phillip and Westernport	Greater Geelong City	Yes	Yes	No	VegLink
BBA-0277	8.489	465	Port Phillip and Westernport	Mornington Peninsula Shire	No	Yes	No	Abezco, Ethos, VegLink
BBA-0670	18.448	159	Port Phillip and Westernport	Cardinia Shire	No	Yes	No	Abezco, VegLink
BBA-0677	20.242	1527	Port Phillip and Westernport	Whittlesea City	No	Yes	No	Abezco, VegLink
BBA-0678	49.323	2665	Port Phillip and Westernport	Nillumbik Shire	No	Yes	No	Contact NVOR
BBA-0678_2	0.388	59	Port Phillip and Westernport	Nillumbik Shire	No	Yes	No	Contact NVOR
BBA-0931	0.073	2	Port Phillip and Westernport	Moorabool Shire	Yes	Yes	No	Bio Offsets
BBA-1052	0.002	0	Port Phillip and Westernport	Cardinia Shire	Yes	Yes	No	Contact NVOR
BBA-2774	0.021	11	Port Phillip and Westernport	Greater Geelong City	Yes	Yes	No	VegLink
BBA-2789	1.317	14	Port Phillip and Westernport	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2790	2.911	116	Port Phillip and Westernport	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2832	0.749	1	Port Phillip and Westernport	Nillumbik Shire	Yes	Yes	Yes	Contact NVOR
BBA-2853	0.010	46	Port Phillip and Westernport	Greater Geelong City	Yes	Yes	No	VegLink

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BBA-2870	0.044	0	Port Phillip and Westernport	Yarra Ranges Shire	No	Yes	No	Contact NVOR
BBA-2870	2.544	431	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	No	Contact NVOR
BBA-2871	16.335	1668	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	No	Contact NVOR
BBA-3013	0.117	141	Port Phillip and Westernport	Moorabool Shire	Yes	Yes	No	VegLink
BBA-3030	11.079	3	Port Phillip and Westernport	Moorabool Shire	Yes	Yes	No	VegLink
BBA-3030	0.444	0	Port Phillip and Westernport	Moorabool Shire	Yes	Yes	Yes	VegLink
BBA-3045	0.128	8	Port Phillip and Westernport	Melton City	Yes	Yes	No	Bio Offsets
TFN-C0287	0.158	0	Port Phillip and Westernport	Cardinia Shire	Yes	Yes	No	TFN
TFN-C1636	1.573	150	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1650	0.853	25	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1663	0.109	27	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1664	3.608	96	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1667	0.196	5	Port Phillip and Westernport	Yarra Ranges Shire	Yes	Yes	Yes	Yarra Ranges SC
TFN-C1750	2.245	11	Port Phillip and Westernport	Cardinia Shire	Yes	Yes	No	Bio Offsets
TFN-C1763_3	11.231	0	Port Phillip and Westernport	Mornington Peninsula Shire	Yes	Yes	No	Ecocentric
TFN-C1782	0.003	0	Port Phillip and Westernport	Macedon Ranges Shire	Yes	Yes	No	VegLink
TFN-C1962	0.850	19	Goulburn Broken, Port Phillip and Westernport	Macedon Ranges Shire	No	Yes	No	Contact NVOR
TFN-C1962	0.003	3	Port Phillip and Westernport	Macedon Ranges Shire	No	Yes	No	Contact NVOR
TFN-C1962_2	0.011	0	Goulburn Broken, Port Phillip and Westernport	Macedon Ranges Shire	No	Yes	No	VegLink
TFN-C1962_2	0.052	3	Port Phillip and Westernport	Macedon Ranges Shire	No	Yes	No	Ethos
TFN-C1980	0.019	0	Port Phillip and Westernport	Mornington Peninsula Shire	Yes	Yes	No	Ecocentric
VC_CFL-0838_01	0.447	734	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-0838_01	0.239	0	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	Yes	VegLink
VC_CFL-0838_01	0.369	4	Port Phillip And Westernport	Yarra Ranges Shire	No	Yes	No	Contact NVOR
VC_CFL-3084_01	0.954	639	Port Phillip And Westernport	Cardinia Shire	Yes	Yes	No	VegLink
VC_CFL-3682_01	5.958	21	Port Phillip And Westernport	Nillumbik Shire	Yes	Yes	No	Abezco
VC_CFL-3687_01	1.730	127	Port Phillip And Westernport	Baw Baw Shire	Yes	Yes	No	Baw Baw SC
VC_CFL-3700_01	4.314	3	Port Phillip And Westernport	French-Elizabeth-Sandstone Islands (Uninc)	Yes	Yes	No	Baw Baw SC

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VC_CFL-3705_01	0.167	19	Port Phillip And Westernport	Melton City	Yes	Yes	No	VegLink
VC_CFL-3708_01	3.295	612	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3709_01	0.527	441	Port Phillip And Westernport	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3729_01	8.422	17	Port Phillip And Westernport	Melton City	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)
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There are no potential sites listed in the Native Vegetation Credit Register that meet your offset requirements.

*LT - Large Trees*

*CMA - Catchment Management Authority*

*LGA - Municipal District or Local Government Authority*

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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@delwp.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Ecocentric	Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
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 DELWP Customer Service Centre 136 186 or the Native Vegetation Credit Register at [nativevegetation.offsetregister@delwp.vic.gov.au](mailto:nativevegetation.offsetregister@delwp.vic.gov.au)

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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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